

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

May 6, 2010 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, May 6, 2010 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. Leventry called the regular meeting of the Board of Supervisors of the Rivercrest Community Development District to order on Thursday, May 6, 2010 at 6:00 p.m.

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

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

Audience Members Present:

Residents

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. AUDIENCE COMMENTS ON AGENDA ITEMS:

A Trustee addressed the Board and thanked them for grant agreement and quoted a section of the agreement which allowed for a public hearing on or before May 1 (year not stated) for the levying and special assessment of property. The Trustee indicated the public hearing had not been set and requested a response from the District confirming its intention to provide them with a public hearing to consider their request for relief from the Series 2006 Bond assessments. Mr. Basurto indicated he communicated with them and that the hearing would take place after the boundary amendment process was completed.

4. PROFESSIONAL SERVICES:

A. District Counsel

Mr. Basurto presented a draft of a letter addressed to Mr. Roberto Jackson a former employee with Rivercrest. Mr. Basurto stated there was an incident at the clubhouse that took place on April 3, 2010 involving Mr. Jackson in which he engaged in a confrontation with a couple of employees and he made threatening verbal comments/remarks and the police were called and a police report was made. Mr. Basurto drafted a stay away order (*Exhibit A*) stating Mr. Jackson can not be on the property at all and was seeking the authority of the Board to issue the letter. The Board concluded to authorize District Counsel to issue the letter to Mr. Jackson restricting him from coming onto CDD property.

Mr. Basurto presented an updated spreadsheet regarding the boundary expansion (*Exhibit B*) and stated he had gotten another signed consent and also a final judgment for dissolution of marriage that would eliminate the need to obtain a consent from the spouse of one of the residents; which was obtained a few weeks ago. Mr. Basurto continued to state there are four properties left for which there are no consents and he is working on trying to obtain them; one of the properties is empty and in foreclosure; one of the properties there has been no response; and there is some reluctance by one of the owners to sign on

53 another property. District Counsel was instructed to suspend the resident's privileges if he did not comply with signing the consent.

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 56 Mr. Basurto updated the Board regarding the TFCO lighting issue and stated he had three contracts in his possession; two of the contracts were only one year contracts and they have expired. Mr. Basurto stated that they are working with a representative from TFCO to work around the issue of turning the lights off, rather than create a lighting district that was previously discussed, it appears it should not be too much of an issue to get this accomplished. Mr. Basurto continued to state one of the contracts is for seven years and is trying to track down the date it actually expires because the actual seven year period doesn't run until the lights are turned off, the reason it is seven years is because they are trying to recover their capital outlay for installing the lights. Once the date of the contract has been determined which is thought to have been done in 2003, if the lights were installed soon thereafter, an expiration would be sometime this year and can get this taken care of. It is expected that all of this will be sorted out in the next couple of weeks.

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 68 Mr. Basurto stated that there is a fully executed easement agreement for the signage parcel and now that the document has been signed it can be recorded; the other parcels for which there is a conveyance have been recorded.

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 72 B. District Engineer – Review of long range community planning

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 74 **5. OLD BUSINESS:**

75 A. Update on Florida Back to Work Program

76 Mr. Altman stated the person that was in charge of the Hillsborough County Workforce Board was terminated two weeks ago. Mr. Altman met with the replacement last week, and stated the contracts are complete and interviews have occurred and it is hopeful someone will be hired within the next few days. Discussion ensued regarding the number of staff members and the staff training.

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 81 **6. BUSINESS ADMINISTRATION:**

82 A. Consideration of Minutes of the Board of Supervisor for April 1, 2010 (Tab 1)

MOTION TO:	Approve the minutes of the Board of Supervisor for April 1, 2010 with correction of Supervisor Dougherty's name
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Dougherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:18:53)

MOTION TO:	Approve Operations and Maintenance Expenditures March 2010
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Dougherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (0:34:59)

90 B. Consideration of Operations and Maintenance Expenditures May 2010 (Tab 2).

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100 C. Review of Financial Statement (O & M) ending March 31, 2010 (Tab 3)
 101 The Board reviewed the financial statement (operations & maintenance) ending March 31, 2010. No
 102 action was required or taken.
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 104 D. Review of Financial Statement (Construction) ending March 31, 2010 (Tab 4)
 105 The Board reviewed the financial statement (construction) ending March 31, 2010. No action was
 106 required or taken.
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108 **7. BUSINESS ITEMS:**

109 A. Presentation of Proposed FY 2011 Budget (Tab 5)
 110 B. Resolution 2010-01 Setting Budget Public Hearing (Tab 6)

111 The Board reviewed the proposed operating budget for FY 2011 which consisted of the Budget
 112 Introduction, Operating Budget Fund Balance Projections, Operating Budget Comparative Analysis,
 113 General Fund 001 Descriptions, Debt Service Fund 200, Cash Projections and Schedule of Annual
 114 Assessments. Discussion ensued regarding the date of the public hearing. Mr. Altman will be
 115 responsible for placing the proposed budget on the community website. Mr. Altman noted the
 116 reduction/decrease in expenditures with "financial & administrative", "electric utility services", and that
 117 certain expenditures would remain the same and noted that Management services will also remain the
 118 same, it would be at the Board's discretion to discuss an increase if they deemed necessary. Mr. Altman
 119 noted that District Counsel services would remain the same also. Mr. Altman continued to note there is
 120 an increase in the "parks and recreation" line item of \$10,780 for capital improvements. Mr. Altman also
 121 noted \$50,000 put in the capital reserve account. Mr. Altman also reviewed the cash projections for the
 122 District as of March 1, 2010 and FY 2011 Annual Assessments. Mr. Altman reviewed the impact of a 1%
 123 increase in the total annual assessment levy as requested by Mr. Madill. Discussion ensued regarding
 124 whether or not to increase the budget by 1%.

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 126 The Board reviewed resolution 2010-01 a resolution of the Board of Supervisors approving a proposed
 127 budget for the Rivercrest Community Development District for FY 2011, setting a hearing for public
 128 consideration of the same.

MOTION TO:	Approve proposed operating budget for FY 2011 and resolution 2010-01 setting a public hearing for August 5, 2010.
MADE BY:	Supervisor Leventy
SECONDED BY:	Supervisor Torres
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously (0:41:35)

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 140 Mr. Altman updated the Board on the 2006 Bond Series and that things are at a point now that it is
 141 possible to initiate a new hearing on the assessments, and ultimately run that simultaneously with the
 142 process pointed out by the County, and to place an advertisement in the newspaper setting a public
 143 hearing, to identify those properties and make them work in conjunction with that. Mr. Altman continued
 144 to state the issue that would come before the Board, in that when the District has the additional properties
 145 that it is expected to make the assessments, and that the district has experienced an excess of equivalent
 146 units over obligations versus a deficit, and are looking at how to spread that around (i.e. how the
 147 additional coverage is distributed). (0:48:00)
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8. STAFF REPORTS:

A. District Manager

B. Field Manager's Report

The Board reviewed the proposal regarding the "Rivercrest Park Landscape Improvements" for 17 parks throughout the District (*Exhibit C*). It was noted the proposal's total estimated cost was \$176,000. Discussion ensued regarding the additional items outlined in the proposal for each of the mini parks. The Board members went through each of the individual parks summary sheets and identified "additional items" they would like to keep included in the proposal and identified items they wanted deleted from the proposal. It was noted that after deleting the unwanted items from the parks landscaping proposal the Supervisors eliminated \$45,000 of unwanted items from the proposal; the total landscaping proposal after the deletions was estimated at \$131,000. Mr. Altman informed the Board of another five year landscaping plan which was estimated at \$155,000; \$55,000 would be utilized for irrigation for the berm. Further discussion ensued regarding the landscaping budget and the two different proposals. Mr. Reidt will be responsible for speaking with a representative from Cornerstone to ask what their plans are regarding the plant materials, long term irrigation and warranty information. Further discussion ensued on how to proceed with respect to the landscaping and irrigation for the berm. Mr. Leventry requested to see a revised presentation from Cornerstone inclusive of pictures of the parks, the playground, park benches and discussion on the irrigation. Management and Mr. Reidt will be responsible for contacting Cornerstone to provide a revised presentation to Board.

MOTION TO:	Start irrigation of the berm at \$31K to start the 5 year plan for landscaping.
MADE BY:	Supervisor Dougherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously (1:39:48)

178 Mr. Reidt presented website information on "Celebration Turf". Celebration is the result of 10+ years of development by Australia's most accomplished turf grass breeder and green keeper, Rod Riley. Mr. Reidt recommended to the Board the utilization of the turf grass in certain areas of the community instead of the currently used St. Augustine grass. Discussion ensued regarding the use of the Bermuda grass. Mr. Reidt will be responsible for having a strip of Bermuda grass installed along Symmes Road by water table #32. Management and Mr. Reidt will be responsible for having a presentation by Greenview Landscaping on turf at the next Board meeting.

1. Manager's Report (Tab 7)

i. Landscape Review and Grade Sheet (Tab 8)

188 The weeds around the pool area were questioned. Mr. Reidt will be responsible for having the weed removed around the pool.

ii. Weekly Landscape Reports (Tab 9)

iii. Aquatics Report and From the Shed (Tab 10)

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194 9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS:

195 Ms. Dougherty questioned the information regarding the seats that are up for election. Mr. Altman will be
 196 responsible for providing the Board members with the information for the seats for election.

197 Mr. Altman announced the number of qualified electors in the Rivercrest CDD being at 1, 785. Mr.
 198 Altman will be responsible for placing the election information on the community website. Discussion
 199 ensued regarding seats up for election.

200 Ms. Dougherty commented on her neighbor's complaint regarding swearing and the use of alcohol at the
 201 pool area. Mr. Reidt will be responsible for addressing the swearing and the use of alcohol at the pool
 202 area.

203 It was recommended to post the agenda and the meeting book on the community website. It was also
 204 recommended to update the HOA information on the community website. Mr. Altman will be
 205 responsible for posting the agenda and meeting book on the community website, as well as coordinate to
 206 have the HOA information updated on the community website.

207 10. COMMUNICATIONS

208 11. ADJOURNMENT:

209 MOTION TO: Adjourn the meeting for River Crest Community
 210 Development District for May 6, 2010.
 211 MADE BY: Supervisor Fernandez
 212 SECONDED BY: Supervisor Torres
 213 DISCUSSION: None further
 214 RESULT: Called to Vote: motion PASSED
 215 5/0 - Motion passed unanimously (1:17:02)

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*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

 Signature

DAN LEVENTRY

 Printed Name

Title:
 Chairman
 Vice Chairman

 Signature

Peter Altman

 Printed Name

Title:

Secretary
 Assistant Secretary

Recorded by Records Administrator

 Signature

7/1/2010

 Date



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