

**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, September 23, 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                                      |
| Jonathn Johnson* | District Counsel, Kutak Rock, LLP   |
| Kirk Wagner*     | Senior Inspector, Brletic Dvorak, Inc.<br><i>(joined meeting in progress)</i> |
| 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 6:31 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. Mr. Agard asked to add into line 88 that it was noted that the District owns one well  
52 and the HOA owns the smaller well near the townhomes, and that the irrigation system is  
53 closed looped and shared by both the HOA and District.  
54

55 On a motion by Mr. Keipper seconded by Mr. Agard, with all in favor, the Board approved  
56 the consent agenda items with the change to line 88 as discussed, for Spring Lake  
57 Community Development District.

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59  
60 **Fourth Order of Business**

61 **Staff Reports**

62 **A. Aquatic Services**

63  
64 Mr. Dailey reviewed the report in the agenda with the Board and there were no  
65 questions or comments.  
66

67 **B. Landscape Services**

68  
69 Mr. Dailey reviewed the report in the agenda with the Board and there were no  
70 questions or comments. Mr. Dailey stated that the score was 31 out of 36, which was  
71 a passing score.  
72

73 Mr. Dailey presented a proposal from Rogers Well Drilling to allow the District to  
74 install the new well on District property instead of near its current location on county  
75 property. Mr. Dailey explained that Mr. Eckert is working with the developer to secure  
76 these rights to install the well on county property which they have agreed to assign  
77 to the District. The Board agreed they prefer to install the new well close to the current  
78 one and to process with securing the rights from the developer.  
79

80 Mr. Dailey stated that Mr. Brletic and Mr. Wagner will move forward by responding to  
81 the SWFWMD request regarding additional information for the water use permit for  
82 the well now that the location has been confirmed. Mr. Dailey stated it could take a  
83 few weeks to receive the permit to proceed with capping the current well and drilling  
84 the new one.  
85

86 Mr. Myers reviewed the report in the agenda with the Board and there were no  
87 questions or comments.  
88

89 Mr. Myers stated that they are trimming the jasmine two times per month to keep it  
90 maintained. Mr. Keipper asked to monitor the landscaped areas near where the  
91 county is doing work.  
92

93 Mr. Dailey presented the landscape proposals from ASI Landscapes to the Board for  
94 consideration.

95  
96 The Board asked Mr. Myers for a complete detailed plan to address lifting and  
97 thinning all the oaks that need it done instead of addressing a few at a time. The  
98 Board set a goal of having this project completed by June 2026.

99  
100 On a motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved  
101 the ASI Landscapes proposal #132843 to install playground mulch for \$4,500.00, for  
102 Spring Lake Community Development District.

103  
104 On a motion by Mr. Agard seconded by Mr. Hoefle, with all in favor, the Board approved  
105 the ASI Landscapes proposal #110257 to install St. Augustine sod near the Sea Foam  
106 entry for \$27,000.00 once the new well has been installed and is operating, for Spring  
107 Lake Community Development District.

108  
109 The Board had no further questions for Mr. Myers, so he left the meeting.

110  
111 **C. Field Management Services**

112  
113 Mr. Horan provided the following updates:

- 114
- 115 • ASI Landscapes installed two spigots for the price of the one that was  
116 approved since it was less work than estimated and now, he has access to  
117 water at the park and entry monument for cleaning.
  - 118 • He fixed another bench in the park and was able to clean them and the  
119 picnic tables.
  - 120 • Summerfield gate has been repaired but we need to consider long term  
121 options as it keeps breaking.
- 122

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

125  
126 **D. District Engineer**

127  
128 Mr. Wagner reviewed the report in the agenda with the Board and there were no  
129 questions or comments.

130  
131 Mr. Wagner stated that the pond 5 project will start on Wednesday, and they have  
132 received the as-builts for the lake bank restoration project.

133  
134 Mr. Wagner reviewed the proposals for the curb replacement project at Blue Pacific  
135 Drive and Lake Lucaya Drive to the Board for consideration.

136

137 The Board asked Mr. Wagner to confirm the length of the curb, get a price to add  
138 rebar, and if they will be repairing any asphalt that is damaged and bring back revised  
139 proposals for the October meeting.

140  
141 The Board asked to consider Business Item A, Consideration of Blue Pacific Fence  
142 RFP while Mr. Wagner was still on the phone.

143  
144 Mr. Wagner and Mr. Horan reviewed the RFP and issues with the District owned  
145 fence along Blue Pacific Drive behind the homes.

146  
147 The Board asked to table this until the December meeting to see what repairs Mr.  
148 Horan could make to address the current issues before looking to replace the entire  
149 fence.

150  
151 The Board had no further questions for Mr. Wagner, so he left the meeting.

152  
153 **E. District Counsel**

154  
155 Mr. Johnson stated they are working with the developer to secure their rights to  
156 allow the District to install the new well on county property.

157  
158 Mr. Johnson also stated they are going to provide a final red-line version with the  
159 county's responses to the landscape maintenance ROW agreement for the Board  
160 review and consider at the October meeting. Mr. Johnson stated that it was  
161 doubtful the county would agree to many of the District's requests for changes to  
162 the agreement.

163  
164 Mr. Johnson had no further updates and asked the Board if they had any questions  
165 or comments. The Board had none.

166  
167 **F. District Manager**

168  
169 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions  
170 or comments.

171  
172 Mr. Dailey reminded the Board that the next meeting will be on Tuesday, October  
173 28, 2025, at 6:30 pm at the clubhouse.

174  
175 Mr. Dailey stated the annual meeting ran for next fiscal year and they will start closing  
176 out the current fiscal year over the next sixty days.

177  
178 Mr. Dailey asked the Board if they had any other questions or comments. The  
179 Board had none.

180  
181  
182 **Fifth Order of Business** **Consideration of Draft Revised**  
183 **Reserve Study**



226 On a motion by Mr. Mouradian seconded by Mr. Hoefle, with all in favor, the Board  
227 approved the proposed Performance Measures/Standards and Annual Reporting Form  
228 for Fiscal Year 2025-2026, for Spring Lake Community Development District.

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**Ninth Order of Business**

**Consideration of Halifax Solutions 3rd  
Addendum for District Management  
Services**

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234  
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Mr. Dailey presented the Halifax Solutions 3rd Addendum for District Management Services to the Board for consideration.

238 On a motion by Mr. Kidwell seconded by Mr. Hoefle with all in favor, the Board approved  
239 the Halifax Solutions 3rd Addendum for District Management Services with the change to  
240 show the correct written annual total, for Spring Lake Community Development District.

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**Tenth Order of Business**

**Supervisor Requests**

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

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**Eleventh Order of Business**

**Adjournment**

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250 On a motion by Mr. Agard seconded by Mr. Hoefle with all in favor, the Board adjourned  
251 the meeting at 8:15 p.m., for Spring Lake Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

*Warren C Keipper*  
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Chairman/ Vice Chairman