

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Spring Lake Community Development District was held on **Monday, July 18, 2022, at 6:30 p.m.** at the Clubhouse at Lake Lucaya Club, located 11305 Lake Lucaya Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Warren Keipper	Board Supervisor, Chairman
Ruth Brown	Board Supervisor, Vice Chairman
Ken Hoefle	Board Supervisor, Assistant Secretary
Bill Kidman	Board Supervisor, Assistant Secretary
Chrissy Nieves	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Michael Eckert*	District Counsel, Kutak Rock, LLP
John Toborg	Manager, Inspection Services, Rizzetta & Company, Inc.
Steven Horan	Field Services, CorLin Services, LLC

Audience	Present
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Note (*) – Attended via conference call.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Dailey called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Dailey asked if there were any audience comments.

45 A resident addressed a concern with the wetland area around Tract C and asked
46 if it could be better maintained. Ms. Brown agreed and asked Mr. Toborg to address the
47 area.
48

49 A resident asked about the proposed assessment increase and Mr. Dailey
50 explained that would be addressed at the budget public hearing on August 15, 2020. Mr.
51 Dailey stated the resident could still make his comments now, but he declined.
52

53 Mr. Dailey asked if there were any further comments and there were none.
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56 **THIRD ORDER OF BUSINESS**

Staff Reports

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58 **A. Landscape Inspection Services**
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60 Mr. Toborg reviewed his inspection report with the Board. Mr. Toborg stated there
61 is a low area near a sidewalk noted on item 56 and he will ask Mr. Chang to review.
62 Mr. Toborg stated there are still palms that need to be trimmed.
63

64 Mr. Toborg asked about who should maintain the area noted as items 68 and 69
65 in his report in the right of way for Nora Grant. Mr. Eckert confirmed this area was
66 deeded to the District.
67

68 Mr. Dailey stated he has discussed the prompt payment policy with Mr. Eckert and
69 he and Mr. Toborg will review possibly withholding payment for the BrightView
70 invoices once received to address any deficiencies. Mr. Dailey also noted they will
71 reach out again to BrightView to find out when they plan to perform routine
72 maintenance and address areas of concern.
73

74 **B. Field Management Services**
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76 Mr. Horan provided his park review report and addressed some areas of concern
77 for the District.
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79 Mr. Horan stated the sidewalk needs to be cleaned, there are some areas of
80 standing water still, the picnic tables and benches need repaired, and he wants to
81 also plan for Christmas decorations.
82

83 The Board asked him to provide proposals for all the items noted above and asked
84 Mr. Dailey to follow up with Mr. Chang on which sidewalks would be District
85 responsibility for maintenance.
86

87 **C. Aquatics Maintenance**
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89 Mr. Dailey reviewed the Cardno report for the Board. Mr. Dailey stated he is still
90 waiting for proposal for suggestions on pond 7 from Mr. Boser. The Board asked

91 that Cardno review the Nora Grant wetland area from the prior discussion under
92 Mr. Toborg's report.
93

94 Ms. Nieves asked about the option for residents to plant more along the shoreline
95 of the lake. The Board asked Mr. Dailey to see if Cardno would provide a
96 recommended list for review with costs that residents could use before they make
97 any decision on allowing this as an option.
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99 **D. District Engineer**

100
101 Mr. Dailey provided updates for Mr. Chang as he was unable to attend the meeting.
102 Mr. Dailey stated they are still waiting on approval from the HOA for the exhibits
103 for the Tract E deed and that he sent another to Ms. Gordon.
104

105 Mr. Dailey stated Mr. Chang is still waiting to hear back from RIPA on a date for
106 the fence repair. Mr. Keipper asked if Mr. Chang could provide a proposal to
107 conduct a survey to locate an access point for maintaining the area behind the
108 fence where RIPA will be doing repairs.
109

110 Ms. Brown asked to confirm with Mr. Chang when Site Masters will start the Nora
111 Grant embankment project.
112

113 **E. District Counsel**

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115 Mr. Eckert stated he had to reschedule the Blue Pacific agreement review and will
116 set it for the September Board meeting with his office sending out notices to the
117 residents.
118

119 Mr. Eckert stated there are some concerns with two issues regarding the Series
120 2017 Bonds. Mr. Eckert stated the first is with excess reserve funds and
121 recalculating the reserve amounts that he is working with US Bank on. The second
122 is Meritus is stating the developer is owed a reimbursement for debt service
123 payments for covering shortfalls with the tax roll until collected. Mr. Eckert stated
124 they are asking US Bank to see if there was an overpayment but unless there is
125 documented proof then no funds will be released to the developer. Mr. Dailey
126 stated Meritus asked his company to just approve this transaction with the audit
127 report, but he stated if this is something that is owed it should have been approved
128 and processed by Meritus.
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130 **F. District Manager**

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132 Mr. Dailey presented a proposal for meeting signs from Skyline Printing with
133 sample options. Mr. Dailey stated he has also requested a second proposal. The
134 Board stated they liked the option without the address and to add "CDD" in front of
135 the word Board.
136

137 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved
138 a not-to-exceed amount of \$250.00 for the Chairman to purchase meeting signs, for
139 Spring Lake Community Development District.

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141 Mr. Dailey stated that Mr. Eckert provided the policy to properly notice the owner
142 of the abandoned boat before removal and disposal. Mr. Dailey stated they will try
143 and secure the name of the owner and send them a letter with sixty (60) days to
144 remove the boat as required by Florida law. If they receive no response after that
145 time, they can remove and dispose of the boat.

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147 Mr. Dailey stated they sent eight (8) encroachment letters to residents and will
148 follow up in thirty (30) days. The Board asked Mr. Dailey to send Ms. Gordon the
149 fence encroachment issue as that may also fall under HOA rules.

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151 Mr. Dailey asked the Board if they had any questions or comments on the Action
152 Item List as presented. The Board had no questions.

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154 Mr. Dailey reminded the Board the next meeting will be on Monday, August 15,
155 2022, at 6:30 pm at the clubhouse and that it will be the budget public hearing so
156 he will try and keep the meeting agenda lighter.

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159 **FOURTH ORDER OF BUSINESS**

**Consent Agenda Items/Business
Administration**

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162 Mr. Dailey asked if the Board had any questions regarding the consent agenda
163 items.

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165 On a Motion by Ms. Nieves, seconded by Mr. Keipper, with all in favor, the Board approved
166 the consent agenda items, for Spring Lake Community Development District.

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169 **FIFTH ORDER OF BUSINESS**

**Ratification of Agreement for Field
Management Services with CorLin
Services**

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173 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board ratified the
174 Agreement for Field Management Services with CorLin Services, for Spring Lake
175 Community Development District.

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178 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14;
Amending Fiscal Year 2020-2021 Fiscal
Year Budget**

181 Mr. Dailey stated this was a requirement that should have been done sixty (60)
182 days after the end of the fiscal year but was a cleanup item in the audit report.
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184 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board approved
185 Resolution 2022-14, Amending Fiscal Year 2020-2021 Fiscal Year Budget, for Spring
186 Lake Community Development District.

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189 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-15;
Authorizing Disbursement for
Expenses**

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193 Mr. Dailey stated this resolution was never adopted from his review and that the
194 District follows these procedures so now it just needs to be formalized.
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196 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved
197 Resolution 2022-15, Authorizing Disbursement for Expenses, for Spring Lake Community
198 Development District.

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201 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals from LLS
Tax Solutions for Arbitrage Reporting
Services**

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205 Mr. Dailey stated these proposals will cover the required arbitrage reports for the
206 Series 2014 Bonds for 2021 for \$500.00 and the Series 2017 Bonds for the past five (5)
207 years for \$2,500.00. Mr. Dailey stated the Series 2017 Bonds report was not due until
208 2022 but you must go back and do one for each year. Mr. Dailey stated that going forward
209 it will only be \$1,000.00 per year for both reports.
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211 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board approved
212 the proposals from LLS Tax Solutions, Inc., for the Series 2014 and 2017 Bonds for
213 \$3,000.00, for Spring Lake Community Development District.

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216 **NINTH ORDER OF BUSINESS**

**Consideration of Appointment of an
Audit Committee and Scheduling the
First Meeting for the Committee**

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220 Mr. Dailey stated he could not find a current audit agreement, so it was likely time
221 to go out for RFP. Mr. Dailey stated the Board will need to appoint a committee and set a
222 date for the first meeting.
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224 On a Motion by Mr. Hoefle, seconded by Ms. Nieves, with all in favor, the Board appointed
225 the Board to serve as the Audit Committee and set the first meeting for Monday, August
226 15, 2022 at 6:30 p.m. at the Clubhouse at Lake Lucaya, located 11305 Lake Lucaya
227 Drive, Riverview, Florida 33579 to be held prior to the start of regular meeting, for Spring
228 Lake Community Development District.

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TENTH ORDER OF BUSINESS

Supervisors Requests

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Ms. Nieves asked about reaching out to the HOA about turning over the amenities to the District to own and operate. Mr. Eckert stated it can be done but would require their interest and approved under their process. Ms. Nieves asked what Mr. Dailey's opinion from experience with Districts was. Mr. Dailey stated there are advantages to the District owning them, but it depends on how it was set up from the beginning to operate for the residents.

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Mr. Eckert advised the facilities were not funded with District bonds and that the HOA's attorney would first have to determine if the association is even allowed to transfer them. The Board asked this item to be tabled until they can complete their current task list then they can possibly discuss it again once the HOA Board has its elections in November.

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Ms. Rand asked if she could address the Board and they agreed she could. Ms. Rand has if the District was aware of the hydraulic fluid leak on the HOA parking lot. Mr. Dailey stated he was not aware but will follow up with Ms. Gordon with the HOA and Mr. Brown with BrightView.

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ELEVENTH ORDER OF BUSINESS

Adjournment

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254 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board adjourned
255 the meeting at 8:49 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman