

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

September 4, 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, September 4, 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, September 4, 2008 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

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
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Rick Reidt	Field Manager

Audience Members Present:

Various Residents

2. AUDIENCE COMMENTS ON AGENDA ITEMS

Items of discussion included:

- Locations of the No Trespassing and No Fishing signs and whether there is a need for additional signs
- Security Patrol
- Who the No Trespassing and No Fishing signs apply to

3. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board Meeting held on August 7, 2008 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on August 7, 2008.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

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

Items of discussion included:

- Inability to read the descriptions and findings on the invoice from Apex Pest Control

Mr. Madill requested that Ms. Stewart make her report before moving on with administrative item.

C. Presentation of Engineer's Report on Drainage System

Ms. Stewart stated that she could not find any evidence of a drainage problem anywhere. She stated that on the south of the corner crossing where there was a suggestion to possibly cleaning out to improve water flow it is all wetland area so their ability to clean it out is somewhat restricted. Ms. Stewart that the District could hire an Environmental Consultant to remove the nuisance vegetation. She stated that it is considered a wetland area so the District will have to stay out of it unless they do have additional drainage problems. Ms. Stewart stated that it is her recommendation that they monitor the area but leave it alone until a problem arises.

D. Discussion Regarding Boundary Amendment

Mr. Altman stated that either St. Joe Paper or the company that has absorbed the former development has requested that the District receive and accept the deeds to the lakes and to the properties that were still in the Developers name. He stated that Mr. Santiago is processing the request. Mr. Altman stated that they are trying to accommodate the request simultaneously with discussions in getting them to support the effort to go back and correct the boundaries. He stated that he, Mr. Santiago, and Mr. Straley had a conference call to discuss the boundary issues. Mr. Staley has confirmed with a representative of St. Joe Paper the \$7,500 contribution that they are willing to make.

Mr. Santiago stated that they have been looking for contributions from both the developer and 301 Partners. He stated that Mr. Straley has been able to secure a commitment from the developer for \$7,500. Mr. Santiago stated that they requested that 301 Partners contribute \$20,000 towards the cost to finish the petition to amend the boundaries. He stated that this afternoon 301 Partners informed that at this point and time they are not prepared to make that commitment. Mr. Santiago stated that he advised them since the property is still within the boundary that the Board has the option and may be required to consider assessing that property. Mr. Santiago stated that the option available to the Board which is probably the most effective is to commence with the assessment process. Mr. Altman offered to prepare for the assessment process. He stated that they would need to do an analysis of what benefits that property received if any. Mr. Altman requested that the Board authorize him to work with Ms. Stewart to review the original Engineer's Report, the infrastructure that was built, and the site so that Ms. Stewart could provide an opinion on what benefits the property received.

TO:	Authorize DMS, LLC to commence with preparing an analysis study for assessments of the property owned by 301 Partners.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Dunn
DISCUSSION:	Discussion ensued regarding the possible ramifications of assessing the property.
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Mr. Altman stated that he, Mr. Santiago, and Mr. Straley have a meeting with Hillsborough County on the 22nd and their intent is to get the \$7,500 and negotiate down to a reasonable level Hillsborough County's fee so they can get a petition in to begin the expansion process. He stated that given the consents that they have all of the debt service will not be covered. Mr. Altman stated that the debt service can be paid by the District this year but going forward the issue will need to be resolved.

E. Consideration of Operations and Maintenance Expenditures September 2008 (Tab 2)

The Board continued reviewing the Operations and Maintenance Expenditures for September.

Items of discussion included:

- Over billing for unauthorized services by A & H Electrical Services, Inc.
- Services provided by Deloitte Tax, LLP
- Research is being done regarding the charges from Amsafe Domestic Security, Inc. for lightning strikes being covered by insurance

MOTION TO:	Approve the Operation and Maintenance Expenditures, September 2008 (\$62,854.52)
MADE BY:	Supervisor Dunn
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

F. Consideration of Series 2007 Construction Requisitions September 2008 (Tab 3)

There were no requisitions processed during September.

4. BUSINESS ITEMS

A. Consideration of Lighting Rod Installation (Tab 4)

Mr. Altman stated that the Board requested quotes on lightning rod systems for the clubhouse. Mr. Reidt reviewed the quotes received from the vendors. He recommended that the Board approve the proposal from W.B. Lightning Rods for \$3,500 for an aluminum wire system. Mr. Madill stated that he is not for the purchase and installation of a lightning rod system. Mr. Reidt stated that he is comfortable with the system they have in place currently. He stated that they have an electrical surge system on the outside box. Mr. Reidt stated that it is not a TECO system therefore TECO will not guarantee it. The Board decided to not approve the installation of the lightning rod.

B. Discussion Regarding Security Patrol (Tab 5)

Discussion ensued regarding whether they should table this item due to Mr. Leventry requesting the discussion and he is not attendance at this meeting. Mr. Madill stated that the security patrol for HOA has nothing do with security patrol for the CDD. He stated that they do not have the funds for security patrol in the budget and they can not take the funds from any other line item in the budget. Mr. Madill stated that the only other line item that they can take the funds from is the reserves and if they take the funds from the reserves they will have to take a loan this year. He stated that according to Mr. Santiago the CDD can not use its funds for the protection of resident's homes. Mr. Madill stated that he is for the hiring of a police officer to ticket the vehicles parking illegally.

TO:	Deny the expending of funds for security patrol of neighborhood.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

C. Review of Series 2001 Arbitrage Report (Tab 6)

Mr. Altman stated that the reports are done to ensure that the District doesn't earn more money on the bond money that it is holding than it owes on the debt. Mr. Altman stated that the report is stating that there is no problem and that the required annual review by an outside agent has been completed.

