

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, October 22, 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
Joe Chiellini	CEO, ASI Landscape Management <i>(joined meeting in progress)</i>
Joe Amarosa	Director of Maintenance, ASI Landscape Management <i>(joined meeting in progress)</i>
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.

Mr. Brown, Mr. Wright, Mr. and Mrs. Deffenbaugh and Mrs. Vespa all addressed the Board has homeowners along the banks of Lake Lucaya regarding the damage caused by the hurricanes. They all stated that the property is owned by the District and due to this not being normal erosion, should be the responsibility of the District which made the repairs from the last hurricane.

Ms. Bjurback asked about the repairs to the PVC along Blue Pacific Drive. Mr. Dailey stated that the PVC fence that I son District property will be repaired by the District. Mr. Dailey stated that Mr. Horan is in the process of getting proposals for the repairs.

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

Third Order of Business

Consent Agenda Items/Business Administration

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

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

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

Fourth Order of Business

Staff Reports

A. Aquatic Services

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

B. Field Management Services

Mr. Horan provided the following updates to the Board:

- We only have three of the seasonal community banner poles that are left from the hurricanes, and he is in the process of repairing the others.

- 91 • He is going to purchase replacement carriage lights for the monument and
92 work with the vendor on the repairs to the Gemstone lights from the
93 hurricanes.
94 • Lighting Bay Electric has revised their proposal and once approved he will
95 schedule the repairs and have them install the carriage lights.
96 • The playground mulch will be installed next week.
97 • He met with REP on the playground repairs required from the hurricanes
98 and will have a proposal soon.
99 • The pedestrian gate should be repaired in the next two weeks by Action
100 Security.
101 • He spent two hours with the insurance adjusters reviewing the damage from
102 the hurricanes including the PVC fence, monument damage and wall cap
103 tops.
104

105 Mr. Horan asked the Board if they had any other questions or comments. The
106 Board had none.
107

108 **C. District Engineer**
109

110 Mr. Brletic reviewed his report with the Board, and they had no questions or
111 comments.
112

113 Mr. Brletic provided the following updates to the Board:
114

- 115 • He will have the mitigation area 4 and aquatic maintenance proposals for the
116 December Board meeting.
117 • He is meeting with Crosscreek Environmental regarding the lake bank erosion
118 and prior repairs on Thursday. He stated that he would recommend
119 modification to the scope of work done last time to address the worst possible
120 scenario that was seen with the recent hurricanes.
121

122 Mr. Dailey asked about the recertification of any permits for the stormwater system
123 and if the lines need to be cleaned out. Mr. Brletic stated he will follow up with both.
124

125 The Board asked if Mr. Brletic had inspected the entire lake. Mr. Brletic stated he only
126 walked the areas that had been identified as potential issues from the hurricanes. Mr.
127 Brletic stated that under the dock there is some erosion that will need to be addressed
128 with any lake bank repairs, and that pond 1 has some prior erosion but nothing that
129 would need to be immediately addressed.
130

131 The Board asked if Mr. Brletic could walk the entire lake to inspect for possible issues
132 from the hurricanes. The Board asked to hold on doing the same with the ponds until
133 the permits are up for recertification.
134

135 On a Motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board
136 approved BDi Engineering to do a full review and inspection of the lake bank, for Spring
137 Lake Community Development District.

138
139 Ms. Brown explained to the Board the history of establishing the District Lake & Dock
140 Rules and the changes to the HOA governing documents that have been cleaned up
141 over the past four years.

142
143 Ms. Brown discussed proposing an update to the District Lake & Dock rules allowing
144 everyone in the community to have access to use motorized boats on the lake.

145
146 The Board had no further questions or comments for Mr. Brletic, so he left the
147 meeting at 7:20 pm.

148
149 Mr. Eckert explained the requirement for access to the lake for public use subject to
150 reasonable rates and rules. Mr. Eckert also explained the unique situation with the
151 HOA owning the road to access the lake.

152
153 The Board decided to take no action at this time and stated they would need to work
154 with the HOA to allow access and adjust their governing documents. The Board
155 stated they want to focus on the repairs from the hurricanes first then discuss any
156 changes to District polices later.

