

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

June 21, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Rivercrest Community Development District was held on Monday, June 21, 2021 at 6:30 p.m. at the Rivercrest Clubhouse located at 11560 Ramble Creek Dr., Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

Supervisor Lamp led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Rivercrest Community Development District to order on Monday, June 21, 2021 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

- Ed Lamp Chair
Elaine Sellent Vice-Chair
Lisa Fernandez Supervisor
Catherine Arnaez Supervisor
Michael Ryan Supervisor

Staff Members Present:

- Gene Roberts District Manager, Meritus
Vivek Babbar District Counsel, Straley Robin Vericker

There were 15 audience members in attendance.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

Suzanne Shinnick stated that the HOA would like to move the fall festival to October 30th to host a 5K race on November 13th and a vendor event with food trucks on December 11th.

MOTION TO: Approve the HOA event dates.
MADE BY: Supervisor Fernandez
SECONDED BY: Supervisor Sellent
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 – Motion passed unanimously

46 Joe McGee stated the vendor for the utility vehicle has received the check but needs the  
47 agreement signed.

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50 **4. STAFF REPORTS**

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

52 **i. Villas Drainage**

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54 Mr. Roberts stated that he spoke with Ms. Stewart earlier and the Villas HOA’s engineer has  
55 lined up the survey crew for the drainage issue; they should have construction plans complete in  
56 the next 3-4 weeks.

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

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60 Mr. Babbar discussed the towing incident and stated that the District settled in meditation due to  
61 improper signage. He recommended for the tow company moving forward to provide proof of  
62 authorization with pictures when towing vehicles.

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65 **C. District Manager – Gene Roberts**

66 **i. Action Item List**

67 **ii. Greenview Inspections**

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69 Mr. Roberts went over the action item list with the Board.

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71 **D. Operations Manager – Tony Merced**

72 **i. Manager’s Report**

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74 The Board reviewed the manager’s report. Mr. Babbar asked for Mr. Merced to get a letter from  
75 Aqua Pro detailing the conversion of the splash pool and spa to salt vs. chlorine. Supervisor  
76 Ryan said the Health Dept. should be consulted.

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79 **5. NEW BUSINESS**

80 **A. Discussion on 11303 Cocoa Beach Easement Request**

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82 The Board discussed the request. The homeowner stated she would like to add a fence and deck  
83 over the easement. The Board was hesitant to approve and asked for staff to check with the  
84 District Engineer.

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86 **B. Discussion on Landscaping Proposals**

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88 The Board discussed the proposals from Greenview to add Confederated Jasmine to two berms  
89 on Ramble Creek. Supervisor Ryan stated that the dead plant material in the pocket parks should  
90 be addressed first.

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MOTION TO:	Approve the landscaping proposals.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Ryan opposed.

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**C. Discussion on Splash Pad Proposal**

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Mr. Roberts stated they received two proposals to replace the splash pad motor, one from AuMiller for \$28,250 and the other from FLA Pools for \$15,500. Supervisor Ryan said he thought the estimates were high and believed he could pull the motor and take to it to Sunshine Electric to have it rebuilt for less money. Mr. Roberts suggested for the Board to approve the lesser estimate in case Supervisor Ryan was not able to be successful in getting the motor out.

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MOTION TO:	Approve the FLA pools proposal for \$15,500.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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**6. CONSENT AGENDA**

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**A. Consideration of Board of Supervisors Regular Meeting Minutes May 17, 2021**

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The Board reviewed the May 17, 2021 meeting minutes.

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MOTION TO:	Approve the May 17, 2021 meeting minutes.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Arnaez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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**B. Consideration of Board of Supervisors Special Meeting Minutes June 10, 2021**

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The Board reviewed the June 10, 2021 meeting minutes. Supervisor Fernandez asked for Counsel’s recommendations on the CDD assisting with the Villas drainage issue to be added.

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MOTION TO:	Approve the June 21, 2021 meeting minutes with the additions.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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**B. Consideration of Operations and Maintenance Expenditures May 2021**

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The Board reviewed the O&Ms. Supervisor Arnaez questioned the invoice on page 145 for Hawkins Electric. She also asked why there have been so many false alarms at the clubhouse and noted that on the Sun Plumbing invoice it still lists Rick Reidt as the contact person. Supervisor Ryan asked about the Hawkins Electric invoice, which was for the spa repair. Supervisor Lamp asked whose responsibility is it to clean the trash off the ponds and pond banks.

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MOTION TO:	Approve the April 2021 O&Ms.
MADE BY:	Supervisor Arnaez
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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**C. Review of Financial Statement Month Ending May 31, 2021**

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The financials were reviewed and accepted. Supervisor Lamp asked about the unpaid assessments.

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**7. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**

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Suzanne Shinnick said there is brush growing over the fence of the neighboring community the Estuary at 11402 and 11408 Blue Crane. She would like for staff to approach the HOA about cleaning it. Ms. Shinnick stated that she also would like for pond aeration to be added behind 11603 Mountain Bay.

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Joe McGee asked why Mr. Roberts has been running the meetings and not a Board member. He also questioned why the Board did not know of the pool salt conversion, why staff did not put out the HOA meeting signs notification, and why the amenity center has had a recent high employee turnover. Mr. McGee also mentioned that there was fecal matter in the splash pad over the weekend that staff did not clean.

175 Diane Raitt commented on the feces in the splash pad.

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177 Jeff Culver commented on the shortage of pool chemicals that was related to a recent industrial  
178 fire.

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181 **8. SUPERVISOR REQUESTS**

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183 Supervisor Ryan asked Mr. Merced why the employees have been leaving. Mr. Babbar  
184 recommended not discussing this issue. Mr. Ryan would like for the Chair to direct the meetings.

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186 Supervisor Sellent asked if the fountain by the cabana pool cannot be repaired, that it should be  
187 converted into a planter. Supervisor Lamp asked for staff get additional proposals to repair.

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189 Supervisor Fernandez asked for Mr. Merced to provide an email to the Board regarding  
190 employees leaving.

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192 Supervisor Arnaez also spoke about employee turnover and asked if staff can provide freeze  
193 pops to children using the facilities over the summer.

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196 **9. ADJOURNMENT**

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MOTION TO: Adjourn.

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MADE BY: Supervisor Ryan

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SECONDED BY: Supervisor Fernandez

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 – Motion passed unanimously

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

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208 \*These minutes were done in summary format.

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

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213 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
214 noticed meeting held on 7/19/2021.

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217 Signature

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219 Cone R. J. ...

220 Printed Name

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222 Title:

- 223  Secretary  
224  Assistant Secretary

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9-12-88  
Signature

Edward ...  
Printed Name

- Title:  
 Chairman  
 Vice Chairman

*Recorded by Records Administrator*

[Signature]  
Signature

7/22/2021  
Date

