

# RIVER BEND COMMUNITY DEVELOPMENT DISTRICT

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March 14, 2019 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, March 14, 2019 at 6:30 p.m.**, at the River Bend Amenity Center, located at 2502 Dakota Rock Drive, Ruskin, FL 33570.

### 1. PLEDGE OF ALLEGIANCE

Debby Nussel led the Pledge of Allegiance.

### 2. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the River Bend Community Development District to order on **Thursday, March 14, 2019 at 6:31 p.m.**

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

Jayne Tingley	Chair
Richard DeBrosse	Vice Chair
Irving Plummer	Supervisor
Steven Minafri	Supervisor
Andrew J. Pouget	Supervisor

Staff Member Present:

Debby Nussel	Meritus, District Manager	
Stephen Brletic	JMT, District Engineer	<i>via speakerphone</i>
Joe Garrison	Down to Earth	
Garth Rinard	LMP	
Paul Gomez	LMP	

There was a representative from Green Expectations and six audience members in attendance.

### 3. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

44 **4. STAFF REPORTS**

45 **A. District Engineer**

46 **i. Drainage Project Proposals**

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48 Mr. Brletic went over the pre-bid meeting and stated that all three of the vendors were present. The  
49 scope of work is apples to apples. He then went over his spreadsheet with the breakdown of the  
50 cost. Mr. Brletic recommended going with G.A. Nichols: they do all their own work and are  
51 currently looking for work. The other two vendors would sub out the pavers and asphalt work. The  
52 Board discussed the timeline with Mr. Brletic. The Board asked if Mr. Brletic had ever worked with  
53 G.A. Nichols, and he said yes, for five years, and on similar projects.

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MOTION TO:	Negotiate the contract with G.A. Nichols to get this done with a time table in the contract.
MADE BY:	Supervisor Plummer
SECONDED BY:	Supervisor DeBrosse
DISCUSSION:	The Board asked if negotiating a contract will slow down the process. Mr. Brletic stated that it shouldn't. The Board discussed the time table to have it finished in the middle of May. The Board discussed getting a surety bond for the work. The Board agreed to have them get one.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

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69 Mr. Brletic asked the Board about the upcoming costs related to the work and said he will watch the  
70 costs. The Board said that is okay. The Board also said they would like a heads up on the timeline  
71 so they can tell the residents.

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73 Mr. Brletic went some of the items and price ranges on his action item list: the tennis court  
74 resurface \$12,000-\$18,000, half-court basketball \$20,000-\$25,000, and sand volleyball \$18,000-  
75 \$25,000. Mr. Brletic said he hopes this helps the Board prioritize. The Board discussed which items  
76 they would like to do an RFP for and what the other items would cost. Mr. Brletic discussed  
77 additional costs for bus stops and the multi-purpose field with the Board.

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79 *Mr. Brletic left the meeting at 7:04 p.m.*

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81 The Board discussed getting RFPs for the two items that they have heard the community would like  
82 to have, a basketball court and a heated pool.

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MOTION TO:	Have the District Engineer request RFPs for the heating of the pool with either a heat pump or geo-thermal.
MADE BY:	Supervisor Pouget
SECONDED BY:	Supervisor Plummer
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Minafri opposed.

The Board continued to discuss the basketball courts.

MOTION TO:	Have the Engineer get an RFP for two half-court basketball courts and also get a cost for converting one of the tennis court areas to a half-court basketball court.
MADE BY:	Supervisor Pouget
SECONDED BY:	Supervisor Plummer
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Minafri opposed.

- B. District Counsel**
- C. District Manager**
  - i. Action Item List**

The Board briefly reviewed the action item list.

**5. BUSINESS ITEMS**  
**A. Presentations by Landscape Bidders**  
**i. Down to Earth**

Joe Garrison with Down to Earth provided a background on the company and went over their proposal. Down to Earth will give weekly and monthly reports. They also use a work order track system and have 17 CDDs, five of which are in the area. Supervisor DeBrosse asked about their proposal and the 3-year contract with an increase with each year and the termination section of the proposal. Supervisor DeBrosse also asked about the ditch outside of the community and if they would they treat it. Supervisor Minafri asked about pricing if they installed different turf. Supervisor Plummer wanted to know how they would approach the work if they were given it. Mr. Garrison went over the timeline. Supervisor Plummer asked how long it would take and how many people they would provide to the community. Mr. Garrison said about five people, and the timing

123 they would look at after/if they are awarded the contract. Supervisor Plummer asked what would be  
124 done weekly. Supervisor DeBrosse asked about tree trimming and if there would be any other costs  
125 for trimming the other trees in the community. Mr. Garrison said typically not.  
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127 *Mr. Garrison left the meeting.*  
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129 **ii. Green Expectations**  
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131 The representative for Green Expectations went over the background of the company. They  
132 currently do not have any CDDs, but they do have several HOAs. The representative handed out a  
133 plan of operations. It would take 5-man crew two days to handle the mowing in the community.  
134 Supervisor Plummer asked how they would approach the community. The representative said that  
135 irrigation, as well as plant and shrub conditions, would be first. Supervisor Minafri asked if they  
136 would provide a plan of action. Green Expectation stated yes, they would. They handle pesticides  
137 and palm trimming in house. Mrs. Nussel asked about their crew and if they could handle a property  
138 this size. Green Expectations said yes.  
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140 *The representative from Green Expectations left the meeting.*  
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142 **iii. LMP**  
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144 Garth Rinard with LMP introduced himself and provided a brief background of LMP. He also  
145 introduced Paul Gomez, who would be the account manager for River Bend, and went over his own  
146 and Mr. Gomez's backgrounds. Mr. Rinard addressed Supervisor Plummer's questions about how  
147 LMP would approach the community if they received the contract. Mr. Rinard stated he would  
148 prefer for the Board to grade them on how they approach and keep the community rather than how  
149 many people they have onsite. Supervisor DeBrosse asked if they use sub-contractors. Mr. Rinard  
150 said they sub out the mulch and annuals.  
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152 **B. Discussion on Proposal for Front Entrance and Pocket Park**  
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154 Paul Gomez handed out proposals for the front entrance and the pocket park. LMP asked the Board  
155 to review the proposals and let them know if they have any questions. LMP would like to have the  
156 drawings for these proposals in the April meeting book. The Board reviewed the proposals. Mrs.  
157 Nussel asked the Board if they liked the plant selection for all the proposals. The Board agreed with  
158 the selection. Mrs. Nussel told LMP she would need the drawings by Thursday, April 4, 2019 by  
159 9:00 a.m. LMP agreed. The Board said they look forward to reviewing the drawings in the April  
160 meeting book.  
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162 *Mr. Rinard and Mr. Gomez left the meeting.*  
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164 The Board discussed the three vendors for the landscape contract at length. The entire Board agreed  
165 to remove Green Expectation from consideration. Supervisor Pouget and Supervisor DeBrosse  
166 visited some of the communities for Green Expectation and did not feel the communities looked  
167 good. Supervisor Plummer felt that they were not prepared. Supervisor Tingley stated that their  
168 report listed the wrong street.

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170	MOTION TO: Have District Counsel and the District Manager work
171	with LMP for a new landscape contract.
172	MADE BY: Supervisor Plummer
173	SECONDED BY: Supervisor Minafri
174	DISCUSSION: Supervisor Pouget stated that he really liked the Down to
175	Earth Communities that he visited. Supervisor DeBrosse
176	agreed that the Down to Earth communities looked
177	great.
178	RESULT: Called to Vote: Motion PASSED
179	3/2 – Supervisor Pouget and Supervisor DeBrosse
180	opposed.

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182 The Board continued to discuss the landscape contract.

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184	MOTION TO: Terminate the Parrish contract.
185	MADE BY: Supervisor Plummer
186	SECONDED BY: Supervisor Tingley
187	DISCUSSION: None Further
188	RESULT: Called to Vote: Motion PASSED
189	4/1 – Supervisor Minafri opposed.

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191 **C. Discussion on Proposal to Stock Fish for Ponds**

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193 Mrs. Nussel and the Board reviewed the proposals.

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195	MOTION TO: Accept the First Choice Aquatics proposal for the
196	stocking of Ponds 3 and 5.
197	MADE BY: Supervisor DeBrosse
198	SECONDED BY: Supervisor Tingley
199	DISCUSSION: None Further
200	RESULT: Called to Vote: Motion PASSED
201	5/0 – Motion passed unanimously.
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203 The Board continued to review the proposals.  
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205	MOTION TO:	Accept the First Choice Aquatics proposal for Pond 15.
206	MADE BY:	Supervisor Tingley
207	SECONDED BY:	Supervisor DeBrosse
208	DISCUSSION:	None Further
209	RESULT:	Called to Vote: Motion PASSED
210		5/0 – Motion passed unanimously.

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212 The Board discussed educating the community about the retention ponds. The Board talked about  
213 the different ways to get the word out.  
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215 **D. Discussion on ADA Website Proposals**  
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217 Mrs. Nussel and the Board briefly discussed the ADA website. The Board agreed to table this item  
218 until the front entrance is finished so they can use the new front entrance on the website.  
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220 **E. Discussion on Proposal for Pool Ladders**  
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222 Mrs. Nussel reviewed the proposal for the pool ladders with the Board.  
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224	MOTION TO:	Approve the proposal for the pool ladders.
225	MADE BY:	Supervisor Plummer
226	SECONDED BY:	Supervisor DeBrosse
227	DISCUSSION:	None Further
228	RESULT:	Called to Vote: Motion PASSED
229		5/0 – Motion passed unanimously.

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231 Mrs. Nussel reviewed the proposal for the pool filter grids with the Board.  
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233	MOTION TO:	Approve the proposal for the pool filter grids.
234	MADE BY:	Supervisor DeBrosse
235	SECONDED BY:	Supervisor Plummer
236	DISCUSSION:	Supervisor Tingley asked if both proposals could be 237 done at the same time to help with the pool being closed. 238 Supervisor Tingley also asked if the work could be done 239 during the week rather than over a weekend.
240	RESULT:	Called to Vote: Motion PASSED
241		5/0 – Motion passed unanimously.

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**F. General Matters of the District**

Mrs. Nussel went over the Spearem proposal for the front entrance sign. The Board discussed which logo they liked better. The entire board agreed to option 1, which had the single wave. Mrs. Nussel went over the colors of the logo with what the Board chose at the first of the year. The entire Board agreed.

MOTION TO:	Approve the Spearem proposal with option 1.
MADE BY:	Supervisor Plummer
SECONDED BY:	Supervisor Minafri
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

**6. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisors Regular Meeting Minutes February 14, 2019**

The Board reviewed the February 14, 2019 minutes.

MOTION TO:	Approve the February 14, 2019 minutes.
MADE BY:	Supervisor DeBrosse
SECONDED BY:	Supervisor Pouget
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

**B. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes February 26, 2019**

The Board reviewed the February 26, 2019 minutes.

MOTION TO:	Approve the February 26, 2019 minutes.
MADE BY:	Supervisor DeBrosse
SECONDED BY:	Supervisor Tingley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

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**C. Consideration of Operations and Maintenance Expenditures January 2019**

The Board reviewed the O&Ms.

MOTION TO:	Approve the January 2019 O&Ms.
MADE BY:	Supervisor Tingley
SECONDED BY:	Supervisor Pouget
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Plummer opposed.

**D. Review of Financial Statements Month Ending January 31, 2019**

The financials were reviewed and accepted.

**7. SUPERVISOR REQUESTS**

Supervisor Tingley requested for the HOA to handle the ice machine and credit card machine from now on.

MOTION TO:	Have the HOA pay for their ice machine and credit card machine.
MADE BY:	Supervisor Tingley
SECONDED BY:	Supervisor DeBrosse
DISCUSSION:	Supervisor Minafri asked what is going to happen if the HOA takes out the ice machine. Supervisor Pouget stated that the HOA would have to pay for the ice machine.
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Minafri opposed.

Supervisor Plummer provided an update to the Board and residents on the security cameras and the installation.

Supervisor DeBrosse asked about the Digital Solutions. He asked Mrs. Nussel to reach out to Brian and see if he would meet with him to show him the equipment.



320 Supervisor Pouget gave the Board an update on the JJ Sports lawsuit. The HOA board agreed to pay  
321 \$10,000 for a settlement. The HOA attorney asked if the CDD would pay half. The Board  
322 discussed. Supervisor Pouget read comments from online that stated the HOA hosted the event.  
323 Supervisor Pouget also read past CDD and HOA minutes. He could not find anything in the CDD  
324 minutes but did find mention of the event in the HOA minutes. The Board stated the HOA handles  
325 all the events, not the CDD.

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327	MOTION TO: Decline the request for the CDD to pay half of the
328	settlement.
329	MADE BY: Supervisor Tingley
330	SECONDED BY: Supervisor DeBrosse
331	DISCUSSION: None Further
332	RESULT: Called to Vote: Motion PASSED
333	4/0 – Supervisor Pouget abstained.

334  
335 Supervisor Plummer shared his concern with the cost it is causing the District with Dan Pilka  
336 reaching out to District Counsel so often. The Board agreed to have the HOA attorney reach out to  
337 the District Manager from now on, and she will pass on the information on to the Chair.

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339 Supervisor Tingley asked about the ditch area getting mowed. Mrs. Nussel stated this will be on the  
340 April agenda.

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342 Supervisor Plummer would like to look at getting some pictures for the amenity center.

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345 **8. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**

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347 A resident asked about leaving stocking fish in the ponds on the social media recap of the meeting.  
348 Another resident said that the Amenity Center needs to be pressure washed.

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352 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 9:21 p.m.
MADE BY:	Supervisor Plummer
SECONDED BY:	Supervisor Tingley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 -- Motion passed unanimously.

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*\*A recording of the meeting is available upon request.*

*\*These minutes were done in a summary format.*

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*\*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.*

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**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 4-11-19.**

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Jayne Tingley  
Signature

Al Mussel  
Signature

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Jayne Tingley  
Printed Name

Debby Mussel  
Printed Name

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Title:  
 Chair  
 Vice Chair

Title:  
 Secretary  
 Assistant Secretary

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Recorded by Records Administrator  
M. [Signature]  
Signature  
4-24-19  
Date