

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

November 5, 2009 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, November 5, 2009 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, October 8, 2009 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

Daniel Leventry	Chairman
Lisa Fernandez	Vice Chairman
Robert Madill	Supervisor
Linda Doherty	Supervisor
Esther Torres	Supervisor (<i>joined meeting in progress</i>)

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Mark Basurto	District Counsel, Bush Ross, P.A.
Rick Reidt	Field Manager

Audience Members Present:

Larry Rhum	Greenview Landscaping, Inc.
Residents	

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. AUDIENCE COMMENTS ON AGENDA ITEMS

Items of discussion included:

- Review of security services quote and vendor presentations
- Landscape improvement discussion with Mr. Rhum of Greenview Landscaping, Inc.

4. STAFF REPORTS

1. District Counsel

Mr. Basurto stated that has been in contact with Ms. Bryan of the church congregation in regards to the bond issues. He stated that they were hoping that something might happen at this meeting. Mr. Basurto stated that once an agreement was concluded between the lawyers it would be put in front of the Board for approved. Mr. Basurto stated that the CDD is not required to do anything in regards to the bond issue other then hold a public meeting.

Mr. Basurto stated that he is currently working on drafting the deed that will allow us to take the two parts of the property easement at the freeway. They are hoping to have that done by the end of next week.

2. District Engineer
Not present.

5. OLD BUSINESS

A. Update on Boundary Expansion

Proceeding with the preparation for the boundary amendment and the completion of the deed that brings the lake into the boundary of the District.

6. BUSINESS ADMINISTRATION

1. Consideration of Minutes of the Board of Supervisors Meeting on October 8, 2009 (Tab 1)

Mr. Altman reviewed the minutes with the Board.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting on October 8, 2009.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

2. Consideration of Operations and Maintenance Expenditures November 2009 (Tab 2)

Mr. Altman reviewed the expenditures with the Board.

Items of discussion included:

- Ms. Doherty asked about the advertisement for the date change. Mr. Altman said that instead of re-advertising the meetings they will continue December meeting dates and this would be correct.

MOTION TO:	Approve Operations and Maintenance Expenditures November 2009.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

7. BUSINESS ITEMS

A. Review Security Services Quotes (Tab 3)

A typographical error was noted on the memo under Tab 3 in the meeting book. It was stated that the Bales security quote for the Deggy Scan System was typed incorrectly and should have been priced at \$850 not \$642.

Ms. Fernandez asked why they got a bid from U.S. Security and stated that U.S. Security was on 30 day cancellation notice. Mr. Reidt was asked if he contacted U.S Security for a quote. He stated he was instructed to do so by the Supervisors when the cancellation was approved.

Mike Stuart from U.S. Security presented his firms' proposal to the Board. He stated that he is the Supervisor of Security for US Securities Associates. Mr. Stuart stated that he has been with the company since 1998 and before that he was in the armed forces. He is currently a branch manager and has about 350 underneath him that he manages.

Proposal was as follows:

U.S. Security: (\$13.20 an hour, \$967 a month vehicle and cell included. Holiday paid at 150% of hourly rate. 8 days \$316.80)

40 Hour Week with vehicle and cell	\$39,416.00 Annual Total without Holiday Pay
56 Hour week with vehicle and cell	\$50,398.72 Annual Total without Holiday Pay
Scan System	Included in Contract

Mr. Stuart sated that all the sites would be visited to make sure they have been checked by the security guard. He stated that they have contacted the company that provides the BS 3000 system and the system works by key buttons around the property. Mr. Stuart stated that it will down load the key and they will have the printouts. He stated that they are able to check where a particular incident occurs. Mr. Reidt asked how the keys work. Mr. Stuart stated that once the keys are put into the stations, they are recognized that point.

Mr. Altman clarified with Mr. Stuart that the key system allows for the system to show the whereabouts of the security officer during their daily routes. He confirmed that if the officers do not go to a particular station it would show up in their daily logs.

Mr. Altman clarified the cell phone was included in the contract price. He asked if the phone would have a camera. Mr. Stuart stated that a camera can be provided if one was required and there would be no charge.

(Ms. Torres joined the meeting in progress.)

