

**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, February 27, 2024, 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
Jeff Myers	Account Manager, ASI Landscape Management
Joe Amarosa	Director of Maintenance, 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.

47 Ms. Rand apologized to the Board that the cost for the installation on the warranty  
48 replacement sunshade from not included. Ms. Rand did note there were still savings since  
49 the new shade was under warranty so there was no cost to the District.

50  
51 Mr. Dailey asked if there were any further audience comments and there were  
52 none.

53  
54

55 **Third Order of Business**

**Consent Agenda Items/Business  
Administration**

56  
57

58 Mr. Dailey noted a change to line 232 under Audience Comments. Mr. Dailey  
59 asked if the Board had any questions regarding the consent agenda items. There we  
60 none.

61

62 On a Motion by Mr. Hoefle seconded by Mr. Kidwell, with all in favor, the Board approved  
63 the consent agenda items with the amended minutes as noted, for Spring Lake  
64 Community Development District.

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66

67 **Fourth Order of Business**

**Staff Reports**

68

69 **A. Aquatics Maintenance**

70

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

72

73 Mr. Horan noted the fish restocking was completed last Friday and that the vendor  
74 did suggest looking at some smaller fish the Bass would eat next time to help with  
75 their growth.

76

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

79

80 **B. Landscape Inspection Services**

81

82 Mr. Dailey reviewed Mr. Toborg's report that was sent under separate cover to the  
83 Board.

84

85 Mr. Myers stated since they only received the report last week, they were going to  
86 address most of the outstanding items this week while onsite.

87

88 Mr. Adams asked about cutting back the Star Jasmine near the Sea Foam  
89 entrance.

90

91 Mr. Hoefle asked if they could stamp out the ruts from the cars along Rhodine Rd.  
92 when they mow the area.

93  
94 Mr. Dailey asked the Board if they had any further questions regarding the report.  
95 The Board had no further questions.  
96

97 **C. Landscape and Irrigation Services**  
98

99 Mr. Myers and Mr. Amarosa stated the palm tree installation is scheduled for next  
100 week and along with the sod installation for the bank along Summerfield and the  
101 park in March.  
102

103 Ms. Brown asked about crowning the park to address the drainage before the new  
104 sod is installed. Ms. Brown mentioned possibly asking the county if they could get  
105 some of the fill from the school construction site at no charge for the project. The  
106 Board discussed the option with ASI and Mr. Chang but decided to stay with the  
107 original plan of grading the park and adjusting the current irrigation and drainage  
108 installed.  
109

110 Mr. Dailey presented the proposals from ASI and the Board discussed the two  
111 options from the hedge for the fence line by the gate guard house.  
112

113 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board approved  
114 the ASI Landscape Management proposals #7374 for Spring Annuals for \$467.50, #7375  
115 for Viburnum for the wall at the Emerald Shore cul-de-sac for \$2,550.00, and #7392 for  
116 Podocarpus for the hedge along the fence line near the gate guard house for \$4,074.95,  
117 for Spring Lake Community Development District.

118  
119 Mr. Dailey asked the Board if they had any other questions or comments for Mr.  
120 Amarosa, or Mr. Myers. The Board had none so they left the meeting.  
121

122 **D. Field Management Services**  
123

124 Mr. Horan provided the following updates to the Board:  
125

- 126 • The replacement sunshade for the park has arrived and is in storage.
- 127 • The fish restocking was completed last Friday.
- 128 • He has made minor repairs to irrigation leaks outside the scope of the ASI  
129 contract in coordination with them.
- 130 • He noted the District owned pedestrian gate needs a new lock and the  
131 Board directed him to replace it.
- 132 • He stated he has the electric proposals in the agenda for the monument  
133 project.  
134

135 The Board discussed the pedestrian gate and asked Mr. Horan to get a proposal  
136 for its replacement.  
137

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

140

141 **E. District Engineer**

142

143 Mr. Chang stated his topics to address will be presented under Business Items  
144 later in the meeting.

145

146 Mr. Chang asked the Board if they had any questions or comments. The Board  
147 had none.

148

149 **F. District Counsel**

150

151 Mr. Eckert stated he will be reaching out one final time to the resident regarding  
152 the encroachment before filing the injunction with the court.

153

154 Mr. Eckert asked the Board if they had any questions or comments. The Board  
155 had none.

156

157 **G. District Manager**

158

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

161

162 Mr. Dailey reminded the Board the next meeting will be on Tuesday, March 26,  
163 2024, at 6:30 pm at the clubhouse and that there is no December meeting.

164

165 Mr. Dailey stated he emailed all the current boat owners for current registrations  
166 on February 26, 2024 and has received three so far.

167

168 Mr. Dailey stated that he received a new boat application which once approved will  
169 bring the total to eight registered for lake access. Mr. Dailey stated he spoke with  
170 Mr. Keipper and Mr. Horan and that it made more sense for Mr. Horan to do the  
171 boat inspection for a new application instead of the District Manager since he was  
172 onsite. Mr. Dailey also stated this way the \$50.00 application processing fee will  
173 go directly to the District and then not to the District Management company as was  
174 the original intent. The Board agreed and Mr. Dailey stated he has provided Mr.  
175 Horan with some extra stickers to have with him onsite once an application is  
176 approved.

177

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

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185 **Fifth Order of Business** **Consideration of Wall Painting**  
186 **Specifications**  
187

188 Mr. Chang presented the draft wall painting specifications to the Board. The Board  
189 requested to make sure it also covers the specific areas where the District is responsible  
190 for both the back and front of the wall. The Board also asked to remove section 2.10 from  
191 the specifications.

192  
193 The Board stated that a pre-bid meeting was not required and that they would like  
194 proposals back to be reviewed at the March meeting.  
195

196 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board approved  
197 the Wall Painting Specifications as amended and authorized Mr. Chang to request  
198 proposals for the project, for Spring Lake Community Development District.

199  
200  
201 **Sixth Order of Business** **Consideration of Proposals for**  
202 **Monument Tower Electrical Project**  
203

204 Mr. Horan presented the two proposals from Bryan Hindman Electric and  
205 Morningstar Electric for the Monument Tower Electrical Project.

206  
207 The Board discussed various options for the project and directed Mr. Horan to work  
208 with Morningstar Electric on a revised proposal.  
209

210 On a Motion by Mr. Adams, seconded by Ms. Brown, with all in favor, the Board approved  
211 at not-to-exceed of \$2,000.00 for Mr. Horan to work on a revised proposal with  
212 Morningstar Electric for the Monument Tower electrical project, for Spring Lake  
213 Community Development District.

214  
215  
216 **Seventh Order of Business** **Consideration of Proposal from REP**  
217 **Services for Park Shade Replacement**  
218 **Installation**  
219

220 Mr. Dailey presented the proposal from REP Services for the Park Shade  
221 Replacement Installation for \$4,100.00.  
222

223 The Board decided to table the proposal until after hurricane season and asked to  
224 make sure the replacement shade was okay to stay boxed and stored for that long.  
225  
226  
227  
228

229 **Eighth Order of Business** **Consideration of Proposal from**  
230 **Nvirotect for Mole Treatment Services**

231  
232 Mr. Dailey presented the proposal from Nvirotect for Mole Treatment Services in  
233 Tract F.  
234

235 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved  
236 the proposal from Nvirotect for mole treatment services in Tract F for \$389.00 per month  
237 as needed, for Spring Lake Community Development District.

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240 **Ninth Order of Business** **Update on District Property**  
241 **Encroachment**

242  
243 Mr. Dailey stated this was previously discussed under Mr. Eckert's report.  
244

245  
246 **Tenth Order of Business** **Supervisors Requests**

247  
248 Mr. Dailey asked if there were any Supervisors Requests.  
249

250 Mr. Adams stated he will be relocating out of the country for work and will be selling  
251 his home. Mr. Adams stated it has been a pleasure to serve on the Board, but he will be  
252 formally submitting his resignation effective today.  
253

254 On a Motion by Mr. Kidwell, seconded by Mr. Keipper, with all in favor, the Board accepted  
255 the resignation of Mr. Adams, for Spring Lake Community Development District.

256  
257 Mr. Brown, Mr. Keipper, Mr. Kidwell, and Mr. Hoefle all thanked Mr. Adams for his  
258 service to the community and wished him and his family well.

259  
260 Mr. Dailey asked if there were any other Supervisors Requests. There were none.  
261

262  
263 **Eleventh Order of Business** **Adjournment**

264  
265 On a Motion by Mr. Adams, seconded by Ms. Brown, with all in favor, the Board adjourned  
266 the meeting at 8:02 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman