

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, September 24, 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 Hoefle	Board Supervisor, Assistant Secretary
Bill Kidwell	Board Supervisor, Assistant Secretary
Hovhannes Mouradian	Board Supervisor, Assistant Secretary

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

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 6:30 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.

Ms. Rand stated she was hoping the Board was not considering financing the fiscal year 2024-2025 insurance policy at the rates provided in the proposal. Mr. Dailey stated

47 he was going to recommend using the Reserves Funds to pay for the policy upfront and
48 then replenish them after the assessments had come in from the tax roll.

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

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

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57 Mr. Dailey stated that there were some minor corrections to the minutes provided
58 by District Counsel, and he reviewed them for the record.

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

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63 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board approved
64 the consent agenda items as presented with the changes to minutes as stated by Mr.
65 Dailey, for Spring Lake Community Development District.

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68 **Fourth Order of Business** **Staff Reports**

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A. Aquatic Services

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Mr. Dailey reviewed the report that was in the agenda with the Board and there
73 were no questions or comments.

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B. Field Management Services

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Mr. Horan provided the following updates to the Board:

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- The community banners have been changed out for the Fall season.
- The pedestrian gate repairs are about two weeks out once we receive the
81 executed agreement.

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

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C. District Engineer

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

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Mr. Brletic stated that he met with SWFWMD on-site and they are working with them
92 to finalize the mitigation plan and to extend the reporting period to May 2025. Mr.

93 Brletic stated that once the plan is finalized, they will proceed to collect proposals for
94 this and the standard aquatics and mitigation maintenance services and bring them
95 to the Board for the October meeting.
96

97 The Board asked to provide the townhome owners with notice of the areas to not
98 mow once that has been confirmed.
99

100 Mr. Dailey asked if the Board would like to consider Business Item A., Consideration
101 of Proposals for RFQ for District Engineering Services, while Mr. Brletic is present.
102 The Board agreed and Mr. Eckert proceeded to review the process.
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104 Mr. Eckert stated the District received one proposal from BDi Engineering and that it
105 meets the requirements of the RFQ.
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107 Mr. Dailey asked if the Board has any questions for Mr. Brletic and they did not.
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109 On a Motion by Ms. Brown seconded by Mr. Hoefle, with all in favor, the Board approved
110 BDi Engineering as the District Engineer and authorized District Counsel to draft the
111 agreement for their services, for Spring Lake Community Development District.

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113 The Board had no further questions or comments for Mr. Brletic, so he left the
114 meeting at 6:49 pm.
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D. Landscape Inspection Services

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117 Mr. Dailey reviewed the landscape inspection services report with the Board.
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120 The Board asked to see if Mr. Horan can approach the resident about cutting the
121 Brazilian Pepper tree in picture seven of the landscape inspection report.
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123 Mr. Dailey asked the Board if they had any other questions or comments. The
124 Board had none.
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E. Landscape and Irrigation Services

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127 Mr. Dailey reviewed the updates to the landscape inspection report provided by
128 ASI Landscape Management with the Board.
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131 Mr. Dailey reviewed the proposals in the agenda from ASI Landscape
132 Management.
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134 On a Motion by Ms. Brown seconded by Mr. Keipper, with all in favor, the Board approved
135 the ASI Landscape Management proposals #8557, #8854, and # 8858 for a total of
136 \$5,420.86, for Spring Lake Community Development District.

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138 Mr. Dailey reviewed two proposals provided under separate cover from ASI
139 Landscape Management #8963 for installation of Wax Myrtles at the Lake Lucaya
140 Drive mailbox kiosk and #8748 for Magnolia Tree drenching.

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142 The Board asked Mr. Dailey to have ASI Landscape Management provide options
143 for replacements for the Magnolia's should they wish to replace them as they die.
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145 On a Motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board
146 approved the ASI Landscape Management proposal #8963, #8854, and # 8858 for
147 \$777.55, for Spring Lake Community Development District.

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

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152 **F. District Counsel**

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154 Mr. Eckert stated he has no update on the Richards encroachment and is still
155 waiting for a response from his attorney but will follow again this week.

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157 Mr. Eckert reminded the Board that their ethics training must be completed by
158 December 31, 2024.

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160 Mr. Eckert stated there is a new law which requires an affidavit regarding human
161 trafficking that must be submitted by the vendor before any contract is entered into,
162 renewed or amended going forward.

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

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167 **G. District Manager**

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

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172 Mr. Dailey reminded the Board the next meeting will be on Tuesday, October 22,
173 2024, at 6:30 pm at the clubhouse.

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175 Mr. Dailey asked the Board if they had any other questions or comments.
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178 **Fifth Order of Business**

179 **Consideration of Proposal from**
180 **Rizzetta & Company for Landscape**
181 **Inspection Services**

182 Mr. Dailey presented the First Addendum to the current contract from Rizzetta &
183 Company for Landscape Inspection Services to the Board.

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On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved the First Addendum to the Rizzetta & Company Contract for Landscape Inspection Services, for Spring Lake Community Development District.

Sixth Order of Business **Consideration of Proposal from EZ Mulch for Playground Mulch**

Mr. Dailey presented the proposal from EZ Mulch for Playground Mulch to the Board.

On a Motion by Ms. Brown, seconded by Mr. Kidwell, with all in favor, the Board approved the proposal from EZ Mulch for Playground Mulch for \$2,400.00, for Spring Lake Community Development District.

Seventh Order of Business **Consideration of Proposal from Lightning Bay Electric for Monument Project**

Mr. Dailey presented the proposal from Lightning Bay Electric for the Monument Project to the Board.

Mr. Horan reviewed the proposal and explained this also includes the items that the Board had discussed previously about adding electrical upgrades to the monument to be able to have light to use it for storage.

The Board discussed some items that needed to be removed, and others added to address the new lighting recently added and for the storage area.

On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved an amount not-to-exceed \$3,500.00 for electrical services with Lightning Bay Electric to address all the items needed to complete the monument project as discussed, for Spring Lake Community Development District.

Eighth Order of Business **Consideration Goals & Objectives Reporting**

Mr. Dailey presented the proposed Performance Measures/Standards & Annual Reporting Form dated October 1, 2024 to September 30, 2025, to the Board which was previously discussed at the August Board meeting.

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229 On a Motion by Ms. Brown, seconded by Mr. Mouradian, with all in favor, the Board
230 approved the Performance Measures/Standards & Annual Reporting Form dated October
231 1, 2024, to September 30, 2025, as presented, for Spring Lake Community Development
232 District.

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235 **Ninth Order of Business**

**Consideration of Egis Proposal for
Insurance Coverage for Fiscal Year
2024-2025**

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239 Mr. Dailey presented the Egis Proposal for Insurance Coverage for Fiscal Year
240 2024-2025 to the Board.

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242 Mr. Dailey presented the revised proposal which now includes the boat dock and
243 ramp portions that are on District property that will now be required to be insured following
244 the inspection of the property by Egis and confirmation of ownership by Mr. Eckert. Mr.
245 Brletic also inspected the boat dock and ramp and provided Egis with the cost
246 replacement value for the policy as presented.

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248 Mr. Dailey stated he would recommend the Board use the Reserve Fund to cover
249 the cost of the insurance payment in full to save on the financing costs. Mr. Dailey stated
250 that once assessment funds start to come in, they can then replenish the Reserve Fund.
251 The Board agreed and directed that Reserve funds be used.

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253 On a Motion by Mr. Hoefle, seconded by Mr. Kidwell, with all in favor, the Board approved
254 the revised proposal from Egis Insurance and Risk Advisors for Fiscal Year 2024-2025
255 for \$44,367.00, for Spring Lake Community Development District.

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258 **Tenth Order of Business**

Supervisor Requests

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

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263 **Eleventh Order of Business**

Adjournment

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265 On a Motion by Mr. Kidwell, seconded by Mr. Hoefle with all in favor, the Board adjourned
266 the meeting at 7:50 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman