

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

February 4, 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, February 4, 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, February 4, 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

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:

A resident expressed concern regarding kids loitering, using profanity and playing loud music in the mini-park behind his house and suggested designating a different area for the kids to use near the cameras so they could be monitored.

4. PROFESSIONAL SERVICES:

A. District Counsel:

Mr. Basurto informed the Board that he received the quick claim deed regarding the two parcels of property for River Crest, LLC to be included in the boundary inspection. Mr. Ross will be responsible for ensuring the deed gets recorded. The piece of property located near the front of the District will not be deeded but the District will receive an easement instead, which has not been executed. Mr. Basurto did follow-up on the easement and sent another copy of the document to get it recorded and insured the Board the easement has been signed. Mr. Ross will be responsible for checking to see if the easement has been recorded.

B. District Engineer – EPA steps in on pollution (Tab 1)

The Board reviewed an article submitted by Mr. Altman entitled “EPA steps in on Pollution” regarding the implementation of Federal regulators propose water quality standards.

Ms. Doherty requested maintaining the tall grass surrounding the pond because it limits access. Discussion ensued regarding access to the pond. Mr. Altman suggested tabling this topic until the Board discusses the "Florida Back to Work Program" because it may serve as a solution to her complaint. Mr. Reidt stated he would be responsible for checking on pricing for the maintenance of the grass in the meantime.

5. BUSINESS ADMINISTRATION:

A. Cornerstone Design Plan Presentation

Mr. Leventry introduced Mark Whittaker of Cornerstone Hardscape, LLC. Mr. Whittaker stated Cornerstone has been studying the parks and how they are being used presently; then reviewed a design presentation and proposal for the parks.
(Esther Torres joined the meeting in progress)

Discussion ensued regarding Mr. Whittaker's presentation with respect to the pricing and phasing in of the project. Mr. Leventry instructed Mr. Whittaker to e-mail the design presentation and proposal to Mr. Reidt and he will be responsible for forwarding the e-mail to the Board members for comments. Once the comments are received from the Board members Mr. Whittaker will be responsible for incorporating/retooling each idea into the presentation prior to the next Board meeting. The retooled design presentation will be discussed at the next Board meeting. It was also suggested to Mr. Whittaker to include cost differences if the project was phased in over a period of time and any logistical issues that may arise.

Mr. Whittaker informed the Board the prices he quoted are at today's market rate and phasing in the project over a period years will increase the price of the proposal. It was questioned if Mr. Whittaker would consider locking in a price for a five year plan. Mr. Whittaker stated he would be amenable to that if the District were prepared to go forward with the project. Mr. Madill questioned if the Board could come up with a reasonable number (approximately \$100K or under) for next FY year to put the proposal into a one year plan without having to do a massive increase or enter into a five year agreement. Discussion ensued regarding the community's reaction to the proposal, a timeline to implement the proposal and budgeting/financing for the proposal.

B. Consideration of Minutes of the Board of Supervisors Meeting on January 7, 2010
(Tab 2)

MOTION TO:	Approved the minutes of the Board of Supervisors meeting for January 7, 2010.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures February, 2010 (Tab 3)

MOTION TO:	Approved the Operations and Maintenance Expenditures for February, 2010.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

D. Review of Financial Statement Ending December 31, 2009 (Tab 4)

Mr. Altman noted the District has collected 86.85% (YTD Actual) of \$1,117,500 assessed and it is predicted the rest would be collected by June 2010.

E. Review of Construction Financial Statement ending December 31, 2009 (Tab 5)

F. Consideration of FY 2008 Audited Financial Statements (under separate cover)

MOTION TO:	Accept the FY 2008 Audited Financial Statements
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Torres
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

7. **BUSINESS ADMINISTRATION:**

A. Water Feature Repair (Tab 6)

Discussion ensued regarding the water feature repair, the expense, replacing the feature and the two quotes submitted from Southeastern Group.

MOTION TO:	Accept the after-market repair cost of the water feature NTE \$1,800.
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Madill
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Weekly Maintenance Worksheets (Tab 7)

In the Landscape Review there is no means to identify monies withheld. The Board requested for the "gig list" and score sheet to be re-implemented into the reporting process.

C. Florida Back to Work Program (Tab 8)

Mr. Altman reviewed the "Florida Back to Work Program" and advised the Board that an application has been made to the Tampa Bay Workforce Alliance, Inc. in the hopes of obtaining grant monies from the Subsidized Employment Program that is being offered by the Federal Government. The initiative program was announced December 17, 2009 and as part of the economic recovery efforts has been placed on a very fast track in order to fuel the struggling economy.

The Board reviewed the "Florida Back to Work Program" submitted in the meeting book. It was questioned since the employees would be hired through a temp agency and if they would have to undergo a criminal background check and drug screening. Mr. Altman informed the Board that the temp agency adheres to the same policies as the District. It was also noted the Board would like for subsidized employee to be a member from the community.

MOTION TO:	Ratify the actions of Management and authorize the District to participate in the employment subsidization program.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

D. Review of Security Issues (Tab 9)

Mr. Leventry expressed his displeasure with the security service provided by U.S. Securities. Discussion ensued regarding security reporting, favorable and unfavorable incidents involving U.S. Security and the hiring practice for U.S. Security. It was suggested to put U.S. Securities on probation and it was determined probation for U.S. Securities had already been and there still has been no improvement in services. Mr. Altman suggested virtual monitoring for security. Discussion ensued regarding Bales Security Services and the Budd Group Security Services.

MOTION TO:	Terminate security services with U.S. Securities
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (1:38:56)

Deliberation ensued regarding hiring Bales Securities versus the Budd Group to provide security services and the parameters of their contracts.

MOTION TO:	Accept Bales Security as the security provider for Rivercrest, CDD
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

E. General Matters of the District Management Services

8. STAFF REPORTS:

- A. District Manager
 - 1. Manager's Report (Tab 10)

Mr. Reidt stated the newsletter went out to the residents and the HOA was asked to contribute to the newsletter for future editions. Mr. Reidt wanted to know if all events/activities have to be brought to the Board prior to coordinating such as a "child's tennis class". It was clarified as long as it is not the District sponsoring the event and a waiver was included it would not be necessary to address the Board. A resident is currently working on the luau event forthcoming.

- 2. Park Paver repair, clean seal and fill (under separate cover)

The Board reviewed the proposals submitted by Cornerstone, Bay Brick Pavers and The Brickyard. It was noted the funds for this work will be deducted from the Parks and Recreation Clubhouse Repairs and Maintenance budget of \$10,000 with remaining funds balance of \$9,955. Discussion ensued regarding pressure washing, repairing and sealing of the park pavement. Mr. Reidt stated the bricks have never been sealed. The Board of Supervisors than instructed staff to simply handle repair of pavers on each side of the pool stairway under their spending authority and to not proceed with sealing.

- 3. Reserve Study Proposal (under separate cover)

The Board reviewed the "Precision 20/20 full Reserve Study Proposal" submitted by Reserve Advisors. It was the conclusion of the Board not to proceed with the reserve study.

- 4. Update on Deeds for Town Home Parking Lots

Mr. Altman updated the Board regarding the deeds for the town home parking lots. WilsonMiller, District Engineer has identified that the Rivercrest Community Development District owns some of the land in the center of the town home property which is currently being maintained by the HOA. Mr. Altman stated the District could enter into a maintenance agreement with the HOA to continue to maintain the property or the District could deed the land back to the HOA. Mr. Altman noted the management company recommends not taking any action at this time however in the future the management company on behalf of the District will work with the HOA and resolve the issue for the best interest of all parties involved.

5. Aquatics Report (Tab 10ii)

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS:

Mr. James Peterson a resident requested a bench in the playground. It was concluded the benches are within the District's spending limits and Mr. Reidt will be responsible for following up on this issue.

A resident discussed the proposed parks and suggested not putting play areas in the smaller parks.

A resident expressed concern regarding increased criminal activity and kids loitering in her neighborhood. It was suggested to get in contact with other residents in the neighborhood to increase the neighborhood watch program.

10. COMMUNICATIONS

11. ADJOURNMENT:

MOTION TO:	Adjourn the meeting for River Crest Community Development District for February 4, 2010.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Torres
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 _____.

Signature

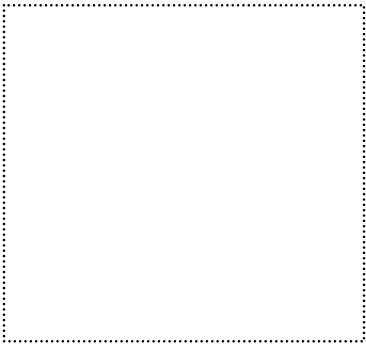
Signature

Printed Name

Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

Signature

Date