

**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 **Wednesday, May 21, 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
Jere Earlywine*	District Counsel, Kutak Rock, LLP
Stephen Brletic	District Engineer, Brletic Dvorak, Inc.
Steven Horan	Field Services, CorLin Services, LLC
Jeff Myers	Account Manager, ASI Landscape Management

***Note (\*) – Attended via conference call.***

**First Order of Business**

**Call to Order and Roll Call**

Mr. Dailey called the meeting to order at 6:34 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.

Ms. Rand stated they have asked residents to let the HOA manger know if EZ Mulch missed any spots when they did the mulching for the HOA property in the community.

47 Ms. Rand also stated there has been some confusion on social media in the  
48 community regarding the audience comments portion of the meeting and how it is  
49 handled. Mr. Dailey stated it has been the same since he has been serving as District  
50 Manager and that it is at the start of each meeting and anyone in the audience is allowed  
51 up to three minutes to address the Board on any matter related to District business. Mr.  
52 Dailey stated there is also an additional audience comment portion of the meeting  
53 required for any public hearing conducted but the District.

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

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59 **Third Order of Business**

**Consent Agenda Items/Business  
Administration**

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

64

65 On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved  
66 the consent agenda items as presented, for Spring Lake Community Development  
67 District.

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70 **Fourth 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. Myers stated they have been waiting for the rainy season and will plan to plant the mitigation areas at the end of June.

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**B. Landscape Inspection Services**

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Mr. Dailey and Mr. Myers reviewed the report in the agenda from PSA Horticultural with the Board.

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Mr. Dailey stated it is the score of 29 is failing by one point but it is due to the turf conditions where it needs to be replaced. Mr. Myers discussed the options of either continuing mowing these areas which will just become dirt patches or just spraying them for weeds as needed until the turf is replaced.

90 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved  
91 to only spray the turf areas for now until they can be replaced to help reduce the dirt  
92 patches, for Spring Lake Community Development District.

93  
94 The Board asked Mr. Myers to provide updated proposals for replacing the turf at the  
95 main entrance of the monument and the area near Sea Foam.

96  
97 **C. Landscape Services**

98  
99 Mr. Myers stated that the palm trimming and mulching should be done by the end of  
100 the week. Mr. Myers also stated that the fertilizing has been completed, and the  
101 weeds cut back.

102  
103 Mr. Keipper asked for a soil sample to be done along the areas where the hedges  
104 keep dying along Rhodine Rd.

105  
106 The Board had no further questions for Mr. Myers, so he left the meeting.

107  
108 **D. Field Management Services**

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

- 111
- 112 • The dock has been cleaned.
  - 113 • He is waiting for approval from the HOA for cost sharing with the District for  
114 the community bulletin board.
  - 115 • The gate handle has been transitioned to ADA compliant that leads to the  
116 lake dock area.
  - 117 • He asked about replacing the safety ring for the dock and will investigate if  
118 needed.
  - 119 • The community banners have been switched over to the summer option.
- 120

121 Mr. Kidwell asked about the District PVC fence behind the mailboxes off Lake  
122 Lucaya Dr. Mr. Horan stated he has been slowly cutting back the Brazilian Peppers  
123 trees so he can make the fence repairs, and it will be a few more weeks.

124  
125 Mr. Horan asked the Board if they had any other questions or comments. The  
126 Board had none.

127  
128 **D. District Engineer**

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130 Mr. Brletic reviewed his report in the agenda with the Board and stated that the lake  
131 bank restoration project started on May 7, 2025, and is moving along ahead of  
132 schedule at this time.

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136 Mr. Brletic presented the pond 5 updated jetting proposal from ENVIRO Waste  
137 Services Group for \$4,670.00 and the two proposals from Crosscreek Environmental  
138 for \$11,550.00 and Finn Outdoor for \$7,250.00 for the pond 5 outfall repairs.

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140 Mr. Brletic stated that Finn Outdoor would not be able to get to this project until  
141 August due to their current backlog.

142  
143 The Board discussed the proposals and the need to do the jetting if they are making  
144 the outfall repairs. Mr. Mouradian stated he felt they need to make the repairs only  
145 and that he would request photographs be provided with the repairs.

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147 On a motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved  
148 the Finn Outdoor proposal for \$7,250.00 for the pond 5 outfall repairs and that  
149 photographs of the repairs before and after be provided to the District, for Spring Lake  
150 Community Development District.

151

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

153

154 **E. District Counsel**

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156 Mr. Earlywine stated that they are working with Mr. Dailey on the landscape  
157 maintenance ROW agreement with Hillsborough County and that the settlement  
158 agreement with Mr. Richards has been completed.

159

160 Mr. Dailey stated that the wetland area maintained by the District in the middle of  
161 Nora Grant Pl. is still owned by the developer. Mr. Earlywine stated this is a simple  
162 clean up with having the developer deed the property to the District.

163

164 On a motion by Mr. Agard seconded by Mr. Mouradian, with all in favor, the Board  
165 authorized District Counsel to work with the developer to deed the wetland area at Nora  
166 Grant Pl. to the District, for Spring Lake Community Development District.

167

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

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171 **F. District Manager**

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

175

176 Mr. Dailey reminded the Board the next meeting will be on Tuesday, June 24, 2025,  
177 at 6:30 pm at the clubhouse.

178

179 Mr. Dailey asked if the Board wanted to cancel the June or August meeting as  
180 previously discussed. The Board stated they would like to cancel the June meeting

181 if there is no pressing business to come before them and directed Mr. Keipper to  
182 make that decision when the tentative agenda is sent out.

183  
184 Mr. Dailey stated he is still waiting for the Fiscal Year 2023-2024 audit and expects  
185 to see a draft in the next week or two. Mr. Dailey stated he will file it as soon as it  
186 has been finalized and bring it back to the next Board meeting for approval.

187  
188 Mr. Dailey asked the Board if they had any other questions or comments. The  
189 Board had none.

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**Fifth Order of Business**

**Presentation of Registered Voter Count**

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194 Mr. Dailey presented the Registered Voter Count to the Board of 1865 as of April  
195 15, 2025.

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**Sixth Order of Business**

**Consideration of License Agreement  
with Lake Lucaya Club HOA for Banner  
Installation**

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202 Mr. Dailey presented License Agreement with Lake Lucaya Club HOA for Banner  
203 Installation to the Board.

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205 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board the License  
206 Agreement with Lake Lucaya Club HOA for Banner Installation, for Spring Lake  
207 Community Development District.

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**Seventh Order of Business**

**Consideration of Halifax Solutions  
Proposal for O&M Mailed Notices**

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213 Mr. Dailey presented the Halifax Solutions Proposal for O&M Mailed Notices to the  
214 Board.

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216 On a Motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board  
217 approved, the Halifax Solutions Proposal for \$2,905.00 for O&M Mailed Notices, for  
218 Spring Lake Community Development District.

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**Eighth Order of Business**

**Consideration of Florida Reserve  
Study and Appraisal Proposal**

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224 Mr. Dailey presented the Florida Reserve Study and Appraisal Proposal to update  
225 the current reserve study to the Board.

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227 On a Motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved,  
228 the Florida Reserve Study and Appraisal Proposal for \$2,200.00, for Spring Lake  
229 Community Development District.

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231 **Ninth Order of Business**

**Supervisor Requests**

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

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235 Mr. Keipper stated that the Board needs to discuss and review access points for  
236 the dock locations.

237

238 Mr. Agard asked the status of the removal of the palm stumps near the main  
239 entrance gate that was approved by the Board. Mr. Dailey stated he will follow up with  
240 Mr. Myers to make sure it is completed.

241

242 Mr. Dailey asked if there were any other Supervisor Requests and there were  
243 none.

244

245 **Tenth Order of Business**

**Adjournment**

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247 On a Motion by Mr. Kidwell seconded by Mr. Hoefle with all in favor, the Board adjourned  
248 the meeting at 7:54 p.m., for Spring Lake Community Development District.

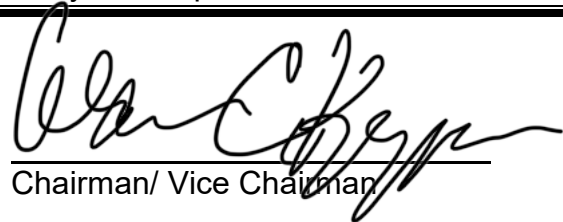
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Secretary/Assistant Secretary  
Chairman/ Vice Chairman