

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, August 26, 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
Hovhannes Mouradian	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC
Michael Eckert*	District Counsel, Kutak Rock, LLP <i>(joined meeting in progress)</i>
Karen Haber*	District Counsel, Kutak Rock, LLP
Stephen Brletic	District Engineer, Brletic Dvorak, Inc.
Steven Horan	Field Services, CorLin Services, LLC
Jeff Myers	Senior Account Manager, ASI Landscapes

Note (*) – Attended via conference call.

First Order of Business

Call to Order and Roll Call

Mr. Dailey called the meeting to order at 6:33 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 and there were none.

47 **Third Order of Business**

48 **Consent Agenda Items/Business**
49 **Administration**

50 Mr. Dailey asked if the Board had any questions regarding the consent agenda
51 items and there, we none.

52

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

56

57

58 **Fourth Order of Business**

58 **Staff Reports**

59

60 **A. Aquatic Services**

61

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

64

65 **B. Landscape Inspection Services**

66

67 Mr. Dailey reviewed the report in the agenda with the Board and there were no
68 questions or comments. Mr. Dailey stated that the score was 29 out of 36, which was
69 failing due to the sod issues which the Board is aware needs to be replaced.

70

71 **C. Landscape Services**

72

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

75

76 Mr. Dailey presented the two proposal options for installing a spigot in the park area
77 for Mr. Horan to access water for pressure washing as needed.

78

79 On a motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved
80 the ASI Landscapes proposal #128952 to install a spigot in the park for \$914.20, for
81 Spring Lake Community Development District.

82

83 Mr. Dailey stated that they are waiting on notice from SWFWMD to address a request
84 for additional information regarding the water use permit for the well. Mr. Dailey stated
85 once they receive the notice they will provide the responses ASAP. Mr. Dailey stated
86 it could take a few weeks from that time to receive the permit to proceed with capping
87 the current well and drilling the new one. It was noted that the District owns one well
88 and the HOA owns the smaller well near the townhomes, and that the irrigation
89 system is closed looped and shared by both the HOA and District.

90

91 The Board asked Mr. Myers to tag the dead oak trees in the medians along
92 Summerfield Blvd. for the county to remove.

93
94 Mr. Myers stated he will provide a proposal to trim back three oaks near the Sea
95 Foam entrance.

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

98
99 **D. Field Management Services**

100
101 Mr. Horan stated that they will need to increase the amount of playground mulch
102 to install next fiscal year from fifty cubic yards to seventy-five cubic yards.

103
104 Mr. Horan asked the Board if they had any other questions or comments. The
105 Board had none.

106
107 **E. District Engineer**

108
109 Mr. Brletic reviewed the report in the agenda with the Board and there were no
110 questions or comments.

111
112 Mr. Brletic provided the following updates to the Board:

- 113
114
 - Finn Outdoor will start the pond 5 project at the end of September now.
 - Crosscreek Environmental completed the lake bank project minus the as-built plans so the District is holding ten percent retainage.

115
116
117
118 The Board had no further questions for Mr. Brletic.

119
120 **F. District Counsel**

121
122 Mr. Eckert stated they drafted a letter to HOA that Mr. Dailey sent, and they
123 acknowledged that the District will be installing a new well pursuant to the water
124 us permit in the HOA's name and they signed off.

125
126 Mr. Eckert stated that they worked with Mr. Dailey on the landscape maintenance
127 ROW agreement with Hillsborough County and have a draft for the Board to
128 consider in the agenda.

129
130 Mr. Eckert stated Mr. Dailey has the Nora Grant deed for the Chairman execute
131 tonight

132
133 Mr. Eckert had no further updates and asked the Board if they had any questions
134 or comments. The Board had none.

135
136 **G. District Manager**

137

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

140
141 Mr. Dailey reminded the Board that the next meeting will be on Tuesday,
142 September 23, 2025, at 6:30 pm at the clubhouse.

143 Mr. Dailey presented the insurance claim statement of loss to the Board stating
144 they will be receiving back \$120,873.07 from storm damage from last October if
145 accepted.

146
147 **On a motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved**
148 **the FIA statement of loss for \$120,873.07 for storm damage from last October, for Spring**
149 **Lake Community Development District.**

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

153
154
155 **Fifth Order of Business** **Consideration of Draft Revised**
156 **Reserve Study Dated August 15, 2025**

157
158 Mr. Dailey presented the Draft Revised Reserve Study Dated August 15, 2025 to
159 the Board for consideration.

160
161 The Board asked to make sure the sidewalks in the park are added and the ones
162 to the gate off Summerfield Blvd. The Board also asked to have Mr. Brletic review the
163 report one final time and table approval until the September meeting.

164
165
166 **Sixth Order of Business** **General Discussion on ROW**
167 **Maintenance Behind Gated Areas**

168
169 The Board had a general discussion on ROW maintenance behind the gated areas
170 of the community.

171
172 Mr. Brletic stated that there are questions regarding maintenance of some areas
173 that are owned by the HOA. The Board agreed that the sidewalks are HOA, and the
174 District would be responsible for maintenance of the ROW along property it owns.

175
176 The Board asked Mr. Brletic and Mr. Horan to review and update the map as
177 needed and discuss if any easement agreements are needed in certain areas.

178
179
180 **Seventh Order of Business** **Consideration of ROW Landscape**
181 **Maintenance Agreement with**
182 **Hillsborough County**

183

184 Mr. Dailey presented the draft ROW Landscape Maintenance Agreement with
185 Hillsborough County to the Board for consideration.

186
187 Ms. Haber and Mr. Brletic reviewed the draft agreement, and the Board discussed
188 some changes to it regarding various responsibilities. The Board asked to remove items
189 D and C from Section 2 – Services and to state the District would only be responsible for
190 existing irrigation. The Board asked to clarify that the District would also only be
191 responsible for the current trees and sod installed to the curbs. The Board also asked to
192 have the county removed the dead oaks from the medians prior to executing the
193 agreement.

194

195 On a motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved
196 the draft ROW Landscape Maintenance Agreement with Hillsborough County with the
197 changes as discussed, for Spring Lake Community Development District.

198

199

200 **Eighth Order of Business**

**General Discussion of Boat Ramp and
201 Dock**

202

203 The Board stated this was going to be an ongoing continued discussion and they
204 need to consider easement options versus taking ownership of the areas.

205

206

207 **Ninth Order of Business**

**Consideration of Acceptance of Deed
208 for Nora Grant Parcel**

209

210 Mr. Eckert presented the deed for the Nora Grant Parcel to the Board for
211 consideration.

212

213 On a motion by Mr. Agard seconded by Mr. Mouradian with all in favor, the Board accepted
214 the deed for the Nora Grant Parcel, for Spring Lake Community Development District.

215

216 Mr. Dailey asked about a second parcel near this one still owned by the developer
217 that the District is maintaining. Mr. Eckert stated there is some history on this one and he
218 will need to check.

219

220 On a motion by Mr. Agard seconded by Mr. Mouradian with all in favor, the Board
221 authorized the Chairman to accept a second deed for an additional parcel near the Nora
222 Grant one if Mr. Eckert deems necessary, for Spring Lake Community Development
223 District.

224

225

226 **Tenth Order of Business** **Consideration of Resolution 2025-05,**
227 **Adopting FY 2025-2026 Meeting**
228 **Schedule**
229

230 Mr. Dailey presented Resolution 2025-05, Adopting the Fiscal Year 2025-2026
231 Meeting Schedule to the Board for consideration.

232
233 The Board decided not to hold a November or May meeting and to add one for
234 December 9, 2025.
235

236 On a motion by Mr. Mouradian seconded by Mr. Kidwell, with all in favor, the Board
237 approved Resolution 2025-05, Adopting the Fiscal Year 2025-2026 Meeting Schedule
238 with the changes as discussed, for Spring Lake Community Development District.

239
240
241 **Eleventh Order of Business** **Consideration of Series 2014 Bonds**
242 **Arbitrage Rebate Report Dated August**
243 **14, 2025**
244

245 Mr. Dailey presented the Series 2014 Bonds Arbitrage Rebate Report dated
246 August 14, 2025 for consideration by the Board.
247

248 On a motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board accepted
249 the Series 2014 Bonds Arbitrage Rebate Report dated August 14, 2025, for Spring Lake
250 Community Development District.

251
252
253 **Twelfth Order of Business** **Supervisor Requests**
254

255 Mr. Dailey asked if there were any Supervisor Requests and there were none.
256
257

258 **Thirteenth Order of Business** **Adjournment**
259

260 On a motion by Mr. Kidwell seconded by Mr. Agard with all in favor, the Board adjourned
261 the meeting at 8:29 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary

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266 _____
Chairman/ Vice Chairman