

# RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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1 **January 24, 2022 Minutes of the Continued Meeting**

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3 **Minutes of the Continued Meeting**

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5 The Continued Meeting of the Board of Supervisors for Rivercrest Community Development  
6 District was held on **Monday, January 24, 2022 at 6:30 p.m.** at the Rivercrest Clubhouse  
7 located at 11560 Ramble Creek Dr., Riverview, FL 33569.  
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10 **1. PLEDGE OF ALLEGIANCE**

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12 The Pledge of Allegiance was recited.  
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15 **2. CALL TO ORDER/ROLL CALL**

16  
17 Bryan Radcliff called the Continued Meeting of the Board of Supervisors of the Rivercrest  
18 Community Development District to order on **Monday, January 24, 2022 at 6:30 p.m.**  
19

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 Bryan Radcliff District Manager, Meritus  
29 Brian Lamb District Manager, Meritus *via conference call*  
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31 There were some resident audience members in attendance.  
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34 **3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS**

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36 There were no audience questions or comments on agenda items.  
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39 **4. STAFF REPORTS**

- 40 **A. District Counsel – Vivek Babbar**  
41 **B. District Engineer – Tonja Stewart**  
42

43 There were no updates from Counsel or the Engineer. The Board requested for Counsel to call in  
44 to the next meeting to comment on several items, including the changing of the hours of the  
45 clubhouse and a discussion on penalties for rules infractions.  
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48

49 **C. District Manager – Bryan Radcliff**

50 **i. First Choice Reports**

51 **ii. Greenview Inspections**

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

53 **i. Manager’s Report**

54  
55 Mr. Radcliff went over the management reports with the Board. The Board agreed to move the  
56 February meeting date from February 21, 2022 at 6:30 p.m. to February 22, 2022 at 6:30 p.m.  
57 due to President’s Day. Mr. Radcliff also updated the Board on the “copy fees” that have been  
58 present on all of the Meritus invoices. He informed the Board that this is a part of their contract  
59 and to contact Brian Howell for any discussion regarding a change.

60  
61 The Board reviewed the current status of District Management. Topics discussed were the issues  
62 involving accounting and more direct contact with Board members regarding meeting schedule  
63 changes. Mr. Lamb called into the meeting to address all issues. Mr. Radcliff also commented on  
64 the issues and outlined a plan of action to address them.

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67 **5. NEW BUSINESS**

68 **A. Consideration of Triangle Pool Services Agreement**

69  
70 The Board discussed the Triangle Pool Services Agreement.

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72 MOTION TO: Ratify the Triangle Pool Services Agreement.  
73 MADE BY: Supervisor Lamp  
74 SECONDED BY: Supervisor Fernandez  
75 DISCUSSION: None further  
76 RESULT: Called to Vote: Motion PASSED  
77 5/0 – Motion passed unanimously

78  
79 **B. Discussion on Rules Violation Report**

80  
81 The Board reviewed the rules violation that occurred on January 3, 2022. The resident Visala Tui  
82 was not present at the meeting. The Board discussed the rules violation and penalties and  
83 allowed audience comments.

84  
85 MOTION TO: Suspend the resident’s amenity privileges for 60 days.  
86 MADE BY: Supervisor Lamp  
87 SECONDED BY: Supervisor Fernandez  
88 DISCUSSION: None further  
89 RESULT: Called to Vote: Motion PASSED  
90 5/0 – Motion passed unanimously

92 The Board then reviewed the rules violation that occurred on January 12, 2022. The resident  
93 Jerry Padget was not present at the meeting. The Board discussed the rules violation and  
94 penalties and allowed audience comments.  
95

96	MOTION TO:	Issue a verbal/written warning to the resident.
97	MADE BY:	Supervisor Sellent
98	SECONDED BY:	Supervisor Lamp
99	DISCUSSION:	None further
100	RESULT:	Called to Vote: Motion PASSED
101		5/0 – Motion passed unanimously

102  
103 **C. Discussion on Pool Leak Proposal**  
104

105 Mr. Radcliff reviewed the pool leak proposal with the Board.  
106

107	MOTION TO:	Approve the proposal for leak repair in the small pool
108		from Aquaman Leak Detection.
109	MADE BY:	Supervisor Sellent
110	SECONDED BY:	Supervisor Lamp
111	DISCUSSION:	None further
112	RESULT:	Called to Vote: Motion PASSED
113		5/0 – Motion passed unanimously

114  
115 The Board requested two additional proposals for the repair of the leak in the large pool in  
116 addition to the existing Wahoo Pool quote.  
117

118 **D. Discussion on Employee Pay Increase**  
119

120 The Board reviewed pay increases for Tony Merced and Teresia Pablo.  
121

122	MOTION TO:	Approve a 5% increase for Tony Merced.
123	MADE BY:	Supervisor Lamp
124	SECONDED BY:	Supervisor Fernandez
125	DISCUSSION:	None further
126	RESULT:	Called to Vote: Motion PASSED
127		5/0 – Motion passed unanimously

128  
129

130 The Board continued to discuss the pay increases.  
131

132	MOTION TO:	Approve a 5% increase for Teresia Pablo.
133	MADE BY:	Supervisor Fernandez
134	SECONDED BY:	Supervisor Armaez
135	DISCUSSION:	None further
136	RESULT:	Called to Vote: Motion PASSED
137		5/0 – Motion passed unanimously

138  
139 **E. Discussion on Waste Management Agreement**  
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141 The Board discussed the Waste Management Agreement.  
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143	MOTION TO:	Ratify the contract with Waste Management.
144	MADE BY:	Supervisor Lamp
145	SECONDED BY:	Supervisor Sellent
146	DISCUSSION:	None further
147	RESULT:	Called to Vote: Motion PASSED
148		5/0 – Motion passed unanimously

149  
150 **F. Review of Easement Encroachments**  
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152 The Board reviewed two recently submitted easement encroachment requests from residents  
153 Kyle Pryzpek and Danielle Rumsey.  
154

155	MOTION TO:	Approve the easement request from Kyle Pryzpek pending the signing of an easement agreement.
156	MADE BY:	Supervisor Sellent
157	SECONDED BY:	Supervisor Fernandez
158	DISCUSSION:	None further
159	RESULT:	Called to Vote: Motion PASSED
160		5/0 – Motion passed unanimously
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163

164 The Board continued to review the easement encroachment requests.  
165

166	MOTION TO:	Approve the easement request from Danielle Rumsey
167		pending the signing of an easement agreement.
168	MADE BY:	Supervisor Sellent
169	SECONDED BY:	Supervisor Arnaez
170	DISCUSSION:	None further
171	RESULT:	Called to Vote: Motion PASSED
172		5/0 – Motion passed unanimously

173  
174 **G. Discussion on Landscaping Enhancements Proposal**  
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176 The Board reviewed a landscape proposal for an irrigation installation. The Board requested this  
177 item be tabled and that Larry Rhum attend the next meeting to answer a few questions regarding  
178 the enhancements.  
179

180 **H. Discussion on Patio Furniture**  
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182 The Board discussed the patio furniture proposal.  
183

184	MOTION TO:	Approve the proposal from Florida Patio Furniture
185		for the re-slinging and repairing of the existing patio
186		furniture and umbrellas.
187	MADE BY:	Supervisor Ryan
188	SECONDED BY:	Supervisor Arnaez
189	DISCUSSION:	The Board requested confirmation that the same
190		fabric be used.
191	RESULT:	Called to Vote: Motion PASSED
192		5/0 – Motion passed unanimously

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195 **6. CONSENT AGENDA**

196 **A. Consideration of Board of Supervisors Regular Meeting Minutes Dec. 20, 2021**  
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198 The Board reviewed the minutes and noted that Supervisor Sellent led the Pledge of Allegiance  
199 instead of Supervisor Lamp.  
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MOTION TO:	Approve the December 20, 2021 meeting minutes with the change discussed.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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

The Board reviewed the O&Ms and would like to be reimbursed for the Hillsborough County water bill that was paid late. The reimbursement would be \$12.62. The Board also reiterated their displeasure with the copy charge showing on Meritus invoices. Supervisor Lamp will follow up with Brian Howell.

**C. Review of Financial Statements Month Ending December 31, 2021**

The Board reviewed the financials and noted that the District Engineer line appears twice on the financials, once under Expenditures and once under Parks and Recreation. The Board would also like follow up on the “Pending Item” on page 122.

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

A resident commented that they would like for e-blasts to residents to be used regarding any changes to the meetings. Residents also commented on the rules infractions that were reviewed, several dead plants within the community, and the status of the drainage issue.

**8. SUPERVISOR REQUESTS**

Supervisor Ryan commented on the previous discussion regarding District Management. He also commented on follow-up items with clubhouse staff and the number of employees on duty at sunset.

Supervisor Fernandez commented on possibly changing the off-duty officers’ schedule to assist with closing time at the clubhouse. She also requested more support documents for agenda items.

242 **9. ADJOURNMENT**

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MOTION TO: Adjourn at 8:50 p.m.  
MADE BY: Supervisor Lamp  
SECONDED BY: Supervisor Fernandez  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 – Motion passed unanimously

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

252

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

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

257

258 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
259 noticed meeting held on 2/22/2022.

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261

262 Signature

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265 Printed Name

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267 Title:

268  Secretary

269  Assistant Secretary

270

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273

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Signature

Printed Name

Title:

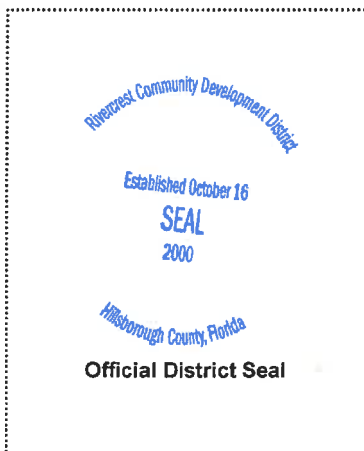
Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date



[Signature]  
2/25/2022