157
158 **D. District Counsel**

159
160 Mr. Eckert stated he gave Mr. Richards a one-week extension following the storm
161 and stated he would not recommend any further extensions and would like to move
162 forward with the case with the hope to resolve the issue. The Board had no issue
163 with moving forward.

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

167
168 **E. District Manager**

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

172
173 Mr. Dailey stated the District came in \$125,953.65 under budget for fiscal year
174 2023-2024 and suggested transferring that amount to the Reserve Fund. The
175 Board had no issue with making the transfer to the Reserve Fund.

176
177 Mr. Dailey reminded the Board the next meeting will be on Monday, December 9,
178 2024, at 6:30 pm at the clubhouse.

179
180 Mr. Dailey asked the Board if they had any other questions or comments.

181 **Fifth Order of Business**

181 **Consideration of Proposals Related to**
182 **Hurricane Milton Repairs**
183 **(Under Separate Cover)**
184

185 Mr. Dailey provided an update regarding getting proposals for the PVC fence
186 owned by the District, park lights, playground and monument stating they are in process
187 but it will likely not be until the December Board meeting before they have any to present
188 for consideration.

189
190 Mr. Amarosa presented proposals from ASI Landscape Management to address
191 the tree removal tree bracing and debris removal. Mr. Amarosa explained they are looking
192 at this in two phases, with phase one being removal of anything that could cause further
193 damage, bracing of any high priority trees that can possibly be saved, and removing of
194 any hanging tree limbs. Mr. Amarosa stated phase two would be the remaining trees that
195 need to be removed and braced that are not a priority.

196
197 Mr. Amarosa stated that the phase one proposal total is \$102,716.50 and the
198 phase two proposal is \$84,349.65 for a total of \$187,066.15. The Board discussed the
199 costs for both proposals, the availability of funds for the new fiscal year, and the additional
200 lake bank repairs. Mr. Chiellini suggested to save money now it might be best to just
201 address the tree bracing first along with irrigation repairs that are needed.

202
203 The Board discussed this suggested from Mr. Chiellini with doing the tree bracing,
204 dangerous tree removal, and removal of hanging tree limbs as phase one.

205
206 **On a Motion by Mr. Kidwell, seconded by Mr. Hoefle, with all in favor, the Board approved**
207 **a not to exceed amount of \$115,000.00 for ASI Landscape Management to complete the**
208 **bracing of trees, removal of dangerous trees, and removal of hanging tree limbs in phase**
209 **one and two as discussed, for Spring Lake Community Development District.**

210

211

212 **Sixth Order of Business**

212 **Consideration of Florida Reserve**
213 **Study and Appraisal Proposal for**
214 **Reserve Study Update**
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216 Mr. Dailey presented the proposal from Florida Reserve Study and Appraisal
217 Proposal for Reserve Study Update to the Board.

218

219 The Board asked to table the proposal at this time so they can focus on addressing
220 the damage from the hurricanes.

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222

223 **Seventh Order of Business**

223 **Supervisor Requests**
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224

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

226

227 Mr. Mouradian stated he would like to discuss the option of a water fountain and
228 possible drop off area at the park at a future Board meeting.

229
230 Mr. Mouradian asked that Mr. Horan look at options for any PVC fence that needs
231 to be replaced to include for upgrading to a product that is built to withstand high winds.

232
233 Mr. Dailey stated he will ask ASI Landscape Management if they can store the
234 fence parts that Mr. Horan has collected from the hurricanes that can be reused.

235
236

237 **Eighth Order of Business**

Adjournment

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239 On a Motion by Mr. Hoefle, seconded by Ms. Brown with all in favor, the Board adjourned
240 the meeting at 8:28 p.m., for Spring Lake Community Development District.

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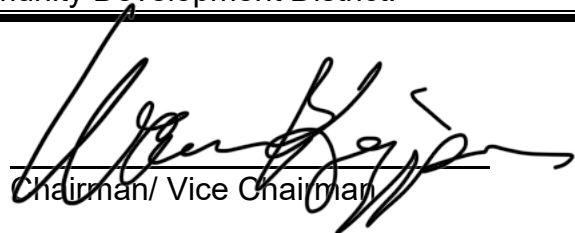
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Secretary/Assistant Secretary


Chairman/ Vice Chairman