

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
Tom Picciano	Representative, PSA Horticultural

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 6:31 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.

47 Ms. Rand noted a change on line 42 of the minutes to correct it from Mr. Rand to
48 Ms. Rand.

49
50 Ms. Rand stated that there are some irrigation repairs required to be made in the
51 townhome area that the HOA is working on.

52
53 Ms. Rand asked if the CDD would be interested in looking at going in on the mulch
54 together with the HOA to see if they could secure a better price based on a larger quantity.

55
56 Ms. Rand asked if the CDD would be continuing to use St Augustine sod when
57 replacing the Zoysia sod since the HOA does not allow residents to use St. Augustine.

58
59 Mr. Dailey asked if there were any further audience comments and there were
60 none.

61
62

63 **Third Order of Business** **Consent Agenda Items/Business**
64 **Administration**

65
66 Mr. Dailey stated that he will make the change to line 42 of the minute changing
67 Mr. Rand to Ms. Rand.

68
69 Mr. Dailey asked if the Board had any questions regarding the consent agenda
70 items. There we none.

71

72 On a Motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved
73 the consent agenda items as presented with the change to line 42 of the minutes as noted
74 by Mr. Dailey, for Spring Lake Community Development District.

75
76

77 **Fourth Order of Business** **Staff Reports**

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79 **A. Aquatic Services**

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

83
84 **B. Landscape Inspection Services**

85
86 Mr. Picciano with PSA Horticultural introduced himself to the Board as the new
87 landscape inspector and reviewed his report.

88
89 Mr. Picciano noted that with a score of 27 ASI Landscape Management failed the
90 inspection but the main reason for that was the current state of the turf which was
91 like this prior to ASI Landscape Management starting. Mr. Picciano stated that overall
92 the property is in good shape coming into the growing season.

93
94 The Board discussed the need to replace the turf but due to the hurricanes they will
95 not have the funds to do that this fiscal year.

96
97 The Board had no further questions for Mr. Picciano, so he left the meeting.

98
99 **C. Landscape Services**

100
101 Mr. Myers stated he will be providing a snag report for the April meeting along with
102 working on a proposal for palm trimming.

103
104 Mr. Myers stated that the Spring annuals were installed today, and they also sprayed
105 the turf weeds.

106
107 The Board discussed the mulch proposal it had previously approved in January to
108 see if there were any options to possibly reduce the amount used to save money due
109 to the hurricane repairs made.

110
111 On a Motion by Mr. Agard seconded by Mr. Mouradian, with all in favor, the Board
112 approved to stay with the ASI Landscape Management proposal #9326 which was
113 previously approved for mulching for \$41,275.00, for Spring Lake Community
114 Development District.

115
116 Mr. Mouradian asked Mr. Myers to check on the status of the plant book Mr. Amarosa
117 stated he was working on.

118
119 The Board had no further questions for Mr. Myers, so he left the meeting.

120
121 **D. Field Management Services**

122
123 Mr. Horan provided the following updates to the Board:

- 124
- 125 • He will need to increase the amount of playground mulch for next year.
 - 126 • The moles are back in some areas, and he has been addressing the issue.
 - 127 • He has two lengths of the old well pipe left to cut up and dispose of.
 - 128 • He will cut back some of the Brazilian Pepper from the area where the PVC
129 fence is down so he can repair it.
 - 130 • He is getting a proposal from Sothern Construction to repair some of the
131 PVC fence owned by the District behind Blue Pacific Drive.
 - 132 • There are oak trees that are hitting the PVC fence owned by the District
133 behind Blue Pacific Drive and he will get with ASI Landscape
134 Management to see if they can trim them up.

135

136

137 Mr. Agard asked about repainting the bike rack in the park and Mr. Horan stated
138 he will be doing that soon.

139
140 Mr. Horan asked the Board if they had any other questions or comments. The
141 Board had none.

142
143 **E. District Engineer**

144
145 Mr. Dailey stated that Mr. Brletic is working with Crosscreek Environmental to get
146 them set to start and they are still looking between April 1st to the 15th.

147
148 The Board discussed whether there was a need to designate the lake a no wake
149 zone with the lake repair project getting started soon like they did two years ago.

150
151 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board authorized
152 designating the lake a No Wake Zone if the District Engineer and Crosscreek
153 Environmental felt it was required until the lake repair project was completed, for Spring
154 Lake Community Development District.

155
156 **F. District Counsel**

157
158 Mr. Eckert presented the Settlement Agreement with Mr. Richard under separate
159 cover to the Board.

160
161 On a Motion by Mr. Agard seconded by Mr. Kidwell, with all in favor, the Board ratified the
162 Settlement Agreement with Mr. Richards, for Spring Lake Community Development
163 District.

164
165 Mr. Eckert provided updates on the current legislative session which will end May
166 1, 2025

167
168 Mr. Eckert addressed the use of social media with the Board regarding Sunshine
169 Law and that it was advised not to use it to discuss District matters.

170
171 Mr. Eckert had no further updates and asked the Board if they had any questions
172 or comments. The Board had none.

173
174 **G. District Manager**

175
176 Mr. Dailey reviewed the Action Item List and Hurricane Repair Tracking Report
177 with the Board, and they had no questions or comments.

178
179 Mr. Dailey reminded the Board the next meeting will be on Tuesday, April 22, 2025,
180 at 6:30 pm at the clubhouse.

181

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

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186 **Fifth Order of Business**

186 **Discussion on the Fiscal Year 2025-**
187 **2026 Budget.**

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189 Mr. Dailey reviewed the current fiscal year tracking budget with the Board and
190 explained that based on current spending through February 2025 they are projected to
191 be \$213,479.07 under budget for the General Fund. Mr. Dailey then explained that they
192 are projected to be \$202,560.68 over budget for the Reserve Fund due to hurricane
193 related expenses.

194

195 Mr. Dailey stated that they have spent or are currently under contract \$398,990.26
196 on hurricane-related expenses. Mr. Dailey then stated that they spent another \$14,459.94
197 from the Reserve Fund on capital projects not in the General Fund budget. Mr. Dailey
198 stated these expenses will use the majority of the current FLCLASS reserved funds of
199 \$552,090.36.

200

201 The Board discussed the current budget, the increase in costs for other services,
202 and future capital projects for the community, along with needing to replenish the Reserve
203 Fund. The Board directed Mr. Dailey to draft the proposed fiscal year 2025-2026 budget
204 to account for the increases in cost along with looking to replenish majority of the reserves
205 used this year if possible. The Board stated they can review this at the next meeting and
206 decide how to proceed with any proposed increases in assessments for the next fiscal
207 year.

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210 **Sixth Order of Business**

210 **Supervisor Requests**

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212 Mr. Dailey asked if there were any Supervisor Requests.

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214 Mr. Hoefle asked Mr. Horan to look at the shake-curbing as you come into the
215 community on Lake Lucaya Drive near the gate to see if there is something to do to keep
216 vehicles from driving over it.

217

218 Mr. Agard asked if a District tree fell on a resident's property who was responsible
219 for dealing it. Mr. Dailey stated that it would be the residents' responsibility unless they
220 contacted the District Manager prior to seeing if the tree was deemed a threat to safety
221 or property. If so then the District would have an arborist review the tree and then they
222 would make the call on if it was deemed a threat. If so then the District would address it
223 and if not then it would be left as it is unless the District gave the resident permission to
224 address it. Mr. Dailey stated in most cases it is an act of God and their homeowner's
225 insurance would likely cover any damages.

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227 Mr. Dailey asked if there were any other Supervisor Requests and there were
228 none.

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Seventh Order of Business

Adjournment

On a Motion by Mr. Kidwell, seconded by Mr. Agard with all in favor, the Board adjourned the meeting at 8:05 p.m., for Spring Lake Community Development District.



Secretary/Assistant Secretary

Warren C Keipper

Chairman/ Vice Chairman