

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, February 24, 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
Ken Hoefle	Board Supervisor, Assistant Secretary
Bryan Agard	Board Supervisor, Assistant Secretary <i>(joined meeting in progress at 6:33 p.m. via conference call and then 6:51 p.m. in person)</i>
Hovhannes Mouradian	Board Supervisor, Assistant Secretary <i>(joined meeting in progress at 6:42 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

Audience	Present
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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.

47
48 Ms. Rand stated that a resident posted on social media that ASI Landscapes
49 created a fishkill by dumping pesticides in the water. The Board stated that they have not
50 been told of any fishkill by staff or the vendors.

51
52 Ms. Rand asked to have lines 141 through 148 of the January 27, 2026 meeting
53 minutes revised where it states the HOA did not grant access to the dumpster to the
54 District for use. Ms. Rand stated the dumpster was locked due to unauthorized dumping
55 by residents which cost the HOA \$1,500.00 in excess charges. Ms. Rand stated that the
56 HOA did not deny access and that no individual HOA Board member has the authority to
57 grant or deny it.

58
59 Ms. Rand stated that access was not denied for the use of the ladder, it was just
60 not requested. Ms. Rand stated that if the District would like access to the dumpster or
61 the ladder in the future, they need to have Mr. Dailey make formal request to the HOA
62 Manager so he can present it to the HOA Board for consideration. Ms. Rand stated she
63 just wanted to ensure the minutes accurately reflected what the sequence of the events
64 were and requested that the minutes be revised prior to approval.

65
66 Ms. Rand stated that that the HOA has hired a new dedicated irrigation company
67 to fully refurbish the townhome irrigation system. Ms. Rand stated they're preparing a
68 proposal to separate the rest of the HOA irrigation system from the CDD's to the degree
69 that it can be done regarding the controllers, so they have their own. Ms. Rand stated
70 they would still need to coordinate usage of the CDD well for water access.

71
72 Ms. Rand stated she was working with the county and Mr. Dailey on a water meter
73 that may be the CDD's for the park at Tract F. Ms. Rand stated if it is the CDD's then it
74 needs to be put in their name and noted the HOA has been paying for it since 2016.

75
76 Mr. Dailey asked if there were any additional audience comments and there were
77 none.

78
79
80 **Third Order of Business** **Consent Agenda Items/Business**
81 **Administration**

82
83 Mr. Dailey stated that Mr. Agard joined the meeting in progress via conference call
84 at 6:33 p.m. during Audience Comments and that Mr. Mouradian joined the meeting in
85 progress at 6:42 p.m.

86
87 Mr. Dailey asked if the Board had any questions regarding the consent agenda
88 items. There were none.

89
90 The Board discussed the changes to the minutes requested by Ms. Rand and
91 decided to leave them as presented since that was the discussion that was held and to
92 add her comments to the minutes for this meeting.

93

94 On a motion by Mr. Hoefle seconded by Mr. Keipper, with all in favor, the Board approved
95 the consent agenda items as presented, for Spring Lake Community Development
96 District.

97
98
99 **Fourth Order of Business**

Staff Reports

100
101 **A. Aquatic Services**

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

105
106 Mr. Dailey stated that the Stantec contract will expire after September 30, 2026
107 and that he will prepare an RFP for aquatic maintenance services and collect
108 proposals to present to the Board.

109
110 Mr. Hoefle stated he had a vendor, he would like Mr. Dailey to send the RFP and
111 he will provide him the contact information.

112
113 **B. Landscape Services**

114
115 Mr. Dailey stated that that Mr. Agard joined the meeting in progress in person at 6:51
116 p.m.

117
118 Mr. Amarosa provided the following updates:

- 119
120
 - The palms that were reported missed by the vendor, were trimmed Monday.
 - The wrapped up fertilizing the property and the next round will be in mid-
121 March.
 - They will do an assessment of the damage from the freezes after the period
122 has passed for the winter.

123
124
125

126 Mr. Amarosa discussed a new irrigation reporting system they will be implementing.
127 Mr. Keipper asked if they could get weekly landscape maintenance updates from Mr.
128 Myers going forward that Mr. Dailey can provide to the Board. Mr. Amarosa said that
129 would not be an issue and would speak with Mr. Myers.

130
131 Mr. Amarosa stated they will be pulling out two smaller Magnolia trees that are dead
132 at no charge. Mr. Amarosa also stated they would start removing the tree bracing
133 where possible. Mr. Horan stated he has removed the braces from about twenty-two
134 trees so far and stored the materials.

135
136 Mr. Amarosa presented the ASI Landscapes proposals to the Board for
137 consideration.

138

139 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
140 the ASI Landscapes proposal #148790 for \$1,050.00 for OTC Injections, #148791 for
141 \$550.00 for Spring Annuals, and #148992 for \$3,660.00 for the Ground Depression
142 Repair for Pond 1, for Spring Lake Community Development District.

143
144 The Board asked Mr. Amarosa if the water meter that was discussed under Audience
145 Comment near Track F was the District's. Mr. Amarosa stated they believe it is from
146 the testing of the controller they did, but they will follow up and confirm with Mr. Dailey.

147
148 Mr. Dailey asked the Board if they would like to discuss Business Item A.
149 Consideration of ASI Landscapes Proposal for Landscape and Irrigation
150 Maintenance Services with Mr. Amarosa present. The Board agreed and Mr. Dailey
151 proceeded with the proposal.

152
153 Mr. Dailey stated that he made a mistake with confirming the bid threshold number
154 when he provided it to Mr. Amarosa and Mr. Eckert caught it on the agenda today.
155 Mr. Eckert confirmed that the bid threshold is \$195,000.00 not \$198,000.00. Mr.
156 Dailey stated that the proposal from ASI Landscapes for \$197,590.00 exceeds that
157 amount.

158
159 Mr. Amarosa stated he had increased the current contract price by 3% for next year
160 and made some adjustments to the additional services items outside of the contract.
161 The Board asked Mr. Amarosa if he would be able to provide a proposal that would
162 be under the bid threshold of \$195,000.00. Mr. Amarosa stated he would.

163
164 On a motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board
165 approved the ASI Landscapes proposal for Landscape and Irrigation Maintenance
166 Services for Parts 1 through 4 not-to-exceed \$195,000.00 starting October 1, 2026
167 through September 30, 2027, for Spring Lake Community Development District.

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

170
171 **D. Field Management Services**

172
173 Mr. Horan provided the following updates:

- 174 • He is working on proposals for the entry sign repairs with Mr. Wagner.
- 175 • He will be getting new locks for the District irrigation controllers to replace
176 the old ones.
- 177 • Two community banners are down and he will replace them. He also noted
178 that they are starting to fade so they may want to look at replacement
179 options that are larger.
- 180 • He has removed twenty-two tree braces so far.
- 181 • He is working with Mr. Wagner on proposals for the concrete pads for the
182 park to be installed prior to the new sod.

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

185
186 **E. District Engineer**

187
188 Mr. Dailey reviewed the report with the Board and there were no questions or
189 comments.

190
191 Mr. Keipper asked Mr. Dailey to follow up with Mr. Wagner on the survey proposals
192 for the Nora Grant wetland area and fence line area regarding trimming back the
193 Brazilian Pepper trees. Mr. Keipper also asked to follow up on the proposal for the
194 vendor that could possibly do the arm cutbacks if allowed by SWFWMD.

195
196 **F. District Counsel**

197
198 Mr. Eckert provide updates on the legislative session regarding two proposed bills
199 with changes to sovereign immunity and a supervisor recall process.

200
201 Mr. Eckert asked the Board if they had any questions or comments. The Board
202 had none.

203
204 **G. District Manager**

205
206 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
207 or comments.

208
209 Mr. Dailey reminded the Board that the next meeting will be on Tuesday, March
210 24, 2026, at 6:30 pm at the clubhouse.

211
212 Mr. Dailey asked the Board if they had any other questions or comments. The
213 Board had none.

214
215
216 **Fifth Order of Business** **Consideration of Resolution 2026-02,**
217 **Notice of 2026 General Election**

218
219 Mr. Dailey presented Resolution 2026-02, Notice of 2026 General Election to the
220 Board for consideration.

221
222 Mr. Dailey stated that Seat 1 held by Mr. Hoefle, Seat 2 held by Mr. Mouradian,
223 and Seat 5 held by Mr. Keipper, will be up for election in November and that this resolution
224 request that the Hillsborough County Supervisor of Elections conduct the District's
225 General Elections and authorizes a notice for the qualifying period while will commence
226 on noon on June 8, 2026, and close at noon on June 12, 2026.

227
228

229 On a motion by Mr. Mouradian seconded by Mr. Keipper, with all in favor, the Board
230 approved Resolution 2026-02, Notice of 2026 General Election for, Spring Lake
231 Community Development District.

232
233

234 **Sixth Order of Business**

Supervisor Requests

235

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

237

238 Mr. Mouradian asked if there were any issues with the pedestrian gate on
239 Summerfield Blvd. Mr. Horan stated none that he was aware of at this time.

240

241 Mr. Dailey asked if there were any additional Supervisors Requests and there were
242 none.

243

244

245 **Seventh Order of Business**

Adjournment

246

247 On a motion by Mr. Kidwell seconded by Mr. Hoefle with all in favor, the Board adjourned
248 the meeting at 7:42 p.m., for Spring Lake Community Development District.

249

250

251

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253


Secretary/Assistant Secretary

Warren Keipper
Warren Keipper (Mar 25, 2026 14:47:13 EDT)
Chairman/ Vice Chairman






2026-02-24 - Spring Lake CDD - Meeting Minutes

Final Audit Report

2026-03-25

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