

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

May 1, 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, May 1, 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, May 1, 2008 at 6:05 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
Allison Martin	Assistant District Manager, District Management Services, LLC
Rolando Santiago	District Counsel, RJS Law Group
Rick Reidt	Field Manager

Audience Members Present:

Various Residents

2. AUDIENCE COMMENTS ON AGENDA RELATED ITEMS

There were no audience comments.

3. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board Meeting held on April 3, 2008 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on April 3, 2008 (as presented).
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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

Mr. Leventry stated that at the last meeting the Board requested that a column be added to the summary sheet showing the dates of service included in the invoice listed. Mr. Altman stated that the accounting department asked if they put the dates on the summary sheet, does the Board still need the backup details and all the printed copies of the invoices. The Board replied affirmatively. Mr. Altman stated that he will work with the accounting department to ensure that the additional information is on the summary sheet next month.

There were some general questions of clarification; however, no invoices were removed from consideration.

MOTION TO:	Approve the Operation and Maintenance Expenditures, May 2008 (\$88,576.40).
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. Election Qualifying (Tab 3)

Mr. Altman reviewed the requirements of potential candidates for the upcoming election of Supervisors. He stated that there are two seats up for election in the November 4, 2008 General Election. Mr. Altman stated that the seats open are Seat 4 held by Lisa Dunn and Seat 5 held by Robert Madill. He stated that both seats elected in 2008 will receive four year terms. Mr. Altman reviewed the qualifying method and period for election of Supervisors.

D. Consider Resolution to Appoint Colonial Bank as Depository (Tab 4)

Mr. Altman stated that the District has an open credit line with Colonial Bank. He stated that while they have paid off the line of credit, should the District chose to utilize the credit line again in the future, the Board will need to approve a resolution to designate Colonial Bank as a depository of District funds to allow the District to keep an account to service that obligation open at Colonial Bank.

MOTION TO:	Approve Resolution to Appoint Colonial Bank as Depository.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

E. Discussion on Clubhouse Rental Fees and Rules (Tab 5)

Mr. Altman stated that a previous Board meeting it was suggested that they consider changing the District's clubhouse policies to include the use of alcoholic beverages allowing for the facility to be used for weddings and other like events. He stated that in order to enable the District to change the policies and increase the fees, District Counsel has advised that a public hearing must be advertised and held to address the changes.

Mr. Altman stated that the State does not have a problem with alcohol being consumed at the clubhouse as long as the sale of alcoholic beverages is prohibited. He stated that they spoke with the insurance carrier, Brown & Brown, and the District's insurance policy does have coverage for host liquor which allows alcohol to be served at an event. Mr. Altman stated that the insurance company recommended that if the District allows alcohol to be served at the clubhouse that they include in the application that the resident/individual/company renting the facility must provide the District with a certificate of insurance with the District being listed as an additional insured. Discussion ensued regarding the current deposit fee and rental fee. The Board discussed making the deposit for an event without alcohol being served different than the deposit for an event with alcohol. Mr. Santiago stated that the Board needs to make two separate decisions – whether they want to allow alcohol at the clubhouse and if so how much should they increase the fees. The Board decided that they did not want to make a change to the policies at this time.

4. BUSINESS ITEMS

A. General Matters of the District

No further matters were presented.

5. STAFF REPORTS

A. District Counsel

No report.

B. District Engineer

Not present.

C. District Manager

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

D. Field Manager

1. Field Manager's Report (Tab 7)

Mr. Reidt reviewed the Field Manager's report for the Board. He stated that the funds allocated for security services for this fiscal year have been depleted. Discussion ensued regarding the security measures currently in place and what services would best suit the District's security needs. Mr. Madill stated that security services are needed until the fence has been installed so funds need to be reallocated to pay the security guards through the fence completion. He stated that once the fence has been completed the camera monitoring services should be sufficient.

Ms. Fernandez expressed concern regarding holding the last payment due to Luke Brothers. Mr. Altman stated that at the previous meeting the Board approved withholding the last payment. Ms. Fernandez stated that she is concerned that they will not win or they will incur large court fees. She stated that she feels to avoid any additional costs they should just pay Luke Brothers. Mr. Santiago stated that if problems start to arise out of this issue he and Mr. Altman will be in discussion and they will prevent it from going to litigation.

Discussion ensued regarding uniforms for the pool monitors. The Board decided to have Mr. Reidt contact a custom t-shirt company to get staff shirts for the pool monitors.

Mr. Reidt provided an update on the overage of water usage in the pools and the repair of the leaks.

Mr. Leventry asked if there were any further questions regarding the Field Manager's Report. There were none.

MOTION TO:	Approve Field Manager's Report.
MADE BY:	Supervisor Dunn
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

6. BUDGET WORKSHOP

Mr. Altman stated that the District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, roadways, signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related improvements. He stated that in order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. Mr. Altman stated that this budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. He stated that the funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District's Board of Supervisors.

