

# RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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1 **June 10, 2021 Minutes of the Special Meeting**

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3 **Minutes of the Special Meeting**

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5 The Special Meeting of the Board of Supervisors for Rivercrest Community Development  
6 District was held on **Monday, June 10, 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 Special Meeting of the Board of Supervisors of the Rivercrest  
18 Community Development District to order on **Monday, June 10, 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

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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 The Villas HOA Board, Villas HOA Counsel Chris Tanner, and Villas HOA Engineer Chris  
33 Weddle were also in attendance.

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35 There were 10 audience members in attendance.

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

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40 Mr. Babbar recommended holding off on audience questions and comments until after the  
41 Engineers speak about the Villas Drainage.

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44 **4. NEW BUSINESS**

45 **A. District Engineer**

46 **i. Discussion on Villas Drainage**

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48 Ms. Stewart updated her review of the drainage issue in the back lots of 8 units in the Villas. Her  
49 recommendation is to add five 8-inch pipe drains bored through the pond bank berm. She said  
50 Pond Z has the volume capacity to hold the extra water. She stated the cost of the project would  
51 be around \$30,000 plus \$10,000 in survey and design fees. She said it will take about 3 months  
52 for permitting.

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54 Chris Weddle concurred with Ms. Stewart's findings and said this would be the most economical  
55 solution to fix the improper lot grade construction.

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57 Supervisor Ryan questioned the proposed pipe size and was told it would be 8 inches.

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59 Jeff Culver asked the engineers if the berm was private or District property. Ms. Stewart  
60 answered that it is private with easements to the District, so the District cannot assist in the lot  
61 grading to the drain inlets. Lot grading is estimated to cost around \$60,000.

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63 Supervisor Lamp asked for clarification on the depth of the easement and questioned if a 10-inch  
64 pipe would be better. Both engineers feel comfortable that an 8-inch pipe is adequate.

65  
66 Supervisor Fernandez asked about cost sharing with the Villas HOA and the Master HOA and  
67 the future liability to the district.

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69 Supervisor Lamp proposed that the District and HOA split the estimated \$40,000 for the piping  
70 system. The Villas HOA asked for a 15-minute recess so they could discuss the offer.

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72 After the recess, HOA Counsel for the Villas Chris Tanner explained to the Board that the Villas  
73 HOA's position is the CDD should pay for the piping system and the Villas would be responsible  
74 for the lot grading.

75  
76 Mr. Babbar stated that the survey cost would need to be divided because the CDD cannot fund  
77 work on private property.

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79 The Board discussed the pros and cons of funding the piping system in depth. Supervisor Ryan  
80 wanted assurance that no money would come from the Villas residents and that the Villas HOA  
81 would be contributing. The Villas HOA made the motion to fund the lot grading.

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83 Supervisor Lamp stated that he was having trouble with spending District money on private  
84 property. Mr. Babbar said it was legal for the CDD to fund the piping system since it would be in  
85 an easement.

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MOTION TO:	Proceed with the District paying half of the survey cost and design fees, not to exceed \$10,000.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

The Board continued to discuss the Villas drainage:

MOTION TO:	Provide Funding for the piping system, not to exceed \$30,000.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisor Lamp and Supervisor Ryan opposed.

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

Mr. Roberts went through the line items and expenditures for the proposed budget. Supervisor Sellent questioned the amount budgeted for office supplies. Supervisor Lamp stated that some of the line items budgeted need to be tweaked. Mr. Roberts explained they are approving the overall expenditure amount and that line items could be changed up to the public hearing, which will be set for on August 16, 2021 at 6:30 p.m.

MOTION TO:	Approve Resolution 2021-03.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**5. SUPERVISOR REQUESTS**

There were no supervisor requests.

128 6. ADJOURNMENT

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Armaez
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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137 *\*Please note the entire meeting is available on disc.*

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139 *\*These minutes were done in summary format.*

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

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

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Signature [Handwritten Signature]

Signature [Handwritten Signature]

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Printed Name Greg Roberts

Printed Name Elmer Wilcox II

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Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairman  
 Vice Chairman

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*Recorded by Records Administrator*

Signature [Handwritten Signature]

Date 6/24/2021

