

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, February 20, 2023, at 6:33 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, In
Steven Horan	Field Services, CorLin Services, LLC.
Daniel Trowell	Operations Manager, Yellowstone Landscape
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 6:33 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.

Ms. Rand asked about the status of the replacement of the palms at the Parkside. Ms. Rand stated she is against the removal of any of the dead palms and then just stump grinding and installing sod, she wants to see them replaced in the community. Mr. Adams asked if there was a map showing all the palms and other trees that need to be replaced. Mr. Toborg said he would discuss under his report and with the proposals from Yellowstone.

Ms. Watt asked about if the developer would be responsible for the lake erosion repairs based on some of the conversations from the last meeting. Mr. Keipper stated his comments from the last meeting may have been misunderstood and he did not consider this to be a developer responsibility. Mr. Eckert stated the District has accepted the lake and banks as part of the stormwater system through various required permits so there would be no developer responsibility.

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

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Mr. Toborg reviewed his inspection report with the Board. Mr. Toborg highlighted a few points in the report that need to be addressed by Yellowstone but overall, he stated he has seen continued improvement. Mr. Toborg stated he has requested soil testing for the declining hedges along Emerald Shores and that the controller C repairs should be done in the next week.

Mr. Keipper stated it was discussed on the recent irrigation inspection with Yellowstone that the District will oversee managing the irrigation controllers and will coordinate with the HOA moving forward for access.

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

Mr. Toborg review the palm proposals and the Board discussed replacement options including Foxtails, Washingtonians, and Bismarck palms. The Board also asked for alternative tree options for the palm replacements at Lake Lucaya Drive and Nora Grant. The Board tabled all the proposals and asked Mr. Toborg to come back with the revised pricing options for the next meeting.

The Board asked that the sod replacement proposals be tabled until all the irrigation repairs are completed. Mr. Toborg stated it is too late to over seed the

93 Summerfield and Parkside park areas. Mr. Toborg stated he has requested the
94 proposal be revised to provide for core aeration.
95

96 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
97 proposals #270069, #270447, #272037, and #279567 for \$4,621.36 for Yellowstone
98 Landscape, for Spring Lake Community Development District.

99
100 The Board had no other questions or comments for Mr. Toborg.
101

102 **B. Landscape and Irrigation Services**

103
104 Mr. Rhodes reviewed his report for the Board, and they had no questions.
105

106 Mr. Rhodes stated they seen moles in the area off Lake Lucaya Drive and Nora
107 Grant. Mr. Rhodes stated they have treated the area for grub worms and will
108 continue to monitor the area. Mr. Dailey stated he will get a proposal from Nvirotect
109 for treatment should it be required.
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111 The Board had no other questions or comments for Mr. Rhodes, Mr. Trowell or Mr.
112 Toborg so they left the meeting.
113

114 **C. Aquatics Maintenance**

115
116 Mr. Dailey reviewed the report with the Board. Mr. Dailey stated that Stantec will
117 provide a Midge Fly treatment for ponds 1 and 2 due to resident complaints.
118

119 Mr. Dailey asked the Board if they had any other questions or comments. The
120 Board had none.
121

122 **D. Field Management Services**

123
124 Mr. Horan stated Brook will be out to pressure wash the entrance monument in the
125 next three weeks.
126

127 Mr. Horan stated that there are depressions and holes forming in the Parkside park
128 sod and that they need to plan in the future for replacing the sod. Mr. Horan stated
129 that some of the holes also need to be filled in ASAP as they are a hazard. Mr.
130 Dailey stated he will get with Mr. Toborg and Yellowstone on options and follow up
131 with Mr. Keipper to get approval outside of the meeting to address the hazard.
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133 Mr. Dailey asked the Board if they had any other questions or comments. The
134 Board had none.
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139 **E. District Engineer**

140
141 Mr. Chang stated that the county has approved the Tract E application and that
142 Ms. John has a Special Warranty Deed for execution by Mr. Keipper with her
143 tonight.

144
145 Mr. Chang asked the Board if they had any other questions or comments. The
146 Board had none.

