

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, May 15, 2023, at 6:32 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
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
James MacWilliam	Branch 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 6:32 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 The Audience was present, but no comments were made.

48

49

50 **THIRD ORDER OF BUSINESS**

**Consent Agenda Items/Business
Administration**

51

52

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

55

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

58

59

60 **FOURTH ORDER OF BUSINESS**

Staff Reports

61

62 **A. Landscape Inspection Services**

63

64 Mr. Toborg reviewed his inspection report with the Board which did not include
65 responses requested by Yellowstone Landscape.

66

67 Mr. Toborg addressed various areas of concern in his report with the Board, noting
68 that some of his comments go back three to four months with no response from
69 Yellowstone Landscape. Mr. Toborg also stated he will be requesting a proposal
70 to re-stake a fallen tree and that the palms should be trimmed in June per Mr.
71 Rhodes.

72

73 The Board stated they have concerns with the water scheduling and if it was
74 correct, communication from Yellowstone Landscape and the overall results from
75 their service on the property.

76

77 Mr. Toborg addressed the lack of proposals for palm replacements and alternate
78 tree options. Mr. Toborg explained to the Board that he was unable to get any
79 vendor to agree to provide a proposal with more than a thirty (30) day warranty for
80 the installation of any new trees.

81

82 Mr. Toborg and Mr. Dailey recommended the Board reduce the scope of the
83 proposals to just removal of all the remaining dead trees along with any stump
84 grinding or removal as needed. Mr. Dailey stated this would allow the Board to
85 better manage the budget until the lake bank erosion repair project is completed
86 in case additional funds are needed. Mr. Toborg stated that waiting to replace the
87 trees until later in the year is not an issue, but he would have concerns about doing
88 it now with the current drought conditions.

89

90 The Board agreed but asked that a map be provided designating where all the
91 trees have that have been and will be removed so that can review at a later date
92 for consideration of future replacement.

B. Landscape and Irrigation Services

Mr. Dailey stated he has received no monthly report from Mr. Rhodes and no March or April wet check reports.

The Board addressed various concerns regarding service with Yellowstone Landscape from Mr. Toborg's report and comments. The Board stated they have major concerns with communication from Mr. Rhodes and follow up such as the delay with the mulch installation which was approved in March and irrigation repairs taking much longer to get done once reported. The Board reminded them this was the same discussion they had back in March with no improvement since.

Mr. MacWilliam stated Mr. Trowell left due to health issues, and this created an issue with management at their end. Mr. MacWilliam stated he is unaware of who the point of contact is for the District to address concerns with. Mr. MacWilliam stated they were also not properly notified of when to meet Mr. Horan to review the fertilizer before being applied so that was not their fault. Mr. MacWilliam explained that some of the issues with the sod are related to the impacted soil and due to the drought, they have limited watering to not run the wells dry.

Mr. Dailey and Mr. Toborg made it clear who to contact regarding landscaping issues and that this was very clearly explained when the contract was awarded. Mr. Toborg also stated Mr. Rhodes has been made aware various times of the need to make sure he or Mr. Horan are available when fertilizer is being delivered to verify quality and types. The Board stated that if there needs to be an irrigation repair done during a wet check inspection to contact Mr. Dailey for approval.

Mr. Dailey stated that based on the Board's comments it may be appropriate to take some type of formal of action regarding Yellowstone Landscaping for the record with respect to the continued services issues. Mr. Dailey stated that Mr. Eckert explained that if the Board did decide at some point to terminate the agreement with Yellowstone Landscape that a vendor could be hired as a short-term replacement, but a new RFP would need to be done within a set time frame. Mr. Dailey suggested that the Board put Yellowstone Landscape on a formal notice of sixty (60) days to address all the issues and then review the progress to see what the next actions may be. The Board discussed various options on how they wished to proceed.

On a Motion by Mr. Adams seconded by Mr. Keipper, with all in favor, the Board provided Yellowstone Landscape with a sixty (60) day notice to address all the items of concern in Mr. Toborg's reports and improve overall service levels which will be reviewed again at the July Board of Supervisors Meeting to consider any further action, for Spring Lake Community Development District.

The Board had no other questions or comments for Mr. Toborg, Mr. Rhodes, and Mr. MacWilliam, so they left the meeting.

139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185

C. Aquatics Maintenance

Mr. Dailey reviewed the report with the Board.

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

D. Field Management Services

Mr. Horan stated the concrete pad in the park is completed and they are just waiting on the tables to arrive. Mr. Dailey stated he will check the delivery date with the manufacturer this week.

Mr. Horan stated he is working on a proposal to find an electrician that can get up forty (40) feet to address the lights on the entry tower monument.

Mr. Horan stated they will need to reapply playground mulch in September or October, and they will need a proposal for approval. Mr. Dailey stated he will reach out to the vendor from last year.

Ms. Brown asked Mr. Horan to take the recently replaced street sign by the county located on Summerfield near the wall and remount it to the District's decorative pole as he has done in the past.

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

E. District Engineer

Mr. Chang stated Crosscreek Environmental is expected to start the lake bank erosion repair project during the last week of May. Mr. Chang stated he is working with them to secure permission for additional access points they are requesting.

The Board requested Mr. Chang and Mr. Dailey make sure to notify the HOA of the stated date, staging area location, and for access to the gated areas for Crosscreek Environmental.

Mr. Chang and the Board discussed the concerns regarding the drainage in Parkside park and if there needs to be regrading before they look at replacement of the sod. The Board asked Mr. Chang for a proposal to review the drainage to see if it is working and is efficient.

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

186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230

F. District Counsel

Ms. John provided an update on the Blue Pacific agreements stating the last one she was working on was being mailed to her today.

Ms. John provided a brief legislative recap noting that the sovereign immunity limits remained the same but annual ethics training will be required of all Board Supervisors as of January 1, 2024 and once they have more details, they will provide them.

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 Wednesday, June 21, 2023, at 6:30 pm at the clubhouse.

Mr. Dailey stated he spoke with the resident at 11536 Lake Lucaya Drive that a letter was sent to by District Counsel regarding an encroachment of a PVC fence placed on District property behind the wall at the metal fence opening section. Mr. Dailey stated the resident asked for an extension to get a contractor to remove the fence and reinstall it on his property until July 1, 2023, which he granted.

Mr. Dailey stated he sent three (3) more encroachment letters that will be reviewed by Mr. Horan in thirty (30) days for compliance.

Mr. Dailey stated he will have wall and fence rules that Mr. Eckert drafted for Board approval at the June meeting.

Mr. Dailey provided a proposal from Yellowstone Landscape to remove an oak tree that was hit by a car on Summerfield. The Board wanted to change the scope of the proposal that was presented.

On a Motion by Ms. Brown seconded by Mr. Kidwell, with all in favor, the Board authorized Yellowstone Landscape to remove the oak tree, grind the stump, fill with soil and cover with sod not to exceed \$1,200.00, for Spring Lake Community Development District.

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

231 **FIFTH ORDER OF BUSINESS**

**Consideration of Stantec Proposal for
Aquatic and Mitigation Maintenance
Services**

232
233
234
235
236
237
238
239
240
241

Mr. Dailey presented the Stantec Proposal for Aquatic and Mitigation Maintenance Services to the Board. Mr. Dailey stated this has increases for chemical costs and they recommend additional mitigation maintenance services by Stantec to help better maintain the areas to save against future higher costs when done less frequently. Mr. Dailey also stated this proposal has been added into the Proposed Fiscal Year 2023-2024 Budget which is on the agenda for consideration tonight.

242 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved
243 the Stantec Proposal for Aquatic and Mitigation Maintenance Services, for Spring Lake
244 Community Development District.

245
246

247 **SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023-2022
Proposed Budgets**

248
249
250
251
252
253

Mr. Dailey presented the Fiscal Year 2023-2022 Proposed Budgets stating the summary was detailed in the budget packet and that no increase in the Operations and Maintenance assessments was proposed per the Board's direction from the April Board meeting.

254
255

The Board discussed the following items regarding the proposed budget:

256
257
258
259
260
261
262

- Add a line for playground mulch into the final budget for \$2,100.00.
- Add a line for holiday lighting.
- Add in any costs for Parkside park drainage if required for any future sod replacement under Capital Projects.
- Make sure to add \$40,000.00 to the Reserve or the General Fund budgets for wall maintenance.

263
264

The Board noted that the Capital Projections and project list are not final and will be discussed at the budget public hearing in August.

265
266
267

268 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06,
Approving Proposed Budgets for FY
2023-2024 and Setting a Date, Time,
and Location for Public Hearing**

269
270
271
272
273
274
275

Mr. Dailey presented Resolution 2023-06, Approving Proposed Budgets for FY 2023-2024 and Setting a Date, Time, and Location for Public Hearing. Mr. Dailey stated that due to the July meeting date they would not have enough time to provide the required

276 sixty (60) day notice to the county, so he recommends the August 21, 2023 Board meeting
277 date.
278

279 On a Motion by Mr. Keipper, seconded by Ms. Brown, with all in favor, the Board approved
280 Resolution 2023-06, Approving the Proposed Budgets for FY 2023-2024, and setting the
281 Public Hearing for Monday, August 21, 2023 at 6:30 p.m. at the Clubhouse at Lake
282 Lucaya, located 11305 Lake Lucaya Drive, Riverview, Florida 33579, for Spring Lake
283 Community Development District.

284

285

286 **EIGHTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count
as of April 21, 2023**

287

288

289 Mr. Dailey presented the Registered Voter Count as of April 21, 2023 to the Board.
290 Mr. Dailey stated the current registered voter count for the Spring Lake Community
291 Development District is 1870.

292

293

294 **NINTH ORDER OF BUSINESS**

Supervisors Requests

295

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

297

298 There were no Supervisor Requests.

299

300

301 **TENTH ORDER OF BUSINESS**

Adjournment

302

303 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board adjourned
304 the meeting at 8:45 p.m., for Spring Lake Community Development District.

305

306

307

308

309


Secretary Assistant Secretary


Chairman Vice Chairman