

**MINUTES OF MEETING
RIVERCREST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivercrest Community Development District was held on Thursday, July 5, 2007 at 6:00 p.m. at the Rivercrest Clubhouse, 11560 Ramble Creek Drive, Riverview, Florida.

Present and constituting a quorum were:

Lisa Dunn	Chairperson
Robert Castellini	Vice Chairman
Dan Leventry	Assistant Treasurer
Manuel Carro	Assistant Secretary
Lisa Fernandez	Assistant Secretary

Also present were:

Andrew P. Mendenhall, PMP	Manager
Rolando J. Santiago, Esq.	Attorney
John Browne	Severn Trent Services
Several Residents	

The following is a summary of the minutes and actions taken at the July 5, 2007 Rivercrest Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Appointment of Supervisor to Fill Unexpired Term of Office (11/2010)

After listening to presentations, and interviewing interested candidates, the Board unanimously voted to appoint Mr. Leventry to fill the unexpired term of office.

B. Oath of Office to Newly Appointed Supervisor

Mr. Santiago stated if you are administered the Oath of Office now, you will be required to vote on issues before you this evening. Florida Law does not allow you to abstain unless there is a conflict of interest where you will gain financially.

Mr. Leventry stated I do not feel comfortable voting on the budget.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 7, 2007 Meeting

Mr. Mendenhall stated each Board member received a copy of the minutes of the June 7, 2007 meeting and requested any corrections, additions or deletions.

The Board heard several comments from the audience regarding the minutes of the June 7, 2007 meeting, but no formal changes were made.

On MOTION by Mr. Castellini seconded by Ms. Dunn with all in favor the minutes of the June 7, 2007 meeting were approved.

FOURTH ORDER OF BUSINESS

Approval of Financial Statements

The Board briefly reviewed the financial statements.

On MOTION by Mr. Castellini seconded by Mr. Carro with all in favor the financial statements were approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2008 (Resolution 2007-23) and Levy of Non Ad Valorem Assessments (Resolution 2007-24)

Mr. Mendenhall stated that the revised version of the proposed budget increases expenses by approximately \$317,000 and provided the Board with alternatives to decreasing the budget as well as information on how decreasing the budget will affect assessments.

On MOTION by Mr. Castellini seconded by Mr. Carro with all in favor the public hearing was opened.

Several residents made comments on the following:

- Ms. Calloway stated it is important to build a reserve in the budget to cover first quarter expenses. Ms. Cramer is also concerned about the budget not having reserves.
- Ms. Delphina wants the Board to better spend money collected by residents.
- A resident commented on promises made by the builder as well as the decline in community quality despite rise in assessments.
- Mr. White requested an increase in lawn care services to improve initial appearance of community and to bring security levels up. Increases in the assessments will positively

affect homeowners with the equity of their homes because the community will be desirable to homeowners.

- Mr. Boyle stated there is no guarantee the community is going to improve by 10% if the assessment fees increase by 10%. Many residents are on a fixed income and cannot afford an increase of 10%. The Board needs to operate in an ethical way and make sure budget funds are properly spent.
- A resident questioned why money budgeted for security and for a lifeguard is not being spent.
- A resident stated that more residents need to become involved in meetings.
- A resident questioned who the District is paying for security.
- A resident stated property owners are paying more and getting less.
- A resident questioned why the management fee is \$60,000 in the proposed budget instead of \$32,400 as it was in the adopted budget for fiscal year 2007.

Mr. Mendenhall and the Board responded to the various questions asked by the residents and discussed the following:

- Reserves can be used in the case of emergencies such as hurricanes or to make future improvements.
- Various line items appear as if money budgeted for fiscal year 2007 is not being spent. The actual amounts listed on the budget are through March of 2007. There are still five months left in the fiscal year and the money budgeted will be spent.
- The management fee is \$60,000 because all fees are combined under one line item. The previous management company distributed their fees in various line items throughout the budget.
- Mr. Carro stated the current Board cannot be held accountable for mistakes made by the developer.
- The Board wants to increase security and is looking into security cameras.
- The previous management company incorrectly budgeted \$13,000 for insurance when the fees were approximately \$32,000.

- Mr. Mendenhall recommended the Board hold regular workshops so residents can become more involved.
- After hearing complaints regarding landscaping the Board requested the landscaper attend a workshop meeting on June 21, 2007 to discuss landscaping issues. No residents attended.
- Ms. Dunn assured the residents the Board is addressing issues with the pool as well as landscaping. The Board is doing its best to improve the community.
- Various residents voiced their discontent of paying for an Activities Director.

On MOTION by Ms. Dunn seconded by Mr. Castellini with all in favor the public hearing was closed.

The Board made the following changes to the proposed budget:

- The \$5,000 under the financial advisor (special assessments) line item was removed.
- The payroll-salaried line item under security was changed from \$15,000 to \$20,000.
- The first quarter operating reserves was changed to \$110,360.
- The R&M clubhouse line item was changed to \$20,000.

On MOTION by Mr. Castellini seconded by Ms. Fernandez with all in favor Resolution 2007-23 adopting the budget for fiscal year 2008 was adopted.

On MOTION by Mr. Castellini seconded by Ms. Fernandez with all in favor Resolution 2007-24 levying non ad valorem assessments was adopted.

SIXTH ORDER OF BUSINESS

Manager’s Report – Meeting Schedule for Fiscal Year 2008

The Board reviewed the proposed meeting schedule for fiscal year 2008 as presented and made the following changes:

- The meetings in January and July were changed to the second Thursday of the month.

On MOTION by Ms. Fernandez seconded by Mr. Carro with all in favor the meeting schedule for fiscal year 2008 was approved as amended.

existing cards will be grandfathered into the new system, all cards will be shut off during the days the pool is closed for repairs and any broken cards will be replaced at no charge.

C. Playground Equipment Update

After contacting PlayNation to see if the playground equipment order could be modified Mr. Santiago was advised the manufacturer of the equipment was too far into the process for the order to be changed without the CDD incurring significant costs.

EIGHTH ORDER OF BUSINESS

Engineer's Report

A. Opinion on Asphalt Compared to Concrete

Mr. Mendenhall reported Ms. Stewart's opinion is concrete will better serve the purposes of the ramp being used for the path.

B. Discussion of Bond Proceeds and Specifications in Engineer's Report

This item was placed on the agenda due to questions regarding the cost of the playground equipment, which was discussed under the Attorney's Report.

NINTH ORDER OF BUSINESS

Field Manager's Report – Pool Service Proposals

Mr. Mendenhall submitted the Field Manager's report and discussed the following:

- Luke Brothers provided a list of perennials, which need to be planted as part of the contract.
- Brinks' service has been shut off.
- Two proposals were received for pool services. Mr. Mendenhall recommended looking into more proposals. He will contact other pool service providers.
- There was Board consensus that emptying the community garbage cans is the responsibility of the Field Manager.

TENTH ORDER OF BUSINESS

Activities Director's Report

This report was submitted and discussed under the Field Manager's report.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

- Ms. Fernandez inquired about the issue regarding the wetland area. Mr. Santiago stated the District will file a formal request with the EPC for an extension. The original measurements of the pond were taken when the water level was high. The water levels are low now and may be causing issues.

TWELFTH ORDER OF BUSINESS

Audience Comments

- Ms. Lebel is not happy with Ms. Bryant's performance as the Field Manager. She feels someone with a college education as well as knowledge in wetlands needs to be the Field Manager. Ms. Bryant and Ms. Castellini are never in the office and offer no help to the residents. She feels the community is not being run properly and she is sorry she moved to Rivercrest.
- Mr. Madill stated there needs to be a firewall and is not pleased Mr. Castellini voted on the budget, which affects Ms. Castellini's salary. Mr. Santiago's opinion is that Mr. Castellini can vote on the budget.
- Ms. Calloway stated the Field Manager's most important job is to enforce the landscaping contract. The weeds are not being taken care of as indicated in the contract. The \$10 collected for security cards should be paid by check or money order only. More information should be posted on outdoor signs about meetings and workshops.
- Ms. Stephenson suggested Mr. Mendenhall do periodic visits to monitor the Field Manager and the Activities Director without announcement. More people need to become involved in the Neighborhood Watch. Ms. Stephenson invited the Supervisors to separately attend a meet and greet at her home so residents can meet them on a personal level.
- Ms. Hannon is interested in the Neighborhood Watch, but feels Mr. Mendenhall's suggestion to have a separate security company is a good one.
- A resident suggested maximizing meeting notices so people are more aware of the meeting dates. Security should have unmarked cars to be more effective. The staff at the clubhouse should have uniforms to look more professional.
- A resident thinks workshops are a good idea so residents can address concerns.
- Mr. Hughes stated proper pool hygiene needs to be addressed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Castellini seconded by Ms. Dunn with all in favor the meeting was adjourned.

July 5, 2007

Rivercrest C.D.D.

Andrew P. Mendenhall, PMP
Secretary

Lisa Dunn
Chairperson