A representative of The Budd Group presented their proposal. Proposal was as follows:

(\$14.76 an hour, \$1,200 a month vehicle and \$50 a month for cell. Holiday paid at 150% of hourly rate. 8 Days \$472.32).

40 Hour Week with vehicle and cell	\$45,700.80 Annual Total without Holiday Pay
56 Hour week with vehicle and cell	\$57,981.20 Annual Total without Holiday Pay
Active Guard System	\$ 1,200.00 Annual Billed Monthly at \$100

The representative of The Bud Group stated that they believe in the perfect fit and they will take the District's budget and custom fit their plan. He stated that they believe that the employees should be out in the field interacting with the customer and dealing with issues that arise. They would meet with Mr. Reidt on a regular basis and any other person that may want to be present. He stated that they go out on a regular basis and do inspections in the evening to ensure that the security officers are awake and being diligent. He stated that they would also politely enforce the rules set by the CDD. He stated that they also provide a live person 24/7 not an answering machine and if there is an incident on the daily log they will contact the appropriate person.

Mr. Reidt stated that the 40 hours was within the budget and the 56 hours was outside of the target budget. The representative of The Bud Group stated that with some work the 56 hours could be tailored to fit the budget.

Joe McGee of Bales Security presented their proposal to the Board. The proposal was as follows:

(\$13.50 an hour, \$800 a month vehicle and \$50 a month for cell. Holidays paid at 150% of hourly rate, 8 days = \$432.00).

40 Hour Week with vehicle and cell	\$40,287.60 Annual Total without Holiday Pay
56 Hour week with vehicle and cell	\$52,305.84 Annual Total without Holiday Pay
Deggy Scan System	\$ 642.00

Mr. McGee stated that officers with Bales Securities are very professional from the way they dress to the way they conduct business. He stated that they are responsive and reliable and ready to take care of the communities needs. Mr. McGee stated that Bale Security has a TIM program (Train-In-Mentor). He stated that they train their officers in the environment and go out for key training with check lists fitted to the community they are providing security to. Mr. McGee stated that the Operations Manager is out on site for the first week and he is out on site for the first three days. He stated that when their officers make a mistake we mentor them and also praise them when they do a good job. Mr. Magey stated that the reports are very detailed and very thorough. He stated that they do not tolerate our employees saying "in the last hour everything was secure, or everything was ok during this time period". Mr. McGee stated that their website is unique from others. He stated that each individual with have their own password and they will be able to do invoicing and look DAR's and reports at anytime. Mr. McGee stated that normally all reports are on the website within 3-4 days but if the incident is very serious a hard copy of the report is available instantly. He stated that they would contact the County Sheriffs Department to make them aware that they are the security company for the community.

It was stated that Mr. McGee is a home owner in the Rivercrest Community. Ms. Fernandez stated that Mr. McGee has a vested interest in maintaining the community.

Ms. Fernandez stated that the number one priority is their budget and the price. She stated that US Security lowered their price. Ms. Fernandez asked if Bales could lower their price to match US Security's price. She stated that US Security's had included the scan system and a camera so they can take pictures. Mr. McGee's response to the question was he would have to think about lowering the price and providing the cell phone and scan equipment as part of the contract price.

Mr. Altman asked about the interfaces and the knowledge of the other supportive security systems they have. Mr. McGee said if they are awarded the contract they make all the necessary appointments to coordinate all the security issues.

Mr. Leventry asked if Mr. Reidt was the only person that had complained about the services provided by US Security. It was stated that Mr. Reidt was not the only person that had complained. It was stated that they had video tape of the security officers sitting around the common areas. Mr. Altman stated that U.S. Security had removed that individual from the detail and rectified the situation. Ms. Fernandez stated she liked U.S. Security. The Board had some concern that Mr. McGee is a resident of the District. Mr. Altman stated that in past experiences it was in the communities favor that a resident was actively involved.

MOTION TO:	Retain U.S. Security for a 56 hour week with the cell phone and the 30 day termination clause. Allow for some flexibility for hours and holiday pay. Price to include the camera and the scanner. Total price not to exceed \$50,000. They are to be informed that if they do not perform the Board will exercise the 30 day termination notice. Mr. Reidt to make sure the service is brought back up how it was when U.S. Security first started working for the District.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/2 - Motion passed (Supervisor Torres and Doherty opposed)

B. Review Clubhouse Parking Renovation Quotes (Tab 4)

A recommendation was made to select All Asphalt Services even though they are \$150 higher in price but they are going to grade out and replace the bad areas instead of just patch them. The CDD will coordinate with the schools as the asphalt will be wet for a few days. Ms. Fernandez asked if they had references for All Asphalt Services. It was stated that they were recommended by DMS.

MOTION TO:	Approve proposal from All Asphalt Services for \$6,470 to resurface the clubhouse parking lot.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. Review Playground Cleaning Proposal (Tab 5)

After a discussion, no Board action was taken.

D. Consideration of Community Newsletter (Tab 6)

MOTION TO:	Approve the Community News Letter.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

E. Consideration of D n D Just 4 Fun (Tab 7)

MOTION TO:	Approve D & D just for Fun proposal.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

F. Consideration of Zumba Classes (Tab 8)

Ms. Bucciarelli, a resident, stated that she has been interested in having a Zumba class and currently attends a class. Additional residents expressed interest in having the class.

MOTION TO:	Approve the Zumba class with a 10% user fee and hold harmless agreement.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

G. Landscape Improvements (under separate cover)

MOTION TO:	To put white poinsettia's only outside the club house and all of the streets that have entryway and cap only and buildings. Cost will be \$1,100.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Rick asked Mr. Rhum to get pricing to replace the 3 sections on the playground that has the mulch. It was stated that it is about 17 yards of mulch. It was stated that the cost will be \$249 per yard. He stated that he thinks he may be able to get a better price on the mulch. Mr. Leventry asked how much is spent a year. The community spends about \$300,000 per year. He stated to go ahead with the mulch for the playground. Ms. Fernandez stated that they should wait until the gas prices come down. Mr. Rhum is going to check around to find a better price.

MOTION TO:	Approve Captiva Kay \$990 Proposal.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

MOTION TO:	Approve Sims Road lift station \$740 proposal.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Discussion ensued regarding the five year plan for the proposed replacement of the turf on the berms with some confederate jasmine and a price will be identified at some point in the near future. It was stated that a decision does not have to be made on the mini parks or additional landscaping until next year.

Mr. Altman stated that the Board has been saving \$1,200 a month and Mr. Altman would like to take maybe up to 1 month of the \$1,200 and use the money to get a landscape advisor and prepare a proposal of mini park concepts throughout the community with a proposed cost estimate.

H. General Matters of the District

No further matters were presented.

8. STAFF REPORTS

A. District Manager

1. Financial Statement Month Ending September 30, 2009 (Tab 9)
2. Construction Financial Statement Month Ending September 30, 2009 (Tab 10)

B. Field Manager

1. Manager's Report (Tab 11)
 - i. Landscape Inspections (Tab 12)
 - ii. Aquatics Report (Tab 13)

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Altman asked how the Board wanted to handle the employees with the holidays and reviews. The Board requested that Mr. Altman take care of the reviews within the allotted budget. Mr Altman was to handle all personnel issues within the budget.

10. COMMUNICATIONS

Ms. Torres wanted to know about Teco and the street lights. Mr. Reidt stated that Teco lights are separated out and would require the creation of a separate lighting district. The county will not assume responsibility for the type of lights put in on Symmes Road. Mr. Reidt and Mr. Canorro are working on the issue.

11. ADJOURNMENT

MOTION TO:	Adjourn the Rivercrest CDD Board of Supervisors meeting.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
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 December 3, 2009



Signature

Peter Altman

Printed Name



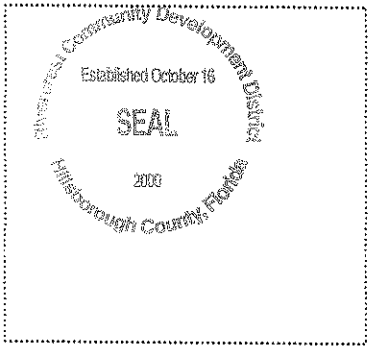
Signature


Dan Leventry

Printed Name

Title:
 Chairman Assistant Secretary
 Vice Chairman

Title:
 Secretary CHAIRMAN
 Assistant Secretary



Recorded by Records Administrator


Signature

12/15/09

Date