

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, April 28, 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
Steven Horan	Field Services, CorLin Services, LLC
Joe Amarosa	West Coast Regional Manager, ASI Landscapes
Bobby Bybee	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 and there were none.

47 **Third Order of Business**

**Consent Agenda Items/Business
Administration**

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

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**

Staff Reports

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A. Aquatic Services

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

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Mr. Dailey stated he will be working with BDi Engineering to review the scope of services and the SWFWMD permit requirements for the wetland areas before he sends out the request for proposals due to the Stantec contract expiring September 30, 2026.

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

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B. Landscape Services

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Mr. Amarosa introduced Mr. Bybee as the new Account Manager and said that he will be working with Mr. Myers as they transition the property over the next few months.

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Mr. Amarosa provided the following updates:

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- The irrigation zone map is in progress, and they will have it completed soon.
- The irrigation inspection will be done by Wednesday.
- They will work on proposals for valve box replacements by the new traffic light, mulch bed reductions, and entrance sod and plant replacements.

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The Board had no further questions for Mr. Amarosa and Bybee, so they left the meeting.

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D. Field Management Services

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Mr. Horan provided the following updates:

- 93 • He is looking for a new vendor for the park concrete project as Layers has
94 stopped responding to emails and calls.
95 • He has made additional repairs to the Blue Pacific fence.
96 • He has concerns about the tree limbs on the Blue Pacific fence and asked
97 about getting proposal to trim them up.
98 • He stated he has concerns about the drainage behind the homes on Blue
99 Pacific due to the new drainage swale being installed for the new
100 development.

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102 The Board asked Mr. Eckert to review the Blue Pacific license agreements to
103 determine who is responsible for trimming the District trees off the fence before
104 moving forward with requesting any proposals.

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106 Mr. Dailey presented the proposal from Don Bell Signs to the Board for
107 consideration.

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109 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
110 the proposal from Don Bell Signs to install a new cabinet with back-lit channel letters to
111 replace the current sign and re-attach to the monument including engineering fees for
112 \$5,787.00, for Spring Lake Community Development District.

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

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117 **E. District Engineer**

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

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122 Mr. Dailey stated they are waiting for the final completed survey documents.

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

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127 **F. District Counsel**

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129 Mr. Eckert stated he had no report or updates at this time for the Board.

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

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134 **G. District Manager**

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

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139 Mr. Dailey reminded the Board that there is no May meeting, and the next meeting
140 will be on Tuesday, June 23, 2026, at 6:30 pm at the clubhouse.

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142 Mr. Dailey stated he has some calls and emails about rats near the wetlands and
143 was working on proposals to bring to the June meeting.

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

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149 **Fifth Order of Business** **Presentation of FY 2027 Proposed**
150 **Budget**

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152 Mr. Dailey presented the FY 2027 Proposed Budget to the Board for consideration.

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154 Mr. Dailey stated he was able to reduce some expenses and reallocate an
155 additional \$11,859.00 to the Reserve Fund along with keeping the overall budget the
156 same and with no increase in assessments for next fiscal year.

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158 Mr. Dailey asked the Board if there were any questions or comments, and there
159 were none.

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162 **Sixth Order of Business** **Consideration of Resolution 2026-03,**
163 **Approving Proposed Budget for FY**
164 **2027 and Setting the Public Hearing**

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166 Mr. Dailey presented Resolution 2026-03, Approving the Proposed Budget for FY
167 2027 and Setting the Public Hearing to the Board for consideration.

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169 On a motion by Mr. Keipper seconded by Mr. Mouradian, with all in favor, the Board
170 approved Resolution 2026-03, Approving the Proposed Budget for FY 2027 and Setting
171 the Public Hearing for July 28, 2026 at 6:30 p.m. at the Lake Lucaya Clubhouse located
172 at 11305 Lake Lucaya Drive, Riverview, FL 33579, for Spring Lake Community
173 Development District.

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176 **Seventh Order of Business** **Consideration of FY 2024-2025 Audit**

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178 Mr. Dailey presented the FY 2024-2025 Audit to the Board for consideration.

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180 Mr. Dailey stated this was a clean audit and there were no findings.

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182 On a motion by Mr. Kidwell seconded by Mr. Hoefle, with all in favor, the Board approved
183 the Fiscal Year 2024-2025 Audit, for Spring Lake Community Development District.

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Eighth Order of Business

Presentation of Registered Voter Count

Mr. Dailey presented the registered voter count for the Spring Lake Community Development District, stating it was 1894 as of April 15, 2026.

Ninth Order of Business

Supervisor Requests

Mr. Dailey asked if there were any Supervisor Requests.

Mr. Kidwell stated that if the residents around the lake want to have midge fly treatment done, then the Board should consider a special assessment for them.

Mr. Keipper suggested that the Board consider adding an agenda item when Mr. Rand has HOA topics related to the District to discuss at meetings instead of bringing it up under the Audience Comment section due to the three-minute time limit. Mr. Keipper stated he can work with Ms. Rand and Mr. Dailey to come up with a process for her to request topics be added to the agenda with review and approval by the Chairman.

The Board agreed this was a good approach and would also allow the community to know when they will be discussing these topics and taking any action if necessary.

Mr. Mouradian asked Mr. Dailey if there were any community issues that have come up since the last meeting. Mr. Dailey stated that he has some calls and emails about the rats around the wetland but that was all.

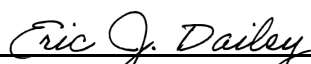
Mr. Mouradian asked about the opportunity to rent out the park area to generate revenue for the District.


Mr. Dailey and Mr. Eckert explained this is an option, but you would need to go through a public hearing to set rates for renting it. Mr. Dailey stated the other issue is how do you manage the rental and enforce the policies without staff onsite. The Board also discussed the potential parking issues with renting since they already have parking issues now around the park from resident usage.

Tenth Order of Business

Adjournment

On a motion by Mr. Hoefle seconded by Mr. Agard with all in favor, the Board adjourned the meeting at 7:25 p.m., for Spring Lake Community Development District.


Secretary/Assistant Secretary


Warren C Keipper (Jun 25, 2026 06:54:44 EDT)
Chairman/ Vice Chairman







2026-04-28 - Spring Lake CDD - Meeting Minutes

Final Audit Report

2026-06-25

Created:	2026-06-24
By:	Eric Dailey (edailey@halifax-solutions.com)
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-  Document created by Eric Dailey (edailey@halifax-solutions.com)
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-  Document emailed to Warren Keipper (seat5@springlakecdd.org) for signature
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-  Signer Warren Keipper (seat5@springlakecdd.org) entered name at signing as Warren C Keipper
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