

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, November 28, 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
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
Steven Horan	Field Services, CorLin Services, LLC
John Toborg	Manager, Inspection Services, Rizzetta & Company <i>(Joined the meeting in progress at 7:00 p.m.)</i>
Jeff Myers	Account Manager, ASI Landscape Management
Joe Amarosa	Director of Maintenance, ASI Landscape Management
Joe Chiellini	President/CEO, ASI Landscape Management
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 6:31 p.m. and conducted roll call, confirming that a quorum was present.

46 **Second Order of Business**

46 **Audience Comments**

47
48 Mr. Dailey asked if there were any audience comments and there were none.
49

50
51 **Third Order of Business**

50
51 **Consent Agenda Items/Business
52 Administration**

53
54 Mr. Dailey asked if the Board had any questions regarding the consent agenda
55 items. There we none.
56

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

59
60
61 **Fourth Order of Business**

60
61 **Staff Reports**

62
63 **A. Aquatics Maintenance**

64
65 Mr. Dailey reviewed the SWFWMD October 2023 Monitoring Report with the
66 Board. Mr. Dailey stated Mr. Chang also reviewed the report. Mr. Eckert said no
67 action needed to be taken on the report.
68

69 Mr. Dailey stated Mr. Eales apologized for not having a formal report for the Board
70 this month and said it was internal issues with staff that will be resolved.
71

72 Mr. Dailey stated Mr. Eales is still working on a proposal for fish restocking. Mr.
73 Dailey stated he will also be reaching out to other vendors for proposals.
74

75 Mr. Dailey asked the Board if they had any other questions or comments. The
76 Board had none.
77

78 **B. Field Management Services**

79
80 Mr. Horan provided the following updates to the Board:

- 81
82
 - 82 • The holiday decorations have been installed at the monument and the
 - 83 banners in the community.
 - 84 • The trash cans in the park just need new lids, not fully replaced.

85

86 Ms. Brown suggested the Board approve Mr. Horan to purchase the new trash can
87 lids.
88

89 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board approved
90 \$725.00 for Mr. Horan to purchase replacement trash can lids for the park, for Spring Lake
91 Community Development District.

92
93 Mr. Horan stated that they will need to rent a lift to safely get the holiday
94 decorations down from the monument. The Board said Mr. Dailey has the authority
95 to rent one when needed and to coordinate with him after the holidays.

96
97 Mr. Dailey stated that Mr. Hoefle asked about a liability waiver so he can assist Mr.
98 Horan in the community when needed. Mr. Eckert explained that he provided Mr.
99 Dailey with a liability waiver to protect the District and it would need to be executed
100 by Mr. Hoefle.

101
102 Mr. Horan requested to have the HOA remove all their items stored in the District
103 entrance monument. The Board agreed and asked Mr. Dailey to let the HOA know
104 they need to have the items removed by December 31, 2023.

105
106 Mr. Horan stated that it would be best to have lights installed inside the monument
107 storage area along with outlets on the outside for the holiday decorations for next
108 year. The Board agreed and asked Mr. Horan to collect some proposals for the
109 January meeting. Mr. Keipper requested to make sure the inside of the storage
110 area is not leaking and to get a price to replace the light bulbs that are out on the
111 monument with the proposal.

112
113 Mr. Dailey asked the Board if they had any other questions or comments. The
114 Board had none.

115
116 **C. District Counsel**

117
118 Mr. Eckert stated he had no report and that he has provided the Board with a copy
119 of the letter that was sent to resident trespassing on District property.

120
121 Mr. Eckert asked the Board if they had any questions or comments. The Board
122 had none.

123
124 **D. District Manager**

125
126 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
127 or comments.

128
129 Mr. Dailey reminded the Board the next meeting will be on Tuesday, January 23,
130 2024, at 6:30 pm at the clubhouse and that there is no December meeting.

131
132 Mr. Dailey stated he is still waiting on the executed TECO agreements from the
133 HOA Board which meets this week.

134

135 Mr. Dailey stated that the fiscal year 2022-2023 annual disclosure reports for the
136 bonds will be filed by the end of next week.

137
138 Mr. Dailey explained to the Board that Mr. Horan has been averaging an extra five
139 hours a week with the holiday decorations and some other projects in the District
140 the past few months. Mr. Dailey stated he has not been billing them to date and
141 suggested that the Board approved allocating ten to fifteen hours per week for Mr.
142 Horan to complete assigned projects and duties on District property.

143
144 **On a Motion by Mr. Keipper seconded by Ms. Brown, with all in favor, the Board approved**
145 **a not-to-exceed fifteen hours per week for Mr. Horan's Field Services Contract, for Spring**
146 **Lake Community Development District.**

147
148 Mr. Dailey asked the Board if they had any other questions or comments. The
149 Board had none.

150
151 **D. Landscape Inspection Services**

152
153 Mr. Toborg joined the meeting at 7:00 p.m. and reviewed his notes from his
154 inspection report in the agenda.

155
156 Mr. Dailey provided the Board with an updated list of items that have been
157 addressed from Mr. Toborg's report by Mr. Myers and his team.

158
159 Mr. Toborg stated that the palm plant at the Verawood entrance listed as item #6
160 needs to be removed and asked for a proposal from Mr. Myers.

161
162 Mr. Toborg stated that the grass bed embankments on either side of the beach
163 need to have all the weeds eradicated listed as item #42. There was a discussion
164 on what could be put in the beds since you would not use mulch. Mr. Amarosa
165 suggested pine straw and they would provide a proposal.

166
167 Mr. Toborg asked the Board if they had any further questions regarding his report
168 before he turned things over to the ASI team. The Board had no further questions.

169
170 **E. Landscape and Irrigation Services**

171
172 Mr. Chiellini explained to the Board that Mr. Robledo was no longer with the
173 company and had left on good terms. Mr. Chiellini then introduced Mr. Myers as
174 the new Senior Account Manager for the District.

175
176 The Board asked about the irrigation schedule with the new water restrictions and
177 Mr. Amarosa explained they have a plan and will make sure the property stays
178 watered as needed.

179

180 Mr. Dailey presented the proposals from ASI Landscape Management. Mr. Toborg
181 suggested that they trim the hedges to about one foot below the bottom of the top
182 rail of the fence to allow for future growth and maintenance.
183

184 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board approved
185 the ASI Landscape Management proposals #6124 for mulch installation for \$33,000.00,
186 #6684 for hedge cutbacks for \$9,975.00, and #6710 for sod installation on the
187 Summerfield Blvd. banks for \$16,355.00, for Spring Lake Community Development
188 District.

189 Mr. Toborg and Mr. Amarosa recommended that they wait until March 2024 to
190 install the approved proposal for sod along the banks on Summerfield Blvd. Mr.
191 Amarosa said they would not lay the mulch in this area at this time and hold it at
192 their facility for when they install the sod. The Board agreed with the
193 recommendation.
194

195 The Board tabled the proposal for the Parkside Park sod replacement and
196 requested options for Bermuda along with any additional maintenance costs for
197 the January meeting. The Board also requested options to replace the entire park
198 sod and if they we to use different sod on the outside areas to split the irrigation in
199 the area as needed.
200

201 Mr. Toborg reviewed the proposals from ASI Landscape Management and Sun
202 State Landscape Management for the tree replacement project.
203

204 Ms. Brown provided a list of possible new options and the Board discussed
205 changing the scope. Mr. Brwon suggested the option of getting unit pricing for each
206 tree option this way the Board could select the trees from that list.
207

208 Mr. Kidwell suggested it would be best to at least get the dead palms and stumps
209 removed now. This way the Board could then review the areas and decide if some
210 trees even need to be replaced.
211

212 The Board asked Mr. Myers and Mr. Amarosa what they thought that would cost
213 to remove the dead palms and stumps only. Mr. Amarosa felt it would be under
214 \$15,000.00 based on the list provided to them for the proposal they submitted.
215
216

217 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board agreed
218 to have ASI Landscape Management remove all the dead trees and stumps as listed in
219 the original proposal for removal and replacement for a not-to-exceed amount of
220 \$15,000.00, for Spring Lake Community Development District.

221 Mr. Dailey stated he will work with Mr. Myers on the updated tree replacement list
222 provided by Ms. Brown and will then get a copy of the final list to Sun State
223 Landscape Management to also bid.
224

271
272 Mr. Dailey stated that Mr. McKay with his company was reviewing the interest rates
273 for the bond investments and noticed there were other high yielding investment options
274 available. Mr. Dailey stated that they reached out to the U.S. Bank, and they were able to
275 move the bonds to these higher yielding investments in their portfolio.

276
277 Mr. Dailey stated that through resolutions with the District he had the authority to
278 make this change but that the authorization form and action still needed to be ratified by
279 the Board.

280
281 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board ratified
282 the U.S. Bank Money Market Deposit Account Authorization Form, for Spring Lake
283 Community Development District.

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285

286 **Ninth Order of Business**

Supervisors Requests

287
288 Mr. Dailey asked if there were any Supervisors Requests.

289
290 Mr. Adams said the holiday banners looked great and thanked Mr. Hoefle and Mr.
291 Horan for their hard work.

292
293 Ms. Brown, Mr. Keipper, and Mr. Kidwell also thanked Mr. Hoefle and Mr. Horan
294 for their hard work and wished everyone Happy Holidays.

295
296 Mr. Hoefle thanked everyone for their comments and Mr. Horan. Mr. Hoefle also
297 wished everyone Happy Holidays.

298
299 Mr. Dailey asked if there were any other Supervisors Requests. There were none.

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302 **Tenth Order of Business**

Adjournment

303
304 On a Motion by Ms. Brown, seconded by Mr. Hoefle, with all in favor, the Board adjourned
305 the meeting at 8:24 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman