

**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, January 23, 2024, 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
Tucker Mackie*	District Counsel, Kutak Rock, LLP
Phil Chang*	District Engineer, Johnson Engineering <i>(Joined the meeting in progress)</i>
Steven Horan	Field Services, CorLin Services, LLC
John Toborg	Manager, Inspection Services, Rizzetta & Company <i>(Joined the meeting in progress)</i>
Jeff Myers	Account Manager, ASI Landscape Management
Joe Amarosa	Director of Maintenance, 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.

47 **Second Order of Business**

47 **Audience Comments**

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49 Mr. Dailey asked if there were any audience comments.

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51 Mr. and Mrs. Vespa asked the Board for clarification on the boat length size and if  
52 that included the motor at 24 feet. The Board and staff discussed its interpretation of the  
53 rules and Ms. Mackie stated the rules can be interpreted as the boat haul cannot exceed  
54 24 feet long, which does not include the motor.

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56 Mr. Dailey asked if there were any further audience comments and there were  
57 none.

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60 **Third Order of Business**

60 **Consent Agenda Items/Business  
Administration**

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63 Mr. Dailey asked if the Board had any questions regarding the consent agenda  
64 items. There we none.

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

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70 **Fourth Order of Business**

70 **Staff Reports**

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72 **A. Aquatics Maintenance**

73

74 Mr. Dailey reviewed the report with the Board and there were no questions.

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76 Mr. Dailey presented a proposal from Advanced Aquatics under separate cover for  
77 fish restocking for \$7,177.37. Mr. Dailey asked if there we any audience comments  
78 and there were none.

79

80 On a Motion by Mr. Adams seconded by Ms. Brown, with all in favor, the Board approved  
81 the Advanced Aquatic proposal for fish restocking for \$7,177.37, for Spring Lake  
82 Community Development District.

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**

88

89 Mr. Horan provided the following updates to the Board:

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- 91           • The trash cans in the park have been moved to concrete pads that were  
92           installed.
- 93           • The proposals he received for the monument electrical project were around  
94           \$4,000.00 which he felt were high and recommend holding off on the project  
95           for now. The Board asked him to for the next meeting with pricing to do the  
96           electrical prep work, electrical installation, replace lights and pressure wash  
97           the monument.
- 98           • He stated it will take two lift rentals next year to install and remove the  
99           holiday decorations for the monument.

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101           Mr. Dailey asked the Board if they had any other questions or comments for Mr.  
102           Horan. The Board had none.

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104           **C.     Landscape Inspection Services**

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106           Mr. Toborg joined the meeting in progress and reviewed his notes from his  
107           inspection report in the agenda.

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109           Mr. Myers provided the Board with an updated list of items that have been  
110           addressed in Mr. Toborg's report by ASI.

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112           Mr. Toborg asked ASI to make sure to schedule the fertilization installation with  
113           Mr. Horan so he can verify quantities.

114  
115           The Board asked Mr. Toborg to work with ASI on plant proposal options for the  
116           fence along the left side of the main gate entrance that the District owns and  
117           maintains for the February meeting.

118  
119           Ms. Rand stated that the HOA will be moving forward with the beach restoration  
120           project, and they may be reaching out to Mr. Chang to see if he would work with  
121           the HOA directly. Mr. Myers stated ASI was also asked to provide a proposal for  
122           the project. Mr. Dailey stated he will send the original project proposals the District  
123           received to her for review.

124  
125           Mr. Toborg asked the Board if they had any further questions regarding his report  
126           before he turned things over to the ASI team. The Board had no further questions.

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128           **D.     Landscape and Irrigation Services**

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130           Mr. Dailey presented two proposals under separate cover to the Board from ASI  
131           that were requested in Mr. Toborg's report. Mr. Dailey asked if there we any  
132           audience comments and there were none.

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136 On a Motion by Ms. Brown seconded by Mr. Keipper, with all in favor, the Board approved  
137 the ASI Landscape Management proposals #7140 for Viburnum near Sea Foam for  
138 \$871.00, #7140 for Cord Grass at the beach for \$1,394.00, for Spring Lake Community  
139 Development District.

140  
141 Mr. Dailey stated that he did receive a price of \$875.00 for the 10-foot Chinese Fan  
142 Palm from Mr. Myers but not from Sun State. Mr. Amarosa and Mr. Myers reviewed  
143 the tree replacement options with the Board.

144  
145 The Board discussed the options and areas for replacement. The Board agreed  
146 not to replace Washingtonian Palm on the east side of the Rhodine Rd. and  
147 Summerfield Blvd. intersection and to not install a replacement tree at Parkside  
148 pocket park, former concrete washout area between 11155 and 11123 Abaco  
149 Island Ave. until it is determined what is happening to five remaining palms.

151 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved  
152 the ASI Landscape Management proposal for the tree replacements selected by the  
153 Board not to exceed \$17,305.00, for Spring Lake Community Development District.

154  
155 Mr. Amarosa presented the sod replacement options for the park at Parkside for  
156 the Board which included St. Augustine and Bermuda sod options with a  
157 maintenance plan option for the Bermuda of \$30,924.00 per year.

158  
159 The Board discussed possibly waiting to see how the St. Augustine sod installation  
160 along Summerfield Blvd. goes in April but did not want to hold up addressing the  
161 park sod issues.

162  
163 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved  
164 the ASI Landscape Management proposal #6697 for 32,000 square feet of St. Augustine  
165 sod for the inside circle of Parkside park for \$68,214.99, for Spring Lake Community  
166 Development District.

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168 Mr. Dailey asked the Board if they had any other questions or comments for Mr.  
169 Toborg, Mr. Amarosa, or Mr. Myers. The Board had none so they left the meeting.

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171 **E. District Counsel**

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173 Ms. Mackie stated her topics to address will be presented under Business Items  
174 later in the meeting.

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176 Ms. Mackie asked the Board if they had any questions or comments. The Board  
177 had none.

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179 **F. District Manager**

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

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184 Mr. Dailey reminded the Board the next meeting will be on Tuesday, February 27,  
185 2024, at 6:30 pm at the clubhouse and that there is no December meeting.

186  
187 Mr. Dailey stated that Ms. Rand provided them with a contact to possibly get a  
188 replacement shade under warranty for the one at Parkside park. Mr. Dailey stated  
189 he and Mr. Horan are working on this option with the vendor.

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

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195 **Fifth Order of Business**

**Discussion on Wall Painting Project**

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197 The Board discussed how they would like to plan for this project over the next two  
198 years. The Board stated they want to start at the far end of Rhodine Rd. and work up to  
199 the newest section of the wall. The Board stated to make sure the caps are included along  
200 with any necessary wall repairs. The Board also stated to make sure the landscaping is  
201 protected by the vendor during the work and to look at the best paint options for warranty,  
202 algae resistance, and thickness.

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204 The Board asked Mr. Chang to come back with a draft RFP package for the Board  
205 to review at the February meeting.

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208 **Sixth Order of Business**

**Public Hearing on Amended Lake and  
Dock Rules**

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211 Mr. Dailey stated he has provided Mr. Mackie with copies of the affidavits for the  
212 advertisement for the public hearing.

213

214 Mr. Dailey asked to open the public hearing.

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216 **On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board opened**  
217 **the Public Hearing on the Amended Lake and Dock Rules, for Spring Lake Community**  
218 **Development District.**

219

220 Ms. Mackie presented the amended rules and the Board noted adding a zero to  
221 the insurance coverage limits in section 6. B (1) and removing section (6) (c) under the  
222 appeals process as it is duplicated.

223

224 Mr. Dailey asked if the Board had any further questions and they had none.

225

226 Mr. Dailey then asked if the audience had any comments.

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228 A resident asked about fishing in the back yards along the lake. Ms. Mackie  
229 confirmed that that would be allowed on District property if accessed properly by a  
230 resident.

231

232 Mr. Valintine stated the HOA has rules against this.

233

234 Ms. Vespa asked if you could put no trespassing signs to not allow access to the  
235 docks.

236

237 Mr. Dailey asked if there were any further audience comments and there were  
238 none.

239

240 Mr. Dailey asked to close the public hearing.

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242 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board closed  
243 the Public Hearing on the Amended Lake and Dock Rules, for Spring Lake Community  
244 Development District.

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247 **Seventh Order of Business**

**Consideration of Resolution 2024-02,  
Adopting Amended Lake and Dock  
Rules**

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251 Ms. Mackie presented Resolution 2024-02, Adopting Amended Lake and Dock  
252 Rules.

253

254 On a Motion by Mr. Hoefle, seconded by Mr. Kidwell, with all in favor, the Board approved  
255 Resolution 2024-02, Adopting Amended Lake and Dock Rules with the edits to the rules  
256 as noted by the Board, for Spring Lake Community Development District.

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259 **Eighth Order of Business**

**Consideration of First Addendum to  
Halifax Solutions District Management  
Agreement**

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263 Mr. Dailey presented the First Addendum to Halifax Solutions District Management  
264 Agreement.

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266 On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved  
267 the First Addendum to Halifax Solutions District Management Agreement, for Spring Lake  
268 Community Development District.

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**Ninth Order of Business**

**Consideration of Series 2017 Bonds  
Arbitrage Rebate Report for October  
31, 2023**

Mr. Dailey presented the Series 2017 Bonds Arbitrage Rebate Report for October 31, 2023 and noted there was no rebate liability.

On a Motion by Mr. Hoefle, seconded by Mr. Adams, with all in favor, the Board approved the Series 2017 Bonds Arbitrage Rebate Report for October 31, 2023, for Spring Lake Community Development District.

**Tenth Order of Business**

**Consideration of Proposal from LLS  
Tax Solutions for Series 2017 Bonds  
Arbitrage Report**

Mr. Dailey presented the proposal from LLS Tax Solutions for Series 2017 Bonds Arbitrage Report for \$500.00.

On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board approved the proposal from LLS Tax Solutions for Series 2017 Bonds Arbitrage Report Services for \$500.00, for Spring Lake Community Development District.

**Eleventh Order of Business**

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

Ms. Mackie provided the Board with an update on the second notice send regarding the encroachment. Ms. Mackie then explained the legal options the Board had to proceed with to address the encroachment.

The Board asked about the estimated cost to start the process and Ms. Mackie provided a cost of \$5,000.00.

On a Motion by Mr. Keipper, seconded by Mr. Adams, with all in favor, the Board authorized District Counsel to file and injunction against the property owner at 11771 Lake Lucaya Dr., for Spring Lake Community Development District.

**Twelfth Order of Business**

**Supervisors Requests**

Mr. Dailey asked if there were any Supervisors Requests.

314 Ms. Brown asked about Mr. Chang's conflict for attendance at meetings and his  
315 and if the the Board would consider looking at options for more local representation for  
316 District Engineer services.

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318 The Board asked Mr. Dailey to speak with Mr. Chang regarding his conflict and  
319 interest in continuing as District Engineer.

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

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324 **Thirteenth Order of Business**

**Adjournment**

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326 On a Motion by Mr. Hoefle, seconded by Mr. Kidwell, with all in favor, the Board adjourned  
327 the meeting at 8:57 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary

  
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Chairman/ Vice Chairman