

**RIVER BEND
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
APRIL 11, 2013**

**RIVER BEND
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
April 11, 2013 at 6:30 p.m.**

District Board of Supervisors	Chair Vice Chair Supervisor Supervisor Supervisor	Harry Wallace Algalana Douglas Richard Orcutt Lance Belka John Adams
District Manager	District Management Services, LLC District Management Services, LLC	Brian Lamb Peter Altman
District Attorney	Powell, Carney, Maller, P.A.	Karen Maller
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **6:30 p.m.** with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

April 11, 2013

Board of Supervisors
River Bend
Community Development District

Dear Board Members:

The Regular Meeting of the River Bend Community Development District will be held on **Thursday, April 11, 2013 at 6:30 p.m.** at the River Bend Amenity Center, located at 2502 Dakota Rock Drive, Ruskin, FL 33570. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting, March 13, 2013Tab 1
 - B. Consideration of Operations and Maintenance Expenditures, April, 2013.....Tab 2
 - C. Consideration of Amenity Center Capital Improvements, April, 2013.....Tab 3
- 3. BUSINESS ITEMS**
 - A. Discussion on Electrical Meeting Books Tab 4
 - B. General Matters of the District
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Report.....Tab 5
 - ii. Financial Statements through February 28, 2013.....Tab 6
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Peter Altman,
District Manager

RIVER BEND COMMUNITY DEVELOPMENT DISTRICT

March 14, 2013 Minutes of Regular Meeting

Minutes of the Regular Meeting of the Board of Supervisors

The March meeting of the Board of Supervisors for River Bend Community Development District was held on **March 14, 2013 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:

Mr. Altman called the regular meeting of the Board of Supervisors of the River Bend Community Development District to order on Thursday, **March 14, 2013 at 6:37 p.m.**

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

- Harry Wallace Chair
- Richard Orcutt Supervisor
- Lance Belka Supervisor
- John Adams Supervisor (*arrived at 6:43 p.m.*)

- Peter Altman District Management Services, LLC

2. BUSINESS ADMINISTRATION

A. Consideration of Minutes of Board of Supervisors Meeting, January 10, 2013

The Board reviewed the minutes.

(00:01:12)

MOTION TO:	Approve minutes for January 10, 2013.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Orcutt
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures, February, 2013

The Board reviewed the Operations and Maintenance report. Supervisor Wallace questioned the cost for the auditors invoice. He requested to look at different auditing firms. Supervisor Wallace also questioned the Pager & Co., LLC invoice.

C. Consideration of Operations and Maintenance Expenditures, March 2013

The Board reviewed the Operations and Maintenance report. Mr. Altman announced DMS would credit back the charges for postage and copies.

51 (00:03:38)

MOTION TO:	Approve Operations and Maintenance Expenditures, February & March 2013, with review of the auditor and Pager & Co., LLC invoice. Plus DMS credit for copies and postage charges.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Belka
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passes unanimously

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61 **D. Consideration of Amenity Center Operations and Maintenance Expenditures, February, 2013**

62 **E. Consideration of Amenity Center Operations and Maintenance Expenditures, March, 2013**

63 The Board reviewed the Amenity Center Operations and Maintenance expenditures reports.

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65 (00:13:57)

MOTION TO:	Approve Amenity Center Operations and Maintenance Expenditures, February and March 2013.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Orcutt
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passes unanimously

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74 **F. Acceptance of Capital Improvement Revenue Bonds, Series 2007 Arbitrage Report**

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76 (00:18:10)

MOTION TO:	Acceptance of Capital Improvement Revenue Bonds, Series 2007.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Belka
DISCUSSION:	None.
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passes unanimously

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86 **3. BUSINESS ITEMS**

87 **A. Discussion of Pool Rules**

88 The Board announced all residents need to get a new badge with their picture on it; including children. It was
89 announced in the newsletter.

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91 **B. General Matters of the District**

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94 **4. STAFF REPORTS**

95 **A. District Counsel**

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97 **B. District Engineer**

98 **C. District Manager**

99 Mr. Altman announced he has been in contact with Ms. Douglas regarding her Board seat. Ms. Douglas
100 stated her job hours have increased and she will consider resigning from the Board.

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102 **i. Field Service Report**

103 **ii. Financial Statements through December 31, 2012**

104 The Board reviewed the financial statements.

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106 (00:24:04)

MOTION TO:	Approve the financials.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Orcutt
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

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114 Supervisor Wallace mentioned the District received a letter from the EPC regarding corrective action of
115 wetland that required planting. Supervisor Wallace met with the EPC and has come to an agreement.

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117 In addition, Supervisor Wallace reported the proposed cost of landscaping to be placed in a section of the
118 community.

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120 (00:29:50)

MOTION TO:	Approve landscaping and agricultural needs, not to exceed 17,000.
MADE BY:	Supervisor Wallace
SECONDED BY:	Supervisor Belka
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

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129 Supervisor Wallace reported on his budget analysis regarding the establishment of a reserve.

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131 (00:36:50)

MOTION TO:	Transfer \$250,000 from account 001 to account 002.
MADE BY:	Supervisor Belka
SECONDED BY:	Supervisor Wallace
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

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140 **5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

141 Supervisor Belka stated Bill Bish with the HOA has been doing a great job cleaning up the neighborhood.
142 Supervisor Wallace congratulated Mr. Altman on his promotion with DMS.

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145 Resident Comments:
146 A resident commented on the houses that are selling.
147 A resident asked about the guard barriers in front of her house.
148 A resident asked about the basketball courts that were taken down.
149 A resident asked about the CDD fees.
150 A resident asked about the layout for the Amenity Center.

151
152 **6. ADJOURNMENT:**

153 (00:58:20)

155 MOTION TO:	Adjourn the March 14, 2013 meeting of the Board of Supervisors.
157 MADE BY:	Supervisor Wallace
158 SECONDED BY:	Supervisor Belka
159 DISCUSSION:	None further.
160 RESULT:	Called to Vote: motion PASSED
161	4/0 - Motion passed unanimously

162
163 **Please note the entire meeting is available on disc.*

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

165 **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.*

166 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.**

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172 **Signature**

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172 **Signature**

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174 _____
175 **Printed Name**

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174 _____
175 **Printed Name**

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177 **Title:**

- 178 **Chair**
179 **Vice Chair**

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177 **Title:**

- 178 **Secretary**
179 **Assistant Secretary**

180
181 *Recorded by Records Administrator*

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184 _____
185 *Signature*

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187 _____
188 *Date*

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River Bend Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
District Management Services LLC	6019	\$ 4,104.17		Contractual Services - Feb/March
Parrish Lawn Care, LLC	1281	6,195.00		Lawn Service - Feb
Remson Aquatics, LLC	3129	995.00		Lake Maintenance - Feb
Monthly Contract Sub-Total		\$ 11,294.17		
Variable Contract				
Decision HR	267700	\$ 1,102.40		P/R PE 02/24 Ck Date 03/01
Decision HR	269009	1,102.40	\$ 2,204.80	P/R PE 03/10 Ck Date 03/15
Powell, Carney, Maller, P.A.	69923	90.00		Legal Services thru 02/28 - Metro
Powell, Carney, Maller, P.A.	69924	51.77		Legal Services thru 02/28 - Valleycrest
Powell, Carney, Maller, P.A.	69925	1,057.50	\$ 1,199.27	Legal Services thru 02/28
Variable Contract Sub-Total		\$ 3,404.07		
Utilities				
Tampa Electric	0698 0010210 031113	\$ 7,546.46		Electric Service thru 03/04
Verizon	0697668836 08 030713	104.99		Internet Service thru 04/06
Utilities Sub-Total		\$ 7,651.45		
Regular Services				
Supervisor: Harry C. Wallace	HW031413	\$ 200.00		Supervisor Fees - 03/14
Supervisor: John Adams Jr.	JA031413	200.00		Supervisor Fees - 03/14
Supervisor: Lance Belka	LB031413	200.00		Supervisor Fees - 03/14
Supervisor: Richard Orcutt	RO031413	200.00	\$ 800.00	Supervisor Fees - 03/14
Times Publishing Company	I1003915710 0301	53.00		Board Meeting Date Changes 03/01
Regular Services Sub-Total		\$ 853.00		

River Bend Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Grau & Associates	10183	\$ 3,000.00		Audit FY2012
Harry Wallace	HW021913	96.66		Reimbursement of Personal Cash Spent
Harry Wallace	HW022513	1,222.53	\$ 1,319.19	Reimburse Expenses
Sam's Club	7715 0906 3323 2129 020813	95.38		Misc Clubhouse Supplies
Simmons Lawn & Pest Control, Inc	664	400.00		Hog Removal
Southern Pools of Tampa Bay, Inc	SP010913	2,950.00		(2) Rock Planters w/ Catch Basins, Filter, & Chlorinator
Specialist Fence/Concrete LLC	SFC031513	2,080.00		PVC Fence Basketball Area & Entry East Perimeter Line
Additional Services Sub-Total		\$ 9,844.57		
TOTAL:		\$ 33,047.26		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

River Bend Community Development District
Summary of Amenity Center Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Leasing Innovations, Inc.	1304076 IN	\$ 22,557.00		Quarterly Payment #8 of 20 Lease Payments
Nichols Landscape Architecture Inc.	RBCDD1311 1	3,014.40		Additional Landscape Plans - Amenity Center
Parrish Lawn Care, LLC	1307	100.58		Control Circuit for Waterfall & Lights - Amenities Center
Stantec Consulting Services Inc (SCSI)	664586	6,390.00		Professional Services thru 02/15
Sun City Golf Carts, Inc.	SCGC013113	4,000.50		2008 Golf Cart
Additional Services Sub-Total		\$ 36,062.48		
TOTAL:		\$ 36,062.48		

Approved (with any necessary revisions noted):

032813

River Bend Community Development District
Summary of Amenity Center Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary