

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, September 18, 2023, at 6:31 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
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
Joe Chiellini	ASI Landscape Management
Dominick Portoghese	ASI Landscape Management
Joe Robledo	Account Manager, 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 6:31 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.

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THIRD ORDER OF BUSINESS

Consent Agenda Items/Business Administration

Mr. Dailey asked if the Board had any questions regarding the consent agenda items. Mr. Kidwell noted to correct the spelling of Mr. Chang's last name on line 173.

On a Motion by Mr. Kidwell seconded by Mr. Adams, with all in favor, the Board approved the consent agenda items with the change to line 173 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 notes from his inspection done this afternoon and stated he will send a full report to the Board once written.

Mr. Toborg stated that most of the items from the previous inspection reports have been completed, however the alcoves are still not trimmed, there are areas not mowed, hedges that need trimming and detail work that needs to be done.

Mr. Dailey stated that after speaking with Mr. Toborg following his inspection, they agreed to hold back payment of \$3,000.00 from the August Yellowstone Landscape invoice until the items noted from today's inspection have been addressed.

B. Landscape and Irrigation Services

Mr. Dailey stated he received the irrigation inspection reports today for September from Yellowstone Landscape along with a proposal for a repair totaling \$1,460.22. The Board asked Mr. Toborg to review the proposal prior to having Mr. Keipper execute the work authorization.

Mr. Chiellini with ASI Landscape Management thanked the Board for the opportunity to serve the community and introduced Mr. Robledo as the Account Manager for the District. Mr. Chiellini discussed the new client transition meeting that they are in the process of scheduling for next week with Mr. Toborg and Mr. Horan.

Mr. Dailey presented the proposals from ASI Landscape Management for the initial mulch installation at \$33,000.00 and the fall annuals to \$467.50. The Board discussed holding the mulch proposal at this time.

92 The Board asked that when they conduct the new client transition meeting next
93 week that they look at opportunities to reduce mulch in areas of the community
94 where groundcover plants can be installed instead. Mr. Toborg and Mr. Chiellini
95 stated that they will come back with proposals in October for discussion.
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97 On a Motion by Mr. Keipper seconded by Mr. Kidwell, with all in favor, the Board approved
98 the ASI Landscape Management proposal #6125 for fall annuals for \$467.50 to be
99 installed after October 1, 2023, for Spring Lake Community Development District.

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101 Mr. Horan stated that once ASI Landscape Management gets started, they need
102 to address raising the tree limbs around the sidewalks in the community so
103 residents can walk around without getting hit by them. Mr. Horan also stated that
104 jumping on the detail work in the plant beds and other areas will show the residents
105 some immediate progress with the change in vendors.
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107 The Board had no other questions or comments for Mr. Toborg or the
108 representatives from ASI Landscape Management, so they all left the meeting.
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110 **C. Aquatics Maintenance**

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112 Mr. Dailey reviewed the report with the Board. Mr. Dailey stated they are still
113 waiting for the fish restocking proposal.
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115 Mr. Dailey asked the Board if they had any other questions or comments. The
116 Board had none.
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118 **D. Field Management Services**

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120 Mr. Horan provided the following updates to the Board:
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- 122 • He will be refinishing the slats on three of the benches in the park in the
123 next few weeks.
- 124 • The three trash cans in the park will need to be replaced in the Spring of
125 2024.
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127 Mr. Dailey asked the Board if they had any other questions or comments. The
128 Board had none.
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130 **E. District Engineer**

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132 Mr. Chang presented his draft scope for the additional riprap erosion protection
133 around the docks as requested by the Board.
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135 The Board requested some changes to the scope to reflect additional clarification
136 on the materials to be used, verification of some measurements and changes to

137 the language used in the scope. The Board asked that the revisions be made and
138 presented at the October meeting for consideration.

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140 The Board asked Mr. Eckert to look at the most efficient option to adopt this riprap
141 erosion protection for the docks as a policy or rule to put into effect once finalized.

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143 The Board asked Mr. Chang to add in a note regarding the draft scope for the
144 riprap erosion protection for the docks for the application from a resident he is
145 currently reviewing. This way the resident is aware of the option if they want to do
146 it, but it is not required under the current policy.

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

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151 **F. District Counsel**

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153 Mr. Eckert stated he was able to get the prior District Engineer to execute the
154 replacement certificates deeming the Series 2014 and 2017 projects completed at
155 no cost to the District. Mr. Eckert stated that either they were not done before, or
156 the prior management company did not provide them with the turnover of the
157 records.

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159 Mr. Eckert stated he has received no response from the resident that was sent a
160 demand letter regarding an encroachment on District property.

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162 Mr. Eckert asked the Board if they had any questions or comments. The Board
163 had none.

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165 **G. District Manager**

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

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170 Mr. Dailey reminded the Board the next meeting will be on Tuesday, October 24,
171 2023, at 6:30 pm at the clubhouse. Mr. Dailey stated this will be the new meeting
172 schedule with the move to the fourth Tuesday of each month.

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

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178 **FIFTH ORDER OF BUSINESS** **Consideration of Arbitrage Rebate**
179 **Report for Series 2014 Bonds for July**
180 **24, 2023**

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182 Mr. Dailey presented the Arbitrage Rebate Report for Series 2014 Bonds for July
183 24, 2023 to the Board stating there was no rebate requirement liability.

