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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, August 15, 2022, at 6:42 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 Kidwell	Board Supervisor, Assistant Secretary
Chrissy Nieves	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Michelle Rigoni*	District Counsel, Kutak Rock, LLP
Phil Chang*	District Engineer, Johnson Engineering
John Toborg	Manager, Inspection Services, Rizzetta & Company, Inc.
Steven Horan	Field Services, CorLin Services, LLC
Robin Rhodes	Account Manager, Yellowstone Landscape
Jon Souers	Business Manager, Yellowstone Landscape
Vince Montanez	Representative, Yellowstone Landscape
Audience	Present

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.

46 **SECOND ORDER OF BUSINESS**

Audience Comments

47

48 Mr. Dailey asked if there were any audience comments.

49

50 Ms. Rand addressed assorted items including, palm tree replacement, the Sea
51 Foam inlet repairs, communication with the HOA on the repairs, the repair to the parking
52 lot by BrightView, and changes to the minutes regarding Mr. Brown requesting his first
53 name be added in front of his last name. Mr. Dailey stated that Ms. Gordon is working
54 with BrightView on the parking lot repairs.

55

56 A resident addressed the stolen fence section suggestion a gate with a keypad be
57 installed as a replacement.

58

59 Mr. Suarez addressed the current landscaping service levels and condition with
60 the Board. Mr. Suarez noted this has been an issue for months and the community looks
61 horrible and needs to be addressed immediately. The Board stated that Yellowstone has
62 replaced BrightView as of last week and is in the process of auditing the community for
63 irrigation repairs and working to clean up the community.

64

65 Mr. Valentine reiterated the same concerns of Mr. Suarez and noted that the trash
66 cans at the mailboxes need to be emptied. Mr. Kidwell stated the trash removal is an HOA
67 responsibility.

68

69 Mr. Hassett asked about when the midge flies will be treated and his concerns with
70 the beach conditions. Mr. Hassett stated the beach has green plants growing on the shore
71 and there are erosion issues. Mr. Dailey stated he will contact Cardno regarding a
72 treatment around the lake area. It was stated by the Board the beach area in question is
73 owned by the HOA but that the District is having Mr. Chang review the shoreline for
74 erosion concerns.

75

76 Ms. Suarez asked if there was going to be additional aquatic plants installed on
77 the southside of the lake. It was stated by the Board plants were installed around the
78 entire lake but asked for Cardno to see if additional plants were recommended. The Board
79 also asked for them to explain if the plants die off in the winter and come back in the
80 spring.

81

82 Mr. Dailey asked if there were any further comments and there were none.

83

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85 **THIRD ORDER OF BUSINESS**

Staff Reports

86

87 **A. Landscape Inspection Services**

88

89 Mr. Toborg reviewed his inspection report with the Board. Mr. Toborg stated that
90 some of the issues from BrightView were address prior to their last day but not all.

91

92 Mr. Dailey stated they have held back \$2,905.44 from the July Services invoice for
93 BrightView for work not completed. Mr. Dailey stated Yellowstone had provided a
94 cleanup proposal for \$7,617.03 which will need to be revised based upon the work
95 BrightView did come back and completed.

96
97 Mr. Toborg stated the remaining District palms will be trimmed by Yellowstone in
98 the next few weeks and the additional cost was \$77.00 for all ninety-one palms
99 from the remaining amount held back from BrightView. Mr. Toborg also stated he
100 is still waiting on the initial irrigation audit from Yellowstone.

101
102 The Board discussed the need to address these landscape cleanup issues before
103 the next meeting in September.

104
105 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board approved
106 a not-to-exceed amount of \$10,000.00 for the Chairman to work with Mr. Toborg and
107 Yellowstone Landscape to address the required landscape cleanup as needed, for Spring
108 Lake Community Development District.

109
110 The Board asked Mr. Dailey to speak with Ms. Gordon about the possibility of
111 access wands for Yellowstone Landscape to access the gated areas.

112
113 The Board had no other questions or comments for Mr. Toborg and the
114 representatives from Yellowstone Landscape, so they left the meeting.

115
116 **B. Field Management Services**

117
118 Mr. Horan provided his park review report and stated there is not much change in
119 the area with landscaping as of today.

120
121 Mr. Horan stated he collected pressure washing proposals for the District
122 sidewalks and provided them to Mr. Dailey to the meeting.

123
124 Mr. Horan stated he is working on options for the bench replacement slats.

125
126 **C. Aquatics Maintenance**

127
128 Mr. Dailey reviewed the Cardno report for the Board. Mr. Dailey stated he is still
129 waiting for proposals the Board requested from Mr. Boser. Mr. Dailey state he has
130 asked Mr. Boser to attend the next meeting in September.

131
132 Ms. Brown asked to have Cardno look at the 10–12-foot strip in front of the beach
133 that goes into the water as plants are starting to grow on the slope and need to be
134 treated again. Mr. Chang stated he plans to get with Site Masters to also look at
135 this area for erosion.

136

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

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137 The Board asked Mr. Dailey to find out when was the last time Cardno stocked the
138 lake with fish, also when would be the best time to do it again and for a proposal
139 but for a much smaller amount than the \$30,000.00 one provide before.
140

141 **D. District Engineer**

142
143 Mr. Chang asked if the Board would consider Business Item A, Consideration of
144 Proposals for Inlet Repairs.
145

146 The Board agreed and Mr. Chang reviewed the three proposals provided in the
147 agenda from Site Masters for \$2,000.00, AP Civil for \$3,800.00 and BASIC for
148 \$8,000.00 for repairs to the inlets near the intersection of Lake Lucaya Drive and
149 Sea Foam Way. Mr. Chang recommended the Site Masters proposal for the
150 repairs. Mr. Chang stated this may cause some delays in traffic when the repairs
151 are being made. The Board asked, if possible, the work be done after 9:00 am
152 once the children are at school.
153

154 On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board approved
155 the proposal from Site Masters for \$2,000.00 for the inlet repairs, for Spring Lake
156 Community Development District.

157
158 It was discussed by the Board regarding the need for clear warranty information
159 and replacement of the turf.
160

161 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board amended
162 their prior motion and authorized a not-to-exceed amount of \$7,000.00 for the Chairman
163 to execute a contract with Site Masters with the addition of a warranty for the work done
164 and adding replacement turf for the inlet repairs, for Spring Lake Community Development
165 District.

166
167 The Board asked that Mr. Chang provide Mr. Dailey the dates and information for
168 the repairs so it can be provided to Ms. Gordon to send to the residents.
169

170 Mr. Kidwell noted a slip hazard on Lake Lucayan Drive near the mailboxes and
171 asked Mr. Chang to review to see if the water was coming from the school property.
172

173 The Board had no other questions or comments for Mr. Chang, so he left the
174 meeting.
175

176 **E. District Counsel**

177
178 Ms. Rigoni has no report for the Board and asked if they had any questions. The
179 Board had no questions.
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181 **F. District Manager**

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Mr. Dailey reviewed the Action Item List with the Board, and they had no questions or comments.

Mr. Dailey stated he and Mr. Horan will be following up with the encroachment letters sent last month. Mr. Dailey stated he confirmed with Ms. Gordon that the tarps and fence encroaching on District property are also HOA violations, so letters have been sent to them. Ms. Gordon stated residents will be fined by the HOA if these items are not removed.

Mr. Dailey stated the section of fence that had been replaced was stolen again for a third time. The Board discussed various options for replacement and preventing this from happening again.

On a Motion by Mr. Keipper, seconded by Mr. Kidwell, with all in favor, the Board approved the replacement of the fence section with more secure reinforcement measures and working with West Florida Fence, the vendor the HOA is using for their current fence installation project, for Spring Lake Community Development District.

Ms. Brown suggested the Board approved a reward for any information leading to the prosecution of the individual or individuals responsible for the vandalism to the fence.

On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved a \$500.00 reward to anyone with information on the vandalism to the fence that results in a successful prosecution of the individual or individuals, for Spring Lake Community Development District.

Mr. Keipper asked Mr. Dailey to see if the HOA would approve the District paying for a camera to be installed at the gate guard house to monitor the fence area.

Mr. Dailey asked the Board if they had any other questions or comments. The Board had none.

Mr. Dailey reminded the Board the next meeting will be on Monday, September 19, 2022, at 6:30 pm at the clubhouse.

FOURTH ORDER OF BUSINESS

Consent Agenda Items/Business Administration

Mr. Dailey asked if the Board had any questions regarding the consent agenda items and noted the changes to minutes discussed earlier in the meeting.

225 On a Motion by Mr. Kidwell, seconded by Mr. Keipper, with all in favor, the Board approved
226 the consent agenda items with the amended minutes as noted, for Spring Lake
227 Community Development District.

228
229 **FIFTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year**
230 **2022-2023 Budget**

231
232 Mr. Dailey noted for the record the public hearing was properly noticed and the
233 required notices were mailed to all landowners.
234

235 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board opened
236 the Public Hearing on the Fiscal Year 2022-2023 Budget, for Spring Lake Community
237 Development District.

238
239 Mr. Dailey review the updated financials through July 31, 2022 that were shown in
240 the budget and the minor line items changes he made. Mr. Dailey noted that with the new
241 landscape contract and other savings he was able to add an additional \$83,189.00 to the
242 Reserve Fund.

243
244 The Board reviewed the budget and had no further comments.

245
246 Mr. Dailey opened the public hearing to audience comments.

247
248 Ms. Rand asked for an explanation on the meaning of EAU and if there were any
249 big-ticket items or projects for the next year.

250
251 Mr. Dailey stated EAU means equivalent assessment unit and it is used to
252 establish the benefit factor of various product or lot types when issuing bonds.

253
254 The Board stated that the walls owned by the District will require being painting
255 which is a large amount of the Reserve Fund allocated according to the reserve study.

256
257 Mr. Dailey asked if there were any other audience comments and there were none.

258
259 Ms. Rigoni and Mr. Dailey presented Resolution 2022-16, Annual Appropriation
260 Resolution for FY 2022-2023. Mr. Dailey stated the total of all funds to be collected by the
261 District for Fiscal Year 2022-2023 are \$2,131,762.69.

262
263 On a Motion by Mr. Keipper, seconded by Ms. Brown, with all in favor, the Board approved
264 Resolution 2022-16, Annual Appropriation Resolution for FY 2022-2023, for Spring Lake
265 Community Development District.

266

267 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board closed
268 the Public Hearing on the Fiscal Year 2022-2023 Budget, for Spring Lake Community
269 Development District.

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SIXTH ORDER OF BUSINESS

**Public Hearing on Special
Assessments for Fiscal Year
2022-2023 Budget**

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Mr. Dailey noted for the record the public hearing was properly noticed.

278 On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board opened
279 the Public Hearing on Special Assessments for the Fiscal Year 2022-2023 Budget, for
280 Spring Lake Community Development District.

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Mr. Dailey asked if there were any questions or comments from the Board or audience and there were none.

285 Ms. Rigoni presented Resolution 2022-17, Imposing Special Assessments for FY
286 2022-2023 to the Board.
287

288 On a Motion by Ms. Nieves, seconded by Mr. Keipper, with all in favor, the Board approved
289 Resolution 2022-17, Imposing Special Assessments for FY 2022-2023, for Spring Lake
290 Community Development District.

291

292 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board closed the
293 Public Hearing on Special Assessments for the Fiscal Year 2022-2023 Budget, for Spring
294 Lake Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Recommendations
from Audit Committee**

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Mr. Dailey stated the Audit Committee met prior to the start of the Board meeting and made their recommendations regarding the Audit RFP package presented.

303 On a Motion by Mr. Hoefle, seconded by Ms. Brown, with all in favor, the Board approved
304 the Audit Request for Proposal (RFP) package with pricing as presented and authorized
305 advertising for the RFP with the second Audit Committee meeting to be held on Monday,
306 September 19, 2022, at 6:30 p.m. at Clubhouse at Lake Lucaya, located 11305 Lake
307 Lucaya Drive, Riverview, Florida 33579 to be held prior to the start of regular meeting, for
308 Spring Lake Community Development District.

309

310 **EIGHTH ORDER OF BUSINESS**

Supervisors Requests

311

312 Ms. Nieves stated she will be resigning from the Board after the meeting since she
313 has sold her home. The Board thanked her for her service to the community and wished
314 her the best.

315

316 The Board asked Mr. Dailey to draft a notice to be sent to Ms. Gordon for posting
317 to the community that they are accepting resumes for the open seat.

318

319

320 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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322 On a Motion by Mr. Hoefle, seconded by Ms. Nieves, with all in favor, the Board adjourned
323 the meeting at 8:39 p.m., for Spring Lake Community Development District.

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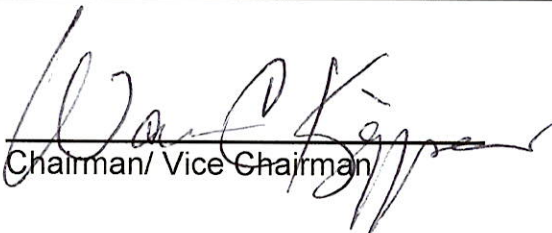
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Secretary/Assistant Secretary


Chairman/Vice Chairman