

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

June 5, 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, June 5, 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, June 5, 2008 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Peter Altman	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 May 1, 2008 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on May 1, 2008.
MADE BY:	Supervisor Doherty
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 June 2008 (Tab 2)

Mr. Leventry requested that a column be added to the summary sheet showing the dates of service included in the invoice listed. Mr. Altman stated that he is working with the accounting department on possible changes to the summary sheet for all Districts.

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

MOTION TO:	Approve the Operation and Maintenance Expenditures, June 2008 (\$74,949.82).
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Review of Luke Brothers Landscape Final Payment (Tab 3)

Discussion ensued regarding the correspondence received from Luke Brothers relating to their position about the pending charges. Mr. Leventry recommended that they authorize the District Manager to negotiate with Luke Brothers for a payment on the invoice. It was recommended that they continue today's meeting to a date in two weeks in order to get a report back from Mr. Altman and settle the issue based on the negotiations. Mr. Madill asked if the Board could authorize the Chairman to approve the payment amount as negotiated by Mr. Altman. Mr. Altman stated that the Board could authorize the Chairman to settle the matter.

MOTION TO:	Authorize the Chairman to settle the final payment amount due to Luke Brothers Landscape.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Altman stated that they could still continue the meeting and if the District Manager and Chairman can not settle the matter with Luke Brothers Landscape the Board can meet to discuss further options.

B. Consideration of Vending Machine Contract with Century Vending, Inc. (Tab 4)

Mr. Altman stated that the contract with Century Vending, Inc. does not provide any revenue to the District but it is the only contract that they could secure that did not require the District to be responsible for the cost of the equipment that would be installed.

MOTION TO:	Approve the Vending Machine Contract with Century Vending, Inc.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. General Matters of the District
No further matters were presented.

5. STAFF REPORTS

A. District Counsel

Mr. Altman stated that he and Mr. Santiago have had some communication with Mark Straley relating to the expansion of the boundaries issue. He stated that their first step has been trying to hold the original Developer to the funding agreement to fund the boundary contraction. Mr. Altman stated that the original Developer had paid partially to the legal counsel at the time, Hopping Green & Sams, P.A. to initiate the process and then the process stopped. He stated that now Mr. Straley has stated that the Developer's Counsel is advising them that they should participate in funding the solution. Mr. Altman stated that the proposed budget does not include the operation and maintenance contributions or the debt service assessments from the properties that are not currently in the District boundaries. Mr. Altman stated that Mr. Straley will attend the next Board of Supervisors meeting and provide a full legal update. He stated that the goal is to have a well defined set of options laid out for the Board.

B. District Engineer
Not present.

C. District Manager

1. Review and Prioritization of Security Services and Major Issues

Mr. Altman reviewed the major issues which have been the focus of Managements attention including security services, the hiring of a new landscaper and dealing with the pending legal issues relating to the stalled boundary expansion and contraction. Mr. Altman advised the Board that he would look to them to provide guidance in prioritizing the various other issues facing the community.

Mr. Reidt provided the Board with an update on the leaks occurring in the pools. He stated that Hillsborough County Water Department has consented to allow the District to install pool meters for an approximate cost of \$700.

Discussion continued regarding the tasks that Mr. Reidt should be handling, how much the Board should be involved in, and what the Board expects from the Field Manager and the District Manager. Mr. Altman recommended that going forth an agenda item be added for Old Business to discuss all items the Board requested action on at previous meetings and provide an update. A suggestion was made to purchase a golf cart or similar vehicle for Mr. Reidt to utilize to drive around the community so he does not have to use his own vehicle.

2. Financial Statement Month Ending April 30, 2008 (Tab 5)

3. Disclosure Form 1 Due July 1st

Mr. Altman reminded the Board that their Form 1 Statement of Financial Interest is due to the Supervisor of Elections in the County which the Board Supervisor resides by July 1st. He stated the fines will be assessed if forms are not submitted by the deadline.

4. Disclosure of Electoral Voter Count

Mr. Altman stated that as of April 15, 2008 there are 1,494 qualified electors within the District.