Mr. Altman reviewed the objectives of the Board in preparing next fiscal year's budget. He reviewed the level of service changes that the Board made during Fiscal Year 2008. Mr. Altman stated that the public hearing to adopt the final budget for Fiscal Year 2009 will be held on July 10, 2008 at 6:00 p.m. and he stated that they will continue to get input from the residents and Board regarding the budget so that a final budget can be reached. He stated that the current period actual numbers reflected on the budget are through March 31, 2008.

Mr. Altman stated that the proposed budget as presented for Fiscal Year 2009 totals \$1,043,875 which is a decrease of \$13,041 from the current fiscal year. He stated that the 24 lots that remain outside of the District's boundaries are excluded from the projection until the issue has been resolved. Mr. Altman and Mr. Santiago provided an update on the boundary issue. Mr. Altman stated that the proposed assessments for Fiscal Year 2009 would be the exact same as the current years assessments.

Mr. Altman stated that he added \$7,500 for the Other Professional Services line item as he recommends that the District should hire a professional appraiser valuation firm that would do an asset valuation and replacement study. He stated that the \$2,700 was added to the Website Administration line item but would be changed to \$1,200 as negotiated by the Board.

A question was asked as to why the Arbitrage Rebate Calculation line item doubled from the current year. Mr. Altman stated that he would research that line item.

Mr. Altman stated that \$16,000 was added for the Electric Utility Services line items. He stated that Staff will work with an electrician to review electrical systems for potential savings. Mr. Altman stated that the Water Utility Services line item increased by \$2,000 due to the fact they will end up being \$5,000 over budget this year for water utility services for the increased water usage because of the leak in the pool. He stated that the Waterway Management Program line items increased by a total of \$20,000 because they added ponds that had not previously been addressed as well as some mitigation issues that need to be addressed. Mr. Altman stated that the Landscape Maintenance line items increased by \$46,500 because there is a new landscape contract with an increased scope of work in place. He stated that it'll cost approximately \$28,000 to replace dead material and \$40,000 to improve District landscaped areas.

Mr. Altman stated that they allocated \$6,600 for the Road & Street Facilities line items for decorative lighting, street sweeping, and pavement/sign repair that was not segregated in previous budgets but expensed in other line items. He stated that they reduced the Security Patrol/System line items by \$5,530 for a total \$16,000 security budget. Mr. Altman stated that the Board needs to choose between the Off Duty Sheriff Officer, "look in" security monitoring, in house staff, or alarm system security. Discussion ensued regarding whether they can utilize District money for community activities/events. Mr. Santiago stated that he will further research the matter but recommended that the Board err on the side of caution. Mr. Altman stated that the Board could remove the \$3,200 allocated for the Community Activities line item at the public hearing based on Mr. Santiago's findings.

Mr. Altman stated that Mr. Reidt prepared a chart of the staff work schedules during the times that school is in session and when school is out for the summer. Mr. Altman recommended that they increase the Parks and Recreation Staff line item by \$25,000 for a Maintenance position. He stated that they could decrease the Facility Maintenance line item by \$5,000, Miscellaneous Maintenance line item by \$10,000, Street Sweeping line item by \$4,000, and Capital Reserve line item by \$6,000 to balance out the additional \$25,000 for a Maintenance position. Mr. Altman stated that in the current year budget there is \$5,000 allocated for the Capital Improvements line item. He stated that they increased the line item by \$10,000 to \$15,000. Mr. Altman stated that \$24,000 was spent this current fiscal year for Capital Improvements which the bonds will reimburse.

Mr. Reidt stated that the four 25' light poles at the tennis courts are out. He stated that none of the lights at the pool area are operational. Mr. Reidt stated that one of the poles is listing and needs to be straightened out. He stated that all bulbs and ballasts need to be replaced and that would require lift equipment which would be very costly. Mr. Reidt stated that the total cost would be \$2,640 plus a potential \$200 cost for each burnt out ballast.

MOTION TO:	Approve A&H Lighting proposal totaling \$2,640 and a potential of an additional \$1,400 for the replacement of the ballasts.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

7. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS.

Mr. Altman asked if there were any 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.

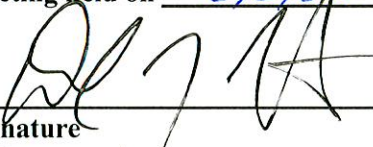
8. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting of Rivercrest Community Development District at 8:30 p.m.
MADE BY:	Supervisor Dunn
SECONDED BY:	Supervisor Madill
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 6/3/08.



Signature

Daniel J. Leventry

Printed Name

Title:
 Chairman
 Vice Chairman

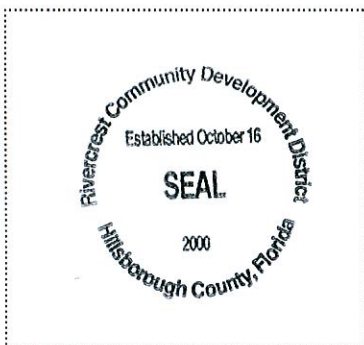


Signature

PETER A. ALTMAN

Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator



Signature

6/24/08

Date