

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, April 17, 2023, at 6:33 p.m.** at the Clubhouse at Lake Lucaya Club, located at 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
John Toborg	Manager, Inspection Services, Rizzetta & Company
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.

46 Ms. Rand addressed the Board regarding the differences in the warranty on the
47 palms between the District's maintenance provider, Yellowstone, and other vendors. Ms.
48 Rand stated she did not completely understand the reason for the warranty differences.
49 Ms. Rand stated it was explained by Mr. Toborg outside of a meeting that other vendors
50 do not have direct oversight of the palms once installed like Yellowstone. Ms. Rand stated
51 she was told due to this the other vendors would likely not honor a warranty for a year
52 like Yellowstone will.

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

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57 **THIRD ORDER OF BUSINESS**

**Consent Agenda Items/Business
Administration**

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

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63 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board approved
64 the consent agenda items, for Spring Lake Community Development District.

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67 **FOURTH ORDER OF BUSINESS**

Staff Reports

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69 **A. Landscape Inspection Services**

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71 Mr. Toborg reviewed his inspection report which was sent out via email to the
72 Board last week along with Yellowstone's responses.

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74 Mr. Toborg addressed areas of concern and requested some soil testing and
75 review of the irrigation in certain areas where plant material is not doing well.

76

77 Mr. Toborg stated that overall, the property is improving; they just need to address
78 the items in his report.

79

80 Mr. Toborg stated he will have all the palm proposals and options for the May
81 meeting.

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83 **B. Landscape and Irrigation Services**

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85 Mr. Rhodes reviewed his report for the Board. The Board asked for copies of the
86 irrigation reports that they have not received since February.

87

88 Mr. Dailey reviewed the proposal summary from Yellowstone with the Board. Mr.
89 Dailey noted he included the Nvirotect proposal for Armadillo trapping for
90 discussion.

91 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board approved
92 proposal #299950 for application of Top Choice to the Parkside Park not to exceed
93 \$1,375.00 with final review of the quantity required and pricing by Mr. Toborg for
94 Yellowstone Landscape, for Spring Lake Community Development District.

95
96 Mr. Dailey asked the Board if they would consider Business Item A, Discussion on
97 Parkside Park Enhancements, while both Mr. Toborg and Mr. Rhodes are in
98 attendance. The Board agreed and Mr. Dailey presented the proposals summary
99 of options.

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101 The Board requested the option of Celebration Bermuda for Parkside Park and to
102 use the design which covers the entire oval inside area removing the current plant
103 beds and replacing them with sod.

104
105 The Board also requested proposals to fence in this same area with five openings
106 at the sidewalk entry points. The Board could then close this area as needed for
107 proper maintenance of the sod as recommended.

108
109 The Board asked Mr. Chang to review the spider drain layout to make sure there
110 is proper drainage for the replacement of the sod if installed.

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

114
115 **C. Aquatics Maintenance**

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117 Mr. Dailey reviewed the report with the Board.

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119 The Board reminded Mr. Dailey to get a fish sticking proposal once the lake repairs
120 are completed.

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

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125 **D. Field Management Services**

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127 Mr. Horan stated the concrete pad for the picnic tables was being poured today.

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129 Mr. Horan stated the locks have been placed on the irrigation controllers and
130 additional keys were provided for Mr. Dailey, Mr. Toborg and Mr. Rhodes.

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132 Mr. Horan stated he is monitoring the last bench for repairs in the park, but they
133 are not needed at this time.

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

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E. District Engineer

Mr. Chang stated the contract with Crosscreek Environmental has been executed and the lake project should start mid-May and it will take an estimated six weeks to complete the project. Mr. Chang stated thirty percent of the contract total was required to start the project and the rest will be due upon completion.

Mr. Chang asked the Board if they had any questions or comments. The Board had none so Mr. Chang left the meeting.

F. District Counsel

Ms. John provided an update on the Blue Pacific agreements stating they sent out the letters and made the phone calls to the homeowners as directed by the Board.

Ms. John stated Mr. Dailey had one more agreement for signature by Mr. Keipper tonight.

Mr. Adams asked for any updates on the recent legislative changes. Mr. Eckert stated that there has been no further movement on the sovereign immunity cap changes, and it is likely there will be ethics training for Board members going forward.

Ms. John asked the Board if they had any questions or comments. The Board had none.

G. District Manager

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

Mr. Dailey reminded the Board the next meeting will be on Monday, May 15, 2023, at 6:30 pm at the clubhouse.

Mr. Dailey reviewed an encroachment issue with 11536 Lake Lucaya Drive with a PVC fence placed on District property behind the wall at the metal fence opening section. Mr. Dailey stated a letter was originally since back in July of 2022 and the HOA was also notified. Mr. Dailey stated he spoke with Ms. Wood, and she stated a fine had been levied by the HOA, but they have not received payment and no further action has been taken by the HOA at this time. Mr. Dailey suggested the Board authorize District Counsel to send a demand letter requesting the removal of the fence from District property.

183 On a Motion by Ms. Kidwell seconded by Mr. Hoefle, with all in favor, the Board authorized
184 District Counsel to draft a demand letter to the homeowners at 11536 Lake Lucaya Drive
185 requesting they remove the PVC fence from District property, for Spring Lake Community
186 Development District.

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188 Mr. Kidwell asked if there were any questions on the extension of the No Wake
189 Zone. Mr. Dailey stated he had a few questions from residents, but everyone
190 understood the need, they were just not happy about it.

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192 Ms. Brown asked Mr. Dailey to request the HOA update the combination to the
193 lock at the boat ramp.

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

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199 **FIFTH ORDER OF BUSINESS**

**Consideration of TECO Streetlight
Location Map**

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202 Mr. Dailey presented the draft form of the TECO streetlight location map to the
203 Board for consideration.

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205 Mr. Dailey stated if the Board approves, he will send it over to the HOA for their
206 approval, then to TECO. Mr. Dailey stated TECO will then draft two agreements from the
207 map, with one for the District and the other for the HOA each having monthly fee totals
208 for the streetlights on their property. Mr. Dailey stated both agreements would go into
209 effect January 1, 2024.

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211 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved
212 the draft form of the TECO Streetlight Location Map, for Spring Lake Community
213 Development District.

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216 **SIXTH ORDER OF BUSINESS**

**Consideration of Changing the Date for
the June 19, 2023, Board of
Supervisors Meeting**

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220 Mr. Dailey stated the HOA has availability at the clubhouse to move the June 19th
221 meeting to June 21st or June 27th.

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227 On a Motion by Mr. Adams, seconded by Mr. Keipper, with all in favor, the Board approved
228 moving the June 19, 2023 Board of Supervisors meeting to June 21, 2023 at 6:30 p.m. at
229 the Clubhouse at Lake Lucaya, located at 11305 Lake Lucaya Drive, Riverview, Florida
230 33579, for Spring Lake Community Development District.

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233 **SEVENTH ORDER OF BUSINESS**

**Presentation of Draft Proposed Fiscal
Year 2023-2024 General Fund Budget**

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236 Mr. Dailey reviewed the Draft Proposed Fiscal Year 2023-2024 General Fund
237 Budget with the Board. Mr. Dailey stated this contains year to date expenditures through
238 March 31, 2023 with projection through September 30, 2023.

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240 Mr. Dailey stated he received a revised proposal from Stantec for mitigation
241 maintenance in 2023-2024 and will update the budget accordingly.

242

243 The Board discussed possible future projects for sod replacement, palm
244 replacement, the Parkside park enhancements, the next phases of the lake bank repairs
245 and future reserves. The Board stated they were not considering increasing assessment
246 at this time for the budget.

247

248 Mr. Dailey stated he will bring an updated proposed version of the budget to the
249 May Board meeting for approval and setting of the public hearing for a date of either July
250 17, 2023 or August 21, 2023.

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253 **EIGHTH ORDER OF BUSINESS**

Supervisors Requests

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

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257 Mr. Keipper asked that the Board consider the Carlson Construction proposal for
258 the entry monument tower repairs, so they did not need to delay another month. Mr.
259 Dailey stated this was the only proposal they have received.

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261 Mr. Dailey stated since this is a walk on agenda item, he would be required to take
262 audience comments. No comments were made.

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264 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved
265 the Carlson Construction proposal for the repairs to the entry monument tower for
266 \$6,545.00, for Spring Lake Community Development District.

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268 There were no further Supervisor Requests.

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271 **NINTH ORDER OF BUSINESS**

Adjournment

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272

273 On a Motion by Mr. Adams, seconded by Mr. Hoefle, with all in favor, the Board adjourned
274 the meeting at 8:19 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary



Chairman/ Vice Chairman