



**HALIFAX**  
SOLUTIONS

# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors' Meeting  
August 26, 2025

[springlakecdd.org](http://springlakecdd.org)

District Office:  
4532 West Kennedy Blvd. #328  
Tampa, FL 33609

**SPRING LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

<b>Board of Supervisors:</b>	Warren Keipper Bill Kidwell Bryan Agard Ken Hoefle Hovhannes Mouradian	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager:</b>	Eric Dailey	Halifax Solutions, LLC.
<b>District Counsel:</b>	Michael Eckert	Kutak Rock LLP
<b>District Engineer:</b>	Stephen Brletic	Brletic Dvorak, Inc.

**Please set all cellular phones and devices to silent during the meeting.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 575-1955. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

August 19, 2025

Board of Supervisors  
Spring Lake Community  
Development District

## AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, August 26, 2025, at 6:30 p.m.** at the Clubhouse at Lake Lucaya, located at 11305 Lake Lucaya Drive, Riverview, Florida 33579. The following is the agenda for the meeting:

**Call-in: (305) 224-1968 Meeting ID: 313 215 4874 Passcode: 10202020**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION/CONSENT AGENDA ITEMS**
  - A. Consideration of Minutes of the Regular Meeting held on July 22, 2025..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for July 2025..... Tab 2
- 4. STAFF REPORTS**
  - A. Aquatic Services..... Tab 3
  - B. Landscape Inspection Services ..... Tab 4
  - C. Landscape Services ..... Tab 5
    1. Consideration of Proposals ..... Tab 6
  - D. Field Management Services
  - E. District Engineer ..... Tab 7
    1. Lake Bank Project Final Report ..... Tab 8
  - F. District Counsel
  - G. District Manager ..... Tab 9

**5. BUSINESS ITEMS**

- A. Consideration of Draft Revised Reserve Study Dated August 15, 2025 ..... Tab 10
- B. General Discussion on ROW Maintenance Behind Gated Areas ..... Tab 11
- C. Consideration of ROW Landscape Maintenance Agreement with Hillsborough County ..... Tab 12
- D. General Discussion of Boat Ramp and Dock
- E. Consideration of Acceptance of Deed for Nora Grant Parcel..... Tab 13
- F. Consideration of Resolution 2025-05, Adopting FY 2025-2026 Meeting Schedule ..... Tab 14
- G. Consideration of Series 2014 Bonds Arbitrage Rebate Report Dated August 14, 2025 ..... Tab 15

**6. SUPERVISOR REQUESTS**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to contact me at (813) 575-1955.

Thank you,

*Eric Dailey*

Eric Dailey  
District Manager