

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, January 27, 2026, 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
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 6:31 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. 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.

56

57

58 **Fourth Order of Business**

59 **Staff Reports**

60

61 **A. Aquatic Services**

62

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

65

66 **B. Landscape Inspection Services**

67

68 Mr. Dailey stated the report was emailed out since it was done on January 22, 2026
69 after the agenda was sent. Mr. Dailey reviewed the report with the Board and stated
70 that the score was 30 out of 36, which was a passing score.

71

72 The Board asked for proposals to replace the valve boxes once the traffic light is
73 installed and to remove two dead wax myrtles.

74

75 Mr. Horan asked Mr. Myers to have them mow the area behind the county fence that
76 was just put back up from the hurricanes.

77

78 **C. Landscape Services**

79

80 Mr. Myers presented the ASI Landscapes proposals #139895, 144867, and 144870
81 with the Board for sod replacement in the park and on the sides of the entrance to
82 the park turning onto Spring Point Circle.

83

84 On a motion by Mr. Mouradian seconded by Mr. Keipper, with all in favor, the Board
85 approved the ASI Landscapes proposal #139895 for \$66,715.00 and #144867 for
86 \$14,965.00 to replace the remaining sod areas in the park, for Spring Lake Community
87 Development District.

88

89 The Board asked Mr. Wagner to meet with Mr. Horan for options to install a small
90 concrete walkway or barrier to keep the new sod from coming into residential lots,
which makes the other one that is on one side of the park. Mr. Myers stated he will

91 also extend the pine straw beds at no charge to assist in the other areas to keep the
92 sod from spreading into residential lots.

93
94 The Board asked Mr. Myers to come back with some options for reconfiguring the
95 mulch beds around the trees to be able to reduce the amount of sod that would be
96 used in the proposal for the sides of the entrance to the park turning onto Spring
97 Point Circle.

98
99 The Board discussed two proposals from ASI Landscapes for removal of Brazilian
100 Pepper trees along the Nora Grant Place natural area and Lake Lucaya Drive and
101 Nora Grant Place fence line.

102
103 Mr. Horan discussed concerns about who's property the trees sit on. The Board
104 asked Mr. Wagner to provide a proposal for a survey of the area.

105
106 Mr. Myers presented two ASI Landscapes proposals under separate cover #146176
107 to remove oak tree limbs on Summerfield Boulevard and #146044 to remove a large
108 oak tree. Mr. Horan stated these are proposals from his inspection with Mr. Myers
109 regarding thinning out some trees after the recent annual trimming.

110
111
112 Mr. Dailey stated that since these are walk on agenda items he would be required to
113 ask if there were any Audience Comments and there were none.

114

115 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
116 the ASI Landscapes proposal #146176 for \$2,770.00 and #146044 for \$5,725.00 to
117 remove oak tree limbs and remove one oak tree along Summerfield Boulevard, for Spring
118 Lake Community Development District.

119
120 The Board asked Mr. Myers to see if ASI Landscapes would be willing to provide a
121 proposal for their contract renewal that could keep them under the required RFP
122 threshold for the same scope of services. Mr. Myers stated he will speak with Mr.
123 Amarosa and see if that will be possible.

124
125 Mr. Dailey stated that is that was not an option then the District would be required to
126 go out for RFP for landscape maintenance services since the current contract will
127 expire on September 30, 2026.

128
129 The Board had no further questions for Mr. Myers, so he left the meeting.

130
131 **D. Field Management Services**

132
133 Mr. Horan provided the following updates:

- 134
135
 - The holiday lights and wreathes are down and put into storage.

- 136 • Moles are in the open lot near District property, and he will purchase the
137 jelly worms used in the past to try and treat the infestation.
138 • The tree braces can be removed, and he will start that process and save
139 what we have space for in storage.
140

141 Mr. Hoefle asked about the status of access to the HOA dumpster to use for District
142 park trash. Mr. Horan said he does not have access and has been using his own
143 trash cans.
144

145 Mr. Kidwell asked about three banners that have not been changed yet for the
146 season. Mr. Horan stated he does not have access to the HOA ladder, so he has
147 not been able to change them out. The Board directed him to purchase a ladder
148 for the District.
149

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

153 **E. District Engineer**
154

155 Mr. Wagner reviewed the report with the Board and there were no questions or
156 comments.
157

158 Mr. Wagner stated he will get a proposal for a survey but the last one he did was
159 about \$1,000.00.
160

161 Mr. Wagner stated he will meet with Mr. Mouradian on the pond depression and get
162 proposals to make the repair.
163

<p>164 On a motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board authorized 165 Mr. Wagner to work with the Lake Lucaya Club HOA on the transfer of the SWFWMD 166 Water Use Permit, for Spring Lake Community Development District.</p>

167 The Board had no further questions for Mr. Wagner, so he left the meeting.
168

169 **F. District Counsel**
170

171 Mr. Eckert provide updates on the legislative session regarding proposed changes
172 to sovereign immunity and a supervisor recall process.
173

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

177 **G. District Manager**
178

179 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
180 or comments.
181

182
183 Mr. Dailey reminded the Board that the next meeting will be on Tuesday, February
184 24, 2026, at 6:30 pm at the clubhouse.

185
186 Mr. Dailey asked the Board if they had any other questions or comments. The
187 Board had none.

188
189
190 **Fifth Order of Business** **Review of Current Scope of Services**
191 **for the Landscape and Irrigation**
192 **Maintenance Services**

193
194 Mr. Dailey presented the current scope of services for the Landscape and Irrigation
195 Maintenance Services with ASI Landscapes for the Board to review.

196
197 The Board stated the only thing that was needed was to add the fertilization scope
198 that ASI Landscapes is using.

199
200 The Board stated it would be best to start the process at the March meeting with
201 proposals due for the April meeting if ASI Landscapes is unable to provide a renewal
202 proposal that is under the required bidding threshold.

203
204
205 **Sixth Order of Business** **Consideration of Series 2017 Arbitrage**
206 **Rebate Report for October 31, 2025**

207
208 Mr. Dailey presented the Series 2017 Arbitrage Rebate Report for October 31,
209 2025 to the Board for consideration.

210
211

On a motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board
212 approved the Series 2017 Arbitrage Rebate Report for October 31, 2025 for, Spring Lake
213 Community Development District.

214
215
216 **Seventh Order of Business** **Ratification of Rogers Well Drilling 2nd**
217 **Addendum**

218
219 Mr. Dailey presented the Rogers Well Drilling 2nd Addendum to the Board for
220 ratification.

221
222 Mr. Dailey explained this was to replace a check valve and extra cement for the
223 well abandonment. Mr. Dailey stated he is working with EGIS to see if they can get the
224 original payment adjusted to cover the extra costs for the project which is about
225 \$8,000.00.

226

227 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board ratified the
228 Rogers Well Drilling 2nd Addendum for \$2,721.00, for Spring Lake Community
229 Development District.

230
231

232 **Eighth Order of Business**

Supervisor Requests

233

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

235

236 Mr. Hoefle thanked Mr. Horan for installing additional reflectors near the entrance
237 at Lake Lucaya Drive and Sea Foam Way.

238

239 Mr. Mouradian asked if District residents get a reduction in mileage rates since the
240 District built and maintains public infrastructure. Mr. Eckert stated he has only heard of
241 one District where its residents would receive a discount off a county-imposed stormwater
242 special assessment fee because the District operated a stormwater management system,
243 but it was only a small discount because the residents still benefitted from stormwater
244 management systems operated by the county outside of the District.

245

246

247 **Ninth Order of Business**

Adjournment

248

249 On a motion by Mr. Kidwell seconded by Mr. Agard with all in favor, the Board adjourned
250 the meeting at 7:28 p.m., for Spring Lake Community Development District.

251

252

253

254

255


Secretary/Assistant Secretary

Warren Keipper
Warren Keipper (Feb 25, 2026 11:07:03 EST)
Chairman/ Vice Chairman






2026-01-27 - Spring Lake CDD - Meeting Minutes

Final Audit Report

2026-02-25

Created:	2026-02-25
By:	Eric Dailey (edailey@halifax-solutions.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmBfo0sntsEXKRhclzH0vKgpqjMuhclE8

"2026-01-27 - Spring Lake CDD - Meeting Minutes" History

-  Document created by Eric Dailey (edailey@halifax-solutions.com)
2026-02-25 - 1:47:52 PM GMT- IP address: 68.204.65.41
-  Document emailed to Warren Keipper (seat5@springlakecdd.org) for signature
2026-02-25 - 1:47:57 PM GMT
-  Email viewed by Warren Keipper (seat5@springlakecdd.org)
2026-02-25 - 1:55:25 PM GMT- IP address: 3.214.251.234
-  Document e-signed by Warren Keipper (seat5@springlakecdd.org)
Signature Date: 2026-02-25 - 4:07:03 PM GMT - Time Source: server- IP address: 47.200.173.213
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2026-02-25 - 4:07:03 PM GMT