

**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 **Tuesday, October 24, 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
Joe Robledo	Account Manager, ASI Landscape Management
Joe Amarosa	Director of Maintenance, ASI Landscape Management
Eric Rothell	Director of Irrigation, 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.

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48 **Third Order of Business**

**Consent Agenda Items/Business  
Administration**

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51 Mr. Dailey asked if the Board had any questions regarding the consent agenda  
52 items. Mr. Keipper asked Mr. Dailey to check with TECO on the increased kilowatt hours  
53 used from this time last year.  
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55 On a Motion by Mr. Adams seconded by Mr. Hoefle, with all in favor, the Board approved  
56 the consent agenda items, for Spring Lake Community Development District.

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58 Mr. Dailey stated that there was a General Fund Budget surplus of \$158,430.20  
59 for the Fiscal Year 2022-2023. Mr. Dailey recommended the Board transfer \$145,000.00  
60 of this surplus to the Reserve Fund which is held in the FLCLASS account at a higher  
61 interest rate.  
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63 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board authorized  
64 Mr. Dailey to transfer \$145,000.00 from the General Fund Trust operating account to the  
65 Reserve Fund FLCLASS investment account, for Spring Lake Community Development  
66 District.

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69 **Fourth Order of Business**

**Staff Reports**

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71 **A. Aquatics Maintenance**

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73 Mr. Dailey reviewed the report with the Board. Mr. Dailey stated Mr. Eales is waiting  
74 for the fish restocking proposal from his vendor and the chemicals for the midge  
75 file treatments.  
76

77 Mr. Dailey stated he addressed some residents calls about fish activity on top of  
78 the water with Mr. Eales. Mr. Eales stated this is not unusual and there is nothing  
79 to be concerned about.  
80

81 Mr. Dailey stated he noticed some issues with pond 6 on his site visit today and  
82 will ask Mr. Eales to treat it again.  
83

84 Mr. Dailey asked the Board if they had any other questions or comments. The  
85 Board had none.  
86

87 **B. Field Management Services**

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89 Mr. Horan provided the following updates to the Board:  
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- 91           • Nvirotect applied treatment for the moles in the park last week at \$519.00  
92           per the contracted price.  
93           • EZ Mulch is one to two weeks out before they deliver the mulch for the park.  
94           • He is working on a proposal to purchase three new trash cans for the park.  
95           • He is going to purchase new meeting signs for the District as the current  
96           ones are breaking apart.  
97

98           Mr. Horan also asked ASI Landscape Management to make sure they trim up the  
99           oaks in the park so they can be managed as they continue to grow. Mr. Horan  
100          stated he will also follow up with ASI Landscape Management on general tree  
101          pruning where it is needed.  
102

103          Mr. Dailey asked the Board if they had any other questions or comments. The  
104          Board had none.  
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106          **C.     Landscape Inspection Services**  
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108          Mr. Toborg called in to the meeting at 6:46 p.m. and reviewed his notes from his  
109          inspection report included in the agenda.  
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111          Mr. Toborg stated that most of the items from the report have been addressed and  
112          a follow-up report was provided by Mr. Robledo leaving a few outstanding items  
113          remaining.  
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115          Mr. Toborg asked the Board how they would like the grass at the beach  
116          maintained. The Board agreed to let it grow and cut it as needed since it is helping  
117          with the erosion issues.  
118

119          The Board also asked Mr. Dailey to resend the beach repair proposals the District  
120          received from Mr. Chang to the HOA for their records should they wish to proceed  
121          with any repairs to the part of the beach they own.  
122

123          Mr. Dailey stated he has a work order with the county to clean out the clogged inlet  
124          drain on Summerfield, and they said they will respond within three weeks.  
125

126          Mr. Toborg stated he is in the process of collecting tree proposals for the November  
127          Board meeting.  
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129          **D.     Landscape and Irrigation Services**  
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131          Mr. Dailey stated he reviewed the Summerfield bank areas with Mr. Robledo  
132          before the meeting so he can provide the Board with some proposals for the next  
133          meeting with options to contain and reduce the mulch in these areas. The Board  
134          tabled the mulch proposal until they can review the Summerfield options at the  
135          next meeting.  
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138 Mr. Dailey presented the irrigation proposals from ASI Landscape Management  
139 for repairs from the initial inspection and upgrades to the system. Mr. Toborg stated  
140 the repairs from the initial inspection are warranted and not the obligation of  
141 Yellowstone Landscape. Mr. Rothell explained the proposal for the upgrades to  
142 the irrigation system to the Board.

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144 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board approved  
145 the ASI Landscape Management proposal #6395 for irrigation repairs for \$5,184.62 and  
146 for proposal #6396 for irrigation upgrades for \$13,609.26 with the account for the  
147 communication software being established in the District's name with access given to ASI  
148 Landscape Management, for Spring Lake Community Development District.

149

150 Mr. Dailey explained to the Board that some of the alcoves in the community,  
151 especially down Summerfield, have not been properly trimmed back in years. Mr.  
152 Robledo and Amarosa explained that due to this they will need to bring in extra  
153 equipment and personnel to address this issue. They stated that some of the  
154 branches are very thick and need to be trimmed back and some of the hedges are  
155 too high to trim from the ground. Mr. Robledo stated they will provide a proposal  
156 for this additional work at the next Board meeting.

157

158 Mr. Toborg stated that the Board will need to determine at what height they will  
159 want the alcoves maintained at going forward. Mr. Kidwell also asked about  
160 making sure they trim behind the hedges to keep them out of the fence.

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162 On a Motion by Mr. Kidwell seconded by Mr. Adams, with all in favor, the Board agreed  
163 that the hedges in the alcoves be trimmed to 6-8 inches below the detailed top of the  
164 fence, for Spring Lake Community Development District.

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166 Mr. Dailey stated once the Board approves the proposal to trim the alcoves that it  
167 would be best to provide advance notice to the community since they will likely get  
168 some calls from the residents that are directly affected. Mr. Robledo stated that  
169 some of the hedges may brown initially from the shock of the trimming but will  
170 come back.

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172 The Board had no other questions or comments for Mr. Toborg or the  
173 representatives from ASI Landscape Management, so they all left the meeting.

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176 **E. District Engineer**

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178 Mr. Chang stated he had no report or updates at this time and asked the Board if  
179 they had any questions or comments. The Board had none.

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181 Mr. Dailey asked if the Board would like to address Business A, Consideration of  
182 Revised Riprap Erosion Protection at Docks Scope at this time. The Board agreed  
183 they would, and Mr. Chang reviewed the revised scope.  
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185 The Board discussed the revised scope and asked Mr. Chang to clarify that the  
186 option be from the high water up to the base of the boardwalk and to use the same  
187 materials used with the riprap.  
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189 Mr. Eckert then explained the Board could either amend the current rules through  
190 a public hearing to add in the riprap erosion protection option for the docks or they  
191 could wait on the HOA to amend their ARC documents, but that it would not be a  
192 permanent solution to adopt it as District policy.  
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194 The Board agreed to proceed with the public hearing process and asked Mr. Eckert  
195 to bring a resolution to the November meeting to set the public hearing to adopt  
196 the amended policy.  
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198 The Board has no further questions from Mr. Chang, so he left the meeting.  
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200 **F. District Counsel**

201 Mr. Eckert stated he had no report or updates at this time and will address his other  
202 topic under Business Items.  
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204 Mr. Eckert asked the Board if they had any questions or comments. The Board  
205 had none.  
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209 **G. District Manager**

210 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions  
211 or comments.  
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213 Mr. Dailey reminded the Board the next meeting will be on Tuesday, November  
214 28, 2023, at 6:30 pm at the clubhouse.  
215

216 Mr. Dailey stated the final \$3,000.00 was released to Yellowstone Landscape  
217 today so they are paid in full.  
218

219 Mr. Dailey stated TECO is still waiting for an update from the HOA for a Board  
220 contact to add to the agreements for execution.  
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222 Mr. Dailey asked the Board if they had any other questions or comments. The  
223 Board had none.  
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228 **Fifth Order of Business**

**Discussion on 11771 Lake Lucaya Dr.**  
**Encroachment on District Property**

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Mr. Eckert stated he received no response from the homeowner regarding the encroachment letter he sent at the request of the Board.

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Mr. Eckert explained that the next step would be to get a survey of the property to verify what has encroached on to District property. Once that has been received, Mr. Eckert stated he would then send a final notice requesting any encroachments on District property pursuant to the survey be removed, the property be restored, with the homeowner reimbursing the District for the cost of the survey. Mr. Eckert explained that if the homeowner did not comply, they may then decide to go to court and file an injunction before the District proceeds with removing any of the permanent improvements, if any, from the District's property.

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On a Motion by Mr. Adams, seconded by Ms. Brown with all in favor, the Board authorized the Chairman to approve a survey be conducted of the District property encroached upon not to exceed \$5,000.00, for Spring Lake Community Development District.

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**Sixth Order of Business**

**Consideration of Proposals for Holiday**  
**Banners and Poles**

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Mr. Hoefle presented the proposal from Skyline Printing for the holiday banners to the Board.

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Mr. Hoefle explained that TECO will not allow them to attach the brackets for the banners to their poles, so he asked Mr. Horan if he could install ten poles in the community to hang the banners on. Mr. Horan stated he could and that it would cost \$1,500.00 for the materials to build and install the poles.

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The Board asked about the locations and height of the poles. Mr. Hoefle presented an exhibit showing all ten locations on District property with mockups of the banners for each season.

On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board approved the proposal from Skyline Printing for the holiday banners for \$3,825.24 and for Mr. Horan to purchase and install the poles for \$1,500.00, for Spring Lake Community Development District.

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**Seventh Order of Business**

**Supervisors Requests**

Mr. Dailey asked if there were any Supervisors Requests.

272 Mr. Kidwell asked about the plan for painting the walls. The Board asked Mr. Dailey  
273 to add that as an agenda item for the January Board meeting.

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275 Mr. Dailey asked if there were any other Supervisors Requests. There were none.  
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278 **Eighth Order of Business**

**Adjournment**

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280 On a Motion by Mr. Hoefle, seconded by Mr. Keipper, with all in favor, the Board adjourned  
281 the meeting at 8:15 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman

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