

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 **Monday, December 9, 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
Bill Kidwell*	Board Supervisor, Vice Chairman
Bryan Agard	Board Supervisor, Assistant Secretary
Ken Hoefle	Board Supervisor, Assistant Secretary
Hovhannes Mouradian	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC
Sarah Sandy*	District Counsel, Kutak Rock, LLP
Stephen Brletic	District Engineer, Brletic Dvorak, Inc.
Steven Horan	Field Services, CorLin Services, LLC
John Toborg	Manager, Inspection Services, Rizzetta & Company
Joe Amarosa	Director of Maintenance, ASI Landscape Management
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 6:30 p.m. and conducted roll call, confirming that a quorum was present.

Second Order of Business

**Oath of Office Newly
Elected Supervisors**

47 Mr. Dailey stated he had administered the Oath of Office to Mr. Agard prior to the
48 start of the meeting.

49
50 Mr. Dailey stated that he was unable to administer the Oath of Office to Mr. Kidwell
51 since he was not physically present at the meeting so he will be unable to vote on any
52 actions taken by the Board but is allowed to participate in the meeting.

53
54 Mr. Dailey asked Mr. Agard and Mr. Kidwell if they would like to waive or accept
55 compensation of \$200.00 per meeting up to \$4,800.00 per year. Mr. Agard and Mr.
56 Kidwell both accepted compensation.

57
58 Mr. Dailey then presented Resolution 2025-01, Designating Officers, to the Board
59 for consideration and discussion.

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61 On a Motion by Mr. Hoefle seconded by Mr. Mouradian, with all in favor, the Board
62 approved Mr. Keipper as Chairman, for Spring Lake Community Development District.

63

64 On a Motion by Mr. Hoefle seconded by Mr. Agard, with all in favor, the Board approved
65 Mr. Kidwell as Vice Chairman, for Spring Lake Community Development District.

66

67 On a Motion by Mr. Agard seconded by Mr. Hoefle, with all in favor, the Board approved
68 Resolution 2025-01, Designating Officers with Mr. Keipper as Chairman, Mr. Kidwell as
69 Vice Chairman, and Mr. Agard, Mr. Hoefle and Mr. Mouradian as Assistant Secretaries,
70 for Spring Lake Community Development District.

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73 **Third Order of Business** **Audience Comments**

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75 Mr. Dailey asked if there were any audience comments.

76

77 Mr. Deffenbaugh addressed the Board has a homeowner along the bank of Lake
78 Lucaya regarding the damage caused by the hurricanes. He stated this should be the
79 responsibility of the District which made the repairs from the last hurricane.

80

81 Ms. Rand updated the Board with the changes with the HOA manager. Ms. Rand
82 also stated she would like to see the HOA and CDD work together on the lake erosion for
83 the hurricane responsibility as the HOA CC&R's have requirements that she is aware
84 residents have concerns about. Ms. Rand stated she would like to see the HOA and CDD
85 work together on the dockside parking area issues along with gate access to the lake.

86

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

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91 **Fourth Order of Business**

**Consent Agenda Items/Business
Administration**

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

97 On a Motion by Mr. Hoefle seconded by Mr. Keipper, with all in favor, the Board approved
98 the consent agenda items as presented, for Spring Lake Community Development
99 District.

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102 **Fifth Order of Business**

Staff Reports

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A. Aquatic Services

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

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Mr. Dailey stated that the outflow structure in pond 2 needs to be repaired. Mr. Hiran stated he would look and see if he could make the repairs and if not, then Mr. Brletic will request some proposals.

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B. Landscape Inspection Services

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Mr. Toborg reviewed his report with the Board and stated that most of the issues are going to be addressed in the ASI Landscape Management proposal for the Phase Two hurricane clean up.

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Mr. Toborg did note that the turf on the inbound ROW of Lake Lucaya Drive leading into Parkside and the new park turf needs to be diagnosed and treated accordingly.

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Mr. Amarosa and Mr. Myers reviewed their responses to the report that was provided via email to the Board.

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The Board had no further questions for Mr. Toborg, so he left the meeting.

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C. Landscape Services

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Mr. Dailey stated that the Phase One work has been completed by ASI Landscape Management but wanted to get the Board's approval before processing the invoice for payment.

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Mr. Kidwell asked about the cost and counts on the tree bracing project. Mr. Amarosa confirmed the pricing and final counts for the trees and stated that he will be reducing the invoice to come in under \$100,000.00 from what was originally approved by the Board at a not to exceed amount of \$115,000.00.

137 The Board agreed with the explanation and directed Mr. Dailey to submit payment
138 once he receives the revised invoice.

139
140 Mr. Amarosa reviewed the ASI Landscape Management proposal #9182 for the
141 Phase Two tree and debris removal for \$82,227.31. The Board discussed the
142 \$33,333.00 for the Brazilian Pepper Tree removal.

143
144 **On a Motion by Mr. Keipper seconded by Mr. Agard, with all in favor, the Board approved**
145 **the ASI Landscape Management proposal #9182 for the Phase Two hurricane tree and**
146 **debris removal without the Brazilian Pepper Tree removal for \$48,894.31, for Spring Lake**
147 **Community Development District.**

148
149 Mr. Myers pointed out a tree that looked like it was cut back by a resident along
150 Rhodine Rd. and the Board asked Mr. Horan to verify if possible.

151
152 Mr. Mouradian asked about the mainline irrigation repair that was done along
153 Rhodine Rd. and Mr. Amarosa stated they have come back in filled in under the
154 sidewalk with additional dirt.

155
156 The Board had no further questions for Mr. Amarosa or Mr. Myers, so they left the
157 meeting.

158
159 **D. Field Management Services**

160
161 Mr. Horan provided the following updates to the Board:

- 162
163
 - He is waiting for a proposal from REP Services to repair some of the
 - 164 playground swings.
 - 165 • The monument electric work is completed, and the holiday lights have been
 - 166 hung.

167
168 Mr. Horan stated that the lock on the HOA gate to access the lake dock needs to
169 be changed to meet ADA compliance standards.

170
171 **On a Motion by Mr. Keipper seconded by Mr. Hoefle, with all in favor, the Board approved**
172 **\$100.00 for Mr. Horan to change the lock on the HOA gate with their Board's approval to**
173 **meet ADA compliance standards, for Spring Lake Community Development District.**

174
175 Mr. Horan stated that a resident has encroached on District property using it to
176 access their back yard for some improvements. Mr. Horan stated that the resident
177 agreed to restore the area to its original condition once the project is completed in
178 January.

179
180 Mr. Horan asked the Board if they had any other questions or comments. The
181 Board had none.

182 **E. District Engineer**

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

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187 Mr. Dailey asked the Board if they would like to consider Business Item B,
188 Consideration of Proposals for Aquatic Services and Mitigation Area Maintenance
189 and Monitoring & Item C, Consideration of Proposals for SWFWMD Permit Required
190 Plantings in Mitigation Areas at this time under Mr. Brletic's report and they agreed.

191
192 Mr. Brletic reviewed the proposals he received for Aquatic Services and Mitigation
193 Area Maintenance and Monitoring with the Board first. The Board decided it was best
194 to stay with Stantec under the terms and pricing of their current agreement.

195
196 Mr. Dailey reminded the Board that Stantec no longer provides Midge Fly treatments
197 so Mr. Hoefle stated he had a vendor that might, and he will provide their information
198 to Mr. Dailey.

199
200 Mr. Brletic stated he only received one proposal for the SWFWMD Permit Required
201 Plantings in Mitigation Areas from Advanced Aquatics for \$13,041.00. The Board
202 asked Mr. Brletic to see if he could get a few more proposals for the January meeting.

203
204 Mr. Brletic reviewed his lake shoreline assessment provided in his report with the
205 Board. Mr. Brletic recommended the Board first address the areas in red totaling
206 2,005 linear feet. Mr. Brletic stated this area consists of new damage from the
207 hurricanes and reworking of previous repairs made.

208
209 The Board discussed the erosion around the lake from the hurricanes on District
210 property and the HOA CC&R's regarding residents living long the lake bank
211 responsibility to make erosion related repairs. The Board made no decisions on
212 responsibility at this time and asked Mr. Brletic to get proposals for the repairs to
213 review.

214
215 On a Motion by Mr. Agard seconded by Mr. Mouradian, with all in favor, the Board
216 approved BDi Engineering to Request Proposals for the Lake Shoreline Repairs as
217 presented by Mr. Brletic, for Spring Lake Community Development District.

218
219 The Board asked about issues with pond 5 and Mr. Brletic stated he can get a
220 proposal to jet out the stormwater lines.

221
222 The Board asked Mr. Dailey to remind residents to not blow leaves and grass into
223 the ponds and lakes.

224
225 The Board had no further questions or comments for Mr. Brletic, so he left the
226 meeting.

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Eighth Order of Business

Adjournment

On a Motion by Mr. Hoefle, seconded by Mr. Agard with all in favor, the Board adjourned the meeting at 9:00 p.m., for Spring Lake Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman