

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, November 21, 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
Steven Horan	Field Services, CorLin Services, LLC.
Robin Rhodes	Account 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.

46 Mr. Lamb addressed the Board regarding the lake bank erosion and stated he is a
47 retired engineer and had conducted a test for the last year. Mr. Lamb stated the lake had
48 lost a few inches on the banks but with the hurricane it is now about two to three feet. Mr.
49 Lamb stated he will provide his test data to the Board for review. Mr. Lamb stated he is in
50 favor of the Board approving repairs to the lake bank were needed.

51
52 Ms. Hewett addressed the Board about the lake bank erosion from the hurricane
53 and stated the slope has been sheared off three to four feet on her property. Ms. Hewett
54 stated she is also in favor of the Board approving repairs to the lake bank.

55
56 Mr. Valentine stated he supported the repairs to the lake bank.

57
58 Ms. Rand asked if the proposals and information from the engineer can be
59 provided to Ms. Gordon with the HOA so she can pass it along to the residents. Ms. Rand
60 stated there are residents claiming on social media there is no damage to the lake banks.

61
62 Mr. Rodriguez stated he is at the meeting to address his request on the agenda
63 for access to a District drainage easement to install a fence.

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

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68 **THIRD ORDER OF BUSINESS** **Staff Reports**

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70 **A. Landscape Inspection Services**

71
72 Mr. Dailey stated Mr. Toborg was unable to attend the meeting tonight.

73
74 Mr. Rhodes addressed the concerns in Mr. Toborg's report with the Board. Mr.
75 Rhodes stated they will be installing red and white annuals in December for the
76 next rotation.

77
78 Mr. Kidwell asked that the hedges be trimmed along the wall on Summerfield.

79
80 Ms. Brown asked about addressing the Brazilian Pepper tree that is along the CDD
81 vinyl fence.

82
83 Mr. Dailey asked the Board if they would like to consider Business Item A,
84 Consideration of Proposals from Yellowstone. The Board said they would, and Mr.
85 Dailey reviewed the proposals.

86
87 Mr. Dailey stated that Mr. Toborg wanted to review the over seeding proposal with
88 Mr. Rhodes before it was considered. Mr. Dailey also stated that Mr. Toborg
89 recommended not re-staking the cedar trees, but it was a Board decision. The
90 Board decided to not proceed with the re-staking at this time.

91

92 Mr. Keipper stated that the proposal from controller C needs to be looked at to see
93 if it is owned by the HOA.
94

95 On a Motion by Ms. Brown seconded by Mr. Kidwell, with all in favor, the Board approved
96 proposal #252676 for \$1,500.00 for Yellowstone Landscaping, for Spring Lake
97 Community Development District.

98
99 The Board had no other questions or comments for Mr. Rhodes, so he left the
100 meeting.
101

102 **B. Aquatics Maintenance**

103
104 Mr. Dailey reviewed the report with the Board. Mr. Dailey stated the fish stocking
105 has been completed along with the cleanup in the Nora Grant area.
106

107 Mr. Dailey stated Stantec is on the process of finishing the mitigation monitoring
108 report and that the pond seven project will take place once the water level is low
109 enough.
110

111 Mr. Dailey asked the Board if they had any other questions or comments. The
112 Board had none.
113

114 **C. Field Management Services**

115
116 Mr. Horan stated the Christmas decorations will be put up by the first Friday in
117 December.
118

119 Mr. Horan stated the abandoned boat has been removed and disposed of.
120

121 Mr. Horan stated the pressure washing of the sidewalks in the park has been
122 completed.
123

124 Mr. Horan asked Mr. Rhodes to trim the lower branches in the park and remove
125 the Spanish Moss as required in the contract from the trees.
126

127 The Board directed Mr. Horan to remove the picnic tables since they have been
128 deemed a safety concern.
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130 Mr. Dailey asked the Board if they had any other questions or comments. The
131 Board had none.
132

133 **D. District Engineer**

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135 Mr. Chang stated he has no updates besides the proposals to discuss under
136 Business Items in the agenda.

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

139
140 **E. District Counsel**

141
142 Mr. Eckert stated that since the Board has directed Mr. Horan to remove and
143 dispose of the picnic tables, they need to adopt a resolution regarding disposing
144 of surplus property. Mr. Eckert referred to a draft version of the resolution which is
145 in the agenda under Tab 12.

147 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved
148 Resolution 2023-04, Authorizing Disposition of Surplus Tangible Personal Property, for
149 Spring Lake Community Development District.

150
151 Mr. Eckert stated he and Ms. John spent this afternoon working with residents to
152 finalize the Blue Pacific agreements. Mr. Eckert said some are being mailed in and
153 they are due by November 25th.

154
155
156 Mr. Eckert addressed the concern about reducing legal costs to save money for
157 the District. Mr. Eckert stated he and Mr. Keipper agreed that it would be best for
158 counsel to attend via conference call going forward to help reduce costs. Mr. Eckert
159 stated this could be revisited again in the future by the Board if they wish. The
160 Board stated they appreciated this consideration and agreed with the
161 recommendation to have District Counsel attend meetings via conference call
162 moving forward.

163
164 Mr. Eckert asked the Board if they had any other questions or comments. The
165 Board had none.

166
167 **F. District Manager**

168
169 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
170 or comments.

171
172 Mr. Dailey reminded the Board the next meeting will be on Monday, January 16,
173 2023, at 6:30 pm at the clubhouse.

174
175 Mr. Dailey asked the Board if they had any other questions or comments. The
176 Board had none.

177
178 **FOURTH ORDER OF BUSINESS**

**Consent Agenda Items/Business
Administration**

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181 Mr. Dailey asked if the Board had any questions regarding the consent agenda
182 items. The Board had none.

183

184 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, 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.

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189 **FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Lake
Erosion Repairs**

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192 Mr. Chang reviewed the proposals he received for the Lake Erosion Repairs with
193 the Board that were sent out via email prior to the meeting. Mr. Chang stated he received
194 proposals from Crosscreek Environmental, Site Masters, and Finn Outdoor. Mr. Chang
195 then reviewed in detail with the Board the options, priority areas and costs.

196

197 Ms. Brown stated that based on the costs from the proposals provided it would be
198 best for the Board to consider filing a FEMA claim to seek some level of reimbursement.
199 Ms. Brown explained the process and information she had collected so far to file a claim.
200 The Board discussed their options and Mr. Eckert, and Ms. John advised the Board that
201 there is a specific procurement process under FEMA guidelines.

202

203 Ms. Brown stated she would be willing to take point on filing the claim for the District
204 to save on staffing costs. Mr. Adams stated he would be willing to take point on the
205 procurement process with assistance from Mr. Chang and Ms. John as needed.

206

207 On a Motion by Mr. Kidwell, seconded by Mr. Keipper, with all in favor, the Board
208 authorized Ms. Brown to file the FEMA Claim Application by December 2, 2022 then once
209 Claim Process was started to turn over the Procurement Process to Mr. Adams to
210 manage, with assistance from Mr. Chang and Ms. John as needed for the process, for
211 Spring Lake Community Development District.

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214 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Beach
Erosion Project**

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217 Mr. Chang reviewed the proposals from Crosscreek Environmental and Site
218 Masters for the Beach Erosion Project.

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220 The Board asked Mr. Chang to get a breakout of the HOA costs for the Site
221 Masters proposal so they can compare them the two proposals at the next meeting.

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224 **SEVENTH ORDER OF BUSINESS**

**Discussion on Request for Fence
Installation on District Drainage
Easement**

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228 Mr. Rodriguez reviewed his request with the Board to install a fence on the
229 District's drainage easement. The Board discussed the request and Mr. Eckert noted that
230 on the plat it states that no structures can be installed in the drainage easement.
231

232 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board stated they
233 had no objection to a fence being installed if it was not placed in the drainage easement,
234 for Spring Lake Community Development District.

235
236 Mr. Keipper stated this decision will also affect the second request for the same
237 fence installation in a drainage easement that was made.
238

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240 **EIGHTH ORDER OF BUSINESS** **Discussion on Temporary No Wake**
241 **Zone**
242

243 Mr. Dailey asked the Board how they wish to proceed with the Temporary No Wake
244 Zone that is in place for Lake Lucaya due to the erosion of the bank from the hurricane.
245

246 The Board asked Mr. Chang his opinion on if allowing normal use of the lake would
247 make the erosion worse. Mr. Chang stated it was very likely it would cause further
248 damage.
249

250 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board authorized
251 to extend the No Wake Zone policy for Lake Lucaya in place until the erosion repairs can
252 be completed for up to six (6) months and the policy will be reviewed as the repairs
253 proceed to either shorten or extend the date as required, for Spring Lake Community
254 Development District.

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256 The Board directed Mr. Dailey to draft an updated notice to the community with
257 review by District Counsel and Mr. Keipper for Ms. Gordon to post.
258

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260 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**
261 **Declaring Board Vacancy (Seat 2)**
262

263 Mr. Eckert reviewed Resolution 2023-01, Declaring Board Vacancy for Seat 2 with
264 the Board. Mr. Eckert stated the Board will need to fill the vacancy within ninety (90) days
265 since no Qualified Elector qualified to run for the seat. Mr. Eckert stated Mr. Adams will
266 remain in the seat until the Board appoints a Qualified Elector to fill it.
267

268 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board adopted
269 Resolution 2023-01, Declaring Board Vacancy for Seat 2, for Spring Lake Community
270 Development District.

271

272 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-02,**
273 **Granting District Manager Authority to**
274 **Safeguard Assets**
275

276 Mr. Eckert reviewed Resolution 2023-02, Granting District Manager Authority to
277 Safeguard Assets with the Board. Mr. Eckert stated this was the resolution the Board
278 requested he draft to bolster the District Manager's ability act to protect District assets
279 during emergencies and serve weather events.
280

281 On a Motion by Mr. Adams, seconded by Mr. Keipper, with all in favor, the Board adopted
282 Resolution 2023-02, Granting District Manager Authority to Safeguard Assets, for Spring
283 Lake Community Development District.

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285 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03,**
286 **Records Retention Resolution Options**
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289 Mr. Eckert reviewed Resolution 2023-03, Records Retention Resolution Options
290 with the Board. The Board discussed the options and selected option 2 which was to
291 retains all records as detailed in the resolution.
292

293 On a Motion by Ms. Brown, seconded by Mr. Adams, with all in favor, the Board adopted
294 Resolution 2023-03, Adopting a Records Retention Policy, for Spring Lake Community
295 Development District.

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297 **TWELFTH ORDER OF BUSINESS** **Memo on Surplus Resolutions**
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300 Mr. Eckert reviewed the Memo on Surplus Resolutions with the Board. No action
301 as needed at this time.
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304 **THIRTEENTH ORDER OF BUSINESS** **Supervisors Requests**
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306 Mr. Dailey asked if there were any Supervisors Requests.
307

308 Mr. Kidwell asked that the OLM line for \$700.00 be removed from the monthly
309 financials and properly code to the Landscape Inspection Services line.
310

311 Mr. Adams asked about the DEO filing for the District fee. Mr. Eckert explain the
312 annual requirement and fee for Board.
313

314 Mr. Kidwell asked about filing the Board vacancy seat. Mr. Eckert stated that can
315 be done at the next meeting and that Mr. Adams is considered a hold over seat and as
316 all the same authority and powers as he did below the election.

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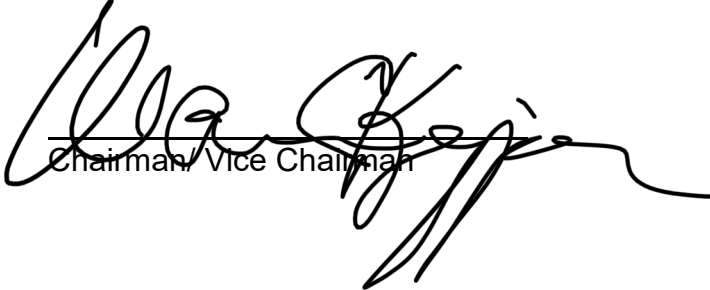
Mr. Hoefle asked why the legal invoice still had Mr. Reidt's name on them. Mr. Eckert stated they have since corrected that.

There were no further Supervisor Requests.

FOURTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board adjourned the meeting at 8:55 p.m., for Spring Lake Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman