

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, July 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
Jonathan Johnson*	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
Danny Trowell	Operations 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.

91 Mr. Trowell stated Mr. Rhodes was unable to attend the meeting tonight and was
92 unaware of all the current issues. Mr. Trowell offered no excuses and stated these
93 issues should not be occurring and need to be addressed.
94

95 Mr. Dailey asked the Board has they would like to proceed moving forward. The
96 Board stated they would like to see Yellowstone Landscape address the issues
97 and get back on track, but they also need to consider alternative options at this
98 point.
99

100 Mr. Dailey stated that he spoke with Mr. Eckert and the Board could request
101 proposals from vendors if they are able to provide the required services under the
102 required bid threshold of \$195,000.00. Mr. Dailey stated that if the proposals would
103 exceed the required bid threshold amount the District would need to do another
104 RFP. Mr. Dailey also stated that the contract could be for month to month or a one-
105 year period but anything beyond that would likely exceed the required bid
106 threshold.
107

108 On a Motion by Mr. Adams seconded by Ms. Brown, with all in favor, the Board directed
109 Mr. Toborg and Mr. Dailey to collect proposals for landscape and irrigation maintenance
110 services, with the option to have irrigation services as a separate contract, for
111 presentation at the August 21, 2023 Board meeting with a potential start date of October
112 1, 2023 should they decide to change vendors, for Spring Lake Community Development
113 District.

114
115 The Board had no other questions or comments for Mr. Toborg or Mr. Trowell so
116 they left the meeting.
117

118 **C. Aquatics Maintenance**

119
120 Mr. Dailey reviewed the report with the Board.
121

122 Mr. Dailey asked the Board if they had any other questions or comments. The
123 Board had none.
124

125 **D. Field Management Services**

126
127 Mr. Horan provided the following updates to the Board:

- 128 • The picnic tables should arrive on Wednesday and then he will install them.
- 129 • He met with Family Fence, and they will provide a proposal for the park
130 fencing.
- 131 • He met with Mr. Toborg prior to the meeting to address the need for
132 Yellowstone Landscape to make sure they trim the District beach area.
- 133 • He reviewed the two curb repairs with the Board he will be making.
134

135 Mr. Horan addressed the request by the HOA to fix the broken lock on the District
136 owned gate off Summerfield Blvd. Mr. Horan stated this gate is used by the children

137 to access the sidewalk for school and needs to be addressed before it starts back
138 in August. The Board asked Mr. Dailey to follow up with Mr. Eckert when he returns
139 on what options the District has with locking the gate based on his previous
140 research on the matter. The Board discussed making the repair subject to Mr.
141 Eckert's opinions, so it is accessible once school starts.

142
143 Mr. Horan stated that the HOA had always handled the dog station maintenance
144 in the past and now there is a question regarding the ones that are on District
145 property. Mr. Dailey stated if the District does not want to maintain them then they
146 can ask the HOA if they will with an agreement between the two parties. Mr.
147 Johnson explained this option to the Board.

148

149 On a Motion by Ms. Brown seconded by Mr. Kidwell, with all in favor, the Board authorized
150 District Counsel to draft an agreement with the HOA to allow them to maintain the dog
151 stations on District property subject to final review by the District Manager, for Spring Lake
152 Community Development District.

153
154 Mr. Dailey asked the Board if they had any other questions or comments. The
155 Board had none.

156
157 **E. District Engineer**

158
159 Mr. Chang stated Crosscreek Environmental still needs to add an additional six to
160 twelve (6-12) inches of riprap to meet the design requirement for the lake bank
161 erosion project. Mr. Chang stated once that is done then the project will be
162 complete.

163
164 Mr. Dailey asked if the no wake zone would be able to be lifted for the lake at this
165 time. Mr. Chang stated that the aquatic plants are established at this point and the
166 remaining riprap to be added would not be affected by waves from any boats.

167
168 Mr. Chang stated he will have the park drainage report to present at the August
169 Board meeting.

170
171 Mr. Chang asked the Board if they had any questions or comments. The Board
172 had none so Mr. Chang left the meeting.

173
174 **F. District Counsel**

175
176 Mr. Johnson stated he has no report at this time and asked the Board if they had
177 any questions or comments. The Board had none.

178
179 **G. District Manager**

180
181 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
182 or comments.

183
184 Mr. Dailey reminded the Board the next meeting will be on Monday, August 21,
185 2023, at 6:30 pm at the clubhouse. Mr. Dailey stated this will also be the Public
186 Hearing for the Fiscal Year 2023-2024 Budget.

187
188 Mr. Dailey asked the Board if they had any other questions or comments. The
189 Board had none.

190
191
192 **FIFTH ORDER OF BUSINESS** **Consideration of Proposal from EZ**
193 **Mulch for Playground Mulch**
194

195 Mr. Dailey presented the proposal from EZ Mulch for Playground Mulch to the
196 Board.

197
198 Mr. Horan asked that the Board approve the proposal but hold on installation until
199 October.

200
201 **On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved**
202 **the proposal from EZ Mulch for playground mulch for \$2,070.00 to be installed after**
203 **October 1, 2023, for Spring Lake Community Development District.**

204
205
206 **SIXTH ORDER OF BUSINESS** **Review of the No Wake Zone Policy**
207

208 Mr. Dailey asked the Board how they would like to proceed with addressing the No
209 Wake Zone Policy for the entire lake based on the information and recommendation
210 provided by Mr. Chang.

211
212 **On a Motion by Mr. Keipper, seconded by Ms. Brown, with all in favor, the Board authorized**
213 **removing the current No Wake Zone Policy previously implemented for the erosion**
214 **repairs for all of Lake Lucaya effective July 21, 2023, for Spring Lake Community**
215 **Development District.**

216
217 The Board asked Mr. Dailey to add the map showing the no wake zones along the
218 lake banks that will remain in effect per the current rules with the memo to the residents
219 about the updated policy.

220
221 **SEVENTH ORDER OF BUSINESS** **Discussion on Fence Vandalism**
222

223 Mr. Dailey stated the fence section has been replaced and the total cost was
224 \$725.00. Mr. Dailey stated the notice for the reward for information on the fence was sent
225 to the community through the HOA, but he has received no leads from anyone. Mr. Dailey
226 stated he had not filed a police report since they did this the last time and there was no
227 follow-up done by Hillsborough County Sheriff's Department.

228 Mr. Dailey and Mr. Keipper explained that installing a camera on the HOA guard
229 house was not a financially feasible option since they could not connect to the HOA
230 security system, being that it is private and not public. They stated the District would need
231 to purchase their own entire system for one camera. The Board took no further action at
232 this time.

233

234 **EIGHTH ORDER OF BUSINESS**

Supervisors Requests

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

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238 There were no Supervisor Requests.

239

240

241 **NINTH ORDER OF BUSINESS**

Adjournment

242

243 On a Motion by Mr. Hoefle, seconded by Mr. Keipper, with all in favor, the Board adjourned
244 the meeting at 8:11 p.m., for Spring Lake Community Development District.

245

246

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Secretary/Assistant Secretary



Chairman/ Vice Chairman