

**SPRING LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 4, 2020**

**SPRING LAKE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 4, 2020 at 11:30 a.m.**

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

<b>District Board of Supervisors</b>	Chair Vice-Chairmen Supervisor Supervisor Supervisor	Jim Harvey Greg Meath Vacant Troy Simpson Warren C. Keipper
<b>District Manager</b>	Meritus	Brian Lamb Debby Nussel
<b>District Attorney</b>	HoppingGreen & Sams, P.A.	Jere Earlywine Katie Ibarra
<b>District Engineer</b>	Landmark Engineering	E. Everett Morrow

***All cellular phones and pagers must be turned off while in the meeting room***

The public hearing/meeting will begin at **11:30 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time but will consider the comments presented as the agenda progresses. After the public hearing the regular meeting will proceed to the eighth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The ninth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section will be **Staff Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The final section is called **Supervisor Requests and Audience Questions, Comments and Discussion Forum**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's need and where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-700, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, or 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

August 4, 2020

Board of Supervisors  
**Spring Lake Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, August 4, 2020 at 11:30 a.m.** via teleconference: Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2021 Budget
  - E. Consideration of Resolution 2020-05; Adopting Fiscal Year 2021 Budget..... Tab 01 Page 04
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-06; Levying O&M Assessments..... Tab 02 Page 17
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Acceptance of CDD Board Resignation-Michelle Grey ..... Tab 03 Page 49
  - B. Consideration of Resolution 2020-07; General Election, November 2020..... Tab 04 Page 50
  - C. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule ..... Tab 05 Page 53
  - D. Discussion on Emerald Pond Enhancements ..... Tab 06 Page 55
  - E. Discussion on Pump Proposal ..... Tab 07 Page 59
  - F. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting Minutes May 5, 2020 ..... Tab 08 Page 63
  - B. Consideration of Operation and Maintenance Expenditures April 2020 ..... Tab 09 Page 69
  - C. Consideration of Operations and Maintenance Expenditures May 2020..... Tab 10 Page 106
  - D. Consideration of Operations and Maintenance Expenditures June 2020..... Tab 11 Page 144
  - E. Review of Financial Statements Month Ending June 30, 2020 ..... Tab 12 Page 187
- 9. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager..... Tab 13 Page 200
    - i. Field Inspection Report
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,  
Debbly Nussel