

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, March 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
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

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 6:33 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.

46 Ms. Rand addressed the Board regarding concerns about communication gaps
47 and equitable treatment of the shared irrigation system between the District and HOA.
48 Ms. Rand stated that the meeting between ASI Landscapes, PSA Horticultural and the
49 HOA irrigation vendor was never scheduled.

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51 Mr. Dailey stated he followed up with Mr. Picciano with PSA Horticultural and he
52 apologized for not including the HOA irrigation vendor on the site inspection in March.
53 Ms. Rand stated that they need to have this meeting as soon as possible and that the
54 new point of contact will be Duval Landscape Maintenance. Mr. Keipper asked Mr. Dailey
55 to coordinate the meeting between the HOA vendor Duval Landscape Maintenance and
56 ASI Landscapes to happen no later than the end of next week. Mr. Dailey stated he will
57 send an email this evening and get a date for the meeting as soon as possible.

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59 The Board discussed the need to establish a formal agreement with the HOA for
60 the maintenance of the shared irrigation system and wells under the SWFWMD water use
61 permit.

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63 Mr. Richards addressed the Board regarding the midge flies around the lake and
64 that they were the worst since he has lived here on the lake. Mr. Richards asked what the
65 Board was going to do to address this issue. Mr. Richards also asked what the Board had
66 done with the lake treatments that may have caused this issue to get worse.

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68 The Board stated that the current vendor no longer provides midge fly treatments
69 and that they did request proposals from other vendors for treatments, but they were three
70 to four times the current price they had been paying. The Board stated that as an
71 alternative to the treatments they stocked the lake twice in the past two years with fish
72 recommended to address the issue. The Board explained that once the midge flies are
73 swarming it is too late to treat them so the fish would be the best option. The Board stated
74 that there has been no change in treatment of the lake water and that it is in good
75 condition.

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

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81 **Third Order of Business** **Consent Agenda Items/Business**
82 **Administration**

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84 Mr. Dailey asked if the Board had any questions regarding the consent agenda
85 items. There were none. Mr. Dailey stated that Mr. Keipper provided him with some minor
86 grammar changes to the minutes prior to the meeting that he corrected.

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88 **On a motion by Mr. Agard seconded by Mr. Kidwell, with all in favor, the Board approved**
89 **the consent agenda items as presented, for Spring Lake Community Development**
90 **District.**

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Fourth Order of Business

Staff Reports

A. Aquatic Services

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

B. Landscape Inspection Services

Mr. Dailey reviewed the PSA Horticultural inspection report which had a score of 31 and there were no questions or comments.

C. Landscape Services

Mr. Myers provided the following updates:

- The irrigation zone map is in progress, and they should have the townhomes controller done this week.
- They have treated turf weeds and started weekly services back.
- The annuals will go in by next week.

Mr. Keipper asked that Mr. Myers provide a written response to the PSA Horticultural report in the months it is done.

Mr. Keipper asked Mr. Myers to include the controller A HOA zones and their runtimes in the irrigation inspection reports for better transparency.

Mr. Dailey presented the ASI Landscapes proposals to the Board for consideration.

On a motion by Mr. Kidwell seconded by Mr. Keipper, with all in favor, the Board approved the ASI Landscapes proposals #148974 for turf replacement at Lake Lucaya Drive and Spring Point Circle for \$14,230.00, #149445 for a stump removal in the park for \$568.34, #152447 for irrigation retro fit for the park sod project for \$1,835.78, and #153409 for Winter frost cutbacks for \$3,975.00, for Spring Lake Community Development District.

The Board asked Mr. Myers for updated proposals to reduce the number of mulch beds along Summerfield Boulevard and replace them with either sod or some type of ground cover option.

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

D. Field Management Services

Mr. Horan provided the following updates:

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- He is working on a proposal from Don Bell Signs to repair the monument sign.
- He stated the proposal for the concrete work for the park is on the agenda.
- He stated that he is working on the banner posts, noting the installation of stronger, reinforced posts to handle larger banners.
- He also addressed a mold infestation issue that was resolved using gummy worms' treatment.

Mr. Keipper asked Mr. Horan to provide Mr. Dailey with the drawing he did for the concrete proposal so it can be added to the proposal.

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

E. District Engineer

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

Mr. Wagner stated that the current SWFWMD water use permit cannot be assigned to the District only or split unless the District acquires the HOA-owned well in the townhome area through transfer of ownership or an easement. Mr. Wagner explained that the District is the primary party listed on the permit and the HOA is the secondary party. Mr. Wagner stated that as of today the permit is shared by both parties.

Mr. Wagner presented the proposal from MRIC Spatial, LLC for surveying the Nora Grant wetland line staking and the south property line staking. Mr. Wagner stated you can add permanent witness posts in the wetland for an extra \$1,000.00. Mr. Wagner also stated that there are some difficulties with trying to stake the south property line due to the homeowner's fences.

The Board discussed the various survey options, pricing and timing to complete the process so they can address the Brazilian Pepper tree removal. The Board asked Mr. Wagner to review the proposal with Mr. Horan and see what the best options would be to address what they want to accomplish.

The Board also discussed looking to see if the county has a copy of the survey they may have done for the school project.

<p>On a motion by Mr. Keipper seconded by Mr. Kidwell, with all in favor, the Board approved the MRIC Spatial, LLC proposal for surveying and staking of the Nora Grant wetland and South property not-to-exceed \$4,000.00, for Spring Lake Community Development District.</p>
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F. District Counsel

Mr. Eckert provided updates on two bills from the legislative session that were approved pending execution by the Governor regarding increases to sovereign immunity and the recall process for CDD supervisors.

Mr. Eckert 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, April 28, 2026, at 6:30 pm at the clubhouse.

Mr. Dailey stated that at the April meeting he would be presenting the proposed fiscal year 2027 budget and that the Board had already directed to keep the operations and maintenance assessments the same for next year.

Mr. Kidwell asked about the status of the Egis insurance claim check for the adjusted amount owed to the District from the irrigation well claim. Mr. Dailey stated the check was for \$8,886.00 and was deposited on March 11, 2026.

Mr. Dailey stated that he made a formal request to the HOA for access and use of the dumpster at the clubhouse at the direction of the Board from the February meeting.

Mr. Dailey stated that he received a response from Mr. Giammugnami and that the HOA Board approved granting the District access to the dumpster at a cost of \$175.00 per month noting that this access is limited strictly to routine, bagged trash generated from park maintenance and similar activities. Disposal of oversized items, construction debris, or bulk materials is not permitted, as these items will require alternative disposal methods. If the HOA incurs any overage or additional charges from their waste management provider because of improper use, those charges will be passed through to the District. Any continued misuse may also result in revocation of dumpster access. The Board discussed the fee, disposal of items and drafting of an agreement.

225 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with Mr. Agard abstaining due to a
226 voting conflict (Exhibit A) and with the remaining Supervisors all in favor, the Board agreed
227 to the Lucaya Lake Club HOA proposal for use of the dumpster for \$175.00 per month
228 with the HOA drafting the usage agreement for review by District Counsel prior to
229 execution, for Spring Lake Community Development District.

230 Mr. Dailey and Mr. Agard stated there is Form 8B Memorandum of Voting Conflict
231 for Local Public Officers on file with the District stating he is abstaining from the vote
232 to avoid the appearance of a conflict due to my service on the Board of Directors of
233 the Lucaya Lake Club Homeowners Association, Inc.

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235 Mr. Dailey stated that the HOA is asking for reimbursement of a fiber internet line that
236 was cut by ASI Landscapes when they installed the sod for the Sea Foam entrance
237 area for \$721.44. Mr. Dailey stated this was turned over to Mr. Amarosa to address
238 payment with the Frontier directly. Mr. Dailey stated that this is the responsibility of
239 ASI Landscapes so either they will handle this directly with the Frontier or the District
240 would need to pay for the damage and then be reimbursed by ASI Landscapes.

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

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246 **Fifth Order of Business** **Consideration of Layers Asphalt**
247 **Proposal**

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249 Mr. Dailey presented the proposal from Layers Asphalt to the Board for
250 consideration.

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252 Mr. Horan stated they can complete all the work that is required for the park area.
253 The Board asked Mr. Horan to coordinate with ASI Landscapes regarding the timing with
254 the irrigation improvements.

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256 **On a motion by Mr. Kidwell seconded by Mr. Agard, with all in favor, the Board approved**
257 **the Layers Asphalt proposal for the park area concrete for \$4,150.00, for Spring Lake**
258 **Community Development District.**

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261 **Sixth Order of Business** **Consideration of PSA Proposal for**
262 **Landscape Inspection Services**

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264 Mr. Dailey presented the PSA proposal for Landscape Inspection Services to the
265 Board for consideration.

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267 Mr. Dailey stated this proposal is to start on April 1, 2026 and go through
268 September 30, 2027 at \$900.00 per inspection on a bi-monthly basis up to six per year.
269 Mr. Dailey stated this was a \$25.00 increase per inspection from the current fee.

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271 **On a motion by Mr. Agard seconded by Mr. Keipper, with all in favor, the Board approved**
272 **the PSA proposal for Landscape inspection services for \$900.00 per inspection for up to**
273 **six inspections per year starting on April 1, 2026 and ending on September 30, 2027, for**
274 **Spring Lake Community Development District.**

275 **Seventh Order of Business** **Supervisor Requests**

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

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280 **Eighth Order of Business** **Adjournment**

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282 On a motion by Mr. Hoefle seconded by Mr. Kidwell with all in favor, the Board adjourned
283 the meeting at 8:34 p.m., for Spring Lake Community Development District.

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Secretary/Assistant Secretary


Warren C Keipper (May 4, 2026 09:49:45 EDT)

Chairman/ Vice Chairman







2026-03-24 - Spring Lake CDD - Meeting Minutes

Final Audit Report

2026-05-04

Created:	2026-04-29
By:	Eric Dailey (edailey@halifax-solutions.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmHbgDx-C7EJm6UE_AZnFWEjLiubdXLUx

"2026-03-24 - Spring Lake CDD - Meeting Minutes" History

-  Document created by Eric Dailey (edailey@halifax-solutions.com)
2026-04-29 - 4:34:34 AM GMT- IP address: 68.204.65.41
-  Document emailed to Warren Keipper (seat5@springlakecdd.org) for signature
2026-04-29 - 4:34:55 AM GMT
-  Email viewed by Warren Keipper (seat5@springlakecdd.org)
2026-04-29 - 4:35:17 AM GMT- IP address: 34.202.73.171
-  Signer Warren Keipper (seat5@springlakecdd.org) entered name at signing as Warren C Keipper
2026-05-04 - 1:49:43 PM GMT- IP address: 47.200.173.213
-  Document e-signed by Warren C Keipper (seat5@springlakecdd.org)
Signature Date: 2026-05-04 - 1:49:45 PM GMT - Time Source: server- IP address: 47.200.173.213
-  Agreement completed.
2026-05-04 - 1:49:45 PM GMT