

# RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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August 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, August 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, August 6, 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
Lee Harwell	District Engineer, WilsonMiller, Inc.
Rick Reidt	Field Manager

#### Audience Members Present:

Various Residents

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

Items of discussion included:

- Landscapers discharging the weeds and grass when mowing into the pool. Mr. Reidt stated that the landscaper and a representative of Remson Aquatics will be making a site visit tomorrow to address the issues.

### **3. ENGINEER REPORT**

Mr. Harwell identified locations where drainage system could be restricting normal flow. He stated that Heidt & Associates, Inc. created the construction plans. Mr. Harwell stated that the water on three of the streets discharge into a central levy that goes underneath that sweep to the south end of Crestside Boulevard. He stated that they looked downstream and there is a channel in which the vegetation is overgrown. Mr. Harwell stated that after they review the construction plans they may be able to come back to the Board with a recommendation to resolve the issue.

Discussion ensued regarding whether District Counsel should attend the meetings in person if there are no items for them to discuss. Mr. Altman stated that he will email the Board prior to the meeting to find out if they would like for Mr. Santiago to attend or not.

#### 4. BUSINESS ADMINISTRATION

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

Mr. Leventry stated that on page two of the minutes it reflects a motion to authorize the legal team and District Management to negotiate funding agreements with the development entities subject to final approval by the Chairman. He stated that he has not been contacted in regards to the funding agreements to date. Mr. Altman stated that he spoke to Mr. Straley and Mr. Santiago and there is nothing to report yet. He stated that he is meeting with them next week and will provide Mr. Leventry with an update after the meeting.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on July 10, 2008.
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 August 2008 (Tab 2)

General questions of clarification were asked regarding the invoices from:

- Brandon Lock & Safe, Inc.
- Grau & Associates
- APEX Pest Control

No invoices were removed from consideration.

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

#### 5. BUSINESS ITEMS

##### A. Consideration of Resolution 2008-15, Adopting Fiscal Year 2009 Meeting Schedule (Tab 3)

The Board decided to continue meeting on the first Thursday of the month but changed the time to 6:30 p.m.

<b>MOTION TO:</b>	Approve Resolution 2008-15, Adopting Fiscal Year 2009 Meeting Schedule for the first Thursday of the month at 6:30 p.m. at the Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569.
<b>MADE BY:</b>	Supervisor Madill
<b>SECONDED BY:</b>	Supervisor Leventry
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**B. Review of Landscape Improvements (Tab 4)**

Mr. Reidt reviewed the landscaping summary for the Board. General discussion ensued.

Discussion ensued regarding vehicles parking on the grass and the towing policy and whether it would be a CDD or HOA issue.

**C. Feature Lighting at Rivercrest Community Center (Tab 5)**

Mr. Reidt stated that he obtained two proposals to replace and remove some of the flood light fixtures at the Community Center. He stated that the proposal from A&H Electrical Service, Inc. totaled \$3,220 and the proposal from Cornerstone Hardscapes, Inc. totaled \$3,852. Mr. Reidt stated that both quotes are for the replacement of the units with new fluorescent flood lights rather than the metal halide floods which will provide energy efficiency and repair replacement savings.

<b>TO:</b>	Approve the proposal from A&H Electrical Service, Inc. totaling \$3,220.
<b>MADE BY:</b>	Supervisor Madill
<b>SECONDED BY:</b>	Supervisor Dunn
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**D. OLM Suggested Improvements to Pool Landscaping (Tab 6)**

Mr. Reidt reviewed the improvements that OLM suggested to the pool landscaping. Mr. Altman stated that no motion was necessary to approve.

**E. Landscape Inspection Report (Tab 7)**

Mr. Reidt stated that the landscaping inspection report is for informational purposes only.

**F. General Matters of the District**  
No further matters to present.

## 6. STAFF REPORTS

### A. District Counsel

Not present.

Mr. Altman stated that they received an invoice from District Counsel in excess of \$2,000 that he did not approve. He stated that the invoice included approximately \$750 in charges related to the boundary expansion. Mr. Altman stated that he advised Mr. Santiago that he would approve the invoice excluding the charges related to the boundary expansion. He stated that there was also a previous invoice for \$400 related to the employment agreement and the missing wages that the District paid but is reversing out the charge. Mr. Altman stated that he let Mr. Santiago know if he could provide an explanation of the charges he would review with the Board what a reasonable fee was. Mr. Leventry stated that they explicitly stated that they did not want to spend more in legal fees than the value of the cost of the lost wages.

### B. District Engineer

No report.

### C. District Manager

1. Financial Statement Month Ending June 30, 2008 (Tab 8)

### D. Field Manager

1. Field Manager's Report (Tab 9)

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

Mr. Reidt stated that he received a request from a resident for the Board to authorize him to look into the cost of installing a handicap access rail along the ramp going into the pool.

<b>MOTION TO:</b>	Authorize Mr. Reidt to negotiate the price for the installation of a handicap access rail along the ramp to his spending limit.
<b>MADE BY:</b>	Supervisor Leventry
<b>SECONDED BY:</b>	Supervisor Madill
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

## 7. COMMUNICATIONS

### A. Cross Parking Riverview Montessori School of Rivercrest (Tab 10)

Mr. Altman stated that this letter was for informational purposes only. Mr. Leventry stated that a representative of Montessori Schools stated that they will work to comply with the letter. He stated that they will submit a monthly correspondence letting him know of specific dates that will require additional parking for the school.

### B. Parking on Ramble Creek Drive and Laurel Brook Court (Tab 11)

Mr. Altman stated that these letters were for informational purposes only. Mr. Leventry stated that they have not received any responses to the letters sent.

## 8. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS.

Mr. Altman asked if there were any Supervisor requests. Discussion ensued regarding hiring an off duty Sheriff to monitor the cars parking illegally. Ms. Doherty asked for a status update regarding the purchase of a pressure washer. Mr. Reidt stated that they will be cleaning the roof, the sides of the building, then paint the building during the off season.

Mr. Leventry stated that the meeting books have not been posted on the websites. Mr. Altman stated that he will ensure that the website administrator is posting the meeting books and agendas in advance of the meeting.

Mr. Leventry stated that there have been three attempted burglaries on Laurel Brook. He stated that the Board voted down to have the CDD help pay for security patrols along with the HOA. Mr. Leventry stated that there is a continuing problem in their area and he feels that they should reconsider cost sharing the security patrol with the HOA. He stated that he would like to have security patrol the community from 9:00 or 10:00 p.m. until 6:00 or 7:00 a.m. Mr. Madill requested that Mr. Reidt research the actual costs and facts regarding adding security patrol and bring the information to the Board at the next meeting.

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 Madill
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 9.9.08.

*Lisa Fernandez*  
Signature

Lisa Fernandez  
Printed Name

Title:

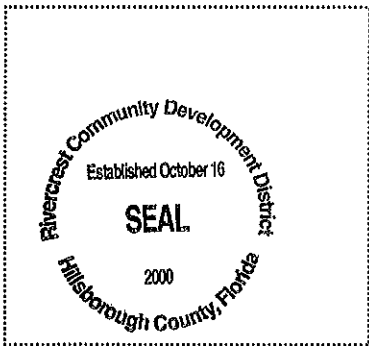
- Chairman
- Vice Chairman

*[Signature]*  
Signature

\_\_\_\_\_  
Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

*Charles F. Stewart*  
Signature

12.22.08  
Date