

# RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

March 6, 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, March 6, 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, March 6, 2008 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

Dan Leventry	Chairman
Lisa Fernandez	Vice Chairman
Robert Madill	Supervisor
Linda Doherty	Supervisor
Lisa Dunn	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Jeri Connor	Representative, District Management Services, LLC
Betty Valenti	Representative, District Management Services, LLC
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Rick Reidt	Field Manager

Audience Members Present:

Various Residents

### **2. AUDIENCE COMMENTS ON AGENDA RELATED ITEMS**

The Board opened the floor to audience comments. 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 February 7, 2008 ( Tab 1)

There were no changes noted by the Board.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on February 7, 2008, as presented.
MADE BY:	Supervisor Dunn
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operation and Maintenance Expenditures February 2008 (Tab 2)

Mr. Altman stated that the invoice from District Management Services, LLC includes website administration which should not have been posted. A discussion ensued regarding the collection of the \$320 worth of handyman hours owed from Mr. Bryant. It was stated that the \$420 fee incurred from Mr. Santiago to discuss options for settling the concerns with Mr. Bryant was more than the \$320 owed from Mr. Bryant. The Board stated that they would seek a partial reimbursement from Mr. Santiago at the next meeting due to fact that they felt that the matter did not take 2.8 hours. Mr. Altman stated that he and Mr. Lamb met with Mr. Santiago in regards to the boundary amendment. He stated that there was a line item for \$150 for this meeting. Mr. Altman stated that there is a Developer Funding Agreement in place for items related to the boundary amendment therefore he will seek reimbursement for that fee. He stated that any expenses related to the boundary amendment will be separated and reimbursed by the Developer.

MOTION TO:	Approve the Operation and Maintenance Expenditures, February 2008 (\$91,186.57 subject to the removal of the \$200 website maintenance from District Management Services, LLC invoice and discussion with Mr. Santiago in regards to the overage of charges).
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. District Engineer Report

Ms. Stewart stated that the District received a violation in regards to the mitigation site on the Southeast corner of the property adjacent to the borough. She stated that she was in communication with EPC and the EPC stated that the file was closed. Ms. Stewart stated that DMS also received correspondence in regards to the mitigation site. She stated that Mike Thompson of the EPC did tell Remson Aquatics that they were going to close the file because there was a Developer who was handling the permitting for part of the project that was associated with wet impact for that mitigation site. Ms. Stewart stated that EPC stated that in further review of the matter they have decided to keep the file active so that they can continue to monitor the site. She stated that EPC stated that they do not do mitigation repair work for the conservation easement on the Developer platted mitigation site. Ms. Stewart stated that nothing needs to be done currently at the mitigation site. She stated that the EPC are willing to entertain that if the water level does not come up to the designated mark, they will allow the mitigation site to be replanted with upland vegetation.

Ms. Stewart stated that there were several other mitigation sites within the District that the EPC is concerned with. She stated that she has requested a report from the EPC of which sites they are concerned with. General discussion ensued.

Ms. Stewart stated that the Developer was requesting a release of easement. She stated that her recommendation is that there really is no reason why the District should not release the easement. Ms. Stewart stated that the Southwest corner of the property would be the area most affected by the release of the easement. She stated that the District will not be impacted by the release of the easement. Ms. Stewart stated that there is a 10 foot drainage easement along the pond. She stated that there is a 10 foot strip along the back of the lots that drains onto the easement. Mr. Altman stated that Mr. Santiago would provide further information for the Board at the next meeting.

Ms. Stewart stated that the mitigation sites/wetland sites are owned by the District but show on the Property Appraiser's map as being owned by the Developer. She stated that she and Mr. Santiago will work with the Property Appraiser to correct the map.

D. Consideration of Operation and Maintenance Expenditures March 2008 (Tab 3)

MOTION TO:	Approve the Operation and Maintenance Expenditures, March 2008 (\$7,577.85).
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**4. BUSINESS ITEMS**

A. Public Hearing Rules of Recreation Facilities

1. Open Public Hearing

MOTION TO:	Open Public Hearing Rules of Recreation Facilities.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

2. Public Comment and Testimony

Mr. Altman reviewed the changes to the Access Card agreement and recreation facility rules.

The Board opened the floor to audience comments. General comments were heard.

The Board decided to change the rule on smoking to state that "Smoking is allowed in designated areas only".

It was stated that a copy of the adopted rules would be posted at the pool as well as on the District website.

The Board discussed changing the no glass or food rules at the pool. The Board changed the rule to "No glass permitted at the pool area. Only beverages and food in non-breakable containers are permitted and they must be kept 15' from the pool area" and added "Failure to clean up after yourself is a violation of the rules and will result in the loss of privileges".

