

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, January 28, 2025, at 6:33 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
Michael Eckert*	District Counsel, Kutak Rock, LLP
Robert Dvoark*	District Engineer, Brletic Dvorak, Inc.
Steven Horan	Field Services, CorLin Services, LLC
Joe Chiellini	VP of Operations, ASI Landscape Management
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 6:33 p.m. and conducted roll call, confirming that a quorum was present.

46 **Second Order of Business**

46 **Audience Comments**

47

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

50

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

52

53 Mr. Agard asked about the status of the repair to the PVC fencing on Blue Pacific
54 Drive. Mr. Dailey stated that Mr. Horan is fixing what he can and getting a proposal for
55 what he cannot, which is on District property. Mr. Dailey stated that the PVC fencing
56 behind homes backing up to Panther Trace 2 CDD is the responsibility of the residents
57 as it is on their property.

58

59 Ms. Rand asked if the District was responsible for trimming the grass along the
60 fence lines near homes next to the District property. Mr. Dailey stated that it is the
61 responsibility of the residents since they own the fence.

62

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

65

66

67 **Third Order of Business**

67 **Consent Agenda Items/Business**
68 **Administration**

68

69

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

72

73 On a Motion by Mr. Hoefle seconded by Mr. Agard, with all in favor, the Board approved
74 the consent agenda items as presented, for Spring Lake Community Development
75 District.

76

77

78 **Fourth Order of Business**

78 **Staff Reports**

79

80 **A. Aquatic Services**

81

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

84

85 Mr. Dailey stated that the outflow structure in pond 2 was rebuilt by Site Masters
86 for \$3,200.00.

87

88 **B. Landscape Inspection Services**

89

90 Mr. Dailey stated he just received Mr. Toborg's report this morning and emailed it
91 to the Board for their review. Mr. Dailey stated that Mr. Myers has not got a chance

92 to review the report before the meeting to provide responses or proposals, but he
93 will in the next week.

94 Mr. Dailey asked the Board if they had any questions about the report and the
95 Board had none.

96

97 **C. Landscape Services**

98

99 Mr. Dailey stated that ASI Landscape Management has provided updated maps from
100 the tree-staking project in the agenda. Mr. Amarosa explained that the red dots show
101 where trees were staked, and the yellow dots show a few remaining ones that need
102 to be addressed.

103

104 Mr. Amarosa explained that they did not fully complete the December irrigation
105 inspection and reports so they will be providing the District with a credit for that
106 service.

107

108 Mr. Amarosa reviewed the proposal provided under separate cover regarding the
109 well-pump and said that a larger crane will be required to remove it since it is stuck
110 in the well. Mr. Amarosa also stated they will need to do a video inspection to see
111 why it is stuck and once removed if there is any damage to the well walls.

112

113 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
114 the ASI Landscape Management proposal #9847 for well-pump removal and video
115 inspection for \$3,250.00, for Spring Lake Community Development District.

116

117 Mr. Dailey stated that since they do not have another Board meeting until February
118 and the well repair needs to be addressed ASAP that the Board could consider a not-
119 to-exceed amount to authorize Mr. Keipper to approve repair or the digging of a new
120 well if needed. Mr. Dailey stated if the Board was not comfortable with that then they
121 would need to either continue this meeting or schedule a Special meeting.

122

123 On a Motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved
124 a not-to-exceed amount of \$40,000.00 to either repair the current well-pump or to dig a
125 new well if required, for Spring Lake Community Development District.

126

127 Mr. Dailey stated he has already been working with the insurance carrier on this issue
128 to see if they can file a claim to go with the well-pump computer board that had to be
129 replaced following the hurricane.

130

131 Mr. Dailey reviewed the ASI Landscape Management proposal summary with the
132 Board. The Board decided to table the discussion on the Magnolia drenching and
133 tree replacement options at this time due to budget constraints with hurricane related
134 issues.

135

136 Mr. Dailey presented the Spring annual count options to the Board.

137

138 On a Motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved
139 the ASI Landscape Management proposal #9787 for the Spring Annuals, increasing the
140 count to install to 200 for \$550.00, for Spring Lake Community Development District.

141

142 Mr. Dailey presented the mulch proposals options from ASI Landscape Management
143 and EZ Mulch.

144

145 On a Motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved
146 the ASI Landscape Management proposal #9326 for the annual mulching for 650 cubic
147 yards for \$41,275.00, for Spring Lake Community Development District.

148

149 Mr. Amarosa stated that they are about 95% completed with all the tree staking and
150 debris removal with a few remaining down Rhodine Road. Mr. Amarosa stated that
151 the delay has been due to the need to repair the stump grinder.

152

153 Mr. Mouradian requested getting a binder with an inventory of all the plant and tree
154 materials in the community for reference. Mr. Amarosa said he will think about the
155 best way to provide that and get back to the Board.

156

157 The Board noted item 18 in Mr. Toborg's report regarding a possible encroachment
158 on to District property and asked Mr. Horan and Mr. Dailey to investigate.

159

160 Mr. Dailey asked the Board if they would like to consider Business Item C,
161 Consideration of Proposals for SWFWMD Permit Required Plantings in Mitigation
162 Areas while ASI Landscape Management is present, and they agreed.

163

164 Mr. Dailey reviewed the proposals and the Board asked Mr. Amarosa if they would
165 be willing to match the price from Advanced Aquatics since they are already under
166 contract with the District. Mr. Amarosa stated they would, and Mr. Chiellini said they
167 will also look to see if there is a way to run some temporary water lines to the
168 mitigation area for the plants once installed to get them stabilized.

169

170 On a Motion by Mr. Mouradian seconded by Mr. Keipper, with all in favor, the Board
171 approved the ASI Landscape Management proposal #9769 for the plant and tree
172 installation in Mitigation Area 4 for \$13,041.00, for Spring Lake Community Development
173 District.

174

175 The Board had no further questions for Mr. Chiellini, Mr. Amarosa or Mr. Myers, so
176 they left the meeting.

177

178 **D. Field Management Services**

179

180 Mr. Dailey stated that he provided an updated tracking list for the items being
181 addressed from Hurricane Milton which now totals \$180,927.95 to date.
182

183 Mr. Mouradian asked about the option of requesting FEMA funding to help
184 reimburse the District for some of these costs. The Board reviewed that they had
185 spent time and money investigating this option when the lake was damaged during
186 Hurricane Ian in 2022, and they were told they would not qualify for any funding by
187 FEMA. Mr. Eckert also explained some of the experiences he has had with other
188 Districts not qualifying for FEMA funding and some that did have to return funds
189 received years later.
190

191 Mr. Mouradian asked if Mr. Eckert had any recommendations for consultants that
192 he could speak with about possibly assisting the District with FEMA. Mr. Eckert
193 stated he could provide a contact he had worked with in the past.
194

195 Mr. Horan provided the following updates to the Board:
196

- 197 • REP Services installed the new playground cover and he has asked ASI
198 Landscape Management to look at the ruts from the crane in the sod.
- 199 • The playground swings have been repaired.
- 200 • Westfall will be out on Wednesday to provide a proposal for the monument
201 roof.
- 202 • Danielle Fence will be out on Friday to provide a proposal for the District
203 PVC fence near the townhomes.
- 204 • There is a possible drainage issue with a house off Blue Pacific Drive he
205 will investigate more.
- 206 • He has removed the sign from the hurricane on Rhodine Road and the one
207 by the school.
- 208 • The community banners have been repaired and three have been installed
209 along with the ones on the light poles in the park that have also been put
210 back in place.
- 211 • The resident that said they would replace the sod on District property still
212 has not, so he asked Mr. Dailey to send them a letter.
213

214 Mr. Horan asked the Board if he could approach the HOA about installing two of
215 the community banners, on HOA property, one on lakeside and one on dockside.
216

217 Mr. Agard stated that since he is the HOA President he has at least an appearance
218 of a conflict and will be abstaining from voting on this item.
219

220 On a Motion by Mr. Keipper seconded by Mr. Kidwell, with all in favor, and Mr. Agard
221 abstaining, the Board authorized the relocation of two community banners on to HOA
222 property subject to their approval of the location and entering into an easement or
223 licensing agreement for the use of the property by the District, for Spring Lake Community
224 Development District.

226 Mr. Horan and Mr. Keipper discuss the option of a community bulletin board at the
227 clubhouse. The Board asked Mr. Horan to reach out to the HOA to see if they
228 would be interested in installing one and splitting the costs.
229

230 Mr. Hoefle asked about the option of installing an ADA swing at the playground.
231 The Board said that when they need to replace the swings, they will look at options.
232

233 Mr. Horan asked the Board if they had any other questions or comments. The
234 Board had none.
235

E. District Engineer

236
237
238 Mr. Dvorak introduced himself to the Board and stated he was covering the meeting
239 for Mr. Brletic this evening.
240

241 Mr. Dailey asked the Board if they would like to consider Business Item A,
242 Consideration of BDi Engineering New Rates and Business Item B, Consideration of
243 Proposals for Lake Lucaya Bank Repairs from Hurricane Milton at this time under
244 Mr. Dvorak's report and they agreed.
245

246 Mr. Dvorak reviewed the new BDi Engineering Rates for 2025 with the Board.
247

248 **On a Motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved**
249 **BDi Engineering Rates for 2025, for Spring Lake Community Development District.**

250
251 Mr. Dvorak reviewed the proposals for Lake Lucaya Bank Repairs from Hurricane
252 Milton with the Board. Mr. Dvorak explained they received proposals from CLS,
253 Crosscreek Environmental and Finn Outdoor with breakdowns of the various options
254 in the summary.
255

256 The Board discussed the various proposal options along with considering what areas
257 are the most important to address at this time based on the available Reserve Funds.
258

259 The Board also discussed the HOA policy regarding maintenance of the lake banks
260 by residents and decided that this was not normal maintenance, but a one-time event
261 caused by Hurricane Milton.
262

263 Mr. Agard stated that since he is the HOA President he has at least an appearance
264 of a conflict and will be abstaining from voting on this item.
265

266 **On a Motion by Mr. Kidwell seconded by Mr. Mouradian, with all in favor, and Mr. Agard**
267 **abstaining, the Board approved the Crosscreek Environmental proposal for**
268 **Orange/Purple Option 1 for \$84,630.00, Red Option 1 for \$77,625.00 and the survey not-**
269 **to-exceed \$7,500.00 for a total of \$169,755.00 for the Lake Lucaya Shoreline Restoration**
270 **Project, for Spring Lake Community Development District.**

271
272 Mr. Mouradian asked if the stormwater lines needed to be cleaned out. Mr. Dvorak
273 stated he will follow up with Mr. Brletic on that.

274
275 The Board asked Mr. Dailey to have ASI Landscape Management put the mulching
276 which was approved earlier on hold until they get a better understanding of the
277 financials following the hurricane repairs.

278
279 The Board had no further questions or comments for Mr. Dvorak, so he left the
280 meeting.

281
282 **F. District Counsel**

283
284 Mr. Eckert stated he will reach out to the Board Supervisors outside of the meeting
285 regarding any updates with the pending litigation.

286
287 Mr. Eckert had no further updates and asked the Board if they had any questions
288 or comments. The Board had none.

289
290 **G. District Manager**

291
292 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
293 or comments.

294
295 Mr. Dailey reminded the Board the next meeting will be on Tuesday, February 25,
296 2025, at 6:30 pm at the clubhouse.

297
298 Mr. Dailey asked the Board if they had any other questions or comments. The
299 Board had none.

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302 **Fifth Order of Business** **Consideration of Proposals for Midge**
303 **Fly Treatments**

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305 Mr. Dailey presented the Proposals for Midge Fly Treatments. The Board asked to
306 table this item for now.

307
308

309 **Sixth Order of Business** **Consideration of Southern**
310 **Construction Proposals for PVC Fence**
311 **Repairs**

312
313 Mr. Dailey presented the Southern Construction Proposals for PVC Fence Repairs
314 to the Board.

315
316 Mr. Horan reminded the Board he is getting a proposal from Danielle Fence for the
317 Townhome PVC Fence Repairs on Friday.

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On a Motion by Mr. Keipper seconded by Mr. Kidwell, with all in favor, the Board approved the Southern Construction proposal for the Pond 7 PVC Fence repair for \$3,578.00, for Spring Lake Community Development District.

On a Motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved a not-to-exceed amount of \$17,000.00 for the Townhome PVC Fence repair, for Spring Lake Community Development District.

Seventh Order of Business **Consideration of Florida Reserve Study and Appraisal Proposal for Reserve Study Update**

Mr. Dailey presented the Florida Reserve Study and Appraisal Proposal for Reserve Study Update to the Board. The Board asked to table this item until next October.

Eighth Order of Business **Consideration of Arbitrage Rebate Report for Series 2017 Bonds for October 31, 2024**

Mr. Dailey presented the Arbitrage Rebate Report for the Series 2017 Bonds for October 31, 2024, to the Board and explained there is no cumulative rebate requirement liability.

On a Motion by Mr. Keipper seconded by Mr. Agard, with all in favor, the Board accepted the Arbitrage Rebate Report for the Series 2017 Bonds for October 31, 2024, for Spring Lake Community Development District.

Ninth Order of Business **Discussion on Bike Racks**

Mr. Mouradian discussed the need for a bike rack by the Sea Foam gate.

The Board directed Mr. Mouradian to ask the HOA if they would be willing to install a bike rack on their property near the Sea Foam gate.

Tenth Order of Business **Supervisor Requests**

Mr. Dailey asked if there were any Supervisor Requests.

361 Mr. Kidwell stated he has a conflict for the May Board meeting and asked if it could
362 be rescheduled since it is also near Memorial Day.
363

364 On a Motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board cancelled
365 the May 27, 2025, Board of Supervisors Meeting, and rescheduled it for either May 21,
366 2025, or May 19, 2025, depending on the availability of the clubhouse, for Spring Lake
367 Community Development District.

368 Mr. Mouradian asked about the status of getting the three wall caps put back up.
369 Mr. Dailey stated Mr. Horan is working on a proposal from Southern Construction. Mr.
370 Horan stated he was only aware of two caps but will check for the third.
371

372 Mr. Mouradian asked if people were still driving on District property to get around
373 the townhome gate. It was stated that the gate was fixed, and people were using it now.
374

375 Mr. Mouradian asked about the perimeter fences at the dockside area, and he was
376 told that it is an HOA issue to provide access and to have residents contact Mr. Griffith,
377 the HOA Manager.
378

379 Mr. Agard asked who owned the pump station near the townhomes and Mr.
380 Keipper stated that it is the county.
381

382 Mr. Agard asked if Mr. Richards could address the Board. Mr. Richards started to
383 address the Board regarding his current pending litigation with the Board. Mr. Dailey
384 explained that since he is currently in litigation with the Board all communication would
385 need to go through Mr. Eckert, their District Counsel. Mr. Richards continued to try and
386 address the Board and Mr. Dailey asked for a motion to adjourn the meeting.
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390 **Eleventh Order of Business**

Adjournment

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392 On a Motion by Mr. Keipper, seconded by Mr. Kidwell with all in favor, the Board adjourned
393 the meeting at 9:35 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman

Exhibit A

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Bryan Agard, hereby disclose that on January 28, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Lucaya Lake Club Homeowners Association, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am filing this form out of an abundance of caution and because there is at least an appearance of conflict. I do not concede that I am "retained," as that term is used in Florida law, by the Lucaya Lake Club Homeowners Association, Inc. or that an actual conflict exists under Florida law.

I abstained from the vote to approve the relocation of CDD banners to HOA property to avoid an appearance of a conflict due to my service on the Board of Directors of the Lucaya Lake Club Homeowners Association, Inc.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 24, 2025
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APPOINTED OFFICERS (continued)

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(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Lucaya Lake Club Homeowners Association, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

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I abstained from the vote to approve the Crosscreek Environmental proposal for 267 Orange/Purple Option 1 for \$84,630.00, Red Option 1 for \$77,625.00 and the survey not-to-exceed \$7,500.00 for a total of \$169,755.00 for the Lake Lucaya Shoreline Restoration Project, the to avoid an appearance of a conflict due to my service on the Board of Directors of the Lucaya Lake Club Homeowners Association, Inc.

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