

# RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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January 7, 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, January 7, 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. Altman called the regular meeting of the Board of Supervisors of the Rivercrest Community Development District to order on Thursday, January 7, 2010 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:

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 Engineer

Not present.

Mr. Altman stated the Board had been discussing the timeline for boundary modifications to transfer property from Rivercrest, LLC/St. Joe's and the landowner has requested that the District provide them with a survey and legal description. He stated there is a need to expend \$1,750 so that the District Engineer can prepare the requested documents.

MOTION TO:	Authorize the District Engineer to prepare a survey on the lands to be transferred to the District at a cost of \$1,750.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (2:46)

## 2. District Counsel

Mr. Basurto stated he spoke to John Healy with Planning and Development in Hillsborough County and Mr. Healy is recommending that the boundary expansion fee be reduced to \$5,000. He stated they should receive official approval next week. It was stated that St. Joe's agreed to contribute \$7,500 towards the cost of the boundary expansion.

Mr. Basurto stated in the engagement letter from his firm with the District, the District was not given the benefit of the Association/CDD hourly rate. He stated the District has been charged at rates that are not normally used for CDD's and Associations. Mr. Basurto stated he has gone back through all of the invoices and made adjustments accordingly. He stated a credit to the District will be issued for the overpayments on the next invoice.

## 3. District Manager

Mr. Altman stated they will have the escrow funds from Mr. Straley by the end of the month. He stated the next transfer from St. Joe given the 10 day response time frame will give the District the ability to get the survey by the end of the month. Mr. Altman stated the letters on the consent drive with Mr. Basurto's approval will begin a new drive for the District to update the consent forms immediately. He stated Ms. Stewart has agreed to the February 15<sup>th</sup> deadline for final maps contingent upon making the transaction. Mr. Altman stated by February 15<sup>th</sup> they expect the documentation will be in to the County and by March 1<sup>st</sup> the District will receive the comments from the County. He stated the County will place the necessary advertisements. Mr. Altman stated they expect the first public reading of the ordinance to be held in April with the second final public reading in May. He stated at that same time, the Board will be going through the budget process with an anticipated public hearing to be held in June. Mr. Altman stated if they miss the deadline, the District can still meet its needs by holding the final budget public hearing and final assessment hearing during the normally scheduled meeting on August 5<sup>th</sup>. He stated the County requires the District to submit the final budget numbers and assessments by August 31<sup>st</sup>.

## 5. OLD BUSINESS

### A. Discussion on TECO and District Street Lights

Mr. Altman stated they have identified the street lighting district for the Lakeside community. He stated it doesn't appear that the County is going to pay the bill out of their general fund and will want to assess it to another party. Mr. Altman stated by taking it off the CDD assessments if they are successful, then the County will be creating a new lighting district assessing commercial properties outside of the District and other property owners. He stated that the process of appealing to the County to work with the District is underway. Discussion ensued regarding the automatic renewal of the contract and the District not being held to it. Mr. Leventry stated six months ago before the contract automatically renewed he requested that the renewal be terminated. Mr. Reidt stated the District was advised by TECO that the contracts can be terminated at any point but that the District should allow it to renew because it gave them a cheaper electrical rate on the lights. He stated otherwise they would be charged at a higher rate. Discussion ensued regarding the Board's options.

## 6. BUSINESS ADMINISTRATION

1. Consideration of Minutes of the Board of Supervisors Meeting on December 3, 2009 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting on December 3, 2009.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (13:34)

2. Consideration of Operations and Maintenance Expenditures January 2010 (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 Madill
SECONDED BY:	Supervisor Leventry
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

## 7. BUSINESS ITEMS

- A. Just 4 Fun and Zumba Fitness Promotional Flyers (Tab 3)

Mr. Reidt stated the flyers included were for the Board's information only. He stated the information will be posted on the website. Discussion ensued regarding the fact that the flyers make it appear that the CDD owns and operates Just 4 Fun and it should reflect that the CDD is sponsoring the activities. Mr. Reidt reviewed the indemnification provision in the agreements with Just 4 Fun.

- B. Weekly Maintenance Worksheets (Tab 4)
- C. Discussion Regarding Playground Rubber Mulch in Tot Area (Tab 5)

After a discussion, the Board decided to keep cypress in the tot areas and not approve the proposal from Greenview Landscaping, Inc.

- D. Landscape Improvement Pricing (Tab 6)
- E. Oak Tree Replacement (Tab 7)

Mr. Reidt stated there are two dead oak trees on Symmes Road that need to be replaced. He stated he received a proposal from Greenview Landscaping, Inc. to replace the trees at a cost of \$1,200. Mr. Reidt stated that the dead trees were located near Bay Gardens Loop to Coconut Island on the north side of Symmes Road. He stated that the trees died because Luke Brothers did not remove the wrapping and it killed the tree. Mr. Madill stated that the HOA just purchased an oak tree for \$150. Discussion ensued

regarding the trunk caliber and size of the tree purchased by the HOA and whether a similar tree would be sufficient for that area. Mr. Reidt stated he will look into obtaining other comparative quotes for the replacements trees.

F. Proposal for Wi-Fi Access at the Park and Pool Areas (Tab 8)

The Board discussed whether Wi-Fi access was a necessity in the park and pool areas, whether it would encourage loitering and issues, but it could possibly be a selling point for potential buyers.

MOTION TO:	Approve the proposal from MHD Communications totaling \$899 for Wi-Fi access in the park and pool areas.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion FAILED 2/2 - Motion failed (26:34) (Supervisors Madill and Doherty opposed)

Further discussion ensued regarding the advantages and disadvantages of adding Wi-Fi access in the park and pool areas.

*(Ms. Torres joined the meeting in progress.)*

It was stated they could make it a secure network and change the password once a week or month so that they can keep the usage of the service controllable. Audience comments were entertained by the Board.

MOTION TO:	Approve the proposal from MHD Communications totaling \$899 for Wi-Fi access in the park and pool areas (as a secure network and change the password once a month to control usage of the service if problems occur and operational only during park open hours).
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/2 - Motion passed (35:49) (Supervisors Madill and Doherty opposed)

G. General Matters of the District

No further matters were presented.

## 8. STAFF REPORTS

### A. District Manager

### B. Field Manager

#### 1. Manager's Report (Tab 9)

##### i. Landscape Inspections (Tab 10)

Mr. Reidt reviewed the Field Manager's Report for January. Mr. Reidt is working on several issues involving property that he will be addressing with the HOA. The Townhome parking lot is currently owned by the CDD; he is talking with the HOA regarding clarification on some well heads. Discussion ensued regarding the issues with security. Mr. Altman was questioned if he was able to get the contract settled with US Securities. Mr. Altman stated he and Mr. Canorro have not worked with them and he has not spoken with them directly because he was unaware of any performance issues other than those addressed by Mr. Reidt. Mr. Altman requested in future if there were issues regarding security to e-mail him of what the issue was and the time of the occurrence. Mr. Reidt stated any issues he was aware of with security were e-mailed to Mr. Mike Stuart and cc to Mr. Altman and that Mr. Stuart indicated the issue was being handled. In the future Mr. Altman will be responsible for communicating to the Board of issues with security.

##### ii. Aquatics Report (Tab 11)

## 8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Discussion ensued regarding large section of rebar projecting from Villas property; this issue has been resolved. Discussion ensued regarding landscaping. Mr. Reidt will be reviewing the landscaping improvement on the various properties.

Discussion ensued regarding kids loitering on the property.

Mr. Madill addressed a water drainage issue and what needs to be done for the HOA to install a drain on the CDD property. It was concluded the District Engineer would need to do an assessment on a case by case basis.

## 9. COMMUNICATIONS

There were no communications.

## 10. ADJOURNMENT

MOTION TO:	Adjourn the Rivercrest CDD Board of Supervisors meeting.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Torres
DISCUSSION:	Mr. Leventry requested a gable.
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 \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

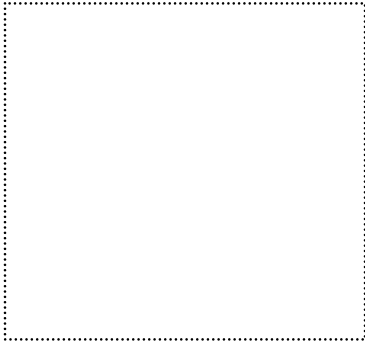
\_\_\_\_\_  
**Signature**

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

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

**Title:**  
 **Chairman**  
 **Vice Chairman**

**Title:**  
 **Secretary**  
 **Assistant Secretary**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

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*Date*