

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, September 19, 2022, at 6:38 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

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Michael Eckert	District Counsel, Kutak Rock, LLP
Kate John	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
Patrick Boser	Project Ecologist, Cardno

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.

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48 Mr. Troche asked the Board about decorations for the Parkside area of the
49 community and the painting of the mailboxes. The Board stated the mailboxes are owned
50 by the HOA so he would need to address that with them.

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52 Mr. Horan stated he is working on proposals for decorations for the entry
53 monument and other CDD owned areas. Mr. Horan stated he would also look at
54 commercial grade solar options for lighting, along with banners and flags. Mr. Horan
55 stated he will get proposals for possibly adding electricity to the Parkside area for the
56 future if the Board wants to consider that option.

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58 Ms. Rand stated the other palm tree that was struck by lightning finally died.

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

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63 **THIRD ORDER OF BUSINESS**

Staff Reports

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66 **A. Landscape Inspection Services**

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Mr. Toborg reviewed his inspection report with the Board. Mr. Toborg noted a few specific items he will address with Yellowstone regarding the removal of a Brazilian Pepper tree, replacement of plants at the Verawood entrance, and maintenance of a pocket park at Windward Shore.

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Mr. Dailey asked the Board if they would like to consider Business Item A, Proposals from Yellowstone behind tab 7. The Board agreed and Mr. Toborg reviewed the proposals.

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Mr. Toborg stated proposal #236584 for the cleanup on Lake Lucaya Drive and Nora Grant Place needed to be updated to remove Nora Grant Place as Cardno it was discussed it would be better for Cardno to do this work. Mr. Toborg stated the remaining proposals were from the irrigation audit done as part of the transition from BrightView.

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82 On a Motion by Mr. Hoefle, seconded by Ms. Brown, with all in favor, the Board approved
83 proposals #241815, #241819, #241821, #241825, and #241826 totaling \$10,028.40 for
84 irrigation repairs for Yellowstone Landscape, for Spring Lake Community Development
85 District.

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Mr. Eckert stated that the approved proposals will need to be put in the Exhibit D form provided in the original contract prior to execution.

90 The Board had no other questions or comments for Mr. Toborg and Mr. Rhodes,
91 so they left the meeting.

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B. Aquatics Maintenance

Mr. Boser reviewed the Cardno report for the Board. The Board asked Mr. Dailey to email Ms. Gordon to remind lake front homeowners of best practices when it comes to lawn and bank maintenance care.

Mr. Dailey provided the Board with a proposal he emailed to them prior to the meeting from Cardno for the Nora Grant Place area cleanup for \$2,440.00. Mr. Dailey stated he was told by staff that it would be best for Cardno to clean up this area since there are aquatic plants and they would know what needs to be removed or kept and maintained by Yellowstone going forward.

On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved the proposal from Cardno for the Nora Grant Place area cleanup for \$2,440.00, for Spring Lake Community Development District.

Mr. Boser discussed lake bank planting options for residents that the Board had requested and the potential issues with allowing them to install them on their own. The Board agreed it was best for the District to maintain control over any aquatic planting required or requested along the lake banks.

Mr. Boser discussed the request for fish stocking and stated he was not able to obtain any pricing or fish options from his vendor prior to the meeting. Mr. Boser stated this Fall and, in the Spring, would be the best time to stock the lake. Mr. Boser stated it would be best if the Board provided him with a budget to work with.

On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved a not-to-exceed amount of \$5,000.00 for Cardno for the fish stocking of Lake Lucaya for this Fall, for Spring Lake Community Development District.

Mr. Dailey asked the Board if they would like to consider Business Item C, Proposals for Pond 7 behind tab 9. The Board agreed and Mr. Boser reviewed the proposals.

Mr. Boser stated he got a proposal from Site Masters for the erosion work to combine with his proposal for the plants. Mr. Chang stated he agreed with the proposed repairs as presented.

On a Motion by Mr. Hoefle, seconded by Ms. Brown, with all in favor, the Board approved the proposals from Site Masters for \$3,800.00 for Pond 7 erosion repairs and Cardno for \$800.00 for pond plants, for Spring Lake Community Development District.

136 Mr. Eckert stated this would need to be done as a contract for Site Masters and
137 work authorization for Cardno.

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139 The Board had no other questions or comments for Mr. Boser, so he left the
140 meeting.

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142 **C. District Engineer**

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144 Mr. Chang stated the repairs for the Sea Foam inlets have been completed by Site
145 Masters.

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147 Mr. Chang stated he looked at the beach and lake bank erosion issue and stated
148 it would be best if the HOA would agree to address the grading at the same time
149 however the projects can be done separately. Mr. Chang stated he will have
150 proposals for the next meeting.

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152 Mr. Chang asked if the Board would consider Business Items D and E, Work
153 Authorizations #22-003 and #22-004. The Board agreed and Mr. Chang reviewed
154 the Work Authorizations.

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156 On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board approved
157 Work Authorization #22-003 for Johnson Engineering for the Public Facilities Report for
158 \$2,280.00, for Spring Lake Community Development District.

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160 On a Motion by Mr. Keipper, seconded by Mr. Hoefle, with all in favor, the Board approved
161 Work Authorization #22-004 for Johnson Engineering for a survey to determine the
162 location of District infrastructure for \$1,750.00, for Spring Lake Community Development
163 District.

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165 The Board had no other questions or comments for Mr. Chang, so he left the
166 meeting.

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168 **D. Field Management Services**

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170 Mr. Horan stated he would like to see a plan from Yellowstone to reduce use of the
171 park to allow it to be aerated during the year.

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173 Mr. Horan stated there is about forty feet of drip that needs to be fixed in the park
174 play area.

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176 Mr. Horan stated that the bushes in the park area still need to be trimmed back
177 and the Spanish Moss removed from the trees per the terms of the maintenance
178 contract with Yellowstone.

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180 Mr. Dailey asked if the Board would consider Business Item B, Proposals for
181 Pressure Washing. The Board agreed and Mr. Horan reviewed the proposals.
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183 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved
184 the Brook Pressure Washing proposal for the Park area for \$1,845.00 to be done in mid
185 to late October, for Spring Lake Community Development District.

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187 The Board asked Mr. Dailey to confirm with Mr. Chang no permit would be required
188 from the county.
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191 **E. District Counsel**

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193 Mr. Eckert introduced Ms. John to the Board and stated she would be working with
194 him on the District going forward.
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196 Mr. Eckert stated they plan to address cleaning up the Blue Pacific agreements
197 prior to the October or November meeting and will provide notice to the residents
198 effected.
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200 Mr. Eckert asked the Board if they had any other questions or comments. The
201 Board had none.
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203 **F. District Manager**

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205 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
206 or comments.
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208 Mr. Dailey stated he is still working with Ms. Gordon on some follow up items from
209 the last meeting on the Action Item List.
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211 Mr. Dailey stated he will be sending out some new encroachment letters and asked
212 Mr. Eckert how they should proceed on the remaining fence encroachment issues.
213 Mr. Eckert stated to allow the HOA to follow their process since the District cannot
214 fine owners for this issue, the Board agreed. Mr. Dailey stated he will follow up with
215 Ms. Gordon.
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217 There was a question about streetlights being out at night. Mr. Dailey stated
218 residents should call them in to TECO directly. The Board asked if Mr. Dailey could
219 post a link to the TECO website where residents can send in the notices.
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221 Mr. Dailey asked the Board if they had any other questions or comments. The
222 Board had none.
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224 Mr. Dailey reminded the Board the next meeting will be on Monday, October 17,
225 2022, at 6:30 pm at the clubhouse.

269 On a Motion by Mr. Hoefle, seconded by Ms. Brown, with all in favor, the Board approved
270 the proposals from LLS Tax Solutions for the Series 2014 & 2017 Arbitrage Reporting
271 Services for \$500.00 per report for 2023, for Spring Lake Community Development
272 District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-18,
Adopting Annual Meeting Schedule for
Fiscal Year 2022-2023**

Mr. Dailey presented the proposed meeting schedule for Fiscal Year 2022-2023 to the Board. The Board removed the December meeting from the schedule.

282 On a Motion by Mr. Hoefle, seconded by Mr. Kidwell, with all in favor, the Board approved
283 Resolution 2022-18, Adopting Annual Meeting Schedule for Fiscal Year 2022-2023 as
284 amended, for Spring Lake Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of Egis Proposal for
Fiscal Year 2022-2023 Insurance
Coverage and Finance Agreement**

Mr. Dailey presented the Egis proposal for insurance coverage and the option for financing the premium. The Board decided to pay the policy premium in full to avoid the finance changes.

295 On a Motion by Mr. Keipper, seconded by Mr. Kidwell, with all in favor, the Board approved
296 the Egis Proposal for Fiscal Year Insurance Coverage for \$37,089.00 to be paid in full,
297 for Spring Lake Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Recommendations
From the Audit Committee**

Mr. Dailey presented the recommendation from the Audit Committee that the Board accept the ranking of Berger, Toombs, Elam, Gaines & Frank as the number one responder and enter into an agreement with them for auditing service for fiscal years 2022-2026.

308 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board accepted
309 the recommendation from the Audit Review Committee and authorized entering into an
310 agreement with Berger, Toombs, Elam, Gaines & Frank for auditing services for fiscal
311 year 2022-2026, for Spring Lake Community Development District.

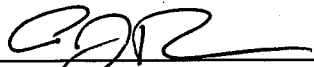
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Mr. Dailey asked if there were any Supervisors Requests and there were none.

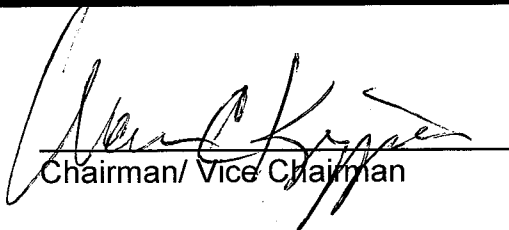
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Brown, seconded by Mr. Adams, with all in favor, the Board adjourned the meeting at 8:54 p.m., for Spring Lake Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman