

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 **Tuesday, March 28, 2023, at 6:30 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.
Daniel Trowell	Operations Manager, Yellowstone Landscape
Robin Rhodes	Account Manager, 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 at 6:30 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
48 Mr. Valentine addressed the Board in favor of them proceeding with the lake bank
49 erosion repairs needed along the south shoreline.

50
51 Ms. Rand addressed the Board regarding the high pricing for the Bismark palm
52 proposals and suggested they consider smaller options like the Foxtail palms at a lower
53 cost.

54
55 Mr. Brown addressed the Board regarding the need to get the lake bank erosion
56 repairs completed ASAP and to keep the lake as a no wake zone until the project is
57 completed.

58
59 Ms. Adams asked about the communication issues with the irrigation between
60 Yellowstone and Fieldstone regarding the recently installed landscaping by the HOA. Mr.
61 Dailey stated that Ms. Wood said there was some miscommunication and Yellowstone
62 was not contacted by the HOA. Mr. Rhodes said he can coordinate a meeting with the
63 HOA and Fieldstone on Wednesday. The Board asked Mr. Dailey to let Ms. Wood know.

64
65 Mr. Valentine addressed the Board regarding seeing moles along the southside
66 area of Nora Grant. Mr. Dailey stated that Yellowstone has been treating the area for the
67 food the moles eat to see if that might resolve the issue. Mr. Dailey stated he will get a
68 proposal from Nvirotect for treatment.

69
70 Mr. Lamb addressed the Board stating there has been significant damage to the
71 lake bank from the storm and it needs to be repaired before the rainy season begins.

72
73 Mr. Dailey asked if there were any further comments and there were none.

74
75
76 **THIRD ORDER OF BUSINESS** **Consent Agenda Items/Business**
77 **Administration**

78
79 Mr. Dailey asked if the Board had any questions regarding the consent agenda
80 items. The Board had none.

81
82 **On a Motion by Mr. Kidwell seconded by Mr. Adams, with all in favor, the Board approved**
83 **the consent agenda items, for Spring Lake Community Development District.**

84
85
86 **FOURTH ORDER OF BUSINESS** **Staff Reports**

87
88 **A. Landscape Inspection Services**

89
90 Mr. Dailey stated Mr. Toborg was unable to attend the rescheduled meeting for
91 this month due to a previous conflict. Mr. Dailey reviewed Mr. Toborg's inspection
92 report with the Board.

93
94 Mr. Keipper addressed the lack of responses to the report by Yellowstone. Mr.
95 Keipper stated the Board must have these responses moving forward long with
96 better communication from Mr. Rhodes and his team.

97
98 **B. Landscape and Irrigation Services**
99

100 Mr. Rhodes reviewed his report for the Board and addressed their questions.

101
102 Mr. Rhodes stated all the irrigation repairs are completed and the system is up and
103 running. Mr. Adams asked for an explanation of how the irrigation report worked.
104 Mr. Trowell provided a brief explanation detailing the codes used during the
105 inspections. Ms. Brown asked as a follow-up to make sure they are also checking
106 the wells to make sure they are in good working order.

107
108 The Board asked about the communication issues with the irrigation between
109 Yellowstone and Fieldstone regarding the recently installed landscaping discussed
110 under Audience Comments. Mr. Rhodes stated someone accessed the controller
111 and reset it. Mr. Rhodes stated this occurred after a recent meeting with Fieldstone
112 agreeing they would contact Yellowstone directly to request any changes to the
113 controller settings for the irrigation system. Mr. Rhodes stated the controllers are
114 locked but anyone can access them with a standard irrigation key.

115
116 The Board discussed locking options for the controllers. The Board asked Mr.
117 Horan to get new locks for all the controllers with keys to only be provided to
118 Yellowstone, Mr. Dailey, and Mr. Horan.

119
120 **On a Motion by Mr. Adams seconded by Ms. Brown, with all in favor, the Board authorized**
121 **Mr. Horan to purchase new locks for all the irrigation controllers, for Spring Lake**
122 **Community Development District.**

123
124 Mr. Rhodes stated that the controller at the guard house is plugged in and needs
125 to be changed to hardwired. The Board asked Mr. Rhodes to provide a proposal
126 for the Chairman to execute under his authority before the next Board meeting to
127 get this completed.

128
129 The Board asked about the trimming of ornamental grasses. Mr. Rhodes stated
130 they are in the process of doing that now.