The Board discussed the maximum number of cards issued to each household at no charge. The Board decided to keep the existing rate of \$15.00 for any additional cards for a household and to limit the number of cards issued to each household at no charge to two.

The Board decided to add to the pool rules "No floatation devices permitted in the pool except for child floatation safety devices and floatation devices utilized for exercise only".

Mr. Altman asked if there were any further public comments. There were none.

3. Close Public Hearing

MOTION TO:	Close Public Hearing Rules of Recreation Facilities.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

4. Resolution 2008-11, Adopting the Rules of Recreation Facilities (Tab 4)

MOTION TO:	Approved Resolution 2008-11, Adopting the Rules of Recreation Facilities (with changes as noted).
MADE BY:	Supervisor L. Doherty
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Re-Examine Pool Playground Fence

Ms. Connor stated that the Montage fencing is not available in white. She stated that the wrought iron fencing is not available in white unless you have it painted in the shop which would void any applicable warranties. Ms. Connor stated that they could have the wrought iron powder coated but it would cost an additional \$10,000 on top of the cost of the fence. Mr. Reidt showed the Board several samples of the options that were available for fencing.

Mr. Reidt stated that S.L. Stewart provides a ten year warranty on the fence and a five year warranty on the labor. Audience comments and questions were heard.

The Board approved the purchase of black steel Montage Plus, six foot high, 3/4 inch wide fencing from S.L. Stewart.

MOTION TO:	Approve the purchase of black steel Montage Plus, six foot high, 3/4 inch wide fencing from S.L. Stewart.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Leventry
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

### C. Employee Parking

Ms. Connor stated that the contract in place between the District and the school states that parking will be agreed upon by both parties. She stated that there is no agreement currently in place. It was recommended that signs be posted stating that parking is for residents only in the sections of the parking lot closest to the clubhouse.

### D. Website Maintenance Contract and E-Mail Policy (Tab 5)

Mr. Altman stated that he wanted to remind the Board of the importance of remaining in compliance with the Public Records Act as well as the Sunshine Law. He stated that in an effort to adopt an email policy Staff recommends that each Board member use a District issued email address for all District correspondence. Mr. Altman stated that the emails would be kept as public records. He stated that the server would retain all incoming and outgoing emails. Mr. Altman reviewed the costs of this service. The Board decided to revisit this item at a later time if necessary. The Board discussed the new fees associated with the maintenance of the District website.

### E. General Matters of the District

There were none presented at this time.

## 5. STAFF REPORTS

### A. District Counsel

Not present.

### B. District Engineer

Presented report earlier in meeting.

### C. District Manager

#### 1. Financial Statement Month Ending January 31, 2008 (Tab 6)

This item was tabled.

#### 2. Construction Financial Report Month Ending January 31, 2008 (Tab 7)

This item was tabled.

#### 3. Update on Landscaping Contract

Mr. Altman stated that OLM along with Staff performed a walk through of the community today. He stated that OLM will be providing the District with recommendations and there will be some substantial cut backs that will occur in everything from shrubbery and hedges to planting beds in order to revive the landscape that is currently there and to make it all uniform. Mr. Reidt reviewed some of the changes that will be taking place in the near future.

Mr. Altman stated that the proposed 2008 Budget will be presented at the April meeting. He stated that the adopted proposed budget will be posted on the website as well as the budget workshop date. Mr. Altman stated that the final budget public hearing will be held in July.

D. Field Manager

1. Manager's Report.

**6. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS.**

Mr. Altman asked if there were any additional Supervisor requests. There were none. Mr. Altman asked if there were any audience comments. General audience comments were heard but no Board action was taken.

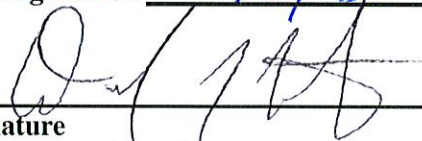
**7. ADJOURNMENT**

MOTION TO:	Adjourn the Regular Meeting of Rivercrest Community Development District at approximately.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

*\*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 4/13/08.

  
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Signature

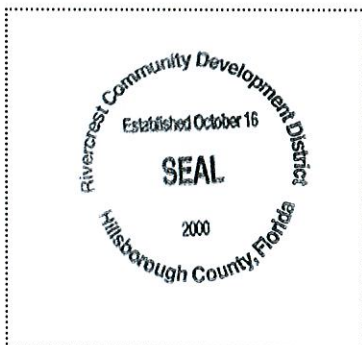
Daniel J. Leventry  
\_\_\_\_\_  
Printed Name

Title:  
 Chairman  
 Vice Chairman

  
\_\_\_\_\_  
Signature

PETER A. ALTMAN  
\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

4/4/08  
\_\_\_\_\_  
Date