

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

March 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, March 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. Leventry called the regular meeting of the Board of Supervisors of the Rivercrest Community Development District to order on Thursday, March 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 Dougherty	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Tonja Stewart	District Engineer, WilsonMiller
Rick Reidt	Field Manager

Audience Members Present:

Residents

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. AUDIENCE COMMENTS ON AGENDA ITEMS:

4. PROFESSIONAL SERVICES:

A. District Counsel:

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

Ms. Stewart addressed the Board regarding the amenities center's parking spaces and provided them with a review of the comparison of available spaces to the square footage of the facilities that utilize the spaces. After allocating the required spaces for the Montessori school and the recreation facilities, she determined that there were sufficient excess spaces to allow for up to 5,000 square feet of additional construction if the District considered any expansions in the future.

Ms. Stewart referred to the handout she presented at the last meeting regarding the federal government's intervention in determining acceptable nutrient levels for various run off pollutants. Ms. Stewart stated that she is attempting to educate the Board members and residents of the Districts with which she is involved. The ponds on the property are storm water ponds; they are not open water bodies. The water management district developed this design method for the treatment of storm water run-off approximately twenty-five years ago. The system was intended to mimic wetlands. She further explained that what has happened over time is these wet detention ponds have evolved from mimicking wetlands to being lakes and other water bodies and they are not serving the purpose they were intended to serve. Ms. Stewart's intention is to get the ponds to operate as intended, which means aquatic planting. She has found that the aquatic plants are not absorbing 100% of the pollutants and part of the problem is the run off from the

common areas. The commercial industry will change how they treat the landscape. Our landscape company should be part of that commercial industry. The landscape company will need to understand what chemicals they are applying and get an understanding of what can be done proactively to keep the nutrients from getting into the ponds. It will be a two part plan: (1) do the aquatic planting (2) reduce the number of nutrient levels into the ponds.

Ms. Stewart has already done research regarding the cost involved. Ms. Stewart reviewed the price quotes and the timeline with detail; this would be a five year program @ cost of \$5,000 per year to come into compliance with EPA standards. Ms. Stewart is seeking direction from Board on how to proceed, as well as an education program for the residents. Ms. Stewart will be responsible for coming back to the Board with the plan and cost estimates at the next Board meeting. Discussion and questions to Ms. Stewart ensued regarding the wetlands. No action was taken
(Ms. Stewart left the meeting in progress)

Mr. Reidt addressed a question from the board on the start of the new security services provider.

Mr. Basurta advised the Board that he had recorded a quick claim deed which conveyed a large section of waterway which bordered residential area that he received from the St. Joe Company. Mr. Altman addressed questions regarding the four or five residential lot owners who had not agreed to the boundary expansion. It was determined that staff should confirm that all privileges through the recreational facilities to those property owners had been terminated. After further discussion regarding the boundary amendment Mr. Altman advised that final attempts would be made to obtain the necessary documents and Mr. Basurta suggested that he would attempt to secure an agreement that would require future property owner's to be subject to CDD assessments. Staff was directed to send a letter to all properties without consents informing them of the removal of their privileges.

5. OLD BUSINESS:

A. Discussion of Cornerstone Park Presentation

It was stated that Mr. Reidt received no input on the park presentation.

B. Update on Florida Back to Work Program

Mr. Altman updated the Board on the Florida Back to Work Program. The federal government has not released funds to the State as of yet. Mr. Altman expected the funds to be released within a couple of weeks.

6. BUSINESS ADMINISTRATION:

A. Consideration of Minutes of the Board of Supervisor for February 4, 2010 (Tab 1)

MOTION TO:	Approve the minutes of the Board of Supervisor for February 4, 2010 with changes as noted.
MADE BY:	Supervisor Madill
SECONDED BY:	Supervisor Doherty
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (0:28:56)

- B. Consideration of Operations and Maintenance Expenditures March 2010 (Tab 2).

MOTION TO:	Approve Operations and Maintenance Expenditures March 2010
MADE BY:	Supervisor Doherty
SECONDED BY:	Supervisor Leventry
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (0:30:14)

- C. Review of Financial Statement (O & M) ending January 2010 (Tab 3)
No action taken

- D. Review of Financial Statement (Construction) ending January 2010 (Tab 4)
No action taken

7. BUSINESS ITEMS:

- A. Discussion of Ramble Creek Berm Landscape Improvement:

The Board reviewed the memo from Mr. Altman regarding landscape improvements which stated the following: Landscape improvements to the exterior berm on the south side of Ramble Creek from Symmes Road to the entry of the community center. This quote includes upgrade of irrigation and protection of an exposed main irrigation line. Total cost: \$4,660. Should the Board of Supervisors approve this projected funds will be deducted from "Other Physical Environment/Plant Replacement" with a remaining balance of \$33,880. Mr. Altman informed the Board the District has historically been maintaining the irrigation system. Discussion ensued on how to proceed with respect to continuing to pay the irrigation.

MOTION TO:	Authorize District Management to proceed with irrigation upgrade @ a cost NTE \$4,660.
MADE BY:	Supervisor Leventry
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/1 - Motion passed unanimously (0:32:47)

- B. General Matters of the District
No comments made

8. STAFF REPORTS:

- A. District Manager

- B. Field Manager's Report
1. Manager's Report (Tab 6)

Ms. Fernandez question if price had been obtained to replace the entry sign. It was clarified no price has been obtained to date but is on the list of things to do.

Mr. Reidt updated Board regarding the TECO contract. Mr. Reidt informed the Board there is another meeting scheduled for this coming Tuesday by Mr. Canorro also has a meeting next Tuesday with Hillsborough County and the Lighting District.

2. Landscape Review and Grade Sheet (Tab 7)

The Board reviewed the Landscape Review and Grade Sheet

3. Weekly Landscape Reports (Tab 8)

The Board reviewed the weekly maintenance sheet

4. Aquatics Report (Tab 9)

The Board reviewed the waterway report.

5. Water Use Reporting (Tab 10)

Supervisor Torres joined the meeting already in progress

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS:

Ms. Dougherty addressed a neighborhood watch being implemented and informing the residents via the community newsletter.

Mr. Reidt informed the Board he has been speaking with vendors, possible hot dog stand that could come to the community over the summer.

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 (0:45:12)

**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