

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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March 15, 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, March 15, 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, March 15, 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 Arnaez	Supervisor

**Staff Members Present:**

Gene Roberts	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec
Antonio Merced	Operations Manager

There were approximately 20 audience members in attendance.

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

There were no audience comments.

**4. PRESENTATION FROM HCSO**

Officer Sherman from HCSO talked to the audience and went over items like community safety and steps residents should take to help prevent crime. He also answered several questions from the audience.

49 **5. STAFF REPORTS**

50 **A. District Counsel – Vivek Babbar**

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 52 Mr. Babbar discussed the Fall Festival agreement with the HOA. He also told the Board that he  
 53 sent the Cease-and-Desist letter to the resident concerning riding an ATV on District property.  
 54 Mr. Babbar received a call from the resident saying it was addressed with her son and will not be  
 55 an issue moving forward. Mr. Babbar also discussed the civil suit involving the vehicle towing.  
 56 The Board discussed options and decided to attend the pretrial mediation and dispute the claim.

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 58 **B. District Engineer – Tonja Stewart**

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 60 Ms. Stewart gave an update on the Villas drainage problem. She had another engineer in her firm  
 61 review the plans, and his findings confirmed her analysis that the issue is from improper lot  
 62 grading. Ms. Stewart answered several questions from the residents in attendance. The Board  
 63 asked her to investigate if there’s anything the CDD can do to help.

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

- 66 **i. Action Item List**
- 67 **ii. Greenview Inspections**

68 **D. Operations Manager – Antonio Merced**

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 70 The Board reviewed the management reports.

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 73 **6. NEW BUSINESS**

74 **A. Discussion on Villas HOA Request**

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 76 This item was addressed by Counsel earlier in the meeting.

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 78 **B. Discussion on Trespassing Signs & Lighting around Large Community Lake**

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 80 This item was related to the petition residents signed asking for trespassing signs and lights along  
 81 the fitness trail for safety. New signs will be added and staff is working on getting proposals for  
 82 lighting for the Board to review.

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

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 86 The Board discussed the recreational facilities policies. Supervisor Sellent had a question  
 87 regarding the rental of the Cabana grill. Supervisor Arnaez sked if the pool hours listed in the  
 88 policy are correct. Mr. Merced asked the Board if staff can return to checking in guests at the  
 89 door. The Board discussed and consensus was not to because it would require additional staff.  
 90 Supervisor Lamp wanted to discuss the guest limits per access card on page 15. The Board  
 91 discussed and decided to keep the limit at two guests per card. Supervisor Lamp also questioned  
 92 the use of floatation devices on page 4. The Board decided to allow them at staff discretion based  
 93 on pool capacity.

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MOTION TO: Approve the Recreational Facilities Policies in substantial form.  
 MADE BY: Supervisor Lamp  
 SECONDED BY: Supervisor Sellent  
 DISCUSSION: None further  
 RESULT: Called to Vote: Motion PASSED  
 5/0 – Motion passed unanimously

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**D. Discussion on Pool Vendors Proposals**  
 i. Aqua Pro  
 ii. A-Quality Pool Service  
 iii. Suncoast Pool Service

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The Board discussed the three vendor proposals for pool maintenance. They decided to accept the proposal from Aqua Pro but asked staff to check if they are willing to only clean the pools twice a week in the winter months for cost savings.

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MOTION TO: Terminate Zebra Pools and hire Aqua Pro.  
 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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**E. Discussion on Bollard Repair Proposal**

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Supervisor Sellent asked if the proposal was for the same type of rope currently on the bollards or a nylon rope. The proposal was tabled until staff could do more research.

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**F. Discussion on Pool Hammerheads Proposal**

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The three proposals were discussed. Supervisor Arnaez asked if using Riptide vacuums was a better option. Supervisor Ryan said the way the pool piping is constructed by turning some valves would help clean the pool and that staff could do this. The Board decided to go that route.

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**G. Discussion on Tree Trimming Proposal**

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The Board reviewed the tree trimming proposal.

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MOTION TO:	Approve the Greenview proposal to structurally trim 231 oak trees.
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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**H. Discussion on Lightning Rod Poles Proposal**

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The Board asked for staff to get additional proposals.

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**I. Discussion on Relationship between CDD & HOA**

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The HOA President Mr. McGee addressed the Board and stated the HOA would like to have improved relationship with the CDD Board and work together in improving the community.

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**7. CONSENT AGENDA**

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**A. Consideration of Board of Supervisors Regular Meeting Minutes February 22, 2021**

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The Board reviewed the meeting minutes and noted changes to lines 37 and 111.

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MOTION TO:	Approve the February 22, 2021 meeting minutes with changes.
MADE BY:	Supervisor Arnaez
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 February 2021**

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The Board reviewed the O&Ms. Supervisor Arnaez asked the reason for the false alarm invoices. Supervisor Sellent asked about the invoice for office painting. Supervisor Lamp had questions on the mitigation service, MHD invoice, and the electrician invoice and if the problem was resolved. Mr. Merced confirmed it was.

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MOTION TO:	Approve the February 2021 O&Ms.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Arnaez
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.

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

Mrs. Fuhrmeister stated she was upset with staff’s treatment of residents using the pool.

Mr. Culver spoke about the Villas drainage.

Mr. McGee asked about the status of purchasing the utility vehicle and commented on the pool policies.

Mrs. Kereyalew let the Board know there was an incident at the pool earlier in the day where her husband was refused access to the pool because he was using her access card. She was told that after staff and Board had time to discuss the incident, she would be contacted.

**9. SUPERVISOR REQUESTS**

Supervisor Arnaez asked if resident comments during the meeting can be limited to the end.

Supervisor Sellent asked if the Boo Bash will be held this fall with Covid restrictions. She also asked about the status of staff’s wage increases.

Supervisor Lamp noted that the HOA commented on neighborhood social media regarding adding a dog park. He asked that the HOA not speak on the CDD Board’s behalf.

212 11. 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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221 \*Please note the entire meeting is available on disc.

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223 \*These minutes were done in summary format.

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

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228 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
229 noticed meeting held on 4/19/2021

230 Gene Roberts

231 Signature

232 Gene Roberts

233 Printed Name

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235 Title:

236  Secretary  
237  Assistant Secretary

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DocuSigned by:  
Edward W. Lamp, II  
73E410317AB24FB...  
Signature

Edward W. Lamp, II  
Printed Name

Title:  
 Chairman  
 Vice Chairman

Recorded by Records Administrator

[Signature]  
Signature

4/26/2021  
Date