131
132 Mr. Dailey reviewed the proposal summary from Yellowstone with the Board.

133
134 The Board addressed the various palm options from Yellowstone and ASI
135 Landscaping, noting the scope of the proposals did not match. The Board
136 discussed how to proceed and provided Mr. Dailey with a revised scope to send
137 to Mr. Toborg to collect new proposals. The Board also asked that the scope
138 specific clear truck or gray wood and that the location for each palm be designated

139 on a map. The Board stated that Mr. Toborg should also follow up with Ms. Brown
140 regarding the details of the new scope.

141
142 The Board discussed the remaining proposals for the Spring annuals and the
143 mulch top dressing. Mr. Rhodes stated he needs to reduce the annuals count as
144 they were able to reduce the amount used with the larger size installed. Ms. Brown
145 stated that he also needs to reduce the mulch amount, as Fieldstone installed
146 some leftover mulch from the HOA at no charge in some District owned areas.
147

148 On a Motion by Mr. Kidwell seconded by Mr. Adams, with all in favor, the Board approved
149 proposals #293130 and #294312 for \$14,132.87 subject to a reduction in price for the
150 annuals and mulch as discussed for Yellowstone Landscape, for Spring Lake Community
151 Development District.

152
153 Mr. Keipper asked that Mr. Rhodes make sure his team pick up the trash in
154 Parkside Park and along Rhodine Road.

155
156 The Board had no other questions or comments for Mr. Rhodes and Mr. Trowell,
157 so they left the meeting.

158
159 **C. Aquatics Maintenance**

160
161 Mr. Dailey reviewed the report with the Board.

162
163 Mr. Kidwell asked about fish stocking for the lake. The Board asked for a proposal
164 for the June meeting.

165
166 Mr. Dailey asked the Board if they had any other questions or comments. The
167 Board had none.

168
169 **D. Field Management Services**

170
171 Mr. Horan stated the Parkside Park holes in the sod have been filled by
172 Yellowstone and it will address the hazard for now.

173
174 Mr. Horan stated there are fire ants in the park and they need to be addressed
175 ASAP. The Board asked Mr. Dailey to get a proposal from Yellowstone for Top
176 Choice applications.

177
178 Mr. Horan stated he met with Cornerstone for the monument sign repairs and is
179 waiting for a proposal along with a meeting with a second vendor.

180
181 Mr. Horan stated he is working on proposals for some minor curb cracking repairs
182 related to the stormwater system.

183

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

186
187 **E. District Engineer**

188
189 Mr. Chang stated he had no report and will address the other agenda items later
190 in the meeting.

191
192 Mr. Chang asked the Board if they had any questions or comments. The Board
193 had none.

194
195 **F. District Counsel**

196
197 Mr. Eckert stated he had no report at this time.

198
199 Mr. Eckert asked the Board if they had any questions or comments. The Board
200 had none.

201
202 **G. District Manager**

203
204 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
205 or comments.

206
207 Mr. Dailey reminded the Board the next meeting will be on Monday, April 17, 2023,
208 at 6:30 pm at the clubhouse.

209
210 Mr. Dailey stated he will present a draft of the Proposed Fiscal Year 2023-2024
211 Budget at the next meeting.

212
213 Mr. Dailey stated he will present the draft revised TECO streetlight map at the next
214 meeting for approval.

215
216 Mr. Dailey asked the Board if they had any other questions or comments. The
217 Board had none.

218
219
220 **FIFTH ORDER OF BUSINESS** **Consideration of Proposals for**
221 **Statement of Work for Lake**
222 **Embankment Erosion Restoration**

223
224 Mr. Chang reviewed the proposals for the Statement of Work for Lake
225 Embankment Erosion Restoration from Crosscreek Environmental and Finn Outdoor.
226 Mr. Chang stated that both proposers are looking at a project start date in June with
227 completion in August.

228
229 The Board discussed the two proposals, the priority options, riprap options and
230 timeline for repairs. The Board then discussed the availability of funds in both the General

231 Fund and Reserve Budgets for this year. The Board asked Mr. Dailey to review possible
232 line items that could reallocate if needed.

233
234 Mr. Dailey asked Mr. Chang if the proposals covered all the restoration to any
235 access points that will be used through homeowners' property. Mr. Chang stated they
236 do.

237
238 Mr. Dailey recommended that the Board request a performance bond to provide
239 additional coverage for the District with this project. Mr. Chang stated the District would
240 likely have to cover the costs for the vendor to obtain it since it was not a requirement of
241 the scope of work.

242
243 The Board discussed the various priority areas and possible phasing over the next
244 year or two to complete the entire project.

245

246 On a Motion by Mr. Kidwell, seconded by Mr. Adams, with all in favor, the Board approved
247 the proposal from Crosscreek Environmental for the Lake Embankment Erosion
248 Restoration for areas designated Priority One and Two with riprap and aquatic plantings
249 for Priorities One through Four for \$110,733.00 plus a performance bond for the vendor
250 at an additional cost to the District, for Spring Lake Community Development District.

251
252 Mr. Dailey stated the Board previously tabled Mr. Chang's Work Authorization for
253 the remaining tasks related to this project until they decided on how to proceed.

254

255 On a Motion by Mr. Adams, seconded by Mr. Hoefle, with all in favor, the Board approved
256 revised Work Authorization 23-001 for Johnson Engineering for the remaining tasks not
257 to exceed \$6,400.00, for Spring Lake Community Development District.

258

259

260 **SIXTH ORDER OF BUSINESS** **Consideration of Proposals for ADA**
261 **Accessible Picnic Tables and Concrete**
262 **Pad Options**

263
264 Mr. Chang and Mr. Dailey presented the summary of the proposals for ADA
265 Accessible Picnic Tables and Concrete Pad Options. Mr. Dailey stated that he would
266 recommend the Board go with Parking Lot Services, who are the second lowest proposal
267 as Site Masters, the lowest proposal has a longer lead time. Mr. Dailey stated the Board
268 previously discussed going with the Belson picnic table options.

269

270 On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board approved
271 the proposal from Parking Lot Services for the concrete pad for \$8,434.00 and one ADA
272 picnic table and one standard picnic table from Belson Outdoors with brown tops and
273 black framing, not to exceed \$5,500.00, for Spring Lake Community Development District.

274

275 Mr. Dailey stated he will coordinate the shipping of the tables to Mr. Horan for him
276 to install once they arrive and the concrete pad has been poured.
277

278

279 **SEVENTH ORDER OF BUSINESS** **Discussion on the No Wake Zone**
280 **Notice**

281

282 The Board discussed the current No Wake Zone Notice for the lake that is set to
283 expire on April 30, 2023. The Board stated that resuming to normal operating conditions
284 at this time will likely increase the current damage and cost of repairs. The Board also
285 noted that the repairs are not scheduled to start until June with a completion date in
286 August.
287

288

288 On a Motion by Mr. Adams, seconded by Mr. Hoefle, with all in favor, the Board approved
289 the extension of the No Wake Zone for Lake Lucaya through construction for the lake
290 embankment repairs until August 30, 2023, for Spring Lake Community Development
291 District.

292

293 **EIGHTH ORDER OF BUSINESS** **Update on Blue Pacific Agreement**
294 **Process**

295

296 Mr. Keipper provided an update to the tracking sheet for the Blue Pacific
297 Agreements to the Board for review.
298

299

300 Mr. Keipper stated he recommends the Board have Ms. John contact the four
301 homeowners he noted on the tracking sheet, with three receiving phone calls and one a
302 letter. The Board agreed and Ms. John said she will proceed as directed.

303

304 Mr. Keipper said he will continue to work with the HOA and Mr. Dailey on a process
305 for making sure these agreements are executed as needed moving forward.
306

307

308 **NINTH ORDER OF BUSINESS** **Supervisors Requests**

309

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

312

313 Mr. Hoefle stated he is working with Mr. Horan on a tree that leans over onto
314 District and a homeowner's property on Blue Pacific from the Remson property. Mr. Horan
315 stated he will get pictures to verify where the tree is located and discuss options with Mr.
316 Dailey.

317

318 There were no further Supervisor Requests.

319 Mr. Dailey stated that the June Board meeting is currently scheduled for a Federal
320 Holiday, and he will come back with alternative dates at the April meeting to discuss a
321 change.
322

323
324
325

TENTH ORDER OF BUSINESS

Adjournment

326 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board adjourned
327 the meeting at 9:42 p.m., for Spring Lake Community Development District.

328
329
330
331
332


Secretary/Assistant Secretary


Chairman/ Vice Chairman