5. Budget Update

Mr. Altman stated that the final budget public hearing will be held at the July meeting. A request was made to have the public hearing date be prominent on the front page of the District website.

The Board took a brief recess.

D. Field Manager

1. Field Manager's Report (Tab 6)

Mr. Reidt reviewed the Field Manager's report for the Board.

2. Rivercrest Community Center Parking Restrictions (Tab 7)

Mr. Reidt stated that the attached parking lot restrictions are necessary to comply with the agreement in place with Riverview Montessori School. It was stated that the parking spaces highlighted in yellow were allocated for child drop off and pick up for the school as well as for CDD parking. It was stated that the school already has the use of the drop off circle and recommended that they remove the yellow highlighted spaces on the left and right from the spaces allocated for the school.

MOTION TO:	Approve the parking lot restrictions (with the removal of the yellow highlighted parking spaces on the left and right).
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Leventry
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

3. Newsletter Distribution (Tab 8)

Mr. Reidt reviewed the proposal from the St. Petersburg Times to prepare the newsletter and the proposal from Postal Options, Inc. to mail and deliver the newsletter on a quarterly basis. Discussion ensued regarding not mailing the newsletter and providing copies in the clubhouse. After further discussion, the Board decided that a newsletter was not necessary.

MOTION TO:	Not to accept the proposals from St. Petersburg Times and Postal Options, Inc. and to not to produce a community newsletter.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

4. Ground Repairs Around Water Table 20 (Tab 9)

Mr. Reidt reviewed the proposals from Greenview Landscaping, Inc. for ground repairs as suggested by OLM, Inc.

MOTION TO:	Approve the proposals from Greenview Landscaping, Inc. for ground repairs totaling \$210.00 and \$180.00.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Leventry
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

5. Discussion Regarding Extending Adult Only Time in Pool (Tab 10)

Mr. Reidt stated that they received a request from several residents for the pool to be available for adult use only until 10:00 a.m. each day. He stated that they also received a request to allow for organized water aerobic morning sessions to be conducted at no charge by resident volunteers. After further discussion, the Board decided to designate the hours of 7:00 a.m. to 9:00 a.m. Monday through Friday for adult use only.

MOTION TO:	Designate the hours of 7:00 a.m. to 9:00 a.m. Monday through Friday for adult use only.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/1 - Motion passed (Supervisor Fernandez opposed)

6. Water Safety and Swim Lesson Proposal (Tab 11)

Mr. Reidt stated that Dawn Blake, a resident, who is certified by the Red Cross, has provided a proposal and is requesting permission to conduct one on one training as well as work with the community to provide group sessions on a variety of programs. It was stated that a resident can not utilize the District facilities for financial gain or commercial activity. Mr. Santiago stated that he would need to research the matter and would provide an opinion at the next meeting. After further discussion, the Board decided to not allow Ms. Blake to provide private swimming lessons in the community pool.

7. Wall Mounted Water Cooler (Tab 12)

Mr. Reidt reviewed the proposals received for the replacement of the wall mounted water cooler. He recommended that they approve the proposal from Larson Plumbing, Inc. totaling \$925.00.

MOTION TO:	Approve the proposal from Larson Plumbing, Inc. for the replacement of the wall mounted water cooler totaling \$925.00.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/1 - Motion passed

8. Projectors (Tab 13)

Mr. Reidt stated that at the request of the Board at the last meeting, he researched the options for a projector for the community center. He reviewed the prices he obtained for several different makes and models of projectors. The Board decided that a projector was not necessary at this time.

Mr. Leventry stated that he would like to direct the Supervisors fees he has not collected for the past several meetings toward the purchase of the projector. After discussion by the Board regarding the manner which the waived fees would be redirected to the projector and failure to agree on the appropriateness of the District to use the projector, the projector purchase did not appear to have support. Mr. Santiago stated that they need to research to see if the District has the special recreational powers necessary to allow for the donation of the projector and for the coordination of movie nights. Mr. Leventry withdrew his request and his offer and advised the Board that he wanted to receive the back pay due him for all of the Board of Supervisors meetings he has attended and not received compensation for.

9. OLM Landscape Inspection Reports (Tab 14)

Mr. Reidt reviewed the landscape inspection reports from OLM, Inc. for March 7, 2008 and April 24, 2008.

Ms. Madill stated that she brought to Mr. Reidt's attention that the plants at the villas on the way into the community are dead due to not receiving water. She stated that it is not reflected in either inspection report. Ms. Rosalie stated that there are a lot of plants that Greenview Landscape, Inc. planted on top of the berms that are dead as well. Mr. Reidt stated that he would follow up on those areas.

10. Addition of Laurel Brook Nature Area Mowing to Greenview Agreement (Tab 15)

Mr. Reidt stated that during the May evaluation it was suggested that the area outlined in yellow be mowed 12 times a year by Paul Woods. He stated that Greenview Landscaping, Inc. provided a quote for adding this service to the mowing plan. Mr. Reidt stated that the additional cost per year would be \$1,200 with an initial mowing fee of \$500 to clean up the area. After further discussion the Board decided to not approve the additional mowing services.

MOTION TO:	Not approve the additional fee of \$1,200 per year for the mowing of the Laurel Brook Nature Area and an initial fee of \$500 to clean up the area.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Reidt stated that the no trespassing signs in compliance with the laws have been ordered. Discussion ensued regarding the wording of the signs and the locations that the signs will be posted.

MOTION TO:	Approve the No Trespassing signs (to include the statutes) to be posted on either side of ponds that are adjacent to homeowners property and No Trespassing and No Fishing signs on either end of the ponds that are in front of the District property.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

6. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS.

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

A question was asked to whether every neighborhood received a garbage can. Mr. Reidt stated that only eight garbage cans were distributed. Discussion ensued regarding the placement of the trash cans. Mr. Madill asked if they contacted Hillsborough County about installing fixed trash cans. Mr. Altman suggested that while there was no objection received from the County, the District could approach the County about amending the original Development Agreement or the Right of Way Maintenance Agreement to allow for fixed trash cans.

Discussion ensued regarding the delays in the installation of the fence, whether they are late on their contract, and if so is there any remediation from them for the additional security services. Mr. Altman stated that he will research the issue.

Mr. Reidt stated that there was an incident at the pool last month which resulted in a suspension of access cards for three months of the parties involved. Discussion ensued regarding potentially allowing for the parties to write a letter of apology and shortening the suspension of the access cards. The Board did not make any adjustments to the suspension.

Mr. Altman advised the Board of his plan to place the Employee Manual on the agenda for the next meeting. The Board requested that it be placed on the August agenda.

Mr. Leventry stated that he sent a request that letters be drafted to be sent to the School Principal, School Board Chairman, the PTA, and Hillsborough County Sheriff Office regarding the danger of cars parked in front of the No Parking signs.

Mr. Altman asked if there were any audience comments. General audience comments were heard but no Board action was taken.

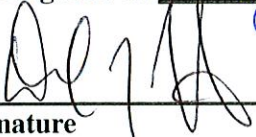
7. CONTINUANCE

MOTION TO:	Continue the meeting to June 18, 2008 at 6:00 p.m. at the Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569 in the event that that the Chairman and District Manager are unable to resolve the issue with Luke Brothers Landscape.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Doherty
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 July 10, 2008.




Signature

Daniel J. Leventry

Printed Name

Title:
 Chairman
 Vice Chairman

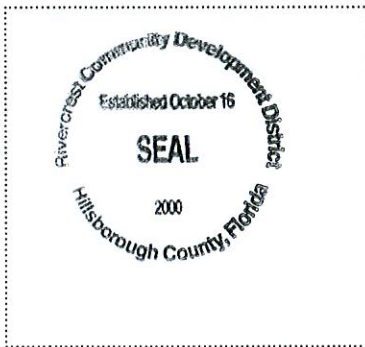


Signature

Brian Lamb

Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator



Signature

7/21/08

Date