

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

February 22, 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, February 22, 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, February 22, 2021 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

- Gene Roberts District Manager, Meritus
Vivek Babbar District Counsel, Straley Robin Vericker via conference call
Antonio Merced Operations Manager

There were several audience members in attendance.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

There were no audience comments on the agenda.

4. STAFF REPORTS

A. District Counsel -- Vivek Babbar

Mr. Babbar told the Board that the District has received a court summons related to a vehicle parked at the amenities overnight being towed. Mr. Babbar recommended letting the insurance provider handle it. After Board discussion, the consensus was to contest the summons.

The Board asked Counsel to send a Cease-and-Desist letter to the resident 11413 Bridge Pine regarding riding an ATV on District property.

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**B. District Engineer – Tonja Stewart**

There was nothing to report from the Engineer at this time.

**C. Operations Manager – Antonio Merced**

Mr. Merced summarized the tasks he has been working on over the past month.

**5. NEW BUSINESS**

**A. Discussion on Villas HOA Request**

Legal counsel for the Villas attended the meeting and disputed the District Engineer’s previous analysis of the drainage issue in the Villas. After Board discussion, it was decided that staff will set up a meeting on site with Ms. Stewart and the Villas counsel to review.

**B. Consideration of Resolution 2021-01; Adopting Recreational Facilities Policies**

Due to the trouble of the teleconference line not being clearly audible to converse with Mr. Babbar, the Board tabled the resolution until next month. Mr. Roberts asked the Board to send him any changes they would like to see made to the policy ahead of the meeting.

**C. Discussion on Selection Monument Replacement**

The Board reviewed and discussed the sample renderings for new subdivision entrance signs. The Board consensus was the signs need to be upgraded, but they would like to explore different options and see how the expenses are trending towards the end of the fiscal year.

**D. Discussion on Cabana Pool Crack**

Staff has not been able to acquire proposals yet on this item. Supervisor Sellent made the recommendation that if the fountain is costly to repair, they can make it a landscape planter.

**E. Acceptance of Financial Report for Fiscal Year Ending September 30, 2020**

Mr. Roberts told the Board that the audit came back clean with no issues.

MOTION TO:	Approve the Financial Report for Fiscal Year Ending September 30, 2020.
MADE BY:	Supervisor Armaez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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**F. Discussion on Tennis Backboard Proposal**

Mr. Merced went over the three proposals he received for adding a tennis backboard. The Board discussed and chose the proposal from Do It Tennis.

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MOTION TO:	Approve the Do It Tennis proposal.
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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**6. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Regular Meeting Minutes January 25, 2021**

The Board reviewed the meeting minutes. Supervisor Arnaz stated she had a question on the previous month's financials regarding the financial trust, but it was not mentioned in the minutes.

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MOTION TO:	Approve the January 25, 2021 meeting minutes.
MADE BY:	Supervisor Lamp
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 Operations and Maintenance Expenditures January 2021**

The Board reviewed the O&Ms. Supervisor Sellent had a question on the Greenview invoice on page 129 and asked if the repaired valve was on the left or right side of Crest Side. Supervisor Sellent questioned the MHD invoice on page 132 and said the security cameras were still not clear; Supervisor Arnaez stated she has a friend who is tech-savvy who could look at the cameras. Supervisor Sellent said she would like to see the backup reports for the HCSO invoices included but asked to have the deputy's addresses blacked out. Supervisor Ryan questioned why Zebra Pools needed an electrician to hook up the new motor. Supervisor Lamp questioned why the brass impellor needed to be replaced so soon: Supervisor Ryan said it is not unusual.

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MOTION TO:	Approve the January 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

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

The Board reviewed and accepted the financials. Supervisor Arnaez asked about the security patrol line item being over budget. Mr. Roberts will get with staff and reduce the requested shifts. The Board discussed if doing the patrols was beneficial to the community. Supervisor Lamp told the audience that the District is trending slightly under budget.

**7. MANAGEMENT REPORTS**  
**A. District Manager’s Report**  
**B. Greenview Landscaping Report**

The Board reviewed the management reports.

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

Mr. McGee had questions on when the clubhouse roof will be repaired and the status of purchasing a new utility vehicle. He also commented on the entry monuments colors, agreed that the Villas drainage issue should be expedited, and asked if the podium can be placed to the side during meetings. Mr. McGee said the HOA will be meeting with the County on March 22, 2021 regarding the electronic billboards.

Mrs. Shinnick commented that she believes the Ring door bells are assisting in reducing crime. She also had a photo of the turf around the pond bank being burnt with herbicide.

Mrs. Raitt talked about seeing a couple acting inappropriately behind her house. She also presented a petition to the board requesting “Rivercrest residents only” signs and for lights to be added. This item will be placed on next month’s agenda.

Supervisor Sellent told the audience if they need police other than a 911 emergency to call the Deputies desk directly at 813-247-0455.

Mrs. Dickson was upset that District Counsel did not attend the meeting and discussed the drainage issue in the Villas.

177 Mrs. Macnamerra discussed the Villas drainage issue.

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179 Mr. Vella gave his opinion on the entry sign upgrades.

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181 Mrs. Culver talked about the drainage problem and agreed that the signs need upgrading.

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184 **9. SUPERVISOR REQUESTS**

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186 Supervisor Arnaez said she will personally look at the drainage problem. She said she was upset  
187 District Counsel was not present and would like a transcript of what Counsel said during the  
188 meeting since it was not audible. Supervisor Arnaez also stated that the fountain behind her  
189 house keeps shutting off.

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191 Supervisor Ryan discussed the Villas drainage issue and said he was also upset that Counsel was  
192 not present at the meeting. Supervisor Ryan would like to RFP for new District Counsel.

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194 Supervisor Fernandez discussed the towing incident and stated that the attorney is known for this  
195 and the District should fight it.

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197 Supervisor Sellent asked if it would be a conflict of interest if the District used the same counsel  
198 as the Villas HOA. She also asked about status of repairing the fountain light on Crest Side and  
199 the amenity staff pay raises.

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201 The Board discussed going out for RFP to District Counsel.

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MOTION TO: Go out for RFP for District Counsel.

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MADE BY: Supervisor Sellent

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SECONDED BY: Supervisor Ryan

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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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211 10. ADJOURNMENT

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

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

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\*These minutes were done in summary format.

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

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227 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
228 noticed meeting held on 3/15/2021

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Gene Roberts

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Signature

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Gene Roberts

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Printed Name

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Title:

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Secretary

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Assistant Secretary

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DocuSigned by:

Edward W. Lamp, II

Signature

Edward W. Lamp, II

Printed Name

Title:

Chairman

Vice Chairman

**Recorded by Records Administrator**

[Signature]  
Signature

3/22/2021

Date

