

**SPRING LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 2, 2021**

**SPRING LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**FEBRUARY 2, 2021 at 6:30 P.M**  
The Veranda at Lucaya Lake  
11301 Lake Lucaya Drive, Riverview, FL 33579

<b>District Board of Supervisors</b>	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Warren C. Keipper Ruth Brown William Kidwell Chrissy Nieves Thomas Bigelow
<b>District Manager</b>	Meritus	Rick Reidt Brian Lamb
<b>District Attorney</b>	HoppingGreen & Sams, P.A.	Jere Earlywine Katie Ibarra
<b>District Engineer</b>	Johnson Engineering, INC	Phil Chang

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

The meeting will begin at **6:30 p.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.

February 2, 2021

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, February 2, 2021 at 6:30 pm.** at the Veranda at Lucaya Lake located at 11301 Lake Lucaya Drive Riverview FL, 33579. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** 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. STAFF REPORTS**
  - A. District Counsel ..... Tab 01 Page 04
    - i. Quit Claim Bill of Sale – Phase 1A Tract I*
    - ii. Special Warranty Deed – Phase 1A Tract I*
  - B. District Engineer ..... Tab 02 Page 15
    - i. Lake Lucaya Drive Sidewalk Drainage Overflow*
  - C. District Manager ..... Tab 03 Page 20
    - i. Action Item List*
    - ii. Brightview Irrigation Report*
- 4. BUSINESS ITEMS**
  - A. Discussion on Cost Share Agreement with HOA for Maintenance Services ..... Tab 04 Page 26
  - B. Discussion on Landscaping Enhancements ..... Tab 05 Page 36
  - C. Discussion on Cardno Wetland Mitigation ..... Tab 06 Page 45
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting January 5, 2021 ..... Tab 07 Page 48
  - B. Consideration of Operations and Maintenance Expenditures December 2020 ..... Tab 08 Page 54
  - C. Review of Financial Statements Month Ending December 31, 2020 ..... Tab 09 Page 93
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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,  
Rick Reidt  
District Manager