

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, August 27, 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
Bill Kidwell	Board Supervisor, Assistant Secretary
Hovhannes Mouradian	Board Supervisor, Assistant Secretary <i>(joined meeting in progress)</i>

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC
Michael Eckert*	District Counsel, Kutak Rock, LLP
Stephen Brletic*	Interim District Engineer, Brletic Dvorak, Inc.
Steven Horan	Field Services, CorLin Services, LLC
Joe Chiellini	CEO, ASI Landscape Management
Joe Amarosa	Director of Maintenance, ASI Landscape Management
Jeff Myers	Account Manager, ASI Landscape Management
John Toborg*	Manager, Inspection Services, Rizzetta & Company <i>(joined meeting in progress)</i>

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.

47 **Second Order of Business**

Audience Comments

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49 Mr. Dailey asked if there were any audience comments and there were none.

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52 **Third Order of Business**

**Consent Agenda Items/Business
Administration**

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

57

58 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved
59 the consent agenda items as presented, for Spring Lake Community Development
60 District.

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63 **Fourth Order of Business**

Staff Reports

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65 **A. Aquatic Services**

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67 Mr. Dailey reviewed the report that was sent out via email to the Board and there
68 were no questions or comments.

69

70 **B. Field Management Services**

71

72 Mr. Mouradian joined the meeting in progress at 6:35 pm.

73

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

75

76 • The stormwater system curb repair has been completed at 11337 Lake
77 Lucaya Drive.

78 • The monument LED light installation project will start the first week of
79 September.

80 • Additional playground mulch is needed, and he would like to add 5-10 more
81 yards than last year. Mr. Dailey said he will get a proposal from EZ Mulch
82 for the September Board meeting.

83

84 Mr. Horan asked the Board if they had any other questions or comments. The
85 Board had none.

86

87 **C. District Engineer**

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89 Mr. Brletic reviewed his report with the Board, and they had no questions or
90 comments.

91

92 Mr. Dailey asked if the Board would like to consider Business Item A., Discussion on
93 Aquatics Maintenance and Mitigation Area Maintenance and Monitoring Scope of
94 Services and Requirements, while Mr. Brletic is present. The Board agreed and Mr.
95 Dailey and Mr. Brletic proceeded to review the proposal summary.

96
97 Mr. Dailey stated that after review of the proposals received there is a concern with
98 the SWFWMD mitigation monitoring and maintenance requirements since none of
99 them are consistent with the current scope of service provided by Stantec.

100
101 Mr. Dailey suggested that the Board authorized Mr. Brletic to contact SWFWMD to
102 arrange a site visit of the area and once he receives clarification from them draft a
103 revised scope of services to provide to the vendors to submit proposals on.

104
105 Mr. Brletic stated that in the essence of time he had already reached out to his
106 contacts at SWFWMD to get a site visit coordinated in the next few weeks.

107
108 On a Motion by Ms. Brown seconded by Mr. Keipper, with all in favor, the Board authorized
109 the District Engineer to meet with SWFWMD to review the mitigation area monitoring and
110 maintenance requirements and establish an updated scope of work for aquatic
111 maintenance services and to request proposal for those services, for Spring Lake
112 Community Development District.

113
114 Mr. Brown requested that the midge fly treatments remain in the scope of service for
115 the aquatic maintenance contract.

116
117 The Board has no further questions or comments for Mr. Brletic, so he left the
118 meeting at 6:52 pm.

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121 **Fifth Order of Business**

**Consideration of Proposal for
Pedestrian Gate Repair**

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124 Mr. Dailey stated that since Mr. Toborg was delayed in joining the meeting would the
125 Board like to consider Business Item B., Consideration of Proposal for Pedestrian Gate
126 Repair. The Board agreed and Mr. Horan reviewed the proposal.

127
128 Mr. Horan stated that the proposal from Action Security was to repair the current gate
129 and not to replace it. Mr. Horan stated that he felt this was a better course of action based
130 on the current condition of the gate and the repairs costs.

131
132 The Board asked if the proposal accounted for adding in mesh and a support cross
133 bar. Mr. Horan stated it did not but they could be added. Mr. Dailey suggested a not-to-
134 exceed amount to allow for these items to be added to the proposal.

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137

138 On a Motion by Mr. Kidwell seconded by Mr. Mouradian, with all in favor, the Board
139 approved the Action Security proposal to repair the pedestrian gate as presented and
140 adding in the screen and support cross bar for a not-to-exceed amount of \$2,500.00, for
141 Spring Lake Community Development District.

142
143 Mr. Dailey stated that once the gate is repaired and locked a sign will need to be
144 posted to allow the public to know that access to the lake is at the gate which is open by the
145 pool and boat ramp area. Mr. Dailey stated they will need to confirm the required language
146 with Mr. Eckert.

147
148

149 **Sixth Order of Business**

149 **Staff Reports**

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151 **D. Landscape Inspection Services**

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153 Mr. Amarosa explained the issues with the irrigation timers and rain sensors that
154 were causing the system to run at incorrect times and when it was raining. Mr.
155 Amarosa is still going through all the zones to verify the timer schedules and will
156 coordinate with a representative from Fieldstone to reset them.

157

158 Mr. Toborg joined the meeting in progress at 7:16 pm.

159

160 Mr. Toborg reviewed the Landscape Inspection report provided in the agenda with
161 the Board and pointed out a few highlights including a proposal for the sod at Sea
162 Foam and a turf plan for item 10 in his report.

163

164 Mr. Toborg asked the Board if they had any further questions regarding the report.
165 The Board had no further questions.

166

167 **E. Landscape and Irrigation Services**

168

169 Mr. Dailey reviewed the proposal provided by ASI Landscape Management in the
170 agenda.

171

172 The Board asked for alternative options to the oak tree replacements in proposal
173 #8557, and for Mr. Toborg to review proposal #8748 and only address the
174 Magnolias that may need immediate drenching.

175

176 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board approved
177 the ASI Landscape Management proposal #8750 for \$4,154.73, for Spring Lake
178 Community Development District.

179

180 The Board took no further action on the remaining proposals provided in the
181 agenda.

182

183 Mr. Myers presented the Board with a few options for the replacement of the wall
184 edge and entrance at Parkside under separate cover. Mr. Dailey stated he has
185 also emailed these to the Board prior to the meeting.

186
187 The Board discussed the various options with plants for the wall, center island and
188 roadway to the park. The Board decided to go with Copperleaf and Ixora Dwarf
189 Red plants in the center of the island median and roadway on the side plant beds.
190 The Board then decided to go with Pitch Apple for the wall hedge replacement on
191 both sides.

192

193 On a Motion by Ms. Brown seconded by Mr. Mouradian, with all in favor, the Board
194 approved at not-to-exceed of \$15,000.00 for ASI Landscape Management to install
195 Copperleaf and Ixora Dwarf Red plants in the center of the island median and along the
196 roadway on the side plant beds, and Pitch Apple plants for the wall hedge replacement
197 at the Parkside entrance, for Spring Lake Community Development District.

198

199 **F. District Counsel**

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201 Mr. Ecker stated that after further review that Stantec cannot adjust the pricing on
202 the current contract for aquatic services or terminate the agreement with the
203 District. The Board and Mr. Eckert asked Mr. Dailey to follow up with Stantec on
204 this and see how they respond.

205

206 Mr. Eckert provided an update to the Board on the Richards encroachment. Mr.
207 Eckert stated that Mr. Richard's attorney proposed a settlement to the District
208 offering to pay court costs but no additional attorney fees, which would shift the
209 burden of paying attorney fees to the other residents of the community. Mr. Eckert
210 recommended the Board reject this offer and counter with the request for full
211 reimbursement of all outstanding fees owed to the District.

212

213 Mr. Richards was present at this time and desired to address the Board but did not
214 do so during the public comment section at the beginning of the meeting.

215

216 On a Motion by Mr. Keipper seconded by Mr. Kidwell, with all in favor, the Board rejected
217 the proposed settlement from Mr. Richard's attorney and to counter with the offer to settle
218 for the full amount of attorney fees incurred, for Spring Lake Community Development
219 District.

220

221 Mr. Eckert presented options to the Board to meet the new requirements for the
222 District to establish goals and objectives for the District and create performance
223 measures and standards to evaluate the District's achievement of those goals and
224 objectives.

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226 The Board directed Mr. Eckert and Mr. Dailey to draft a final version as presented
227 to the Board to approve the September Board meeting.

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

G. District Manager

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

Mr. Dailey reminded the Board the next meeting will be on Tuesday, September 24th, 2024, at 6:30 pm at the clubhouse.

Mr. Dailey stated that December 2, 2024 was no longer available for the Board to hold their meeting at this location. Mr. Dailey reviewed available dates that the Board could consider.

On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board approved December 9, 2024 or November 11, 2024 as alternative meeting dates to reschedule the previously approved meeting date of December 2, 2024, for Spring Lake Community Development District.

Mr. Dailey asked the Board if they had any other questions or comments.

Seventh Order of Business

**Consideration of Halifax Solutions 2nd
Addendum for District Management
Services**

Mr. Dailey presented the Halifax Solutions 2nd Addendum for District Management Services to the Board. Mr. Dailey stated this accounted for the change in scope of services to ten (10) Board meetings per year, one (1) workshop, and a per meeting fee of \$1,200.00 for any additional meetings.

On a Motion by Ms. Brown, seconded by Mr. Keipper, with all in favor, the Board approved the Halifax Solutions 2nd Addendum for District Management Services, for Spring Lake Community Development District.

Eighth Order of Business

**Consideration of Arbitrage Report for
Series 2014 Bonds for July 24, 2024**

Mr. Dailey presented the Arbitrage Report for Series 2014 Bonds for July 24, 2024 to the Board. Mr. Dailey stated there is no cumulative rebate requirement liability as of July 24, 2024.

273 On a Motion by Mr. Keipper, seconded by Mr. Kidwell, with all in favor, the Board approved
274 the Arbitrage Report for Series 2014 Bonds for July 24, 2024, for Spring Lake Community
275 Development District.

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Ninth Order of Business

Supervisor Requests

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

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282 Mr. Mouradian asked about possibly establishing scholarships for high school
283 students that reside in the community. Mr. Brown stated there could be some issues with
284 that since they are a District regarding public funds. Mr. Eckert stated he would need to
285 research the issue if the Board wanted to consider this proposal.

286
287 Mr. Mouradian brought up the need for bike racks at Sea Foam and the
288 townhomes. Mr. Dailey stated the townhome area would be HOA property so they would
289 need to be the ones to discuss that with. The Board asked that the topic of a bike rack
290 near Sea Foam be put on the January agenda for a future discussion.

291
292 Ms. Brown thanked Mr. Kidwell, Mr. Keipper and Mr. Horan for all their work outside
293 the meetings to get these projects done.

294
295 Mr. Dailey asked if there were any further Supervisor Requests and there were
296 none.

297
298 Mr. Eckert stated he reviewed the agenda and that since the Richards settlement
299 offer was not on the published agenda, he would like the Board to rescind the motion to
300 reject the counteroffer and to allow Mr. Richards to address the Board before any action
301 is taken.

302
303 On a Motion by Mr. Kidwell, seconded by Mr. Keipper, with all in favor, the Board rescinded
304 their rejection of the offer and direction to make a counteroffer settlement to Mr. Richards,
305 for Spring Lake Community Development District.

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307 Mr. Eckert stated that Mr. Richards would now be allowed to address the Board if
308 he would like. Mr. Richards was still present and addressed the Board regarding his
309 settlement offer that was previously presented by Mr. Eckert and asked the Board to
310 accept it

311
312 On a Motion by Mr. Kidwell seconded by Ms. Brown, with all in favor, the Board rejected
313 the proposed settlement from Mr. Richard's and directed District Counsel to counter with
314 the offer to settle for the full amount of attorney fees incurred by the District, for Spring
315 Lake Community Development District.

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317 **Tenth Order of Business**

Adjournment

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319 On a Motion by Ms. Brown, seconded by Mr. Mouradian with all in favor, the Board
320 adjourned the meeting at 8:41 p.m., for Spring Lake Community Development District.


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Secretary/Assistant Secretary

Warren C Keipper
Chairman/ Vice Chairman