D. Approval of Palm Tree Replacement (Tab 7)

Mr. Reidt stated that there are four Washingtonia palm trees at the south end of the Autumn Creek at Crestside Boulevard that were directly hit by lightning and are dead. He stated that he obtained a quote for the removal of the trees and replacement trees for \$2,600 from Greenview Landscaping, Inc. Mr. Reidt stated that they could wait until December to remove and replace the palms so the billing is in the next fiscal year.

TO:	Approve the Washingtonia palm tree replacement proposal from Greenview Landscaping, Inc. for \$2,600.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. General Matters of the District

No further matters were presented.

5. STAFF REPORTS

A. District Counsel

No further report.

Mr. Altman reviewed the Board's discussion from the previous meeting in regards to deciding whether Mr. Santiago's attendance at each meeting is necessary. Mr. Madill stated that he would like Mr. Santiago to be in attendance at every meeting to make sure the Board is following the guidelines and to answer questions. The Board agreed with Mr. Madill's recommendation.

B. District Engineer

No further report.

C. District Manager

1. Financial Statement Month Ending July 31, 2008 (Tab 8)

D. Field Manager

1. Field Manager's Report (Tab 9)

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

Discussion ensued regarding the lack of a quick turnaround time for maintenance items requested by the Board.

Ms. Doherty stated that it has been 120 days since she requested to have the purple flowers that are dead at the entrance way into the villas removed. She asked when the mulching was going to be done. Mr. Reidt stated that mulching is typically done during the non-rogue season of the year. He stated that recently there has been a lot of grass growth, planktons, bed changes, etc. Mr. Reidt stated that they will do some mulching and in October or November they will do the remainder of the mulching in the community. The Board discussed the quality of service they are receiving from OLM, Inc. Mr. Reidt stated that he will have Larry, a representative of Greenview Landscaping., attend the next meeting to address the Board's issues.

Public comments were entertained regarding the services being provided by OLM, Inc.

Mr. Madill stated that he feels the landscaping company is doing a fair and diligent job and that Mr. Reidt could oversee the landscapers. Discussion ensued regarding the job responsibilities that Mr. Reidt has currently. The Board discussed the expiration date and the termination notice of the contract with OLM, Inc. Mr. Madill stated that there should be an item on the agenda for the next meeting to discuss possibly eliminating the services of OLM, Inc.

Ms. Doherty asked for clarification on what Salynna Cox's job title was. Mr. Reidt stated that she is the Assistant Field Manager. Mr. Reidt stated that there will no further events run by the CDD as per the direction from the Board. Mr. Reidt asked Ms. Doherty if he could set up a time for them to meet with Larry to discuss the landscape issues. Ms. Doherty replied affirmatively.

2. Fence Enclosure Repair (Tab 10)

Mr. Reidt stated that at the request of the Board he obtained quotes to shrink the size of the enclosure and repair the damage done. He stated that this will leave a well head only in the open and it will be covered by plantings at a minimal cost by Greenview Landscaping, Inc. Mr. Reidt recommended approving the proposal from Brian's Fence, Inc.

TO:	Approve the proposal from Brian's Fence for the fence enclosure repair at a cost of \$1,060.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Mr. Altman stated that he received a request from Louis Brown, the Community Association Manager, to install a pump on CDD property for irrigation in a bill of lots. He stated that he will need to speak to Ms. Stewart in regards to the permits required and if the CDD has the ability to permit the pump. Discussion ensued regarding the process that would need to be taken.

TO:	Authorize the installation of a pump on CDD property by the HOA (subject to the approval by the District Engineer).
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Mr. Altman stated that there was an individual who rented property on Crest Lake Village Drive. He stated that the individual was under the understanding the property was on District property therefore would be able to access the community pool. Mr. Altman stated that the real estate company told the individual he would be on District property. He stated that the real estate would be willing to pay the non-resident fee but would like to make payments which in the past the District has not allowed. The Board decided to not allow the real estate company to make payments for the non-resident fee.

6. 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. There were none.

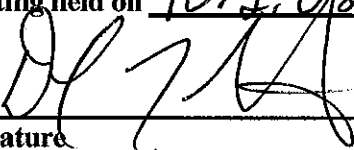
7. ADJOURNMENT

MOTION TO:	Adjourn the Rivercrest CDD Board of Supervisors meeting.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Dunn
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - 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 10.2.08.



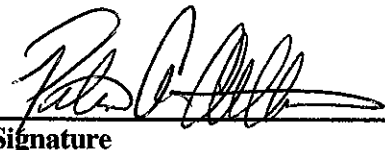
Signature

Daniel J. Leventy

Printed Name

Title:

- Chairman
- Vice Chairman



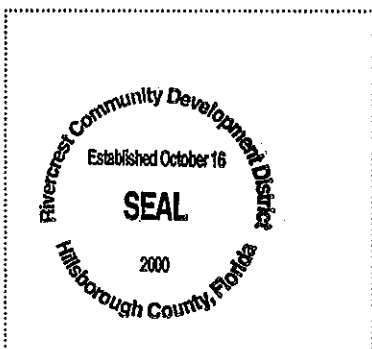
Signature

PETER A. ALTMAN

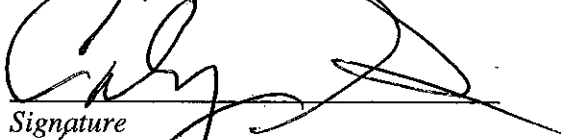
Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator



Signature

10/20/08

Date