

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

December 3, 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, December 3, 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, December 3, 2009 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

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

Residents

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience comments.

4. STAFF REPORTS

1. District Counsel

Mr. Basurto stated that Staff has finalized the agreement with the East Congregation of Jehovah Witnesses and executed the agreement on behalf of the District. He stated that they need to get the agreement notarized then he will obtain the signatures of the congregation. Mr. Basurto stated that the agreement will become effective once signed by all parties. He stated that the agreement has been reviewed by him and the congregations counsel and all parties have agreed to the terms. Mr. Basurto stated that Staff has also completed the preparation of two quick claim deeds whereby Rivercrest LLC or St. Joe is going to deed over two pieces of property to the District. He stated that there is also an easement that is being granted to the District with respect to the entryway. Mr. Basurto stated that Staff has prepared the documents, given them to the property owners, and are just awaiting their approval and signature so that Staff can submit to the court.

Mr. Basurto stated that he, Mr. Altman, and Ms. Johnson met with the County earlier that week to discuss the boundary expansion. He stated that they discussed the process and the methodology to ensure that the County was on the same page. Mr. Basurto stated that the County seemed very amenable to the time table that they suggested and to possibly giving the District a discount on the application fee which was originally \$15,000. He stated that upon receipt of a letter from the District explaining why they needed the amendment, he feels that the County will discount the fee by 50%. Mr. Basurto stated that they are planning to submit the application to the County prior to the end of the month. Discussion ensued regarding the Jehovah Witnesses construction plans and time table.

2. District Engineer
Not present.

5. OLD BUSINESS

A. Discussion on TECO and District Street Lights

Mr. Reidt stated that he and Mr. Canorro have been working together on a plan. He stated that it will be a negotiation process with the County.

6. BUSINESS ADMINISTRATION

1. Consideration of Minutes of the Board of Supervisors Meeting on November 5, 2009 (Tab 1)

Mr. Reidt stated that on page three of the minutes; the first motion box reflects the incorrect Supervisors. He stated that Ms. Torres made the second and Ms. Fernandez was opposed to the motion. Mr. Altman stated that he will amend the minutes accordingly.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting on November 5, 2009 (as amended).
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

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

Mr. Altman reviewed the expenditures with the Board. General discussion ensued regarding the invoices.

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

7. BUSINESS ITEMS

A. Review of Community Room Furniture (Tab 3)

The Board discussed which chairs would last the longest and be the best for the community room. A request was made for color copies to be included in the meeting book so the Board can make an educated decision. Discussion ensued regarding whether there was a need for chair dollies or not.

MOTION TO:	Approve the purchase of (60) CHS522 Round Back Stack Chairs with black frame and blue pin dot fabric at a price of \$40.75 per chair.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Approve the purchase of chair dollies for a total cost of \$341.76.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/1 - Motion passed (Supervisor Madill opposed)

Mr. Reidt reviewed the available options in folding tables for the Board. Discussion ensued regarding the size table needed as well as how many they needed.

MOTION TO:	Approve the purchase of (10) TAF201 - 30" x 72" folding tables in stone grey at a cost of \$81.10 per table.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Approve the purchase of (1) TRT106 Folding Table Horizontal Caddy at a cost not to exceed \$200.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Review of Shade Structure (Tab 4)

Discussion ensued regarding there was a need for a shade structure at this time. Mr. Reidt stated that a shade structure would not fit well with the water feature running and there will be a problem installing a shade structure anywhere around the water feature. After further discussion, the Board directed Mr. Reidt to purchase a table, and umbrella for the patio area instead of placing an additional shade structure.

C. General Matters of the District

Mr. Altman stated that at the last meeting, the Board authorized Staff to move forward with the new security contract. He stated that in reviewing the contract and comparing it to what was presented in the meeting book, the numbers did not match up. Mr. Altman stated that the proposal was approved at \$50,000 and the per month car charges and other miscellaneous charges are on a variable rate that is higher than what staff thought it would be. He stated that the way the contract was written would exceed the \$50,000 that the Board approved. Mr. Altman stated that he made some manual amendments to the contract to keep the cost at \$50,000. After further discussion, the Board directed Staff that if the security company can not fulfill the needs of the District at the terms approved; the District will look to another company to provide the services. Mr. Altman stated that he will provide an update to the Board in the next month.

Mr. Altman stated that there have been several residents that have contact the District regarding the Chinese drywall issue looking for a reduction in their CDD assessments. He stated that the CDD has no ability to lower any property owner's assessments due to this issue.

Mr. Altman stated that the District needs to complete the removal of the sewer billing on the pool. He stated that Staff has pulled the permits and has obtained a proposal for plumbing and septic service to do as the County requires. Mr. Altman stated that doing this will remove the super charges and get the District the charges back within a year. He asked for a motion to approve the proposal with a not-to-exceed cost of \$1,400.

MOTION TO:	Approve the meter and back flow plumbing to isolate pool water use proposal not to exceed \$1,400.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

8. STAFF REPORTS

A. District Manager

Mr. Altman stated that he and Mr. Reidt have identified some pay increases that are appropriate for several employees and in lieu of bonus, the District has given the employees a pay increase to bring them to a level that is more sustainable.

B. Field Manager

1. Manager's Report (Tab 5)

General discussion ensued regarding Mr. Reidt's report.

(Mr. Leventry joined the meeting in progress.)

- i. Landscape Inspections (Tab 6)
- ii. Aquatics Report (Tab 7)

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no Supervisor requests or audience comments related to CDD business.

10. COMMUNICATIONS

There were no communications.

11. ADJOURNMENT

MOTION TO:	Adjourn the Rivercrest CDD Board of Supervisors meeting.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
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 January 7, 2010

[Signature]
Signature

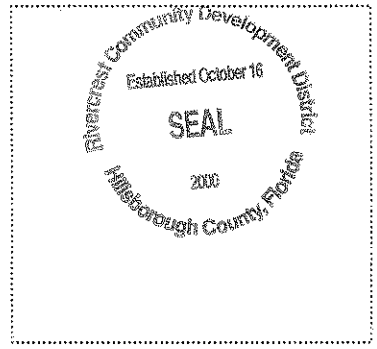
Daniel J. Leventy
Printed Name

[Signature]
Signature

Peter Altman
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator
Kristen Brunelle
Signature
10/13/10
Date