

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

January 4, 2022 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, January 4, 2022 at 6:30 p.m.** at The Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, January 4, 2022 at 6:31 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair
Ruth Brown	Vice-Chair
William Kidwell	Supervisor
Chrissy Nieves	Supervisor
Tom Bigelow	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Michael Eckert	District Counsel, Kutak Rock	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>

There were approximately 50 audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were 11 resident comments, including a comment about experiences with Meritus, concerns over the lake plant survival and overspray, and many comments on the pros and cons of approving a waiver or variance for Mr. Watt.

3. STAFF REPORTS

A. District Engineer

i. Work Authorization Number 22-001 Water Management System Report

The Board tabled this item until the February meeting and asked for Mr. Chang to compare the reserve study and provide a more detailed breakdown of costs.

ii. Work Authorization Number 22-002 Tract E Survey for Parcel Split

The Board reviewed the work authorization for the Tract E Survey for the parcel split.

46 MOTION TO: Approve Work Authorization 22-022 subject to
47 reaching an agreement with the Lucaya Lake HOA to
48 share the cost 50/50 as the District has assumed all
49 prior costs of the remapping which benefits both
50 parties.
51 MADE BY: Supervisor Keipper
52 SECONDED BY: Supervisor Brown
53 DISCUSSION: None further
54 RESULT: Called to Vote: Motion PASSED
55 5/0 - Motion Passed Unanimously

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57 **iii. Review of Property Mapping**

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59 The Board reviewed the mapping. Supervisor Brown suggested the following modifications, which
60 the Board approved by consensus and Mr. Chang will implement:

- 61
- 62 • The two county lift stations are maintained by the CCD for landscape purposes even
63 though the county owns the property. They should be hash marked with explanation on
64 landscape maintenance.
 - 65 • The Rhodine frontage which is owned by the county should also be hash marked.
 - 66 • The Summerfield Center islands and right of ways should also be hash marked.
 - 67 • The CDD lake shore areas will be identified on the updated map.

68 There was a brief discussion on changing the notations on boundary walls. Mr. Eckert discussed
69 the changes to the HOA Declaration and that the a prior version of the map included language
70 from the revised HOA Declaration. After consultation with Mr. Eckert, the notations will remain
71 unchanged.

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73 Mr. Chang will modify the map and get the draft copy to Mr. Reidt to use in the RFP.

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75 **B. OLM – Paul Woods**

76 **i. Review of RFP for Landscape with Revised Timeline**

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78 Mr. Woods reviewed the RFP and timeline for the process with the Board. The mapping is being
79 revised to more clearly - reflect county-owned areas that are being maintained by the CDD and the
80 lake shore area maintenance by a homeowner of the CDD. The dog stations and trash cans were
81 also reviewed; Mr. Reidt will check with Steve Horan.

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85 **C. District Counsel**

86 **i. District Management Proposals**

- 87 *a. DPFG Management & Consulting & Vesta Property Services*
88 *b. Governmental Management Services*
89 *c. Halifax Solutions*
90 *d. Inframark*
91 *e. Rizzetta & Company*
92

93 Mr. Eckert explained and received approval of the Board for the presentation process from the
94 different companies making proposals. Vendors then presented in the order listed above and
95 individually responded to the Board's questions.
96

97 The Board tabled any decisions until the next meeting with each proposer to provide their meeting
98 times so members of the Board may attend some of their other meetings. The Board may also
99 choose to contact a representative of each company individually with any additional questions.
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101 **ii. Consideration of Resolution 2022-03; Prompt Payment Policy**

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103 Mr. Eckert reviewed the resolution with the Board.
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MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

111 **iii. Discussion on Morgan Watt Waiver**

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114 Mr. Eckert explained the parameters of the Board's authority under the rules of procedure. Mr. Watt
115 then presented his request to the Board with a video presentation. The Board and Mr. Brown played
116 two additional videos at the request of Supervisor Brown. The Board asked Mr. Eckert and Mr.
117 Watt some questions. Mr. Eckert requested for all videos to be retained in the permanent record of
118 the District. The Board continued to discuss the waiver request.
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MOTION TO:	Table any decision on the request until the February meeting.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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D. District Manager
i. Action Item List

132 Mr. Reidt reviewed the action item list with the Board. The vessel stickers will be arriving on
133 Friday, and registration of the vessels will begin the next week. The forms and rules will be
134 modified per legal and Supervisor Brown’s request and then will be placed on the website with
135 directions to set up an appointment for motorized inspection and mail-in for non-motorized. An
136 eblast with this information will be sent through Town Square by the District as soon as it is
137 available. An eblast will also be sent regarding protection of the lake plantings.

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4. BUSINESS ITEMS

A. Discussion on Palm Trimming Proposal

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143 Mr. Reidt requested for the Board to take no action on the palm trimming proposal as he and the
144 Chair had discussed; Mr. Reidt will get some outsourced competitive proposals. The Board agreed.

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

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148 There were no general matters to discuss.

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5. CONSENT AGENDA

- 152 **A. Consideration of Minutes of the Board of Supervisors Public Hearing and**
- 153 **Regular Meeting December 7, 2021**
- 154 **B. Consideration of Operations and Maintenance Expenditures November 2021**
- 155 **C. Review of Financial Statements Month Ending November 30, 2021**

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157 The Board reviewed the Consent Agenda items.
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MOTION TO:	Approve all of the Consent Agenda items.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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168 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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170 Supervisor Kidwell and Supervisor Bigelow expressed concerns regarding Cardno's planting by
171 surprise and failure rate. The plants were to be on 3' centers but are failing. Cardno will be
172 attending the February meeting to show where the plantings were made and address the Board's
173 questions.

174

175 Supervisor Brown reviewed the upcoming final walk through of Phase 4. The Board should send
176 any concerns to Mr. Reidt for review during the walk through. The Board by consensus
177 appointed Supervisor Keipper as the representative on the walk through.

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179 A few audience comments were made against granting a variance to Mr. Watt.

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182 7. ADJOURNMENT

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MOTION TO:	Adjourn at 11:02 p.m.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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192 *These minutes were done in summary format.

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194 *A copy of the audio recording is available on request.

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196 *Each person who decides to appeal any decision made by the Board with respect to any matter
197 considered at the meeting is advised that person may need to ensure that a verbatim record of the
198 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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200 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
201 meeting held on FEBRUARY 1, 2022.

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204 Signature

205 ERIC DALVEY
206 Printed Name

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209 Title:

- 210 Secretary
211 Assistant Secretary

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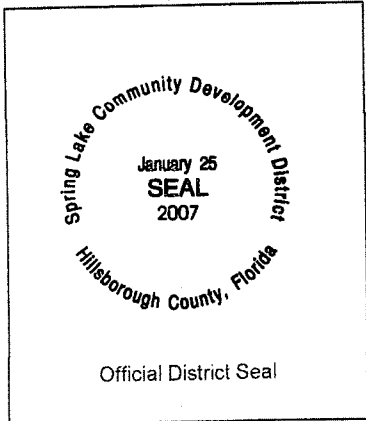
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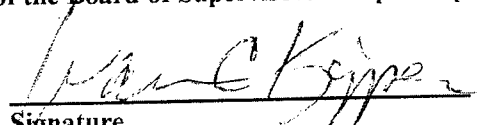
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Signature

WARREN C. KEIFFER
Printed Name

Title:

- Chairman
 Vice Chairman

Recorded by Records Administrator


Signature

7-20-22
Date