

**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, April 22, 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 <i>(joined meeting in progress)</i>
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

**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. There was no Audience present at the meeting.

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**Third Order of Business**

**Consent Agenda Items/Business Administration**

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 Mr. Hoefle, with all in favor, the Board approved the consent agenda items as presented, for Spring Lake Community Development District.

**Fourth Order of Business**

**Staff Reports**

**A. Aquatic Services**

Mr. Agard joined the meeting in progress via conference call at 6:32 p.m.

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

Mr. Dailey stated that ASI Landscape Management will look to plant the mitigation area in May or June once we start to get rain.

Mr. Dailey stated he has received a few emails about midge flies but reminded the Board that Stantec no longer provides treatment services.

**B. Landscape Services**

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

Mr. Dailey presented the ASI Landscape Management proposals to the Board for consideration.

On a Motion by Mr. Mouradian seconded by Mr. Keipper, with all in favor, the Board approved the ASI Landscape Management proposal #116941 for Palm Tree trimming for \$22,320.00 and proposal #117055 for Palm Removals for \$2,585.00, for Spring Lake Community Development District.

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

**C. Field Management Services**

Mr. Horan provided the following updates to the Board:

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- He completed his curb assessment audit for behind the gates last year but will go back and review any new issues.
- The pedestrian gate is fixed for now and should keep that way for now.
- He is continuing to cut back the Brazilian Peppers and fix the PVC fence owned by the District.
- The caps have been lifted back on the wall, and they should be starting the PVC fence sections along Blue Pacific owned by the District he was unable to repair due to extensive damage from the storms.
- The monument roof was replaced last week.
- The bike rack needs to be treated for rust then repainted.
- He installed reflective stakes on the corner of Seafoam and Lake Lucaya Dr. to try and keep people from running over the swale, but it has not worked so he will look at other options.

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

**D. District Engineer**

Mr. Dailey presented the pond 5 jetting proposals to the Board sent by Mr. Brletic under separate cover. Mr. Dailey stated the three proposals were from All South Underground for \$3,900.48, Atlantic Pipe Services for \$7,680.00 and ENVIRO Waste Services Group for \$3,020.00.

The Board requested to table the proposals until the May meeting and get them updated with a price for a camera review of inside the pipe.

**E. District Counsel**

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

Mr. Eckert stated that they still have not received the payment from Mr. Richards, but it was delivered to his attorney, and we should receive edit by April 24, 2025.

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

**F. District Manager**

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

Mr. Dailey reminded the Board the next meeting will be on Wednesday, May 21, 2025, at 6:30 pm at the clubhouse.

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Mr. Dailey asked that since the Board agreed to move to ten meetings per year if they wanted to cancel either the May or June meeting as previously discussed. The Board stated they wanted to keep the May meeting and will likely cancel the June meeting.

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

**Fifth Order of Business** **Ratification of Southern Construction Agreement for Blue Pacific PVC Fence Repairs**

Mr. Dailey presented the Southern Construction Agreement for the Blue Pacific PVC Fence Repairs to the Board for ratification.

On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board ratified the Southern Construction Agreement for the Blue Pacific PVC Fence Repairs for \$5,230.96, for Spring Lake Community Development District.

**Sixth Order of Business** **Presentation of FY 2025-2026 Proposed Budgets**

Mr. Dailey presented Fiscal Year 2025-2026 Proposed Budgets to the Board for discussion.

Mr. Dailey stated as requested by the Board he presented two options with the first being no increase and the second adding an additional proposed \$250,000.00 to the Reserve Fund to help offset hurricane-related costs. Mr. Dailey stated that it would result in a 24.99% increase to each homeowner's annual Operations Maintenance Assessment which ranges from \$180.45 to \$430.92 based on lot size and type.

The Board discussed the need to increase assessments to offset hurricane-related costs but felt that a 24.99% increase was too much in one year. The Board decided to reduce the proposed Reserve Fund increase from \$250,000.00 to \$124,940.00, which would be a 12.49% increase for the homeowners at this time.

**Seventh Order of Business** **Consideration of Resolution 2025-02, Approving Proposed Budgets for FY 2025-2026 and Setting Date, Time, and Location for Public Hearing**

183 Mr. Dailey presented Resolution 2025-02, Approving the Proposed Budgets for  
184 Fiscal Year 2025-2026 and Setting the Date, Time, and Location for Public Hearing  
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186 On a Motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board  
187 approved Resolution 2025-02, Approving the Proposed Budgets for Fiscal Year 2025-  
188 2026 and Setting the Public Hearing for July 22, 2025, at 6:30 p.m. at the Clubhouse at  
189 Lake Lucaya Club, located at 11305 Lake Lucaya Drive, Riverview, Florida 33579, for  
190 Spring Lake Community Development District.

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**Eighth Order of Business**

**Supervisor Requests**

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

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197 Mr. Mouradian asked what the category four bid threshold number was for  
198 maintenance services, and Mr. Eckert stated anything over \$195,000.00 would need to  
199 be bid.

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201 Mr. Mouradian asked when the bonds could be refinanced. Mr. Dailey stated the  
202 Series 2014 could be refinanced now, but the current market rates are likely not lower  
203 than what the bonds are at. Mr. Dailey explained that the investment bankers will reach  
204 out if there is an opportunity that makes sense to refinance the bonds. Mr. Eckert  
205 explained that there is likely call protection on the Series 2017 bonds until after 2027.

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207 Mr. Mouradian asked about the bulletin board for community announcements. Mr.  
208 Horan stated he is working on finalizing pricing but believes it will be \$800.00-\$850.00  
209 total split between the HOA and District if both approved.

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211 Mr. Keipper asked that the reserve study proposal be added to the May meeting  
212 agenda.

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214 Mr. Hoefle stated that if the trees in the median were to die and be removed that  
215 we have Mr. Horan remove and save the tree braces first and store them for future  
216 possible use.

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218 Mr. Dailey asked if there were any other Supervisor Requests and there were  
219 none.

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**Ninth Order of Business**

**Adjournment**

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223 On a Motion by Mr. Hoefle seconded by Mr. Kidwell with all in favor, the Board adjourned  
224 the meeting at 8:11 p.m., for Spring Lake Community Development District.


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Secretary/Assistant Secretary

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Chairman/ Vice Chairman