

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, December 9, 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 at 6:54 p.m.)</i>

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC
Michael Eckert*	District Counsel, Kutak Rock, LLP
Steven Horan	Field Services, CorLin Services, LLC
Joe Amarosa	West Coast Regional Manager, ASI Landscapes
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 6:30 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. There were none.

52

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

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58 **Fourth Order of Business**

59 **Staff Reports**

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61 **A. Aquatic Services**

62

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

65

66 Mr. Dailey stated that the fish stocking was completed on November 21, 2025.

67

68 Mr. Horan stated that he will complete the repair to the overflow structure by the
69 end of the week.

70

71 **B. Landscape Inspection Services**

72

73 Mr. Dailey reviewed the report with the Board and there were no questions or
74 comments. Mr. Dailey stated that the score was 28 out of 33, which was a passing
75 score since no flowers had been installed yet.

76

77 Mr. Keipper asked to have the bushes in the center island at Lake Lucya Drive and
78 Summerfield Boulevard removed and Mr. Amarosa agreed to have it done.

79

80 **C. Landscape Services**

81

82 Mr. Myers reviewed the report with the Board and there were no questions or
83 comments.

84

85 Mr. Myers stated that the tree trimming has been completed and he will be meeting
86 with Mr. Horan to address any trees that may now require additional thinning and
87 provide a proposal.

88

89 Mr. Dailey presented proposal #139831 for palm trimming for \$21,736.00 from ASI
90 Landscapes to the Board for consideration.

91 Mr. Keipper discussed trimming the District's palms when the HOA also does theirs
92 twice a year. Mr. Agard confirmed the HOA is getting ready to schedule their trimming
93 in January and then again in June.
94

95 On a motion by Mr. Keipper seconded by Mr. Agard, with all in favor, the Board approved
96 the ASI Landscapes proposal #139831 for trimming 494 palms for \$21,736.30 in January,
97 for Spring Lake Community Development District.

98
99 Mr. Dailey stated the other two proposals from ASI Landscapes are proposal
100 #139893 for the replacement of the turf at the main entrance off Rhodine Road for
101 \$26,555.00 and proposal #139895 for the replacement of the remaining park turf for
102 \$81,680.00.

103
104 The Board asked about the status of the Sea Foam turf replacement proposal that
105 was approved and Mr. Myers said it will be done before the end of the year since the
106 well is now working.
107

108 The Board asked Mr. Myers to break up the park proposal into sections so that they
109 can review it at the next meeting and to hold the proposal for the main entrance until
110 the traffic light has been installed by the county.
111

112 The Board also asked Mr. Myers for a proposal to replace the turf on both sides of
113 the entrance off Summerfield Boulevard heading to the park.
114

115 The Board discussed a dead palm near the townhomes but later confirmed it was on
116 HOA property.
117

118 The Board had no further questions for Mr. Myers, so he and Mr. Amarosa left the
119 meeting.
120

D. Field Management Services

121
122 Mr. Horan provided the following updates:

- 123 • Rogers Well Drilling left the old well open with five feet to fill in so he capped
124 it, but they later came back and filled it in.
- 125 • Three letters on the monument need to be repaired and he is working on
126 proposals.
- 127 • Still working to remove some of the Brazilian Pepper along the Blue Pacific
128 Drive fence line.
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132 Mr. Horan stated that the construction behind the Blue Pacific Drive fence line is
133 in progress and is not on District property, but they need to find some options to
134 try and fill in some of the gaps created with the uneven lot grading done by the
135 developer on District property. Mr. Mouradian stated he would work with Mr. Horan
136 to look at possible options to address the issue.

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

E. District Engineer

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

Mr. Dailey stated the curb repair project was set to start on December 11, 2025.

The Board discussed working with the HOA to transfer the water use permit to the District.

The Board asked for a proposal to fix the depression area he asked Mr. Wagner to review.

F. District Counsel

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

G. District Manager

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

Mr. Dailey reminded the Board that the next meeting will be on Tuesday, January 27, 2026, at 6:30 pm at the clubhouse.

Mr. Dailey stated they transferred funds back to the Reserves used for insurance and to fill the Reserves for this fiscal year from the tax roll.

Mr. Dailey stated the county has come back and asked for a ROW use permit for the landscape maintenance agreement we have been working on with them, Mr. Brletic will start work on that after new year.

Mr. Dailey stated they start audit preparation for last fiscal year this week.

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

Fifth Order of Business

**Consideration of Proposals to Manage
RFP for Landscape Maintenance
Services**

184 Mr. Dailey presented the proposals to manage the RFP for Landscape
185 Maintenance Services to the Board for consideration.

186

187 Mr. Dailey stated the proposal from BDI Engineering was estimated at an hourly
188 rate of \$180.00 per hour for 14 hours totaling \$2,520.00 and the PSA Horticultural
189 proposal was for a total of \$2,500.00 for the entire process subject to changes in the
190 scope of services at \$210.00 per hour.

191

192 On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved
193 the PSA Horticultural proposal to Manage the Landscape RFP Process for \$2,500.00, for
194 Spring Lake Community Development District.

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196 Mr. Dailey stated they should look to start the process at the March Board meeting.

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198 The Board asked Mr. Dailey to email them the current scope of services.

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201 **Sixth Order of Business**

Consideration of Revised District Map

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203 Mr. Dailey presented the draft Revised District Map to the Board for consideration.

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205 On a motion by Mr. Agard seconded by Mr. Kidwell, with all in favor, the Board approved
206 the revised District map as presented, for Spring Lake Community Development District.

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209 **Seventh Order of Business**

**Ratification of Rogers Well Drilling
Addendum**

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212 Mr. Dailey presented the Rogers Well Drilling Addendum to the Board for
213 ratification.

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215 Mr. Dailey explained this was to replace the liquid head and motor pigtail for the
216 pump that was damaged from materials in the old well running through it for the past
217 few months.

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219 On a motion by Mr. Kidwell seconded by Mr. Mouradian, with all in favor, the Board ratified
220 the Rogers Well Drilling Addendum for \$6,165.00, for Spring Lake Community
221 Development District.

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223 The Board directed Mr. Dailey to ask Mr. Brletic about the process of changing the
224 water use permit over from the HOA to the District.

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228 **Eighth Order of Business**

Supervisor Requests

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

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233 **Ninth Order of Business**

Adjournment

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235 On a motion by Mr. Hoefle seconded by Mr. Kidwell with all in favor, the Board adjourned
236 the meeting at 7:56 p.m., for Spring Lake Community Development District.

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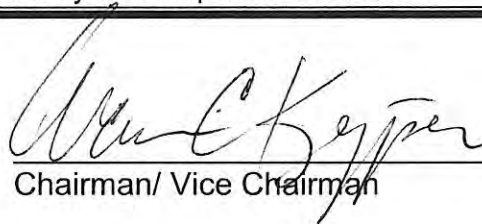
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Secretary/Assistant Secretary



Chairman/ Vice Chairman