

RIVER BEND COMMUNITY DEVELOPMENT DISTRICT

September 14, 2017 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for River Bend Community Development District was held on **Thursday, September 14, 2017 at 6:30 p.m.**, at the River Bend Amenity Center, located at 2502 Dakota Rock Drive, Ruskin, FL 33570.

1. CALL TO ORDER/ROLL CALL

Debby Hukill called the Regular Meeting of the Board of Supervisors of the River Bend Community Development District to order on **Thursday, September 14, 2017 at 6:30 p.m.**

Board Members Present and Constituting a Quorum at the onset of the meeting:

Jayne Tingley	Chairman	
Irving Plummer	Vice Chairman	
Lance Belka	Supervisor	
William Bish	Supervisor	
Devon Stephenson	Supervisor	<i>via conference call</i>

Staff Member Present:

Debby Hukill	Meritus
Scott Steady	District Counsel

There were approximately eight residents in attendance.

The Board discussed allowing Supervisor Stephenson to participate via speakerphone.

MOTION TO:	Allow Supervisor Stephenson to participate via speakerphone.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Tingley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. STAFF REPORTS

A. District Counsel

Mr. Steady went over his background with Burr Forman. He stated he will always attend a meeting when the Board needs him to be there, but he is not the type of lawyer that charges for everything and wants to attend all the meetings to bill the District. Mr. Steady requested for the Board to work through management, which will help with costs and communication.

B. District Engineer

C. District Manager

i. Action Item List

ii. Field Inspection Reports

Ms. Hukill reviewed the reports with the Board.

4. BUSINESS ITEMS

A. Discussion on Community Improvements

i. Discussion on Dock & Walkway to Dock

Supervisor Tingley stated that she would like the Board to consider doing a walkway to the dock and repairs to the dock. The Board discussed different options for the walkway and decided they would like to get three different proposals for different types of walkways to the dock. Ms. Hukill stated Meritus is working on getting three proposals for landscape cleanup for this area. Supervisor Stephenson stated he would add this area to his Power Point and call it Area 004.

ii. Consideration on Pergola Removal Proposals

The Board reviewed the proposals and discussed the caps on the stone columns.

MOTION TO:	Approve the Millennium proposal for take down and the Spearem proposal for the caps.
MADE BY:	Supervisor Tingley
SECONDED BY:	Supervisor Belka
DISCUSSION:	The Board asked if the homeowner at the corner house of Spyglass was accountable. Supervisor Belka thought it happened about two years ago.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

iii. Discussion on Community Enhancements for Open Lot on Roanoke Spring Dr.

Supervisor Stephenson went over his Power Point with the Board. He discussed each area in his presentation. Supervisor Tingley stated she has been in contact with I9 Sports about coming to River Bend. Supervisor Stephenson stated that he did the Power Point so the District would have a master plan. He also said that he will take out the baseball diamond and thought a batting cage and

driving range with netting would be better. Supervisor Stephenson will update the Power Point and add Area 004, which is the dock. The Board discussed the two different locations and are concerned with the parking at the amenity center. Ms. Hukill stated that she will have the District Engineer attend the next meeting to discuss their concerns.

B. Discussion on Fence Encroachment on Roanoke Springs Dr.

Ms. Hukill went over letter from Counsel and asked the Board if they want to send it to the homeowner.

MOTION TO:	Send the letter to the homeowner.
MADE BY:	Supervisor Bish
SECONDED BY:	Supervisor Belka
DISCUSSION:	Supervisor Stephenson asked if the homeowner was ever made aware. Supervisor Bish stated that on the HOA side, yes. Supervisor Plummer said this would be the first time from the CDD side.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

C. Discussion on Golf Cart Donation & Parking

Mr. Steady stated the District can dispose of their golf carts, but it needs to be an indemnity. The District can do a quitclaim deed/bill of sale. The Board discussed keeping one golf cart in case the CDD needs one. The Board agreed to table this item for now.

D. Appointment of Audit Committee

Ms. Hukill reviewed the audit committee and audit process.

MOTION TO:	Appoint the Board as the Audit Committee.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Bish
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

E. Discussion on Powell, Carney, Maller legal fees for March

Supervisor Plummer recapped the history of the legal invoices; he does not think the District should accrue the costs. The Board discussed the total of these costs. Supervisor Belka stated that he contacted Counsel because he was concerned about Supervisor Stephenson calling into the meetings and wanted to know how long the District had to use the bond money.

MOTION TO:	Direct the District Manager to recoup the costs of the legal fees equally from Supervisors Belka and Bish over the course of the next few meetings.
MADE BY:	Supervisor Plummer
SECONDED BY:	Supervisor Stephenson
DISCUSSION:	Supervisor Stephenson asked for further clarification, and Ms. Hukill went over the issue and motion that Supervisor Plummer made. Supervisor Tingley went through each of the fees and added them up to get a total amount of \$769.50.
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisors Belka and Bish opposed.

Supervisor Bish said he felt the fees were incurred during the course of conducting District business and he would not pay the costs. The Board continued to discuss the legal costs and the Supervisors paying them back. Supervisor Tingley said the issue is that the questions could have been fielded through Ms. Hukill. Supervisor Plummer made a motion to direct District Counsel to the extent possible to recover the Burr Forman expenses related to the March 6th calls to Powell Carney Maller; however, the motion died without a second.

F. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes from the Board of Supervisors Meeting August 9, 2017

The Board reviewed the minutes. Supervisor Belka stated that the motion for the July minutes was wrong. Ms. Hukill stated she believed this motion is correct. The Board agreed to table the minutes so management can verify the motion is correct for the approval of the July minutes.

B. Consideration of Operations and Maintenance Expenditures August 2017

The Board went over the O&Ms. Supervisor Bish asked about the sales tax and expense sheet from Supervisor Plummer. Supervisor Plummer stated that it was from the pool repair of Memorial Day that it was time-sensitive because it was Memorial Day weekend and making sure the pool was open for residents. Supervisor Bish shared his frustration that the District is paying for sales tax and stated that there are stores that have the District tax exempt on file.

MOTION TO:	Make purchases for the District with the District debit card at Sam's Club, Lowe's, Pinch-a-Penny, Costco, and Home Depot, as these stores have the District tax exempt certificate on file, and some also have discounts on shipping, and make sure all Board members have a copy of the tax exempt certificate.
MADE BY:	Supervisor Bish
SECONDED BY:	Supervisor Belka
DISCUSSION:	Ms. Hukill said that she will get this list from Supervisor Bish and send it out to the entire Board, along with the tax exempt certificate.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

C. Review of the Financial Statements through July 31, 2017

The financials were reviewed and accepted.

6. SUPERVISOR REQUESTS

Supervisor Tingley requested a fence across from the dog park because residents are getting attacked from dogs behind the District. Supervisor Tingley also requested dock repairs and for the pool cleaner to work with the HOA and Jorge.

Supervisor Plummer discussed disability access by the gym door to make sure it is clear for wheelchairs to get through and that no one is parking on the side.

Supervisor Bish discussed the refund from the HOA from the July 4th event. Supervisor Tingley went over the July 4th event. Mr. Steady stated that the District really should not handle events and should instead just let the HOA handle them. Mr. Steady said that the District did not do anything wrong, but he would not recommend for the CDD to have events. Supervisor Bish also talked about the website and the newsletter mentioned on the front page of the CDD website.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Residents commented about the July 4th event and said the Board needs to put it to rest. The community enjoyed the event, and the Board needs to get along. They discussed the digital sign update and asked why it is not on the action item list. Residents also commented about the lock at the clubhouse to get into meetings, Supervisor Plummer's expense report, and the fountains out front. Some residents stated that they do not have a problem with the CDD having events, and others had an issue with the July 4th event and the CDD using funds. Residents would like for the Board to have a handout of meeting materials. They also said they felt that not everyone gets a chance to speak during the meeting.

Ms. Hukill said that the resident who shared her concern about speaking during the meetings has a point; she asked the Board how they want to run the meeting. Ms. Hukill stated that it is up to the Board. She then went over how some communities run their meetings. Mr. Bish stated that the meetings are running long. Mr. Steady then shared his thoughts with the Board and recommend for the Board to run it with audience comments only at the beginning and at the end. The Board discussed the recommendation, and they all agreed to only having audience comments at the beginning and end of meetings. If they want to allow resident comments during the meeting, the entire Board would have to agree with a motion. Ms. Hukill said that she would state this change before the meetings.

The Board continued with resident comments. Residents discussed the pool pavers and said that the pool needs to be repaired. Another resident brought up the credit card purchase and said that the Board should try not to pick on each other because he remembers other Board members doing the same thing in the past.

8. ADJOURNMENT


MOTION TO:	Adjourn.
MADE BY:	Supervisor Tingley
SECONDED BY:	Supervisor Plummer
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.

*A recording of the meeting is available upon request.

*These minutes were done in a 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 10-12-17.


Signature

Jayne Tingle
Printed Name

Title:

☒ Chair
☐ Vice Chair


Signature

Debby Hukill
Printed Name

Title:

☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator


Signature

10-18-2017
Date