147
148 **F. District Counsel**

149
150 Ms. John stated she will provide the Tract E Special Warranty Deed for execution
151 by Mr. Keipper after the meeting.

152
153 Ms. John provided a legislative update to the Board discussing proposed possible
154 changes to the sovereign immunity caps and required ethics training for Board
155 Supervisors.

156
157 Ms. John stated they have recorded twenty-one fully executed Blue Pacific
158 agreements and that she has three more for Mr. Keipper to execute tonight.

159
160 Since Ms. John was providing an update on the Blue Pacific agreements the Board
161 felt it was best to address Business Item G, Discussion on Blue Pacific
162 Agreements.

163
164 The Board discussed the options for wrapping up the current outstanding
165 agreements and how to handle this in a more formal process moving forward with
166 the HOA and DRC.

167
168 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board authorized
169 the Chairman to discuss with the HOA a process to work together with the DRC for when
170 requests for fencing are submitted by Blue Pacific property owners in this area moving
171 forward, for Spring Lake Community Development District.

172
173 Ms. John asked the Board if they had any other questions or comments. The Board
174 had none.

175
176 **G. District Manager**

177
178 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
179 or comments.

180
181 Mr. Dailey reminded the Board the next meeting will be on Monday, March 20,
182 2023, at 6:30 pm at the clubhouse. Mr. Dailey stated there could be a potential
183 issue with the clubhouse renovations that are taking place and it could conflict with

184 the meeting date. The Board discussed the options of March 28, 2023 and March
185 29, 2023 as alternative meeting dates.
186

187 On a Motion by Mr. Adams seconded by Ms. Brown, with all in favor, the Board approved
188 rescheduling the March 20, 2023 Board of Supervisors Meeting to either March 28, 2023
189 or March 29, 2023 at 6:30 p.m. at the Clubhouse at Lucaya Lake, located at 11305 Lake
190 Lucaya Drive, Riverview, FL 33579, subject to verifying staff availability, for Spring Lake
191 Community Development District.

192
193 Mr. Dailey stated they have started to receive the TECO checks for credits for sales
194 tax paid last year and should have the rest of the payments in the next few weeks.
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196 Mr. Dailey asked the Board if they had any other questions or comments. The
197 Board had none.
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FOURTH ORDER OF BUSINESS

**Consent Agenda Items/Business
Administration**

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203 Mr. Dailey asked if the Board had any questions regarding the consent agenda
204 items. The Board had none.
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206 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved
207 the consent agenda items, for Spring Lake Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Johnson Engineer
Work Authorization 23-001**

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213 Mr. Chang reviewed Work Authorization 23-001 for the Board totaling \$8,800.00.
214 The Board stated they would only like to approve Tasks 1-3 at this time.
215

216 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved
217 Work Authorization 23-001 for Johnson Engineering for Tasks 1-3 for \$2,400.00, for
218 Spring Lake Community Development District.

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SIXTH ORDER OF BUSINESS

Update on Lake Bank Erosion Project

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223 Ms. Brown provided an update on the FEMA process detailing her time and effort
224 in working with them to attempt to secure funding for the District. Ms. Brown provided a
225 copy of the Executive Summary for the Public Assistance Program Delivery Guide to the
226 Board for review. Ms. Brown stated she will continue to work with FEMA on this process
227 in hopes that it will better prepare the District if this is needed again in the future. The

228 Board thanked Ms. Brown for all her hard work and effort over the past few months on
229 this process.

230
231 The Board discussed the options with the project moving forward and how to fund
232 the costs. The Board then discussed if it was required to bid the project through a formal
233 RFP or request proposals. Mr. Eckert stated they can do either one but are not required
234 to do a formal RFP as the project is expected to be under the required threshold.

235
236 On a Motion by Mr. Keipper, seconded by Mr. Adams, with all in favor, the Board
237 authorized the District Engineer and Mr. Adams to finalize a scope of work and proceed
238 with requesting proposals for the Lake Bank Erosion Project, for Spring Lake Community
239 Development District.

