

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, April 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
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
John Toborg*	Manager, Inspection Services, Rizzetta & Company <i>(Joined the meeting in progress)</i>
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.

Second Order of Business

Audience Comments

Mr. Dailey asked if there were any audience comments.

Ms. Rand let the Board know that the HOA has approved a proposal from Finn Outdoor to begin the beach restoration on the property the HOA owns.

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

49
50

51 **Third Order of Business**

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. Hoefle, 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**

61 **Staff Reports**

62

63 **A. Aquatics Maintenance**

64

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

66

67 Mr. Keipper asked to have Stantec look at an area on the northeast corner of the
68 lake where some aquatics plants look to have been removed.

69

70 The Board discussed the draft memo Mr. Dailey provided that would be
71 distributed to the homeowners around the lake to remind them of a few District
72 policies. The Board asked to make sure the no swimming policy was mentioned
73 along with the reminder that no shoreline aquatic plants are to be removed.

74

75 Mr. Dailey stated he will make the changes and send them to Mr. Eckert and Mr.
76 Chang for any final comments. Mr. Dailey stated that once he has a final version,
77 he will send it to Mr. Horan, and he will deliver copies to all the homeowners along
78 the lake.

79

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

82

83 **B. Field Management Services**

84

85 Mr. Dailey stated that Mr. Horan would be unable to attend the meeting tonight, so
86 he provided the following updates to the Board:

87

88 • Mr. Horan will be reaching out to other vendors on the electrical work since
89 Morningstar has not executed the contract.

90 • Mr. Horan is working with Mozart on the pedestrian gate replacement
91 proposal but has not heard back from them yet. Mr. Hoefle stated he had a
92 few more vendors he could provide to Mr. Horan to contact.

- 93 • Mr. Horan will be fixing the banner flagpole that fell down this week.

94
95 Mr. Dailey asked the Board if they had any other questions or comments. The
96 Board had none.

97
98 **C. District Engineer**

99
100 Mr. Chang stated his topics to address will be presented under Business Items
101 later in the meeting.

102
103 Mr. Chang asked the Board if they had any questions or comments. The Board
104 had none.

105
106 **D. District Counsel**

107
108 Mr. Eckert stated he will be filing the complaint for injunction and damages with the
109 court over the encroachment on District property on or about May 1st. Mr. Eckert
110 stated that if the resident submits payment for some of the encroachment issues,
111 he will amend the complaint before he files it.

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

115
116 **E. Landscape and Irrigation Services**

117
118 Mr. Amarosa provided the following updates to the Board:

- 119
120 • The palm trimming is scheduled to start May 29th.
- 121 • The park sod project should be wrapped up by Thursday.
- 122 • The tree trimming along the wall will be completed next week to have that
123 wrapped up in April.
- 124 • The two Chinese Fan palms were installed last Friday.
- 125 • The sod on Summerfield to keep the mulch is on schedule right after the
126 park.
- 127 • We are continuing to monitor the Bismarck Palms that we installed. They
128 are shocked, which is common.
- 129 • The palms at the parks that John has in his report for pruning were
130 completed already.

131
132 Mr. Amarosa also stated that Mr. Myers emailed his updates from Mr. Toborg's
133 report on Monday to Mr. Dailey which was shared with the Board.

134
135 Mr. Amarosa reviewed the two proposed entrance design drawings that ASI
136 Landscape Management will provide at no charge with the Board. The Board
137 asked that the one proposed palm in front of the monument be shifted to the left to
138 not block one of the pillars where the holiday decorations are hung.

139 Mr. Dailey asked the Board if they had any further questions for Mr. Amarosa. The
140 Board had no further questions.

141
142 **F. Landscape Inspection Services**

143
144 Mr. Toborg joined the meeting in progress and reviewed his report in the agenda
145 with the Board.

146
147 Mr. Toborg highlighted some areas that need to be addressed in the report but
148 stated that overall, he was pleased with the level of service and responses.

149
150 Mr. Toborg stated that the proposal he requested for grass to be installed where a
151 tree was removed was provided by ASI Landscape Management and should be
152 approved.

153
154 Mr. Dailey asked the Board if they had any further questions regarding the report.
155 The Board had no further questions.

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, May 28, 2024,
163 at 6:30 pm at the clubhouse. Mr. Dailey asked if they wanted to reschedule this
164 meeting since it fell right after the holiday weekend, the Board agreed to keep the
165 current meeting date.

166
167 Mr. Dailey asked the Board if they had any other questions or comments. The
168 Board had none.

169 **Fifth Order of Business**

**Consideration of RFP Package for
Landscape and Irrigation Maintenance
Services**

170
171
172
173
174 Mr. Toborg presented the RFP Package for Landscape and Irrigation Maintenance
175 Services that was sent out under separate cover to the Board prior to the meeting.

176
177 The Board asked that the evaluation scoring on Price be reduced from 25 points
178 to 20 points and that 5 points be added to Reasonableness of All Numbers to increase it
179 from 15 points to 20 points.

180
181 Mr. Keipper asked Mr. Toborg about the fertilizer scope and if he and ASI
182 Landscape Management Services have agreed to a scope. Mr. Toborg stated he prefers
183 to use his scope as the one that needs to be followed based on his professional
184 experience. Mr. Dailey stated that he understood the biggest concern of vendors was
185 making sure that whatever the final scope is that it be correctly evaluated based on the

186 requirements. Mr. Dailey stated this category tends to be the one we have seen the most
187 fluctuation in from past RFPs with quantities and pricing. The Board asked to make sure
188 there was some discussion, so we have clarification going forward on the RFP and current
189 contract.
190

191 On a Motion by Mr. Keipper, seconded by Mr. Kidwell, with all in favor, the Board approved
192 the RFP Package for Landscape and Irrigation Maintenance Services in substantial form
193 with the changes in scoring for Price to 20 points and Reasonableness of All Numbers to
194 20 points, with the entire package subject to final review by District Counsel, for Spring
195 Lake Community Development District.

196
197

198 **Sixth Order of Business** **Consideration of Proposals for**
199 **Boundary Wall Painting Project**

200
201 Mr. Chang presented the updates to the proposals for Boundary Wall Painting
202 Project that the Board requested clarification on from the March Board meeting.
203

204 The Board decided that based on the pricing provided it was in the best interest of
205 the District to complete the entire project this year and to pull \$14,360.00 from the
206 Reserve Fund to cover the shortfall from the General Fund budget that was allocated for
207 the project this year. The Board noted that it had funds allocated for this project last year
208 and held it for this year with those funds being moved to the reserves at the end of last
209 fiscal year.

210
211 The Board asked Mr. Dailey to make sure the remaining trees are lifted off the wall
212 before the wall painting project begins.
213

214 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved
215 the proposal from Carlson Construction for the boundary wall painting project for
216 \$54,360.00, for Spring Lake Community Development District.

217
218

219 **Seventh Order of Business** **Presentation of Lake Embankment**
220 **Repair Exhibit**

221
222 Mr. Dailey presented the Lake Embankment Repair Exhibit provided by Mr. Chang
223 to the Board. Mr. Dailey stated this would be used to provide homeowners along the lake
224 bank who wish to repair any erosion issues they are responsible for a standard to work
225 from. Mr. Chang stated this is the same exhibit he used from the repairs from the
226 hurricane minus the riprap option.

227
228 The Board agreed this should be the standard and to provide it to the homeowners
229 as requested or needed.
230

231 **Eighth Order of Business**

231 **Presentation of Fiscal Year 2024-2025
232 Proposed Budgets**

233
234 Mr. Dailey presented the Fiscal Year 2024-2025 Proposed Budgets to the Board.
235 Mr. Dailey stated this is the same as the draft he presented at the March Board meeting
236 with some updates to the expenses through March 31, 2024.

237
238 The Board stated they agreed with the proposed budget as presented.

239
240 Mr. Dailey did ask if the Board would like to continue with mole treatments in the
241 two areas they are currently addressing at this time. The Board directed Mr. Dailey to
242 continue with the treatments as recommended by Nvirotect through June.

243
244
245 **Ninth Order of Business**

245 **Consideration of Resolution 2024-04,
246 Approving Proposed Budgets for FY
247 2024-2025 and Setting a Date, Time,
248 and Location for Public Hearing**

249
250 Mr. Dailey presented Resolution 2024-04, Approving Proposed Budgets for FY
251 2024-2025 and Setting a Date, Time, and Location for Public Hearing to the Board.

252
253 On a Motion by Mr. Hoefle, seconded by Mr. Keipper, with all in favor, the Board approved
254 Resolution 2024-04, Approving Proposed Budgets for FY 2024-2025 and setting the
255 Public Hearing for July 23, 2024 at 6:30 p.m. at The Lucaya Lake Clubhouse located at
256 11305 Lake Lucaya Dr., Riverview, Florida 33579, for Spring Lake Community
257 Development District.

258
259
260 **Tenth Order of Business**

260 **Supervisor Requests**

261
262 Mr. Dailey asked if there were any Supervisors Requests and there were none.

263
264
265 **Eleventh Order of Business**

265 **Adjournment**

266
267 On a Motion by Mr. Hoefle, seconded by Mr. Keipper with all in favor, the Board adjourned
268 the meeting at 8:20 p.m., for Spring Lake Community Development District.

269
270
271 
272 _____
273 Secretary/Assistant Secretary

270
271 
272 _____
273 Chairman/ Vice Chairman