

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, March 26, 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
Ken Hoeffle	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 <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 6:30 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.

47
48 Ms. Rand asked about the tree replacement for the Parkside area. Ms. Brown
49 stated the Board only approved replacing some of the trees in certain areas due to the
50 budget.

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

54
55
56 **Third Order of Business** **Consent Agenda Items/Business**
57 **Administration**

58
59 Mr. Dailey asked if the Board had any questions regarding the consent agenda
60 items. There we none.

61
62 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board approved
63 the consent agenda items, for Spring Lake Community Development District.

64
65
66 **Fourth Order of Business** **Staff Reports**

67
68 **A. Aquatics Maintenance**

69
70 Mr. Dailey reviewed the report with the Board and there were no questions.

71
72 Mr. Dailey stated Stantec is treating the Midge Flies as needed but can only do it
73 once every thirty days.

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
- 83 • The Morningstar revised proposal is being sent this week and once drafted
84 into a contract will be sent back to them for execution.
 - 85 • The park sod replacement project will start the third week in April. He will
86 be marking off the area to tell residents to stay off the new sod. The Board
87 asked that notice be provided to the community and that the park area only
88 where the sod is being replaced remain closed until May 25, 2024.
 - 89 • He requested that no swimming signs ordered and be placed at the beach
90 and the Board requested it also be done for the areas near the lake for tract
91 D & F.
 - 92 • The HOA is moving forward with the beach project for the part of the
property they own.

- 93 • The lock replacement for the pedestrian gate does not work since the gate
94 needs to now be repaired. He stated will be getting a proposal from Mozart
95 to fix the pedestrian gate.
96

97 Mr. Dailey asked the Board if they had any other questions or comments for Mr.
98 Horan. The Board had none.
99

100 **C. Landscape Inspection Services**

101
102 Mr. Toborg joined the meeting in progress and reviewed his report in the agenda
103 with the Board.
104

105 Mr. Toborg highlighted some areas of that need to be addressed in the report along
106 with the request for a few proposals to remove some dead trees and redesign the
107 annual bed at the entrance.
108

109 Ms. Brown asked Mr. Toborg about the timing of his report, and he stated he did
110 get it out later this month than he would have liked. Mr. Toborg stated that the
111 inspection timing is correct since the meeting is on the fourth week of the month.
112

113 Mr. Dailey asked the Board if they had any further questions regarding the report.
114 The Board had no further questions.
115

116 **D. Landscape and Irrigation Services**

117
118 Mr. Myers and Mr. Amarosa stated the two remaining palm trees for installation
119 are scheduled for the first week in April. They also stated that weed control will be
120 done the first week of April and fertilization the second week of April.
121

122 Mr. Amarosa stated that they will need to go back and add additional sod along
123 Summerfield to shorten up the mulch beds off the sidewalk at no charge as the
124 Board had requested. Mr. Amarosa stated they will also need to provide a proposal
125 to add some additional irrigation pop-up heads for watering.
126

127 Mr. Dailey presented the proposals from ASI and the Board discussed them.
128

129 On a Motion by Ms. Brown seconded by Mr. Kidwell, with all in favor, the Board approved
130 the ASI Landscape Management proposals #7650 for quarterly palm OTC injections for
131 \$1,050.00, #7683 for a palm removal on Rhodine Rd. for \$588.00, #7685 for sod
132 replacement near Sea Foam for \$1,075.00 and #7686 for Zoysia turf on Lake Lucaya Dr.
133 for \$650.00, for Spring Lake Community Development District.

134
135 Mr. Amarosa stated that they have some plants left over from the Valspar
136 tournament and wanted to give them to the District at no charge to enhance their
137 entrance.
138

139 The Board discussed this offer along with the ASI Landscape Management
140 proposal #7684 to redesign the annual bed at the entrance. Mr. Amarosa stated
141 he will work with Mr. Toborg on the design options for the annual bed along with
142 the plants they have offered to the District.
143

144 On a Motion by Ms. Brown seconded by Mr. Keipper, with all in favor, the Board approved
145 the ASI Landscape Management proposal #7684 for the annual bed removal and
146 redesign to also include irrigation, for Spring Lake Community Development District.

147 Mr. Myers stated that since the annuals we just installed today, they would delay
148 the annual bed redesign until the next change out.
149

150
151 Mr. Dailey asked the Board if they would be willing to address Business Item A,
152 Discussion on Landscape & Irrigation Services Contract Renewal for Fiscal Year
153 2024-2025 while Mr. Toborg and ASI Landscape Management are present. The
154 Board agreed and Mr. Dailey proceeded.
155

156 Mr. Dailey stated that since the value of the current contract renewal will be over
157 the bidding threshold it will be required to go out for RFP. Mr. Eckert addressed
158 the bidding requirements and options to the Board.
159

160 Mr. Dailey asked if the Board would like Mr. Toborg to handle the RFP process
161 again and they agreed they would. Mr. Toborg stated he will have the documents
162 for the Board at the April meeting and will confirm if there is an additional fee to
163 provide these services in his contract with the District. Mr. Dailey stated they would
164 like to have this process started in time to have pricing for the July final budget
165 public hearing if possible.
166

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

170 **E. District Engineer**

171
172 Mr. Chang stated his topics to address will be presented under Business Items
173 later in the meeting.
174

175 Mr. Chang asked the Board if they had any questions or comments. The Board
176 had none.
177

178 **F. District Counsel**

179
180 Mr. Eckert stated he will be sending a final notice to the resident regarding the
181 intent to file the injunction with the court over the encroachment on District
182 property.
183

184 Mr. Eckert asked the Board if they had any questions or comments. The Board
185 had none.

186
187 **G. District Manager**

188
189 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
190 or comments.

191
192 Mr. Dailey reminded the Board the next meeting will be on Tuesday, April 23, 2024,
193 at 6:30 pm at the clubhouse.

194
195 Mr. Dailey stated that he will be presenting the proposed Fiscal Year 2024-2025
196 Budget at the April Board meeting. Mr. Dailey asked if the Board would like to hold
197 the current O&M assessments for this year or increase them to plan for any future
198 project or reserve funding. The Board agreed they would like to keep the O&M
199 assessments the same and for Mr. Dailey to draft the proposed budget based on
200 those figures.

201
202 Mr. Brown asked Mr. Dailey to budget for a possible update of the reserve study
203 for next year.

204
205 Mr. Dailey asked if the Board would like to hold a budget workshop and they stated
206 that was not needed this year.

207
208 Mr. Dailey asked the Board if they had any other questions or comments. The
209 Board had none.

210
211 **Fifth Order of Business** **Consideration of Proposals for the**
212 **Boundary Wall Painting Project**

213
214 Mr. Chang presented the proposals received for the Boundary Wall Painting
215 Project to the Board. Mr. Chang stated the four proposals ranged in price from
216 \$102,982.00 to \$54,360.00 for all three phases of the project.

217
218 The Board discussed the proposals and asked Mr. Chang to follow up with Carlson
219 Construction at \$54,360.00 and Premier Painters at \$56,595.00 to confirm if the stucco
220 repairs were included in the price, when is the best time to start the project, and if there
221 is a discount to do all three phases at once.

222
223 Mr. Chang stated he will follow up with the two bidders and provide an update at
224 the April Board meeting.

225
226
227 **Sixth Order of Business** **Consideration of Resolution 2024-03,**
228 **Notice of 2024 General Election**

229

230 Mr. Eckert presented Resolution 2024-03, Notice of General Election to the Board
231 and stated that seats #3 & #4 will be on the ballot for the election.
232

233 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved
234 Resolution 2024-03, Notice of 2024 General Election, for Spring Lake Community
235 Development District.

236
237
238 **Seventh Order of Business** **Discussion on Filling Vacant Board**
239 **Seat 2**
240

241 Mr. Eckert reviewed the requirements for filling vacant Seat #2 with the Board.

242
243 Mr. Dailey stated he had received one unsolicited resume so far from a resident.

244
245 The Board discussed the process and timeline for filling the vacancy. The Board
246 asked Mr. Dailey to post a notice on the District website and with the HOA to send to the
247 residents. The Board stated that resumes will be due to Mr. Dailey by May 3, 2024 and
248 reviewed at the May 28, 2024 Board meeting for consideration.

249
250
251 **Eighth Order of Business** **Supervisor Requests**

252
253 Mr. Dailey asked if there were any Supervisors Requests.

254
255 Mr. Keipper reminded the Board of the HOA chili cookoff coming up.

256
257
258 **Ninth Order of Business** **Adjournment**

260 On a Motion by Mr. Kidwell, seconded by Ms. Brown, with all in favor, the Board adjourned
261 the meeting at 8:19 p.m., for Spring Lake Community Development District.

262
263
264
265
266 
Secretary/Assistant Secretary


Chairman/ Vice Chairman