

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, February 25, 2025, 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
Michael Eckert	District Counsel, Kutak Rock, LLP
Steven Horan	Field Services, CorLin Services, LLC
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.

Second Order of Business

Audience Comments

Mr. Dailey asked if there were any audience comments.

46 Ms. Rand stated that the HOA Board would be meeting later this week to discuss
47 the community banner pole placement locations on their property. Ms. Rand also
48 commented on the algae bloom on the lake. Mr. Dailey stated he has been following up
49 with residents and letting them know it is being treated by Stantec.

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51 Mr. Hassett asked about the status of the repairs to the lake banks from the
52 hurricanes. Mr. Dailey stated they will provide an update later in the meeting.

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

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58 **Third Order of Business**

**Consent Agenda Items/Business
Administration**

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

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64 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
65 the consent agenda items as presented, for Spring Lake Community Development
66 District.

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69 **Fourth Order of Business**

Staff Reports

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A. Aquatic Services

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

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76 Mr. Dailey stated that Stantec will continue to treat the algae bloom on the lake.

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78 **B. Landscape Services**

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80 Mr. Dailey provided the snag report that Mr. Myers with ASI Landscape Management
81 emailed to him earlier in the day. Mr. Myers reviewed the report with the Board.

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83 Mr. Myers stated he will be providing the palm trimming proposal for the March Board
84 meeting. The Board asked to discuss options for reducing the amount of mulch
85 originally approved in January at the March Board meeting.

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87 Mr. Myers stated that all the debris removal and tree staking has been completed
88 from the original approval proposals.

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90 Mr. Myers reviewed proposal #110257 for the Sea Foam entrance sod replacement
91 of 12,000 square feet with options for \$26,591.76 for St. Augustine and \$29,250.94

92 for Zoysia. The Board decided to table it for now until all the hurricane repairs are
93 completed, and they see what they get back from the insurance claims.

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

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97 **C. Field Management Services**

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

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- 101 • Westfall Roofing is about 3-4 weeks out from making the repair to the
- 102 monument roof once the contract is executed.
- 103 • He will be removing the leftover old well pump pipe from the property over
- 104 the next few weeks.
- 105 • He is working to fix one of the park LED lights that is blinking.
- 106 • He is waiting on the start dates from Southern Construction for the District
- 107 owned PVC fence repair and wall column caps.
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109 Mr. Horan asked the Board if they had any other questions or comments. The
110 Board had none.

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112 **D. District Engineer**

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114 Mr. Dailey stated that Mr. Brletic was unable to attend the meeting and that
115 Crosscreek Environmental is looking at a start date between April 1, 2025, and April
116 15, 2025, with the project taking 7-10 weeks.

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118 **E. District Counsel**

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120 Mr. Eckert provided updates on the possible sovereign immunity proposed
121 changes to the Board.

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123 Mr. Eckert had no further updates and asked the Board if they had any questions
124 or comments. The Board had none.

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126 **F. District Manager**

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

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131 Mr. Dailey reminded the Board the next meeting will be on Tuesday, March 25,
132 2025, at 6:30 pm at the clubhouse.

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

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139 **Fifth Order of Business**

**Consideration of Settlement Proposal
for Richards Litigation**

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Mr. Eckert stated the terms of the settlement offer from Mr. Richards as follows:

1. A mutual release for all claims between the CDD and Mr. Richards from the beginning of the world through the date of execution of the release.
2. An agreement that the CDD will not take photos of Mr. Richards' property in the future except to the extent the picture is being taken because of future damage to the CDD property, future encroachment, or otherwise includes real or personal property of the CDD. Mr. Richards also asked that this prohibition be applicable to a specific HOA representative who was also a CDD Board member. Mr. Eckert suggested that the CDD should not agree to anything related to the HOA as that is a separate entity.
3. A mutually agreeable statement to be read at the next CDD Board meeting.
4. Payment to the CDD within 10 days of the sum of \$2,500.

Mr. Eckert stated that settlement was likely in the best financial interest of the District given that upcoming discovery and a trial would be expensive.

On a Motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved the proposed settlement with Mr. Richards as presented by Mr. Eckert authorizing the Chairman to finalize and execute the agreement, for Spring Lake Community Development District.

Sixth Order of Business

**Consideration of Proposal for FEMA
Consulting Services**

Mr. Mouradian presented the proposal for FEMA Consulting Services to the Board.

Mr. Mouradian explained he would be interested in spending some funds for a few hours of time to see what options Mr. Ettore may present with filing a late RPA submission with FEMA.

The Board discussed their experience with trying to file a claim with FEMA from 2022 and the costs associated with that. The Board decided to take no action.

Seventh Order of Business

**Consideration of Proposal from PSA
Horticultural for Landscape Inspection
Services**

Mr. Dailey presented the proposal from PSA Horticultural for Landscape Inspection Services to the Board.

185 Mr. Dailey stated he spoke with Mr. Toborg regarding the delays in receiving his
186 report in time for the meeting agenda along with his requests to schedule the inspections
187 well in advance with ASI Landscape Management.
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189 Mr. Dailey said Mr. Toborg stated he felt it was hard to enforce his findings from
190 the inspections since the Board changed some of the scope of services with the ASI
191 Landscape Management contract renewal. Mr. Dailey stated that while Mr. Toborg now
192 has a meeting conflict with this one, the new contract with Rizzetta & Company, Inc. does
193 not provide for his attendance unless requested and for only three times per year.
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195 On a Motion by Mr. Keipper seconded by Mr. Agard, with all in favor, the Board terminated
196 the contract with Rizzetta & Company, Inc. for Professional Field Services effective
197 February 28, 2025, for Spring Lake Community Development District.

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199 On a Motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved
200 the proposal from PSA Horticultural for Landscape Inspection Services for six times per
201 year (every other month) for \$875.00 per inspection for a total of \$5,250.00 per fiscal year,
202 for Spring Lake Community Development District.

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205 **Eighth Order of Business** **Ratification of Hillsborough Pump &**
206 **Well Pump Repair Contract**
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208 Mr. Dailey presented for ratification the Hillsborough Pump & Well Pump Repair
209 Contract to the Board.
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211 Mr. Dailey explained the contract total is \$12,000.00 but they had to replace some
212 of the pump pipe and that was an additional \$450.00. Mr. Dailey also stated that the Board
213 had previously authorized a not-to-exceed of \$40,000.00 for a repair or replacement of
214 the well.
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216 On a Motion by Mr. Mouradian seconded by Mr. Kidwell, with all in favor, the Board ratified
217 the Hillsborough Pump & Well Pump repair Contract for \$12,450.00, for Spring Lake
218 Community Development District.

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221 **Ninth Order of Business** **Supervisor Requests**
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223 Mr. Dailey asked if there were any Supervisor Requests.
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225 There were no Supervisor Requests.
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228 **Tenth Order of Business** **Adjournment**

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230 On a Motion by Mr. Agard, seconded by Mr. Kidwell with all in favor, the Board adjourned
231 the meeting at 7:30 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman