

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, August 21, 2023, at 6:30 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
Phil Chang*	District Engineer, Johnson Engineering
Steven Horan	Field Services, CorLin Services, LLC
John Toborg	Manager, Inspection Services, Rizzetta & Company
Greg Schweitzerz	Account Manager, Yellowstone Landscape
Wayne Ebanks	Irrigation Manager, Yellowstone Landscape
Bobby Williamson	Fieldstone Landscape Services
Joe Chiellini	ASI Landscape Management
Dominick Portoghese	ASI Landscape Management
Joe Amarosa	ASI Landscape Management

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 6:30 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 and there were none.

THIRD ORDER OF BUSINESS

Consent Agenda Items/Business Administration

Mr. Dailey asked if the Board had any questions regarding the consent agenda items. Mr. Keipper noted to correct the spelling of his last name on line 212.

On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved the consent agenda items with the change to line 212 of the minutes as discussed, for Spring Lake Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Mr. Toborg reviewed his inspection report with the Board noting that very few of the issues from his last report to the Board have been addressed by Yellowstone Landscape.

Mr. Toborg stated he put the process of collecting proposals for the tree replacements from his report on hold until the landscape maintenance vendor issues have been addressed by the Board.

B. Landscape and Irrigation Services

Mr. Dailey stated that a notice was sent to Yellowstone Landscape on August 8, 2023 in accordance with the Prompt Payment Policies that the District will withhold payment for services due to deficiencies found in Mr. Toborg's inspection report dated July 7, 2023 if not properly addressed by August 31, 2023.

The Board took no action on the Yellowstone Landscape proposals in the agenda.

Mr. Dailey asked if the Board would like to consider Business Item A at this time, Consideration of Proposals for Landscape and Irrigation Maintenance Services.

The Board agreed they would like to proceed with presentations from ASI Landscape Management and Fieldstone Landscape Services at this time.

Mr. Dailey stated that prior to the meeting both vendors agreed to leave the meeting while the other presented as a courtesy to each other. Mr. Dailey stated that since this is a public meeting they are not required to leave.

93 ASI Landscape Management presented first followed by Fieldstone Landscape
94 Services. The Board asked both vendors questions regarding their proposals and
95 approach to servicing the District.
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97 The Board discussed the proposals and the options with terminating Yellowstone
98 Landscape and entering a new one (1) year agreement with another vendor with
99 Mr. Dailey and Mr. Eckert.
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101 On a Motion by Mr. Hoefle seconded by Ms. Brown, with all in favor, the Board approved
102 the termination of Yellowstone Landscape effective September 30, 2023 and to negotiate
103 a new one (1) agreement with ASI Landscape Management for \$193,347.00 and should
104 that not be reached, then an agreement with Fieldstone Landscape Services for
105 \$187,983.00 for Landscape and Irrigation Maintenance Services, for Spring Lake
106 Community Development District.

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108 The Board had no other questions or comments for Mr. Toborg, the
109 representatives from ASI Landscape Management and Fieldstone Landscape
110 Services, so they all left the meeting.
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112 C. Aquatics Maintenance

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114 Mr. Dailey reviewed the report with the Board. Mr. Dailey stated that the midge fly
115 treatment chemicals are on backorder and as soon as they arrive Stantec will treat
116 the areas as needed.
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118 Mr. Adams asked about mosquito control by the District. Mr. Eckert stated the
119 District does not have that authority granted to it. Mr. Dailey recommended that
120 residents contact the county to have them come out and spray in the community.
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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 provided the following updates to the Board:
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- 129 • The pedestrian gate off Summerfield is working but will need to have some
130 welds repaired at some point.
- 131 • The playground mulch has been approved and will be installed in October.
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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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186 **SIXTH ORDER OF BUSINESS**

**Consideration of License Agreement
with the HOA for the Installation and
Maintenance of Dog Stations**

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Mr. Eckert presented the agreement to the Board they asked him to draft from the July Board meeting.

193 On a Motion by Mr. Kipper, seconded by Mr. Kidwell, with all in favor, the Board approved
194 the License Agreement with the HOA for the Installation and Maintenance of Dog Stations
195 on District property, for Spring Lake Community Development District.

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SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2023-
2024 Budget**

201 Mr. Dailey stated on the record that the Public Hearing on Fiscal Year 2023-2024
202 Budget has been properly noticed.

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Mr. Dailey asked for a motion to open the Public Hearing.

206 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board opened
207 the Public Hearing on the Fiscal Year 2023-2024 Budget, for Spring Lake Community
208 Development District.

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Mr. Dailey reviewed the updated year to date budget numbers with the Board. Mr. Dailey stated these changes also include the recent approval of the ASI Landscape Management proposal and increasing the holiday decorations line item to \$5,000.00.

214 Mr. Dailey stated the assessments will remain the same for the residents as was
215 previously approved by the Board with the proposed budget.

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The Board discussed the Reserve Budget as it is related to the draft Capital Projections list for next year. The Board decided to approve the Reserve Budget total of \$233,430.00 and discuss the Capital Projections list as they move forward through the next year.

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Mr. Dailey asked the Board if they had any further comments and there were none.

224 Mr. Dailey asked if there were any audience comments and there were none.

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Mr. Dailey asked for a motion to close the Public Hearing.

228 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board closed the
229 Public Hearing on the Fiscal Year 2023-2024 Budget, for Spring Lake Community
230 Development District.

231 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10,
Annual Appropriation Resolution for
Fiscal Year 2023-2024**

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Mr. Eckert presented Resolution 2023-10, Annual Appropriation Resolution for Fiscal Year 2023-2024 to the Board.

238 On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board approved
239 Resolution 2023-10, Annual Appropriation Resolution for Fiscal Year 2023-2024, for
240 Spring Lake Community Development District.

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243 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-11,
Imposing Special Assessments for
Fiscal Year 2023-2024**

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Mr. Eckert presented Resolution 2023-11, Imposing Special Assessments for Fiscal Year 2023-2024 to the Board.

250 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved
251 Resolution 2023-11, Imposing Special Assessments for Fiscal Year 2023-2024, for Spring
252 Lake Community Development District.

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255 **TENTH ORDER OF BUSINESS**

Supervisors Requests

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Mr. Dailey asked if there were any Supervisors Requests.

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Mr. Keipper stated he would like to see updates to the District rules to allow residents to add riprap around their docks and modifications to require it with new installations.

263 On a Motion by Mr. Adams, seconded by Ms. Brown, with all in favor, the Board authorized
264 having Mr. Chang draft a scope for allowing residents to add riprap around their existing
265 docks and to require it for any new docks going forward so the District rules can be
266 updated with these changes, for Spring Lake Community Development District.

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Mr. Hoefle presented his plans for the holiday decorations, installing year-round banners that can be changed for each season and purchasing new holiday wreathes for the entry monument.

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274 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board authorized
275 the Chairman to approved proposals not-to-exceed \$7,500.00 for holiday decorations as
276 presented by Mr. Hoefle, for Spring Lake Community Development District.

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279 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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281 On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board adjourned
282 the meeting at 9:18 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman