

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

February 7, 2008 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Rivercrest Community Development District was held on **Thursday, February 7, 2008 at 6:00 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

1. CALL TO ORDER/ROLL CALL

Mr. Altman called the Regular Meeting of the Board of Supervisors of the Rivercrest Community Development District to order on Thursday, February 7, 2008 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

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| Robert Madill | Supervisor |
| Linda Doherty | Supervisor |
| Lisa Dunn | Supervisor |

Staff Members Present:

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| Peter Altman | District Manager, District Management Services, LLC |
| Rolando Santiago | District Counsel, RJS Law Group |
| Rick Reidt | Field Manager |
| Salynna Cox | Office Staff |

Audience Members Present:

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| Tommy Medlock | OLM (<i>joined meeting in progress via speakerphone</i>) |
| Various Residents | |

2. AUDIENCE COMMENTS ON AGENDA RELATED ITEMS

The Board opened the floor to audience comments. A concern was brought to the Board regarding raised irrigation lines near the school. This item has been reported and is scheduled to be corrected. Other general comments were heard; however, no specific actions were taken by the Board.

3. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board Meeting held on January 10, 2008 (Tab 1)

There were no changes noted by the Board.

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| MOTION TO: | Approve the Minutes of the Board of Supervisors Meeting held on January 10, 2008, as presented. |
| MADE BY: | Supervisor Madill |
| SECONDED BY: | Supervisor L. Dunn |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 3/0 - Motion passed unanimously |

4. BUSINESS ITEMS

A. Re-Examine Pool Playground Fence (Tab 2)

Mr. Altman noted that the pool playground fence was approved at the last meeting, but subsequent to the bid, the vendor informed the District that the fence selected is not available in white. A second bid cost \$5,000 more and includes a primed and painted white finish; however, adding this finish negates the warranty. Staff is continuing to search for fencing within the budget and specifications desired by the Board. It is anticipated that the Board will be provided with details regarding alternatives and samples at the next meeting.

B. Consideration of Pool Timers (Tab 3)

Mr. Reidt stated that, at the last meeting, the Board was presented with a push-button timer on the kiddie pool (approximately \$1,240). After speaking with Commercial Pools, it was advised that this type of timer not be used. They suggested replacing the current timer and also replacing the timer on the main filter system (both which are not working). This would allow for proper flow through the filters, assist with the operation of the heaters, as well as address the hours of the kiddie pool. The replacement cost for both timers is \$450.

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| MOTION TO: | Purchase and install replacement timers for the kiddie pool and main filter (\$450), as proposed by Commercial Pool Services of Florida. |
| MADE BY: | Supervisor Madill |
| SECONDED BY: | Supervisor Dunn |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 3/0 - Motion passed unanimously |

C. Consider Replacing Trash Cans (Tab 4)

This item was tabled until after the selection and start of the new landscape vendor.

D. Review of RFP for Landscaping Service (Tab 5)

(Mr. Tommy Medlock, OLM, joined the meeting via speakerphone at approximately 6:30 p.m.)

Mr. Altman stated that the District's current contract totals \$209,400; the budgeted amount is \$220,000. Robert Madill recapped the additional budget line items including irrigation in the amount of \$15,000, which has been requested to be included in the bids received; and plant replacement and front entry maintenance, bringing the actual budgeted amount to \$247,000.

Mr. Altman reviewed the bids received (summary of bids distributed to the Board under separate cover). Staff, as well as Supervisor Madill, is recommending that the lake management bids not be evaluated together with the landscape/irrigation bids. Mr. Madill stated that he believes the current lake management contractor (Remson Aquatics) is doing a good job and is well within budget.

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| MOTION TO: | Eliminate Lake Management from the bid specifications and consideration of the Landscape/Irrigation Bid and authorize Staff to negotiate a new contract with Remson Aquatics. |
| MADE BY: | Supervisor Madill |
| SECONDED BY: | Supervisor Doherty |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 3/0 - Motion passed unanimously |

Mr. Altman stated that correspondence has been received today from Natural Design Landscaping acknowledging an incomplete bid which would effectively remove them from bid consideration, as they are unable to honor the bid submitted due to an internal error of calculation.

Mr. Medlock gave a brief overview of the bids received and the analysis of bids received. Based on their review of the proposals received, it is recommended that the contract be awarded to Greenview Landscaping, as the lowest-qualified bidder at \$209,360 annually. (*Mr. Medlock left the meeting.*)

The Board heard comments from the audience regarding the bids.

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| MOTION TO: | Award the Landscape Bid to Greenview Landscaping (\$209,360 annually), effective March 1, 2008 and authorize Staff to negotiate terms of a contract. |
| MADE BY: | Supervisor Madill |
| SECONDED BY: | Supervisor Doherty |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: motion PASSED 3/0 - Motion passed unanimously |

E. Other Matters of the District

There were none presented at this time.

5. STAFF REPORTS

A. District Counsel

Mr. Santiago reminded the Board that there was a recent attorney general opinion regarding the District's ability to spend tax revenue on community events (Opinion #2008-02). According to the opinion, the District may not. The second component to the question was whether the District may spend interest earned on tax revenue for community events. The answer to this question was also no. He wanted to remind the Board that the purpose of a District is to operate and maintain facilities. To the extent that the Board is ever asked to go outside of this purpose, the Attorney General has taken a conservative stance against such endeavors.

Mr. Altman stated that the request asked the Attorney General to give an opinion based on specific facts: (1) could the Board use surplus funds and (2) to hold events that were not an integral part of the operations or maintenance of the District. Essentially what was asked was if not identified in the operations and maintenance budget, can surplus funds be used to hold special events. Mr. Altman does not want the opinion to be viewed as a complete exclusion of District funded community events which may be used to promote community membership or activity and enhance operational use of the facilities. These items should, however, be identified in the budgetary plans.

Mr. Santiago agreed that if items are directed to operations and maintenance, then they would be deemed appropriate; however, these expenditures must be budgeted and be part of the public hearing process.

Mr. Madill encouraged the formation of an activities committee to plan and coordinate community events. Mr. Altman suggested that a request for clarification from the Attorney General could be requested.

B. District Engineer
Not present.

C. District Manager

Mr. Altman noted that Mr. Reidt has been employed for ninety (90) days, and was told at the time he was hired, this would initiate a review of his compensation. It was stated that typically personnel matters and relations are addressed by District Management. After reviewing the progress made since Mr. Reidt's hiring and his level of performance, Staff will proceed with the normalization of his salary, particularly given the amount of hours he has dedicated to the District's business. The proposed increase would be within the guidelines of the budget. It was noted that this is not a typical merit-based evaluation. When Mr. Reidt was initially hired, he was asked to take a lower salary than budgeted, and his performance would be evaluated at ninety days to validate the salary to be given.

Mr. Madill suggested that the CDD allow the coordination of a swimming lesson course (for residents only) prior to summer beginning. He is suggesting a one-time "learn-to-swim course/event to promote water safety. The community not only has the pool, but several lakes which may pose a safety hazard to those not knowing how to swim. This would not be an on-going utilization of the District facilities. It was recommended that this safety course not be held on Saturday, due to the amount of resident usage at the pool.

The Board requested Staff to communicate with the Supervisor of Elections to confirm their records reflect the correct Board supervisors and terms of office. Mr. Altman stated that this process is already underway.

D. Field Manager
1. Manager's Report (Tab 6)
No further report.

6. SUPERVISORS REQUESTS

Mr. Altman asked if there were any additional Supervisor requests. There were none.

7. ADJOURNMENT

The regular meeting of the Rivercrest Community Development District was adjourned at approximately 8:25 p.m.

**These minutes were done in summary format.*

**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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on March 6, 2008.



Signature

PETER A. ALTMAN

Printed Name

Asst. Secretary
Title:

- Chairman
- Vice Chairman



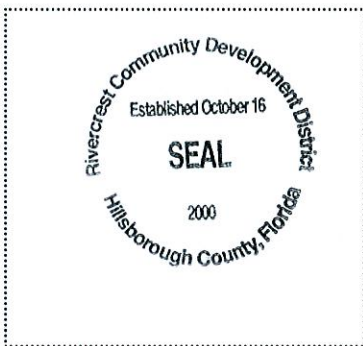
Signature

Daniel J. Leventy

Printed Name

Chairman
Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator



Signature

3/13/08

Date