

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

1 **May 17, 2021 Minutes of the Regular Meeting**

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3 **Minutes of the Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors for Rivercrest Community Development
6 District was held on **Monday, May 17, 2021 at 6:30 p.m.** at the Rivercrest Clubhouse located at
7 11560 Ramble Creek Dr., Riverview, FL 33569.

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10 **1. PLEDGE OF ALLEGIANCE**

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12 Supervisor Lamp led the Pledge of Allegiance.

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15 **2. CALL TO ORDER/ROLL CALL**

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17 Gene Roberts called the Regular Meeting of the Board of Supervisors of the Rivercrest
18 Community Development District to order on **Monday, May 17, 2021 at 6:30 p.m.**

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20 **Board Members Present and Constituting a Quorum:**

21 Ed Lamp Chair
22 Elaine Sellent Vice-Chair
23 Lisa Fernandez Supervisor
24 Catherine Arnaez Supervisor
25 Michael Ryan Supervisor

26
27 **Staff Members Present:**

28 Gene Roberts District Manager, Meritus
29 Vivek Babbar District Counsel, Straley Robin Vericker
30 Tonja Stewart District Engineer, Stantec

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32 Larry Rhum Greenview Landscaping

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34 There were several audience members in attendance.

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37 **3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS**

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39 HOA Treasurer Malcolm Haile told the Board that the HOA has reimbursed the CDD for the
40 approved capital improvements. He said the two boards need to work in unison for the
41 betterment of the community and he disagreed with the purchase agreement between the two
42 boards.

43 Larry Rhum with Greenview provided a landscaping update. He stated that the conditions have
44 struggled due to the water restrictions. Supervisor Ryan asked if staff had asked the County for a
45 watering variance, and if not, they should. Supervisor Ryan and Larry Rhum discussed the dry
46 areas and if more sprinkler heads are needed. Mr. Rhum said it is not feasible because of the pipe
47 size.

48

49 Mr. Rhum stated that the tree trimming along Ramble Creek has been completed. The residents
50 had no further questions for Mr. Rhum and he exited the meeting.

51

52 **4. HOA/CDD Communications**

53

54 Joe McGee, President of the HOA, stated that the HOA's attorney had reviewed the purchase
55 agreement and thought it was unnecessary. The HOA will not be willing to sign it. The Board
56 discussed the agreement and agreed an emailed memo would suffice on any purchases the HOA
57 offered to make for the District. Mr. McGee also discussed the fall festival and asked for access
58 to paper products to restock the restrooms. He also said that HOA staff would make sure
59 everything was cleaned after the function.

60

61

62 **5. STAFF REPORTS**

63 **A. District Engineer – Tonja Stewart**

64 **i. Villas Drainage**

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66 Ms. Stewart provided an update on the Villas drainage issue and described the proposed
67 correction of installing approximately 8-yard drains through the berm into Pond Z. Supervisor
68 Ryan asked if the drainage system involved the initial lot grading and was told no, they were
69 designed to drain into the street but not constructed properly. He asked if the lots could be
70 regraded so they would drain to the street. Mr. Babbar stated that the District could not be
71 involved in re-grading the lots on private property. It was decided to set a meeting for June 10,
72 2021 at 6:30 pm so all parties involved be able to attend to try and resolve the issue. The Villas
73 HOA has retained the services of another engineer for a second opinion. Jeff Culver, the Villas
74 HOA representative expressed concern on how long this issue has dragged on. Supervisor Lamp
75 asked Ms. Stewart if the roots could potentially collapse the proposed piping system if the trees
76 are left in the backyards. Ms. Stewart affirmed that they could.

77

78 **B. District Counsel – Vivek Babbar**

79 **i. Discussion on Rivercrest Fall Festival Agreement between HOA & CDD**

80

81 Mr. Babbar summarized the Fall Festival agreement. The Board discussed.

82

83

MOTION TO: Approve the agreement as amended.

84

MADE BY: Supervisor Lamp

85

SECONDED BY: Supervisor Sellent

86

DISCUSSION: None further

87

RESULT: Called to Vote: Motion PASSED

88

5/0 – Motion passed unanimously

89

90 Mr. Babbar provided an update of the proposed bills in the House and Senate that relates to
91 CDDs. Mr. Babbar also stated the mediation for the vehicle towing incident is scheduled for June
92 17, 2021 and asked for a Board member to attend with him.
93

94	MOTION TO:	Authorize Supervisor Sellent to represent the Board
95		at the mediation.
96	MADE BY:	Supervisor Lamp
97	SECONDED BY:	Supervisor Arnaez
98	DISCUSSION:	None further
99	RESULT:	Called to Vote: Motion PASSED
100		5/0 – Motion passed unanimously

101
102 **C. District Manager – Gene Roberts**

- 103 **i. Action Item List**
- 104 **ii. Greenview Inspections**
- 105 **iii. First Choice Inspection**

106
107 Mr. Roberts went over the action item list with the Board. The Board discussed the pump motor
108 for the splash pad. Supervisor Ryan explained to the Board the process of rebuilding the motor
109 and suggested staff contact Suncoast Electric. The Board would like to get the motor repaired by
110 Memorial Day.
111

112	MOTION TO:	Authorize staff to replace the motor with a not-to-
113		exceed of \$7,000.
114	MADE BY:	Supervisor Fernandez
115	SECONDED BY:	Supervisor Arnaez
116	DISCUSSION:	None further
117	RESULT:	Called to Vote: Motion PASSED
118		5/0 – Motion passed unanimously

119
120 Mr. Roberts told the Board that the resident at 11410 Bay Gardens is asking for an Easement
121 Encroachment Agreement. Mr. Roberts went over that there still would be access points to the
122 pond from the common areas.
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MOTION TO:	Approve the Easement Encroachment Agreement for 11410 Bay Gardens.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

D. Operations Manager – Antonio Merced
i. Manager’s Report

The Board reviewed the management report.

6. NEW BUSINESS

A. Discussion on Roof Proposals

Mr. Roberts went over the four proposals staff has received to re-shingle the clubhouse roof. The Board asked for staff to reach back out to the insurance company asking if they will cover the expense due to storm damage.

B. Discussion on Chess Tables Proposal

Mr. Roberts went over the two proposals with the Board. The Board decided not to purchase the tables but said they would be okay if staff purchases games that can be used around the pool.

C. Consideration of Resolution 2021-03; Approving Proposed FY 2022 Budget & Setting Public Hearing

Mr. Roberts went over the line items of the proposed FY 2022 budget. Supervisor Sellent asked about the Room Rental Revenue and when could the clubhouse be able to be rented out again. Mr. Roberts stated the Insurance provider said rentals can be resumed but recommended a disclaimer for COVID-19 be added to the agreement. The Board consensus was not to change the rental agreement. Supervisor Sellent asked that the proposed amount for Field Manager be lowered. Supervisor Lamp said he did not like how the 2021 expense projections were done and noted there are a few errors in the proposed 2022 budget. The Board asked for staff to correct the budget, and they will review it at the planned June 10, 2021 meeting.

D. Announcement of Annual Notice of Qualified Electors

Mr. Roberts announced that as of April 15, 2021, Rivercrest CDD had 2,644 qualified electors.

169 **7. CONSENT AGENDA**

170 **A. Consideration of Board of Supervisors Regular Meeting Minutes April 19, 2021**

171

172 The Board reviewed the meeting minutes.

173

174

MOTION TO: Approve the April 19, 2021 meeting minutes.

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MADE BY: Supervisor Fernandez

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SECONDED BY: Supervisor Sellent

177

DISCUSSION: None further

178

RESULT: Called to Vote: Motion PASSED

179

5/0 – Motion passed unanimously

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181 **B. Consideration of Operations and Maintenance Expenditures April 2021**

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183 The Board reviewed the O&Ms. Supervisor Arnaez asked what the Disclosure invoice was for
184 and why two water bills were showing late fees. Supervisor Lamp asked why MHD is charging
185 to add new employees to the alarm system.

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187

MOTION TO: Approve the April 2021 O&Ms.

188

MADE BY: Supervisor Sellent

189

SECONDED BY: Supervisor Lamp

190

DISCUSSION: None further

191

RESULT: Called to Vote: Motion PASSED

192

5/0 – Motion passed unanimously

193

194 **C. Review of Financial Statement Month Ending April 30, 2021**

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196 Supervisor Lamp summarized the financial statements and told the Board the District is trending
197 21% under budget.

198

199

200 **8. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**

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202 Suzanne Shinnick asked about the role of the Board Chair and Vice Chair. Mr. Babbar answered.
203 She asked why a staff member was allowed to work knowing he was sick. The morning the staff
204 member realized he was exposed, he went to get tested and left work. The facilities were closed
205 for less than one day so that it could be sanitized.

206

207 Joe McGee said Greenview's staff has been damaging the turf by parking vehicles on it. Also,
208 Mr. McGee said he was not pleased with how the Chair was handling the meetings and the
209 District Engineer's facial expressions when residents were discussing the Villas drainage issue.
210 He expressed that he wanted to smack the District Engineer because of her facial expressions.

211

212 Mary Lee Culver asked that the community Facebook page be updated when the pool is closed.
213 Staff agreed there should be more communication with her. Supervisor Arnaez is an admin for
214 the Facebook page so she will help staff make changes to it.

215
216 Lois Brusvern said there should be more cross training among the pool staff so when Tony
217 Merced is out, the facility can operate smoothly. She also commented on the pool being dirty and
218 asked the Board to consider starting an aquatics aerobics program.

219
220 Florence Dickson commented on how upset she was with the Board and that the Villas residents
221 consider themselves outcasts.

222
223 Diane Raitt asked the status of the new signs on the fitness trail and was told that two of them
224 have been replaced and the third would be replaced this week.

225
226 Jeff Culver commented on the Villas drainage issue.

227

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229 9. SUPERVISOR REQUESTS

230

231 Supervisor Arnaez commented on the Rivercrest Facebook page.

232

233 Supervisor Ryan asked the Board Chairman if he can streamline the meetings and keep the
234 audience questions and comments to under three minutes a piece. He asked if there was an
235 incident at the pool recently. Staff was not aware of any. Supervisor Ryan also addressed Mr.
236 Culver's remark that the Board is taking too long to resolve the Villas drainage issue.

237

238 Supervisor Sellent stated that there is a parcel of land between the sports field and daycare that
239 could be a potential site for the HOA to use as a dog park. She also stated that residents have
240 been complaining about the extra traffic with Rhodine being closed and she has asked the
241 Sheriff's office to monitor for speeders.

242

243 Supervisor Lamp told the Board about considering changing the look of the bollards by the pool
244 and asked the Board members to look at them for their thoughts.

245

246 **10. ADJOURNMENT**

247

248	MOTION TO:	Adjourn.
249	MADE BY:	Supervisor Sellent
250	SECONDED BY:	Supervisor Fernandez
251	DISCUSSION:	None further
252	RESULT:	Called to Vote: Motion PASSED
253		5/0 – Motion passed unanimously

254

255 **Please note the entire meeting is available on disc.*

256

257 **These minutes were done in summary format.*

258 **Each person who decides to appeal any decision made by the Board with respect to any matter*
259 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
260 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

261

262 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
263 noticed meeting held on 6/21/2021.

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266 Signature

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269 Printed Name

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271 Title:

272 Secretary

273 Assistant Secretary

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Signature

Printed Name

Title:

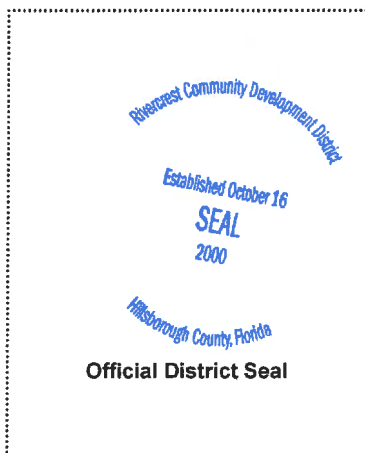
Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date



[Handwritten Signature]

6/24/2021