

**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, May 28, 2024, at 6:32 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 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
Jeff Myers	Account Manager, 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 6:32 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.

Mr. Hassett asked about the status of the pedestrian gate being replaced, people accessing private docks, and a four-wheeler being used behind homes on the lake bank.

46 The Board stated that residents should call HCSO if people are accessing their  
47 private docks to have them removed for trespassing. Mr. Dailey stated Mr. Horan is  
48 working on getting proposals to replace the gate. Mr. Dailey also stated residents should  
49 call HCSO if they see four-wheelers on their property or provide him with any formation  
50 they obtain to see if they are residents.

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

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

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

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

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

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68 **A. Aquatics Maintenance**

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

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73 **B. Field Management Services**

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

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  - 78 • The park rules sign is down, and he will be looking to replace it. He asked
  - 79 the Board to review it and if they had any updates to provide the changes
  - 80 to him before it was replaced.
  - 81 • The park sod is now open and is holding up well so far.
  - 82 • The banners were changed to the summer seasonal options and the post
  - 83 that was damaged has been repaired.

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85 Mr. Horan stated he is waiting for a proposal from Action Security to replace the  
86 current pedestrian gate. The Board discussed the need to also fix the strike plate  
87 for the locking mechanism and the width of the gate needing to be reduced. The  
88 Board asked Mr. Horan to get proposals to redesign the gate entrance before they  
89 replace the current one. Mr. Horan stated he will try and fix the lock again until the  
90 Board decides on the redesign of the gate.

91 Mr. Horan and Mr. Dailey discussed the option of adding seasonal LED lights  
92 around the monument. The Board asked for a proposal to consider.

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

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97 **D. District Counsel**  
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99 Mr. Eckert stated the complaint for the remaining encroachment issue with the pool  
100 drain was filed and served on May 17, 2024. Mr. Eckert stated he will wait to see  
101 if the resident will respond.

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

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106 **E. Landscape Inspection Services**  
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108 Mr. Dailey stated Mr. Toborg was unable to attend the meeting at this time so he  
109 reviewed the Landscape Inspection report with the Board.

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111 Mr. Dailey asked the Board if they had any further questions regarding the report.  
112 The Board had no further questions.

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114 **F. Landscape and Irrigation Services**  
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116 Mr. Myers provided the following updates to the Board:  
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- 119 • The sidewalk will be repaired by June 10, 2024 that was damaged during  
120 the sod installation.
- 121 • The palm trimming will start on June 3, 2024.

122 Mr. Myers reviewed the water truck proposal in the agenda for some newly  
123 installed sod with the Board. Mr. Myers stated that at this point it would not be the  
124 best investment for this area of sod and it would be best to hope it recovers once  
125 the rain starts.

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127 **G. District Manager**  
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129 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions  
130 or comments.

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132 Mr. Dailey reminded the Board the next meeting will be on Tuesday, June 23,  
133 2024, at 6:30 pm at the clubhouse.

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135 Mr. Dailey reminded the Board to file their Form 1's by June 30, 2024 and that the  
136 General Election Qualifying period starts June 10, 2024 and goes through June  
137 14, 2024.

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

**Fifth Order of Business** **Presentation of Registered Voter Count as of April 15, 2024**

Mr. Dailey presented the Registered Voter Count as of April 15, 2024 which was 1,877 for the Spring Lake Community Development District.

**Sixth Order of Business** **Consideration of Fiscal Year 2022-2023 Audit**

Mr. Dailey presented the Fiscal Year 2022-2023 Audit for the Board. Mr. Dailey stated this was a clean audit and just needs to be accepted by the Board. Mr. Dailey stated once accepted he will submit it to the State prior to the June 30, 2024 deadline.

On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board accepted the Fiscal Year 2022-2023 Audit, for Spring Lake Community Development District.

**Seventh Order of Business** **Consideration of Resumes to Fill Vacant Board Seat 2**

Mr. Dailey presented the list of candidates with their resumes submitted to the Board for consideration to fill the remaining term of the vacant Board Seat 2.

Mr. Eckert reviewed the process with the Board and explained their options regarding filling the vacant seat.

The Board asked the two candidates that were present, Mr. Mouradian and Ms. Rand, to present their qualifications and why they are interested in serving on the Board. The Board followed up with a few questions for Mr. Mouradian and Ms. Rand.

On a Motion by Mr. Hoefle, seconded by Mr. Keipper, with Mr. Hoefle, Mr. Keipper and Ms. Brown in favor and Mr. Kidwell opposed, the Board appointed Mr. Mouradian to serve the remaining term for Seat 2 through November 2026, for Spring Lake Community Development District.

Mr. Dailey stated for the record he is a notary in the State of Florida and authorized to administer the oath of office. Mr. Dailey administered the oath of office to Mr. Mouradian.

182 Mr. Dailey stated he will review Supervisor compensation and bring a resolution  
183 appointing an Assistant Secretary for consideration to the June Board meeting.

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185 Mr. Eckert stated that he will reach out to Mr. Mouradian to discuss the Sunshine  
186 Laws and serving on the Board.

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189 **Eighth Order of Business** **Supervisor Requests**

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191 Mr. Dailey asked if there were any Supervisors Requests.

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193 Mr. Kidwell asked that a notice be sent to the residents along the wall through the  
194 HOA, to let them know of the project and provide them with the information should they  
195 want to paint the inside of the wall at the same time. Mr. Dailey stated he will reach out to  
196 the HOA to have this done closer to the start of the project.

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198 Mr. Dailey asked if there were any further Supervisor Requests and there were  
199 none.

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202 **Ninth Order of Business** **Adjournment**

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204 On a Motion by Ms. Brown, seconded by Mr. Kidwell with all in favor, the Board adjourned  
205 the meeting at 8:07 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman