

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

July 19, 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, July 19, 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, July 19, 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	<i>via conference call</i>
Michael Ryan	Supervisor	

Staff Members Present:

Gene Roberts	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker
Antonio Merced	Onsite Manager, Rivercrest CDD

There were 10 audience members in attendance.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on the agenda.

4. STAFF REPORTS

A. District Counsel – Vivek Babbar

Mr. Babbar stated that the towing lawsuit has been dismissed and the claimant has received the check.

49 **B. District Engineer – Tonja Stewart**
50 **i. Villas Drainage**

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52 Mr. Babbar provided an update on the Villas Drainage and said he will be submitting a draft to
53 the District Engineer. Mr. Babbar also stated that they are still waiting on numbers from the
54 Villas Engineer so Ms. Stewart can proceed with the plans.

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56 **C. District Manager – Gene Roberts**
57 **i. Action Item List**
58 **ii. Greenview Inspections**

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60 Mr. Roberts went over the action item list and provided an update on the landscape conditions.
61
62 Supervisor Ryan stated that he believes there is a potable water stub out at the Hammock Bay
63 Pocket Park that the District should utilize to irrigate during the dry seasons.

64
65 **D. Operations Manager – Tony Merced**
66 **i. Manager’s Report**

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68 Mr. Merced updated the Board on projects and proposals. The Board discussed replacing the
69 ropes on the bollards by the pool.

71	MOTION TO:	Move forward on replacing the ropes on the bollards
72		by the pool with a not-to-exceed of \$3,000.
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

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80 **5. NEW BUSINESS**

81 **A. Discussion on Light Poles Proposals**

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83 Mr. Roberts went over the cost of the proposal from MGM Electric to light the fitness trail. The
84 Board decided at this time to table the proposal.

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86 The Board discussed the proposal to repair the lights by the basketball courts and cabana pool.
87 They asked for staff to reach out to Advanced Energy for a proposal.

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MOTION TO:	Approve the light repairs with a do-no-exceed of \$9,435.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

6. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes June 21, 2021

The Board reviewed the meeting minutes.

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

B. Consideration of Operations and Maintenance Expenditures June 2021

The Board reviewed the O&Ms. Supervisor Sellent asked about the invoice on page 33 for propane. Mr. Merced said it was for the spa and grills. Supervisor Sellent also asked about the increase in water bill on page 35, the increase in Republic Service garbage bill on page 40, and the MHD invoice on page 107.

Supervisor Lamp asked for staff to explore looking into changing IT companies.

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

129 **C. Review of Financial Statements Month Ending June 30, 2021**
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131 The Board reviewed the financials. Supervisor Lamp asked about the outstanding tax roll balance
132 of over \$217,000. Mr. Babbar answered that the County usually starts listing unpaid assessments
133 in June for investors to purchase.
134

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136 **7. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**
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138 Fred Monadi commented about pool staff and management. He was concerned that new
139 employees are not being trained properly and residents are not following the pool rules.
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141 Joe McGee also spoke about staff management and presented a letter to the Board from a former
142 employee regarding management. He also said the HOA may be able to assist in purchasing
143 lightning rods for the clubhouse.
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145 Diane Raitt said the landscaping conditions around the fitness trail need attention.
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147 Another resident suggested for residents to call the County commissioner to complain about
148 trash not being collected as scheduled.
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151 **8. SUPERVISOR REQUESTS**
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153 Supervisor Sellent asked staff to make sure all dog stations have trash receptacles next to them.
154 She also asked District Counsel about staff concerns regarding a resident harassing them.
155 Counsel will draft a letter to send to the resident.
156

157 Supervisor Ryan wanted to clarify that Rivercrest does not have a family pool. The pools are for
158 all residents, and the District does not age discriminate. Supervisor Ryan also spoke about staff
159 and management issues and asked that Antonio Merced get his pool maintenance and chemical
160 license.
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162 Supervisor Fernandez asked about the status of the neighboring community Estuary and the
163 encroachment. She also talked about staff and the atmosphere at the pool.
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165 Supervisor Arnaez commented about improving staff training.
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168 Supervisor Ryan asked about the proposal from Buddies Pool to repair the fountain at the
169 Cabana. The Board discussed.
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171	MOTION TO:	Approve the proposal.
172	MADE BY:	Supervisor Fernandez
173	SECONDED BY:	Supervisor Sellent
174	DISCUSSION:	None further
175	RESULT:	Called to Vote: Motion PASSED
176		5/0 – Motion passed unanimously

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9. ADJOURNMENT

181	MOTION TO:	Adjourn.
182	MADE BY:	Supervisor Fernandez
183	SECONDED BY:	Supervisor Sellent
184	DISCUSSION:	None further
185	RESULT:	Called to Vote: Motion PASSED
186		5/0 – Motion passed unanimously

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

190
191 *These minutes were done in summary format.

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

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196 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
197 noticed meeting held on 8/16/2021.

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199 _____
200 Signature

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202 _____
203 Printed Name

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205 Title:
206 Secretary
207 Assistant Secretary

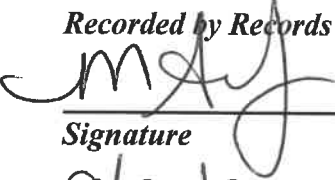


Signature

ELAINE SELLENT

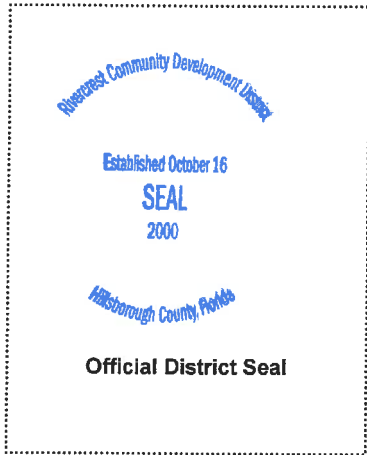
Printed Name

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210 Title:
211 Chairman
212 Vice Chairman

Recorded by Records Administrator


Signature
8/30/2021

Date



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