

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, July 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
Bryan Agard	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
Kirk Wagner*	Senior Inspector, Brletic Dvorak, Inc.
Steven Horan	Field Services, CorLin Services, LLC
Joe Amarosa	District Manager, ASI Landscape Management
Jonathan Franco	Branch 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 6:46 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.

Mr. Hassett asked about enforcement of the lake bank mowing policy. Mr. Dailey explained that the HOA was made aware of the issue and will be contacting the residents since it falls under their rules.

46 Mr. Dailey asked if there were any further audience comments and there were
47 none.

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50 **Third Order of Business**

**Consent Agenda Items/Business
Administration**

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

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

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61 **Fourth Order of Business**

Staff Reports

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63 **A. Aquatic Services**

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

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68 **B. Landscape Services**

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

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73 Mr. Amarosa presented the proposals for the Hurricane Preparedness and
74 Response Plan and #125689 for watering the new mitigation areas trees as needed
75 for \$655.56 per event.

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77 On a motion by Mr. Mouradian seconded by Mr. Keipper, with all in favor, the Board
78 approved the ASI Landscape Management proposal for the Hurricane Preparedness and
79 Response Plan rates, for Spring Lake Community Development District.

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81 On a motion by Mr. Agard seconded by Mr. Mouradian, with all in favor, the Board
82 approved the ASI Landscape Management proposal #125689 for watering the new
83 mitigation areas trees as needed for \$655.56 per event, for Spring Lake Community
84 Development District.

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86 The Board asked Mr. Dailey to address Business Item A., Consideration of Proposals
87 for Replacement of Irrigation Well while Mr. Amarosa was present.

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89 Mr. Dailey presented the three proposals to replace the irrigation well to the Board.
90 The Board discussed the options of galvanized versus PVC and the permitting
91 process to get the project started.
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93 On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved
94 the Rogers Well Drilling proposal to cap the current well and drill a new 6” galvanized well
95 for \$62,027.00, for Spring Lake Community Development District.

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97 Mr. Dailey stated this could take a few weeks before they get the permit approved
98 and the well started so they will remain on limited ability to water at this time.
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100 The Board had no further questions for Mr. Amarosa, so he left the meeting.
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102 **C. District Engineer**

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104 Mr. Wagner reviewed the report in the agenda with the Board and there were no
105 questions or comments.
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107 Mr. Wagner provided the following updates to the Board:
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- 109 • Finn Outdoor will start the pond 5 project in late August.
- 110 • Planned walkthrough of lake bank project set for Thursday.
- 111 • Will review the valley curbs for repairs.
- 112 • Will meet with Mr. Horan on the District owned Blue Pacific PVC fence issues.
- 113 • Will meet with Mr. Horan to review and possible District sidewalk issues.

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115 The Board had no further questions for Mr. Wagner, so he left the meeting.
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117 **D. Field Management Services**

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119 Mr. Horan provided the following updates to the Board:
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- 121 • Four street signs have been replaced at \$100.00 each.
- 122 • Will meet with Mr. Wagner on the Blue Pacific PVC fence grading issues.
- 123 • Will need to increase the playground mulch order for next year.
- 124 • Will need to place a park bench.

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126 Mr. Horan asked the Board if they had any other questions or comments. The
127 Board had none.
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129 **E. District Counsel**

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131 Mr. Eckert stated that they are working with Mr. Dailey on the landscape
132 maintenance ROW agreement with Hillsborough County and will have a draft for
133 the Board to review at the August meeting.
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135 Mr. Eckert stated they are reviewing the Nora Grant deed and will bring to the
136 Chairman for signature once finalized.

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

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141 **F. District Manager**

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

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146 Mr. Dailey reminded the Board the next meeting will be on Tuesday, August 26,
147 2025, at 6:30 pm at the clubhouse.

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

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153 **Fifth Order of Business** **Public Hearing on FY 2026 Budget**

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155 Mr. Dailey stated in the record that the public hearing has been properly noticed
156 and asked for a motion to open.

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158 **On a motion by Mr. Mouradian seconded by Mr. Keipper, with all in favor, the Board the**
159 **opened the Public Hearing for the Fiscal Year 2026 Budget, for Spring Lake Community**
160 **Development District.**

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162 Mr. Dailey reviewed the updated year to date expenses through June 30, 2025
163 with the Board and discussed the workers compensation insurance requirement from Egis
164 for Board Supervisors that volunteer in the community.

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166 Mr. Dailey asked the Board if they had any questions or comments and there were
167 none.

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169 Mr. Dailey opened the public hearing for audience comment and there was none.

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171 Mr. Dailey asked the Board for a motion to close the public hearing.

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173 **On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board the closed**
174 **the Public Hearing for the Fiscal Year 2026 Budget, for Spring Lake Community**
175 **Development District.**

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179 **Sixth Order of Business**

**Consideration of Resolution 2025-03,
Annual Appropriation Resolution for
FY 2026**

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Mr. Dailey presented Consideration of Resolution 2025-03, Annual Appropriation Resolution for FY 2026 to the Board.

186 On a motion by Mr. Keipper seconded by Mr. Agard, with all in favor, the Board approved
187 Resolution 2025-03, Annual Appropriation Resolution for FY 2026, for Spring Lake
188 Community Development District.

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191 **Seventh Order of Business**

**Consideration of Resolution 2025-04,
Imposing Special Assessments for FY
2026**

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Mr. Dailey presented Consideration of Resolution 2025-04, Imposing Special Assessments for FY 2026 to the Board.

198 On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved
199 Resolution 2025-04, Imposing Special Assessments for FY 2026, for Spring Lake
200 Community Development District.

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203 **Eighth Order of Business**

**Consideration of Resolution 2025-05,
Adopting FY 2025-2026 Meeting
Schedule**

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Mr. Dailey presented Consideration of Resolution 2025-05, Adopting FY 2025-2026 Meeting Schedule to the Board.

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The Board asked to table the resolution until the August meeting when all the Supervisors would be present.

214 **Ninth Order of Business**

**FMS Bonds Proposed Refinancing for
Series 2014 Bonds**

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Mr. Dailey presented the FMS Bonds Proposed Refinancing for Series 2014 Bonds to the Board.

The Board discussed the rates and the option to do the straight refinancing but to possibly wait a few months to see if the rates get better.

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Thirteenth Order of Business

Adjournment

On a motion by Mr. Keipper seconded by Mr. Agard with all in favor, the Board adjourned the meeting at 8:45 p.m., for Spring Lake Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman