

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, October 28, 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 <i>(joined meeting in progress)</i>

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
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.

Ms. Rand asked if there was an update from the Board regarding possibly taking ownership of the boat dock and parking lot from the HOA. Mr. Keipper stated the Board

47 tabled this item at their August meeting but agreed this would be an ongoing future
48 discussion.

49
50 Mr. Dailey asked if there were any further audience comments and there were
51 none.

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54 **Third Order of Business** **Consent Agenda Items/Business**
55 **Administration**

56
57 Mr. Dailey asked if the Board had any questions regarding the consent agenda
58 items. There were none.

59
60 **On a motion by Mr. Hoefle seconded by Mr. Kidwell, with all in favor, the Board approved**
61 **the consent agenda items as presented, for Spring Lake Community Development**
62 **District.**

63
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65 **Fourth Order of Business** **Staff Reports**

66
67 **A. Aquatic Services**

68
69 Mr. Dailey reviewed the report with the Board and there were no questions or
70 comments.

71
72 Mr. Dailey explained that ASI Landscapes accidentally mowed down too far on the
73 bank of Mitigation Area 4. Mr. Wagner stated they need to see what grows back
74 before asking ASI Landscapes to replace any of the damaged plants. Mr. Myers
75 agreed and stated that ASI Landscapes would replace any damaged plants.

76
77 Mr. Dailey presented the proposal from Stantec for fish restocking of the lake for
78 \$5,000.00 to the Board for consideration. Mr. Dailey explained the budget is
79 \$8,000.00 and that it was last done in January 2024.

80
81 **On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved**
82 **the Stantec proposal for fish restocking for the lake for \$5,000.00, for Spring Lake**
83 **Community Development District.**

84
85 Mr. Mouradian asked Mr. Wagner to do a follow-up review of the
86 depression/erosion area around pond 1 that Mr. Brletic had looked at last year.

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91

92 **B. Landscape Inspection Services**

93
94 Mr. Dailey reviewed the report with the Board and there were no questions or
95 comments. Mr. Dailey stated that the score was 31 out of 36, which was a passing
96 score.

97
98 Mr. Horan stated that many of the trees need to be trimmed and Mr. Myers stated
99 they will be starting that project soon.

100
101 **C. Landscape Services**

102
103 Mr. Myers reviewed the report with the Board and there were no questions or
104 comments.

105
106 Mr. Dailey presented proposal #135050 for mole treatment at pond 4 for \$593.37
107 from ASI Landscapes to the Board for consideration. The Board decided to table this
108 proposal since the moles are no longer in the area.

109
110 Mr. Dailey stated that the well repair will start on Monday November 3, 2025 as they
111 were waiting for materials to be delivered. Mr. Dailey stated that Mr. Rogers said it
112 will take a few weeks to complete the project. Mr. Dailey stated that Mr. Myers will
113 need to coordinate with Mr. Rogers, so they have their irrigation tech available when
114 they are ready to start the well.

115
116 The Board asked Mr. Myers to trim a palm that was on Nora Grant.

117
118 The Board had no further questions for Mr. Myers, so he left the meeting.

119
120 **D. Field Management Services**

121
122 Mr. Horan provided the following updates:

- 123
- 124 • The playground mulch has been installed by ASI Landscapes.
 - 125 • He installed locks for the new hose bibbs.
 - 126 • He is waiting for a proposal to repair the monument lights.
 - 127 • He replaced one of the community banner poles.
 - 128 • He continues to remove the Brazilian Pepper trees.
 - 129 • He will look to replace some of the broken irrigation box lids.

130
131 Mr. Horan asked the Board if they had any other questions or comments. The
132 Board had none.

133
134 **E. District Engineer**

135
136 Mr. Wagner reviewed the with the Board and there were no questions or comments.

137
138 Mr. Wagner stated that the pond 5 project has been completed and inspected.

139
140 Mr. Wagner presented the three revised proposals for the curb replacement project
141 at Blue Pacific Drive and Lake Lucaya Drive, to the Board for consideration.
142

143 On a motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board
144 approved the PLS proposal for the curb repairs at Blue Pacific Drive and Lake Lucaya
145 Drive for \$7,232.00 plus an additional \$435.00 for rebar instead of fiber mesh for the curb
146 only, for Spring Lake Community Development District.

147
148 The Board asked Mr. Wagner to meet with Mr. Mouradian to review the area of the
149 curb that needs the rebar installed.

150
151 The Board had no further questions for Mr. Wagner, so he left the meeting.
152

153 **F. District Counsel**

154
155 Mr. Eckert stated he would discuss the revised landscape maintenance ROW
156 agreement with the Board under that agenda item.

157
158 Mr. Eckert discussed the updates to the open carry law and that they hope to have
159 further updates in the next 30-60 days.

160
161 Mr. Eckert had no further updates and asked the Board if they had any questions
162 or comments. The Board had none.

163
164 **G. District Manager**

165
166 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
167 or comments.

168
169 Mr. Dailey reminded the Board that the next meeting will be on Tuesday,
170 December 9, 2025, at 6:30 pm at the clubhouse.

171
172 Mr. Dailey stated they will be filing the annual disclosure report for the bonds in
173 November.

174
175 Mr. Dailey asked the Board if they had any other questions or comments. The
176 Board had none.

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179 **Fifth Order of Business**

**Consideration of ASI Landscape &
Irrigation Maintenance Services
Agreement**

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181
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183 Mr. Dailey presented the ASI Landscape & Irrigation Maintenance Services
184 Agreement to the Board for consideration.

185
186 Mr. Dailey explained this agreement will maintain the pricing from last fiscal year
187 through the end of September 30, 2026.
188

189 On a motion by Mr. Agard seconded by Mr. Kidwell, with all in favor, the Board approved
190 the ASI Landscape & Irrigation Maintenance Services agreement for October 1, 2025 to
191 September 30, 2026, for Spring Lake Community Development District.

192
193 Mr. Dailey stated as discussed with ASI Landscapes the contract will need to go
194 out for RFP since any future renewals would exceed the bidding threshold. The Board
195 asked Mr. Dailey to get proposals from PSA Horticultural and BDI for handling the RFP
196 process.

197
198
199 **Sixth Order of Business** **Consideration of ROW Landscape**
200 **Maintenance Agreement with**
201 **Hillsborough County**
202

203 Mr. Eckert reviewed the final changes to the ROW Landscape Maintenance
204 Agreement with Hillsborough County with the Board for consideration.
205

206 On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved
207 the ROW Landscape Maintenance Agreement with Hillsborough County as presented, for
208 Spring Lake Community Development District.

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211 **Seventh Order of Business** **Ratification of Quit Claim Assignment**
212 **of Easement and Bill of Sale**
213

214 Mr. Eckert reviewed the Quit Claim Assignment of Easement and Bill of Sale with
215 the Board for ratification. Mr. Eckert explained this would give the District the ability to
216 install and maintain the new well on county property as OK Rhodine Road LLC., was able
217 to do as the developer.
218

219 On a motion by Mr. Mouradian seconded by Mr. Agard, with all in favor, the Board ratified
220 the Quit Claim Assignment of Easement and Bill of Sale, for Spring Lake Community
221 Development District.

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224 **Eighth Order of Business** **Consideration of Resolution 2026-01,**
225 **Adopting Amended FY 24-25 Budget**
226

227 Mr. Dailey presented Resolution 2026-01, Adopting Amended FY 24-25 Budget to
228 the Board for consideration.

229
230 Mr. Dailey explained that the General Fund was \$197,705.40 under budget but the
231 Reserve Fund was \$90,815.67 over budget so an amendment was required.

232
233 The Board agreed to move \$150,000.00 in excess from the General Fund to the
234 Reserve Fund once enough of the tax roll funds for FY 25-26 are collected.

235
236 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
237 Resolution 2026-01, Adopting Amended FY 24-25 Budget, for Spring Lake Community
238 Development District.

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241 **Ninth Order of Business**

241 **Supervisor Requests**

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

244
245 Mr. Agard asked about the area behind the Blue Pacific fence that was being
246 cleared out by a developer. Mr. Dailey explained they have confirmed that the property is
247 not the District's so no damaged has been done. Mr. Dailey stated they would ask Mr.
248 Brletic to double check.

249
250 Mr. Horan asked if the Board could approve the proposal to install and remove the
251 holiday wreaths for \$200.00.

252
253 On a motion by Mr. Keipper seconded by Mr. Hoefle, with all in favor, the Board approved
254 the installation and removal of the holiday wreaths for \$200.00, for Spring Lake
255 Community Development District.

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258 **Tenth Order of Business**

258 **Adjournment**

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260 On a motion by Mr. Agard seconded by Mr. Kidwell with all in favor, the Board adjourned
261 the meeting at 7:43 p.m., for Spring Lake Community Development District.

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 _____ Secretary/Assistant Secretary	 _____ Chairman/Vice Chairman
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