

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

July 10, 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, July 10, 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, July 10, 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
Jeri Connor	Assistant District Manager, District Management Services, LLC
Rolando Santiago	District Counsel, RJS Law Group
Mark Straley	Special Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Rick Reidt	Field Manager

Audience Members Present:

Various Residents

2. UPDATE ON BOUNDARY AMENDMENT

Mr. Straley stated that he has had conversations with the attorney for St. Joe Paper who was a joint venture partner with another entity that formed the developer entity, Rivercrest LLC. He stated that St. Joe Paper entered into a funding agreement with the District that was never completed. Mr. Straley stated that the funding agreement was intended to cover the costs associated with adjusting the District boundaries to exclude the parcel on Highway 301 and to include the 24 lots that are not presently within the geographic boundaries of the District. He stated that the agreement was in place but did not go all the way to completion. Mr. Straley stated that he explained the situation to St. Joe Paper and they indicated that they are willing to contribute \$7,500 towards the cost of fixing the problem. He stated that under the circumstances and given the hassles of possibly getting into a dispute with St. Joe Paper the \$7,500 may be a deal worth the Board considering. Mr. Straley stated that St. Joe Paper is the managing partner in the partnership that was the developer of the community. He stated that they will need to obtain the consent of the other partners in order to finalize the \$7,500 contribution.

Mr. Straley stated that he and Mr. Santiago have had conversations with the County and the County's position is the filing fee was paid when the petition was initially submitted. He stated that they tried to convince the County that because the filing fee has already been paid they shouldn't expect another fee. Mr. Straley stated that they have received an indication from Staff that the petition was stale and was not complete when it was filed therefore a complete review of the petition would be required. They would favor and consider a 50% reduction in the fee. Mr. Straley stated that Mr. Santiago has had conversations with the attorney of the owner of the parcel on Highway 301 that would be removed from the District and they have a real incentive to be removed from the District.

Mr. Santiago stated that the owner of the property on Highway 301 has been receptive to the idea of contributing to the cost of the boundary amendment. He stated that the key now is to proceed and get funding agreements in place with the two entities. Discussion ensued regarding how to avoid the District having to fund any part of the boundary amendment. Mr. Altman stated that the action being requested by the Board today is to authorize the legal team and District Management to negotiate funding agreements with the development entities and resubmit the petition to expand and contract the boundaries accordingly subject to final approval by the Chairman. Discussion ensued regarding the District's options if all 24 lots do not consent to being added to the District.

MOTION TO:	Authorize the legal team and District Management to negotiate funding agreements with the development entities and resubmit the petition to expand and contract the boundaries of the District accordingly subject to final approval by the Chairman.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

After further discussion, Mr. Altman stated that any costs that are incurred by the District for the expansion and contraction including the money expended to date will be funded by the funding agreements with the development entities.

MOTION TO:	Approve any costs that are incurred by the District for the expansion and contraction including the money expended to date will be funded by the funding agreements with the development entities.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed

(Mr. Straley left the meeting in progress.)

3. OLD BUSINESS

Mr. Santiago stated that he received an email from the Developer in regards to the transferring of some property to the District. He stated that he received a package with the legal descriptions of all the property that the Developer is going to transfer to the District.

MOTION TO:	Accept the transfer of the property from the Developer to the District pending negotiations.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Santiago provided an update on the Luke Brothers litigation matter. He stated that Luke Brothers has received the check and is in the process of dismissing the suit. Mr. Santiago stated that they will send the District a copy of the final dismissal and once it has been resolved they will receive payment.

4. AUDIENCE COMMENTS ON AGENDA RELATED ITEMS

General audience comments were entertained by the Board but no action was taken.

5. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board Meeting held on June 5, 2008 (Tab 1)

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

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

General questions of clarification were asked regarding the invoices from:

- A Stepping Stone Air Conditioning & Heating
- Commercial Pool Services of Florida
- District Management Services, Inc.
- Drug Free Compliance, Inc.
- Architectural Foam Products, Inc.

Discussion ensued regarding the quality of the monuments being provided by Architectural Foam Products and the appearance of the monuments when the letters fall off. After further discussion the Board decided to remove the letters from the monuments and paint them the necessary color.

MOTION TO:	Approve removing the letters from the monument signs and paint them the necessary color.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

- Greenview Landscaping, Inc.
- Brandon Lock & Safe, Inc.
- Signs by Tomorrow
- Hillsborough County Water Resources – B.O.C.C.
- New England Business Service, Inc.

No invoices were removed from consideration.

MOTION TO:	Approve the Operation and Maintenance Expenditures, July 2008 (\$120,636.69).
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

6. BUSINESS ITEMS

A. Public Hearing on Fiscal Year 2009 Operating Budget

1. Open Public Hearing

MOTION TO:	Open the public hearing on Fiscal Year 2009 Operating Budget.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

2. Public Comment & Testimony

Mr. Altman asked if there was any public comment or testimony. There was none.

3. Budget Presentation

Mr. Altman stated that the total Fiscal Year 2009 budget revenues would bring \$1,043,875 in from the operation and maintenance assessment tax roll. He stated that it is a reduction of \$13,041 from the previous fiscal year. Mr. Altman stated that approximates the fact that they will not be assessing on roll those parcels that are outside the District boundaries. He stated that will leave the assessments flat without any increase or decrease.

Mr. Altman reviewed the proposed Fiscal Year 2009 budget for the Board. General discussion ensued.

The Board made the following changes to the budget:

- Remove \$1,500 from the Website Administration line item
- Remove "Decorative" from the Decorative Light Maintenance line item
- Remove \$4,000 from Street Sweeping line item
- Add \$5,500 to the Capital Reserve line item

Mr. Altman reviewed the cash projection as of May 31, 2008.

4. Consideration of Resolution 2008-14, Adoption of Fiscal Year 2009 Operating Budget (Tab 3)

Mr. Altman asked for a motion to approve Resolution 2008-14, Adoption of Fiscal Year 2009 Operating Budget with the changes as noted.

MOTION TO:	Approve Resolution 2008-14, Adopting of Fiscal Year 2009 Operating Budget (as revised).
MADE BY:	Supervisor Dunn
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

5. Close Public Hearing

MOTION TO:	Close the public hearing on Fiscal Year 2009 Operating Budget.
MADE BY:	Supervisor Dunn
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Update on Overall Security Issues (Tab 4)

This item was tabled.

C. Consideration of Employee Manual (Tab 5)

This item will be discussed at the August meeting.

D. Consideration of Landscaping Quote from Greenview Landscaping, Inc. (Tab 6)

MOTION TO:	Approve the landscaping quote from Greenview Landscaping, Inc. (subject to the line items not being duplicates of already approved work).
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/1 - Motion passed (Supervisor Madill opposed)

E. Consideration of Irrigation Quotes for Symmes Road (Tab 7)

Mr. Reidt presented a quote from Greenview Landscaping to adjust the irrigation in the berms on Symmes Road. He stated that option 1 is to relocate 90 rotor heads from the base of the berm shrub line to the bottom of the berm for a cost of \$2,700 and option 2 is to install 90 rotor heads, 8 zones line valves, piping and wiring at the bottom of the berm. A discussion occurred regarding the options

MOTION TO:	Approve Irrigation Option 1 from Greenview Landscaping, Inc. to relocate 90 rotor heads from the base of the berm shrub line to the bottom of the berm for a cost of \$2,700.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

F. General Matters of the District

Mr. Altman presented requisitions # 28 and # 29 for the purchase and installation of the new fence around the perimeter of the recreation facility.

MOTION TO:	Approve Construction Requisitions #28 and #29 for the construction of the new fence.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

7. STAFF REPORTS

A. District Counsel

No further report.

B. District Engineer

No report.

C. District Manager

1. Financial Statement Month Ending May 31, 2008 (Tab 9)

D. Field Manager

1. Field Manager's Report (Tab 10)

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

2. Landscaping Inspection Report (Tab 11)

8. 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.

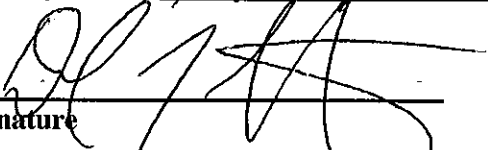
9. ADJOURNMENT

MOTION TO:	Adjourn the Rivercrest CDD Board of Supervisors meeting.
MADE BY:	Supervisor Dunn
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 07 AUG 08.



Signature



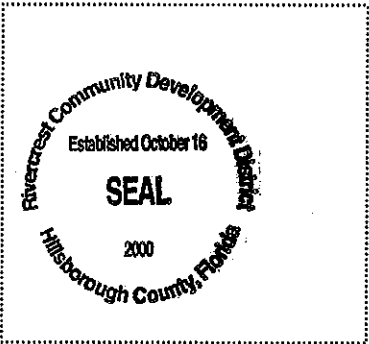
Signature

Printed Name

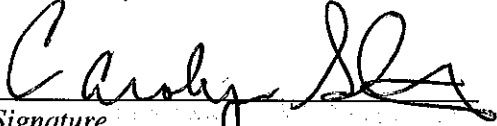
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator



Signature

8/20/08

Date