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242 **SEVENTH ORDER OF BUSINESS** **Consideration of Revised Proposals**
243 **for Beach Restoration Project**

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245 Mr. Chang reviewed the revised proposals for the Beach Restoration Project with
246 the Board.

247
248 The Board discussed the HOA taking point on this project as they need to address
249 the options with the beach area before the District can proceed on it's part of the project.

250
251 On a Motion by Mr. Hoefle, seconded by Ms. Brown, with all in favor, the Board authorized
252 the District Manager to provide the HOA with the Revised Proposals for the Beach
253 Restoration Project and ask them to take point on the project, for Spring Lake Community
254 Development District.

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257 **EIGHTH ORDER OF BUSINESS** **Presentation of Stantec SWFWMD**
258 **Monitoring Report for October 2022**

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260 Mr. Dailey presented the Stantec SWFWMD Monitoring Report for October 2022.

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262 On a Motion by Mr. Keipper, seconded by Mr. Adams, with all in favor, the Board accepted
263 the Stantec SWFWMD Monitoring Report for October 2022, for Spring Lake Community
264 Development District.

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267 **NINTH ORDER OF BUSINESS** **Consideration of Proposals for ADA**
268 **Accessible Picnic Tables and Concrete**
269 **Pad**

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272 Mr. Dailey presented the summary of the Proposals for ADA Accessible Picnic
273 Tables and Concrete Pad.

274
275 The Board discussed various options of pad size and possibly looking at the option
276 for installing ADA playground mulch for the tables to sit on with proper access provided.
277 The Board also discussed how many ADA accessible picnic tables to purchase and
278 whether or not they should purchase additional picnic tables. The Board asked Mr. Dailey
279 and Mr. Chang to bring back revised proposal options to the next meeting.

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281 The Board directed Mr. Horan to remove the two current picnic tables as they are
282 a safety hazard and to repair the last park bench that has not be addressed yet.

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285 **TENTH ORDER OF BUSINESS** **Consideration of Arbitrage Rebate**
286 **Report for Series 2017 Bonds for**
287 **October 31, 2022**

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289 Mr. Dailey presented the Arbitrage Rebate Report for Series 2017 Bonds for
290 October 31, 2022 stating there was no rebate requirement liability.

291
292 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved
293 the Arbitrage Rebate Report for Series 2017 Bonds for October 31, 2022, for Spring Lake
294 Community Development District.

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297 **ELEVENTH ORDER OF BUSINESS** **Consideration of LLS Tax Solutions**
298 **Proposal, Series 2017 Arbitrage**
299 **Reporting Services**

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301 Mr. Dailey presented the LLS Tax Solutions Proposal, for the Series 2017
302 Arbitrage Reporting Services for \$500.00.

303
304 On a Motion by Ms. Brown, seconded by Mr. Adams, with all in favor, the Board approved
305 the proposal from LLS Tax Solutions for the Series 2017 Arbitrage Reporting Services for
306 \$500.00, for Spring Lake Community Development District.

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309 **TWELFTH ORDER OF BUSINESS** **Supervisors Requests**

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311 Mr. Dailey asked if there were any Supervisors Requests.

312
313 Mr. Adams asked that we look at the meeting schedule and no longer hold them
314 on Federal holidays. Mr. Dailey stated he will review the schedule for the remainder of
315 this year and next when planning the future meeting schedule.

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317
318 There were no further Supervisor Requests.

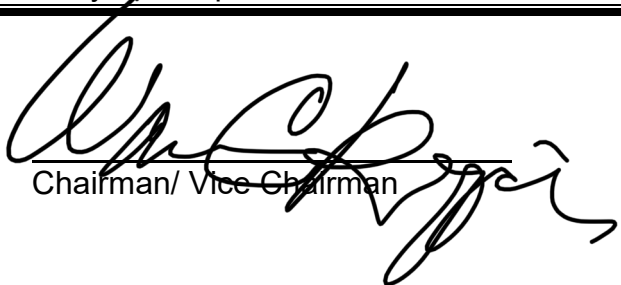
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THIRTEENTH ORDER OF BUSINESS Adjournment

323 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board adjourned
324 the meeting at 9:03 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman