

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, October 17, 2022, at 6:31 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
Lynn Adams	Board Supervisor, Assistant Secretary
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.
Daniel Trowell	Operations Manager, Yellowstone Landscape

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 at 6:31 p.m. 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.

47 Ms. Adams stated the trees at the Seafoam entry gate and the path toward Holland
48 Elementary need to be trimmed back.

49
50 A resident asked about the removal of the dead trees and re-staking of any that
51 can be saved. Mr. Dailey stated they will discuss the proposals for this under Mr. Toborg's
52 report.

53
54 Mr. Hassett asked if it was better to replace the fallen trees versus spending the
55 money on re-staking them and then still dying. Mr. Toborg stated they would only be re-
56 staking the trees they believe will survive with the rest being removed.

57
58 Ms. Rand stated that the park still is need of landscape maintenance.

59
60 Mr. Valentine stated that the midge flies are back and asked when the next
61 treatment will be done. Mr. Dailey stated if the Board would like to authorize a treatment,
62 they can under the agreement with Cardno. The Board directed Mr. Dailey to have a
63 treatment done and to make sure they address the area near Mr. Valentine's home.

64
65 Mr. Dailey asked if there were any further comments and there were none.

66
67

68 **THIRD ORDER OF BUSINESS**

Staff Reports

69
70 **A. Landscape Inspection Services**

71
72 Mr. Toborg reviewed his inspection report with the Board. Mr. Toborg stated Mr.
73 Rhodes and Ms. Brown both were in attendance for his last site inspection. Mr.
74 Toborg stated he was disappointed with the overall level of service from
75 Yellowstone and is reflected in his report.

76
77 Mr. Trowell stated this was the first he is hearing of all these issues and will get
78 them addressed with Mr. Rhodes as soon as possible.

79
80 Mr. Toborg and Mr. Dailey reviewed the palm replacement, tree re-staking, storm
81 debris removal and tree removal proposals with the Board. Mr. Toborg and Mr.
82 Dailey agreed these are not correct and there needs to be a complete review with
83 Yellowstone before proceeding. The Board agreed however they need to move
84 quickly on addressing the trees once the proposals are corrected.

85

86 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved
87 at not-to-exceed amount of \$20,000.00 for the Chairman to approved proposals for tree
88 removal and re-staking, for Spring Lake Community Development District.

89
90 The Board had no other questions or comments for Mr. Toborg and Mr. Trowell,
91 so they left the meeting.

92

93 **B. Aquatics Maintenance**

94
95 Mr. Dailey reviewed the report with the Board. Mr. Dailey stated Mr. Boser is no
96 longer with Cardno and went to work for Tampa Bay Water. Mr. Dailey stated that
97 Mr. White will be the new Account Manager going forward.

98
99 Mr. Dailey stated the Nora Grant area was cleaned up on October 10th and they
100 plan to do the fish stocking this week. Mr. Dailey stated the pond 7 plantings are
101 on hold until Site Masters completes their repairs which are on hold until the water
102 level drops.

103
104 Mr. Dailey asked the Board if they had any other questions or comments. The
105 Board had none.

106
107 **C. Field Management Services**

108
109 Mr. Dailey stated Mr. Horan was unable to attend the meeting tonight. Mr. Dailey
110 stated he has completed most the fence repairs and will finish the rest in the next
111 week.

112
113 Mr. Dailey stated Mr. Horan was unable to get quotes for new holiday decorations
114 so he will use what they did last year and work on proposals for next year after the
115 holidays.

116
117 Mr. Dailey stated he spoke with Mr. Keipper, and they are going to get proposals
118 for new tables for the park. The Board asked Mr. Chang to get proposals for
119 concrete pad options to place them on that are ADA compliant. Mr. Keipper stated
120 he found a wood product that could be used for the benches and will speak with
121 Mr. Horan about it.

122
123 Ms. Brown asked to have Mr. Horan attached the new stop sign provided by the
124 county to the existing post the old one was on. Mr. Eckert stated that should not
125 be an issue if it is put back exactly where the old one was attached.

126
127 Mr. Keipper asked to have the stop bar repainted, and the line of sight looked at
128 for the stop sign on the corner of Lake Lucaya Drive and Spring Point as it partially
129 blocked as you approach it.

130
131 Mr. Dailey asked the Board if they had any other questions or comments. The
132 Board had none.

133
134 **D. District Engineer**

135
136 Mr. Chang stated RIPA will have the fence repairs they damaged done by October
137 28th.

138

139 Mr. Chang asked the Board if they had any other questions or comments. The
140 Board had none.

141
142 **E. District Counsel**

143
144 Mr. Eckert stated they plan to address cleaning up the Blue Pacific agreements
145 prior to November meeting and will provide notice to the residents effected.

146
147 Ms. Brown asked how they address the agreement if a home sells. Mr. Eckert
148 stated that the new owner will be asked to execute a new agreement.

149
150 Mr. Eckert asked the Board if they had any other questions or comments. The
151 Board had none.

152
153 **F. District Manager**

154
155 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
156 or comments.

157
158 Mr. Dailey stated he is still working with Ms. Gordon on some follow up items from
159 the last meeting on the Action Item List and has not received an update.

160
161 Mr. Dailey stated they will have the election resolution for the January meeting
162 which Mr. Eckert confirmed as the November meeting is prior to when they can be
163 adopted.

164
165 Mr. Dailey reminded the Board the next meeting will be on Monday, November 21,
166 2022, at 6:30 pm at the clubhouse.

167
168 Mr. Dailey asked the Board if they had any other questions or comments. The
169 Board had none.

170
171 **FOURTH ORDER OF BUSINESS** **Consent Agenda Items/Business**
172 **Administration**

173
174 Mr. Dailey asked if the Board had any questions regarding the consent agenda
175 items and noted the changes to the minutes by Ms. John.

176
177 Mr. Dailey stated that he transferred \$30,000.00 from the Reserved Fund to cover
178 expenses until the tax roll distributions starting to come in.

179
180 Mr. Dailey stated that Yellowstone has not provided invoices for August or
181 September so until they do, they cannot close out the last fiscal year and produce
182 September financials.

183

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

187
188
189 **FIFTH ORDER OF BUSINESS** **Consideration of Public Facilities**
190 **Report**
191

192 Mr. Chang reviewed the Public Facilities Report for the Board and Mr. Eckert
193 explained why it is required by Florida Statute.
194

195 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved
196 the Public Facilities Report and authorized Mr. Chang to file it with the county, for Spring
197 Lake Community Development District.

198
199
200 **SIXTH ORDER OF BUSINESS** **Consideration of Proposals for Beach**
201 **Erosion Project**
202

203 Mr. Chang reviewed the proposal from Site Masters with the Board. The Board
204 asked for a second proposal for the November meeting.
205

206 The Board asked for Yellowstone to make sure they weed the beach area owned
207 by the District.
208

209
210 **SEVENTH ORDER OF BUSINESS** **Discussion on FEMA Claim Process**
211

212 Mr. Eckert and Ms. John reviewed the FEMA claim process and requirements with
213 the Board. The Board decided based on the value of what they could possibly claim, the
214 additional cost to pursue the funds, and the likelihood of success, that they did not wish
215 to take any action on moving forward with seeking FEMA reimbursement.
216

217
218 **EIGHTH ORDER OF BUSINESS** **Supervisors Requests**
219

220 Mr. Dailey asked if there were any Supervisors Requests.
221

222 Mr. Adams asked about the TECO streetlight ownership. Mr. Dailey stated he is
223 waiting on a final map from TECO showing the location, but they estimate the District
224 pays the contact for 270 streetlights and the HOA pays for 40 streetlights. Mr. Eckert
225 stated the District cannot pay for streetlights for private use. Mr. Dailey stated once they
226 have all the information, he will bring it to the Board for discussion but that this is likely a
227 long process and the HOA will need to plan for this in their budget.
228

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229 Mr. Keipper asked about the status of Tract E. Mr. Eckert stated it is moving along
230 with the county per his last update from Mr. Chang.

231
232 Ms. Brown stated she has concerns about boat use causing more damage to the
233 erosion areas on the lake from the hurricane. Mr. Chang agreed that the use could cause
234 more damage and increase the cost for repairs above his estimates of between
235 \$30,000.00 to \$40,000.00. Mr. Chang stated it might take two to three months to get the
236 repairs made. The Board discussed the options of closing the lake to boating and creating
237 a no wake zone until the repairs can be made. The Board asked for public comment on
238 the proposed action and none was offered.

239
240 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board approved
241 putting a No Wake Zone in place for Lake Lucaya to be reviewed at the November 21,
242 2022 Board of Supervisor Meeting, for Spring Lake Community Development District.

243
244 The Board asked Mr. Dailey to draft a notice of the no wake zone for review by Mr.
245 Keipper and Mr. Eckert to have the HOA send to the community.

246
247 There were no further Supervisor Requests.

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249
250 **NINTH ORDER OF BUSINESS** **Adjournment**

251
252 On a Motion by Mr. Kidwell, seconded by Mr. Adams, with all in favor, the Board adjourned
253 the meeting at 8:45 p.m., for Spring Lake Community Development District.

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256 
257 _____
258 Secretary/Assistant Secretary

257 _____
258 Chairman/ Vice Chairman