

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 5, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

October 5, 2021 at 6:30 P.M

The Clubhouse at Lucaya Lake

11301 Lake Lucaya Drive, Riverview, FL 33579

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Warren C. Keipper Ruth Brown William Kidwell Chrissy Nieves Thomas Bigelow
District Manager	Meritus	Rick Reidt Brian Lamb
District Attorney	HoppingGreen & Sams, P.A.	Michael Eckert
District Engineer	Johnson Engineering, INC	Phil Chang

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

The regular meeting will begin at **6:30 p.m.** with **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 sixth 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 seventh 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 eighth 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 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.

October 5, 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, October 05, 2021 at 6:30 pm. at the Clubhouse 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. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. STAFF REPORTS**

- A. District Engineer Tab 01 Page 04
 - i. *Easement Buffer Presentation*
- B. District Counsel Tab 02 Page 22
 - i. *Consideration of Blue Pacific Fence & Landscaping License Agreement- Draft Copy*
- C. District Manager Tab 03 Page 39
 - i. Action Item List

4. BUSINESS ITEM

- A. Discussion on Lake and Dock Draft Rules Tab 04 Page 41
- B. Consideration of Motorized Vessel Registration Tab 05 Page 61

5. CONSENT AGENDA

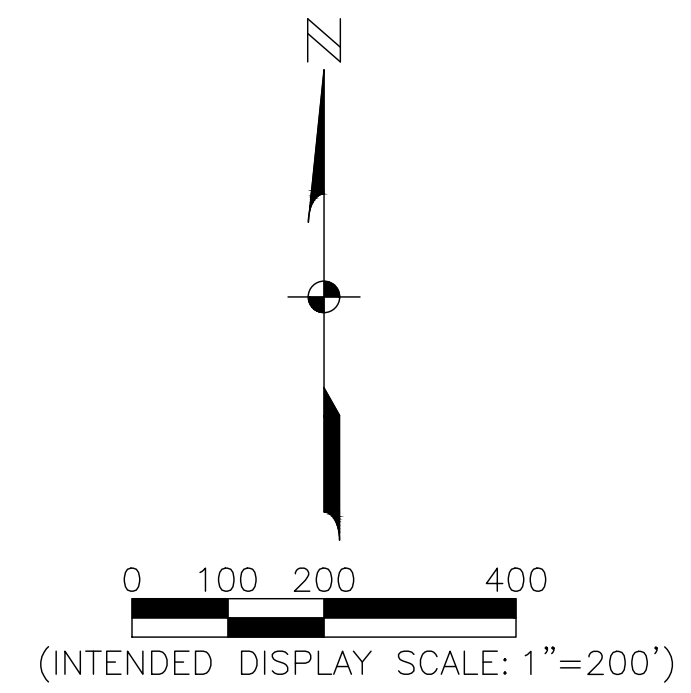
- A. Consideration of Minutes of the Board of Supervisors Special Meeting August 24, 2021 Tab 06 Page 63
- B. Consideration of Minutes of the Board of Supervisors Regular Meeting September 7, 2021. Tab 07 Page 66
- C. Consideration of Operations and Maintenance Expenditures August 2021 Tab 08 Page 71
- D. Review of Financial Statements Month Ending August 31, 2021 Tab 09 Page 126

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

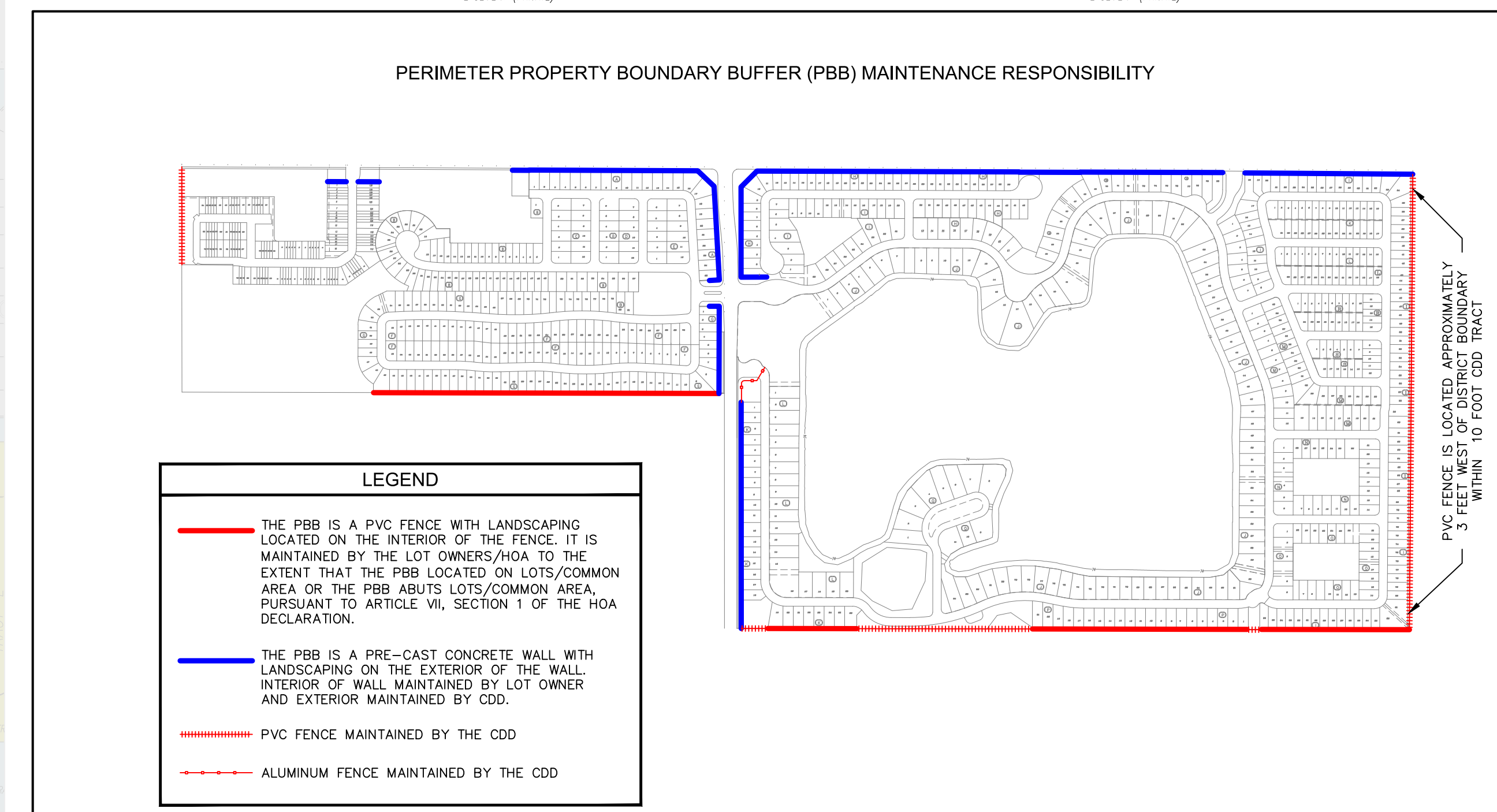
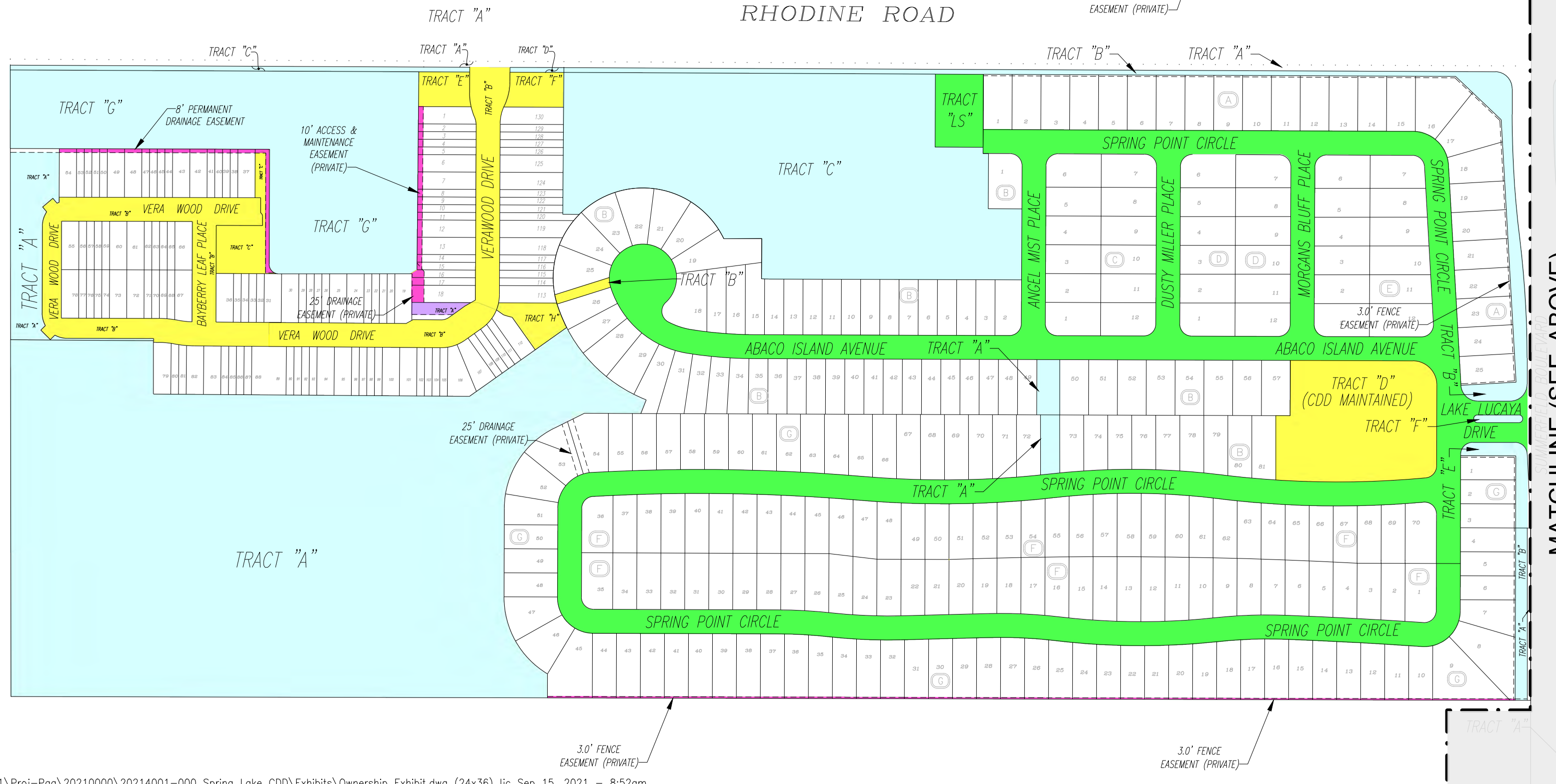
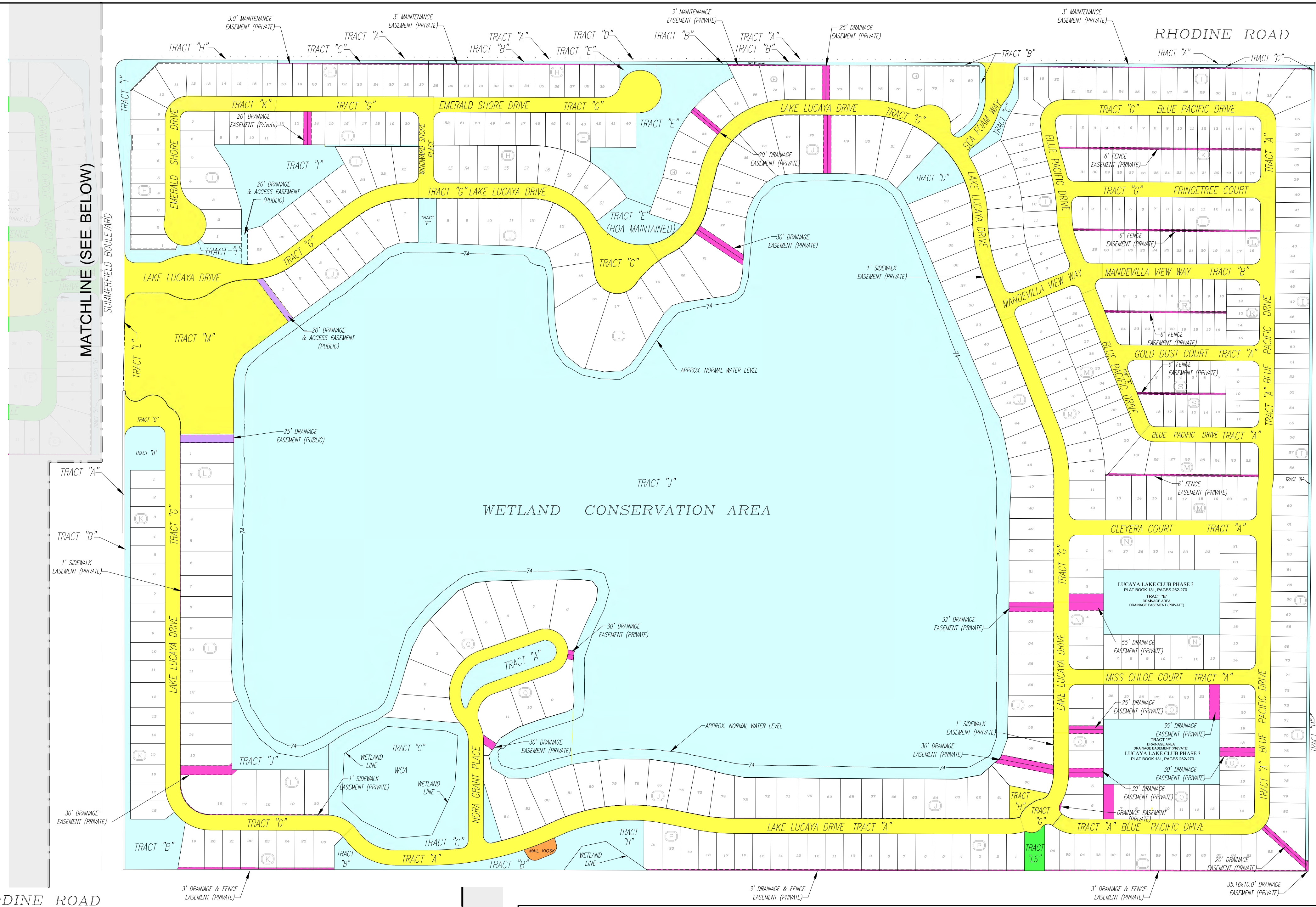
7. ADJOURNMENT

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



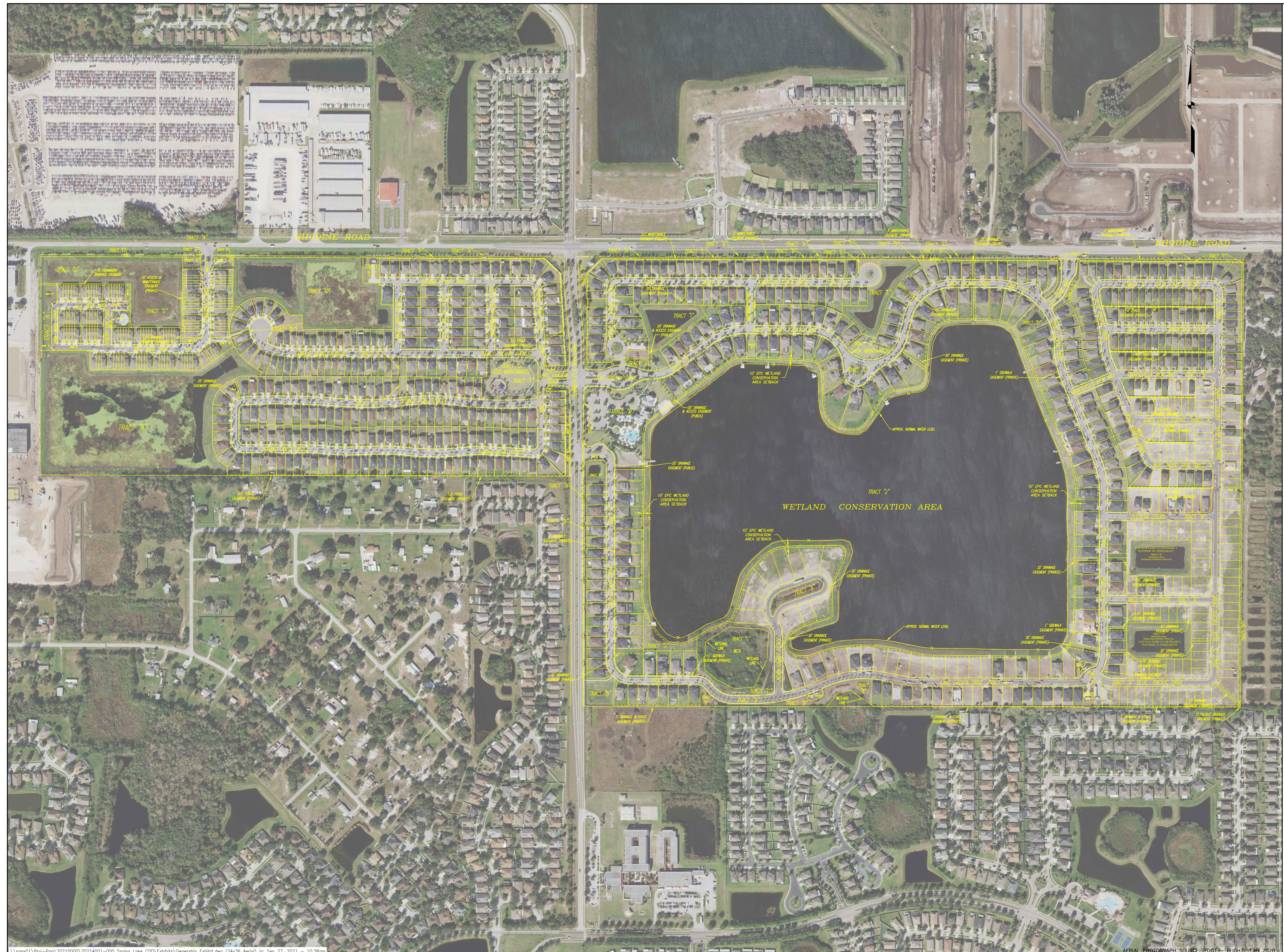
LEGEND	
	PUBLIC RIGHT OF WAY OR PARCEL
	HOA PROPERTY *CDD HAS EASEMENTS OVER ALL HOA ROADS
	CDD PROPERTY
	CDD EASEMENT
	CDD PROPERTY WITH HOA EASEMENT
	HOA PROPERTY WITH CDD EASEMENT **PRIMARY CDD DRAINAGE EASEMENT, NOT ALL CDD DRAINAGE EASEMENTS ARE SHOWN
	BLOCK NUMBER



NO.	DESCRIPTION	DATE

DATE: APRIL 2021
 PROJECT NO. 20214001-000
 FILE NO. 04-31-20
 SCALE: AS SHOWN

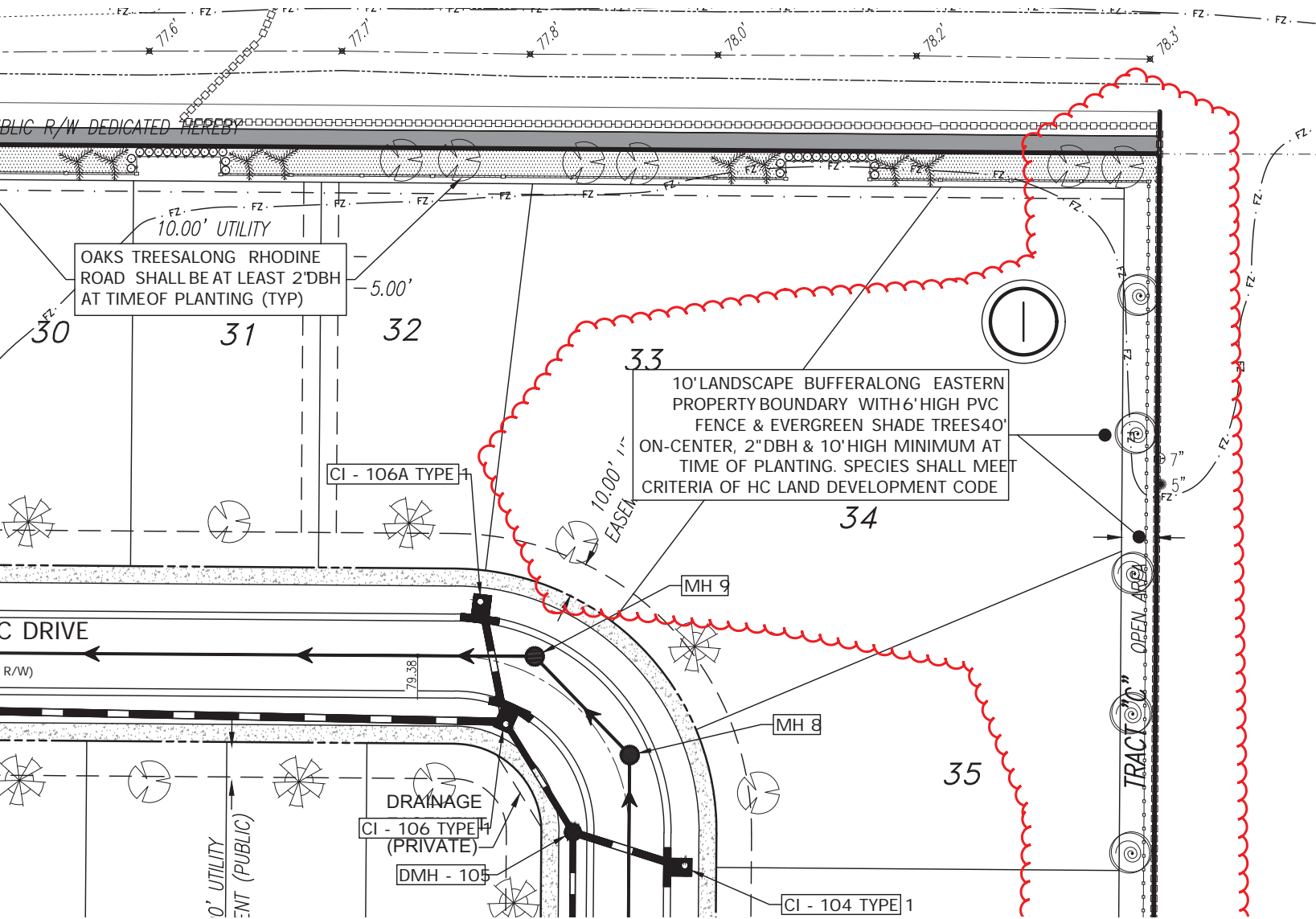
OWNERSHIP MAP



REVISIONS	DESCRIPTION	DATE
NO.		

DATE: SEPTEMBER 2021
PROJECT NO. 20214001-000
FILE NO. 04-31-20
SCALE: N.T.S.

AERIAL OWNERSHIP MAP



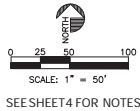
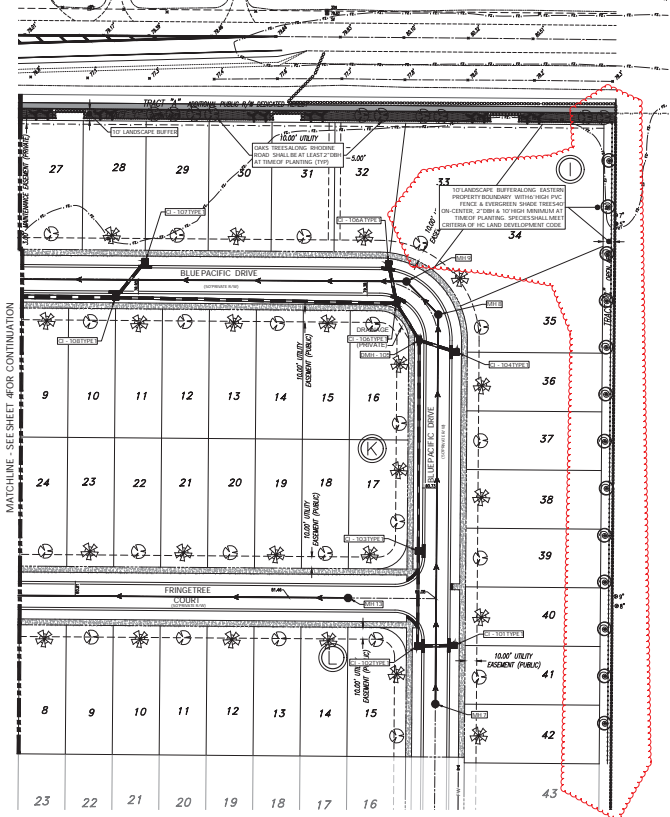
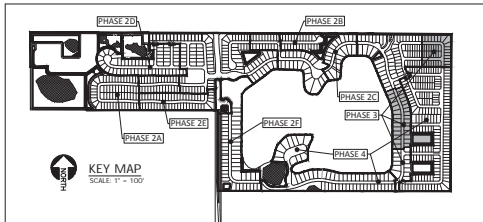
SCALE: 1" = 50'



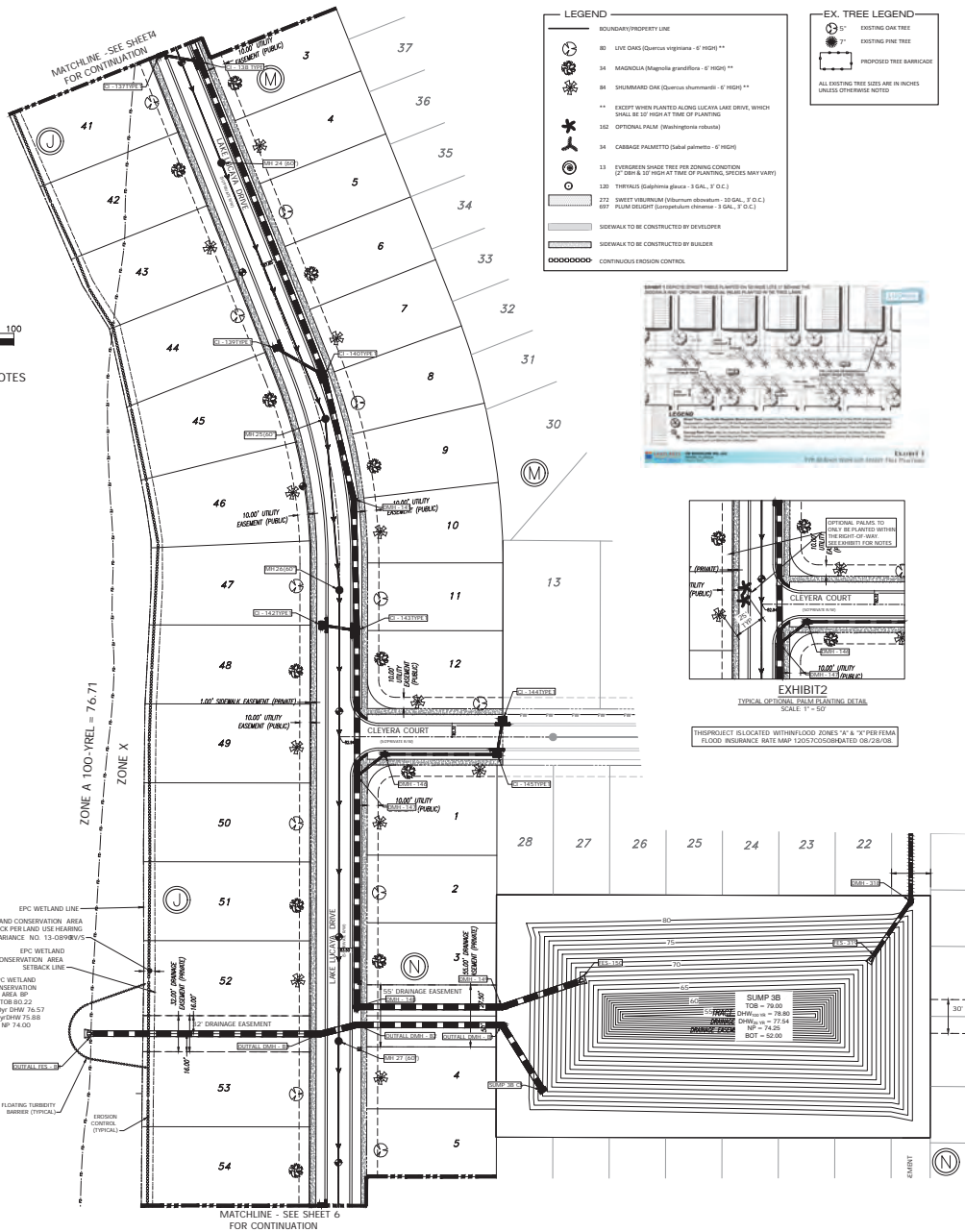
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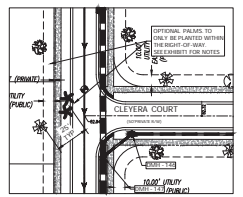
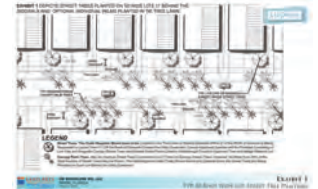


SEESHEET 4 FOR NOTES



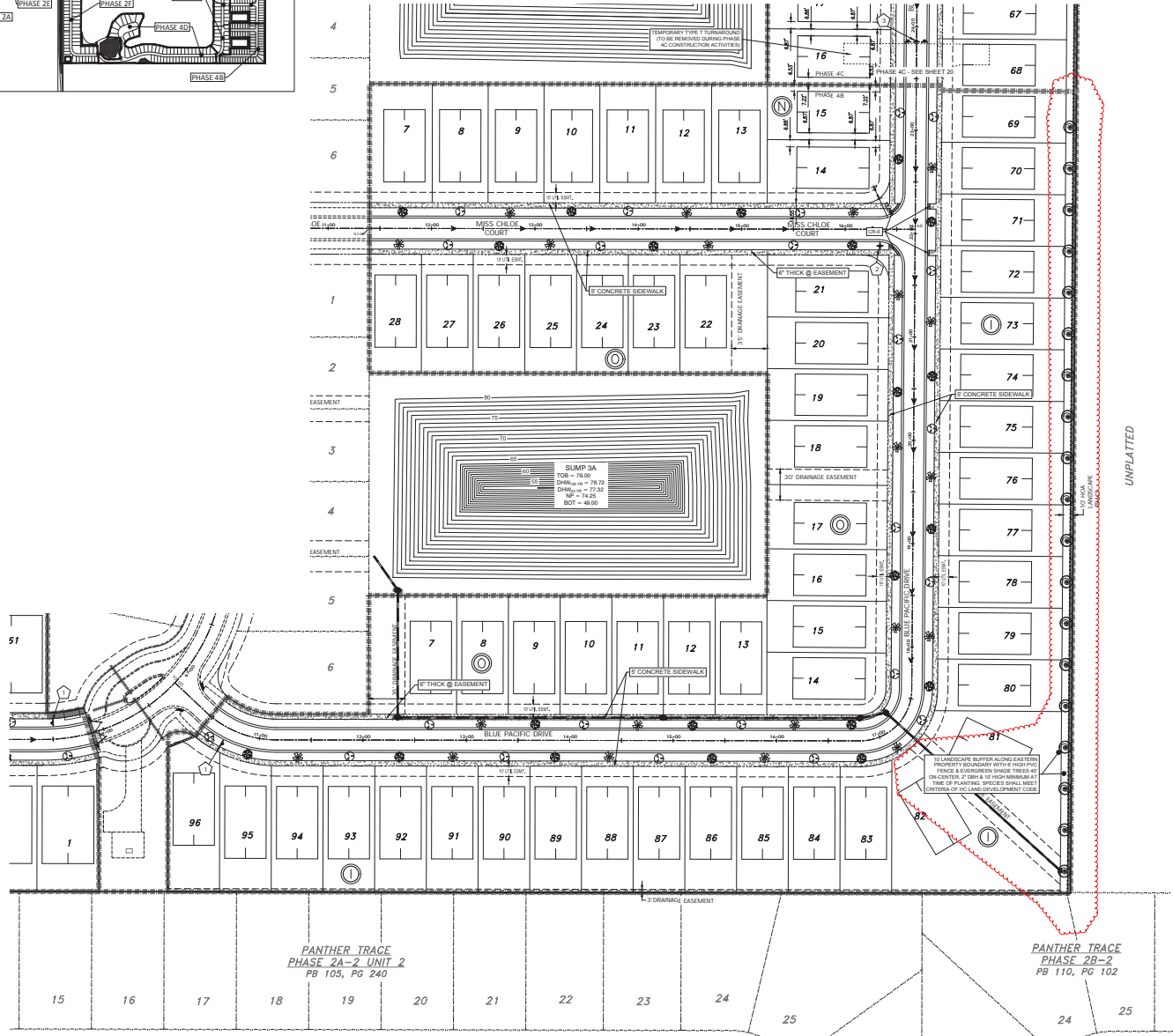
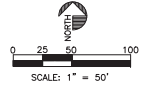
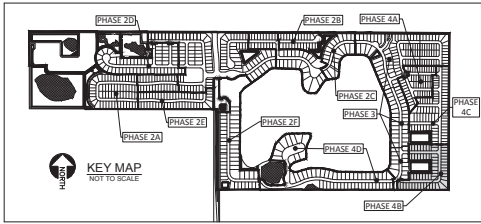
- LEGEND**
- BOUNDARY/PROPERTY LINE
 - 80 LIVE OAKS (*Quercus virginiana* - 6' HIGH) **
 - 84 MAGNOLIA (*Magnolia grandiflora* - 6' HIGH) **
 - 84 SHELLBARK OAK (*Quercus shumardii* - 6' HIGH) **
 - ** EXCEPT WHEN PLANTED ALONG LUCAYA LAKE DRIVE, WHICH SHALL BE 1/2 HIGH AT TIME OF PLANTING
 - 162 OPTIONAL PALM (*Washingtonia robusta*)
 - 84 SARGASSO PALMETTO (*Sabal palmetto* - 6' HIGH)
 - 13 EVERGREEN SHADE TREE (SEE ZONING LOCATION 12' HIGH & 3/4" AT TIME OF PLANTING, SPECIES MAY VARY)
 - 272 THYRIFOLIUM (*Galphimia glabra* - 3 GAL., 1" D.C.)
 - 807 SWEET VIBURNUM (*Viburnum obtusifolium* - 10 GAL., 1" D.C.)
 - 807 PINK EGROTT (*Impatiens capensis* - 3 GAL., 1" D.C.)
 - SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
 - SIDEWALK TO BE CONSTRUCTED BY BUILDER
 - CONTINUOUS EROSION CONTROL

- EX. TREE LEGEND**
- EXISTING OAK TREE
 - EXISTING PINE TREE
 - PROPOSED TREE BARRICADE
- ALL EXISTING TREE SIZES ARE IN INCHES UNLESS OTHERWISE NOTED



THIS PROJECT IS LOCATED WITHIN FLOOD ZONES 'A' & 'X' PER FEMA FLOOD INSURANCE RATE MAP 12057C03010B040208/28/03.

<p>DATE: 2017-03-03 DRAWN BY: JTF CHECKED BY: ECH DATE: 2/16/2018</p>		<p>PROJECT: LUCAYA LAKE CLUB PHASE 3 LOCATION: HILLSBOROUGH COUNTY, FLORIDA PLAN: STREET TREE & LANDSCAPING PLAN</p>	<p>CONTRACT NO.: 2160044</p>
<p>OK Rhodine Road, LLC. 8875 Hidden River Parkway, Suite 150 Tampa, FL 33637 Office (813) 615-1244</p>		<p>LANDMARK Engineering & Surveying Corporation 8615 Palm River Road Tampa, Florida 33619 (813) 821-7841 www.landmark.com</p>	<p>E. EVERETT MOHRWY, No. 30693 PROFESSIONAL ENGINEER</p>



LEGEND

BOUNDARY/PROPERTY LINE

- 21 LIVE OAKS (*Quercus virginiana* - 6' HIGH)
- 21 MAGNOLIA (*Magnolia grandiflora* - 6' HIGH)
- 21 SHREVEARD OAK (*Quercus shumardii* - 6' HIGH)
- 19 EVERGREEN SHADE TREE PER ZONING CONDITION (7' DBH & 12' HIGH AT TIME OF PLANTING, SPECIES MAY VARY)

SIGN LOCATION

- CURB RAMP TYPE - PER FOOT INDEX BOX
- SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
- SIDEWALK TO BE CONSTRUCTED BY BUILDER
- CONTINGUOUS EROSION CONTROL

SIGN DATA

- R2-1 SPEED LIMIT SIGN 25 MPH
- B1-1 STOP SIGN 30" x 30"
- OS STREET SIGN BLUE PACIFIC DRIVE & GOLD DUST COURT
- DM-3 END OF ROAD SIGN WITHIN GARDER (TO BE REMOVED DURING PHASE 4C CONSTRUCTION ACTIVITIES)

THIS PROJECT IS LOCATED WITHIN FLOOD ZONES 'X' & 'Y'. PER FEMA FLOOD INSURANCE RATE MAP 12057C0508H, DATED 08/2006.

- NOTICE -
CROSSWALK / CURB RAMP LOCATIONS ARE CONCEPTUAL AND WILL BE ADJUSTED PER FINALIZED TECO PLANS

UNPLATTED

PANTHER TRACE
PHASE 2A-2 UNIT 2
PB 105, PG 240

PANTHER TRACE
PHASE 2B-2
PB 110, PG 102

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Office (813) 615-1244

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Engineering & Surveying Corporation
8515 Palms Park Blvd | Tampa, Florida 33619
(813) 824-7841 | (813) 824-8781 (fax)
www.lmcc.com | E.B. # 2801-4

LUCAYA LAKE CLUB
PHASES 4A, 4B, 4C & 4D
HILLSBOROUGH COUNTY, FLORIDA

STREET TREE, SIDEWALK & SIGNAGE PLAN PHASE 4B

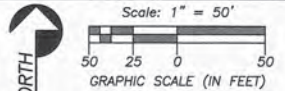
DATE: 2018-04-18
DRAWN BY: JEF
CHECKED BY: JEF
PROJECT NO.: 2180003
Drawing based on: 2180003-01 (REV. 04/18/18) (SHEET 28 OF 28)
Conversion from NAVD83 to NAD83 = +1.60 Feet

E. EVERETT MORROW, No. 39893
PROFESSIONAL ENGINEER

LUCAYA LAKE CLUB PHASE 3

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 131 PAGE: 216



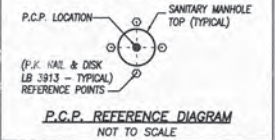
LEGEND

- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT FROM LB 3913
- SET PK NAIL & DISK FROM LB 3913
- FOUND PK NAIL & DISK FROM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
- SET LB 3913 PK NAIL & DISK
- ⤵ POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- - - MATCH LINE
- - - 400'00"00" (R) = RADIAL BEARING TO
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- - - MAINTENANCE EASEMENT
- (J) = BLOCK NUMBER

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

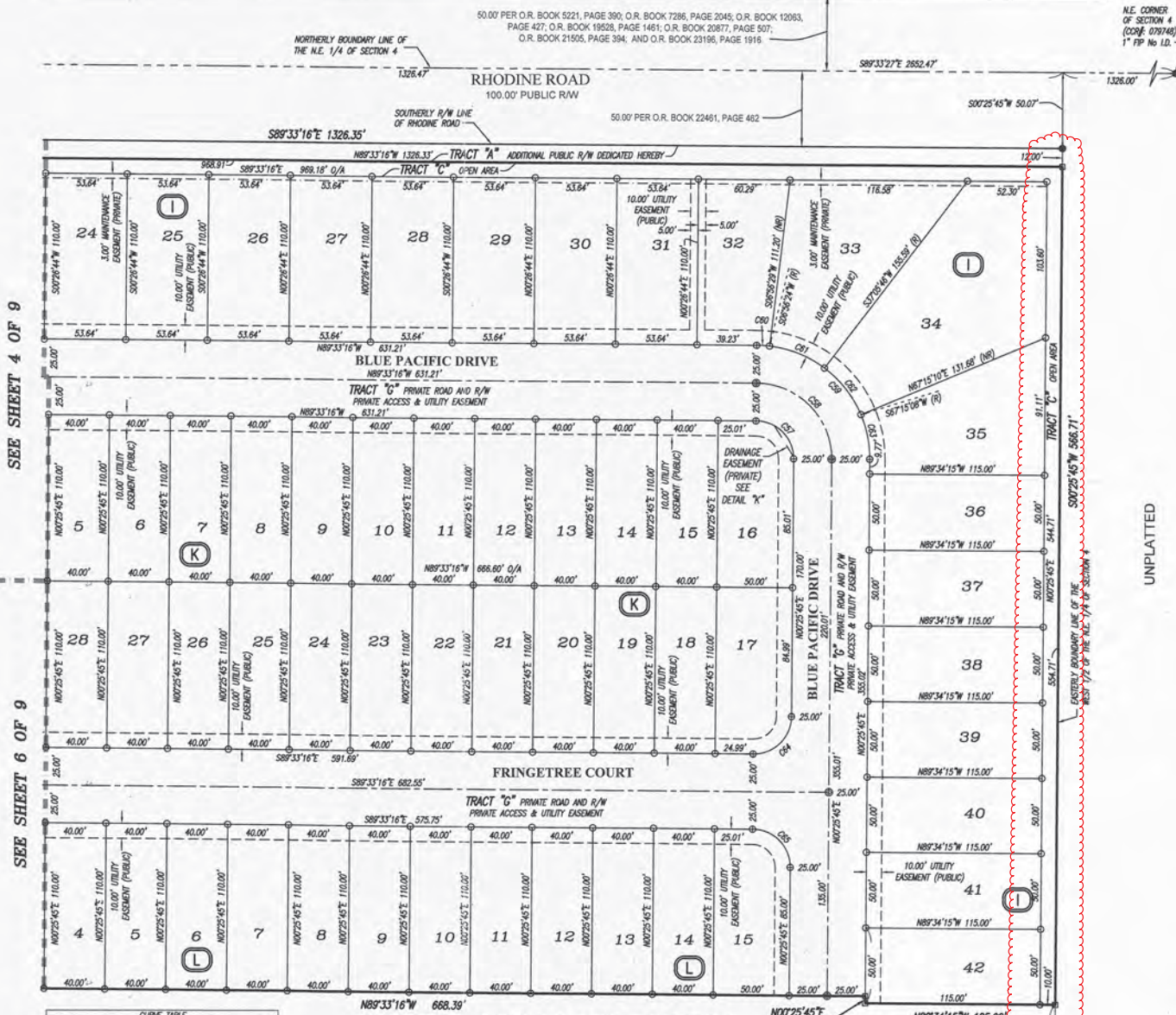
- (NR) = NON-RADIAL
- (R) = RADIAL
- (P) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- CCR = CERTIFIED CORNER RECORD
- D.E. = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FPK = FOUND PK NAIL & DISK
- FNAD = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- HDA = HOMEOWNERS ASSOCIATION
- NAD83 = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- R.M. = REFERENCE MONUMENT
- SEC = SECTION
- SHAD = SET NAIL & DISK LB 3913
- SFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1932 (fax)
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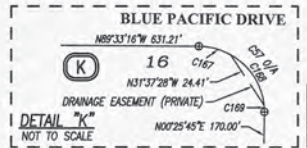


SEE SHEET 4 OF 9

SEE SHEET 6 OF 9

UNPLATTED

Curve	Radius	Delta	Arc Length	Chord	Chord Bearing
C57	25.00'	89°50'01"	33.25'	35.35'	N44°33'46"W
C58	50.00'	89°50'01"	78.53'	70.70'	N44°33'46"W
C59	75.00'	89°50'01"	117.79'	106.05'	N44°33'46"W
C60	75.00'	66°29'40"	8.50'	8.50'	N85°18'26"W
C61	75.00'	37°09'23"	39.47'	39.22'	N87°25'53"W
C62	75.00'	30°09'22"	39.47'	39.02'	N37°49'33"W
C63	75.00'	2°10'37"	30.34'	30.13'	N11°09'34"W
C64	25.00'	90°00'59"	39.28'	35.36'	N45°26'14"E
C65	25.00'	89°39'01"	39.28'	35.35'	N44°33'45"W

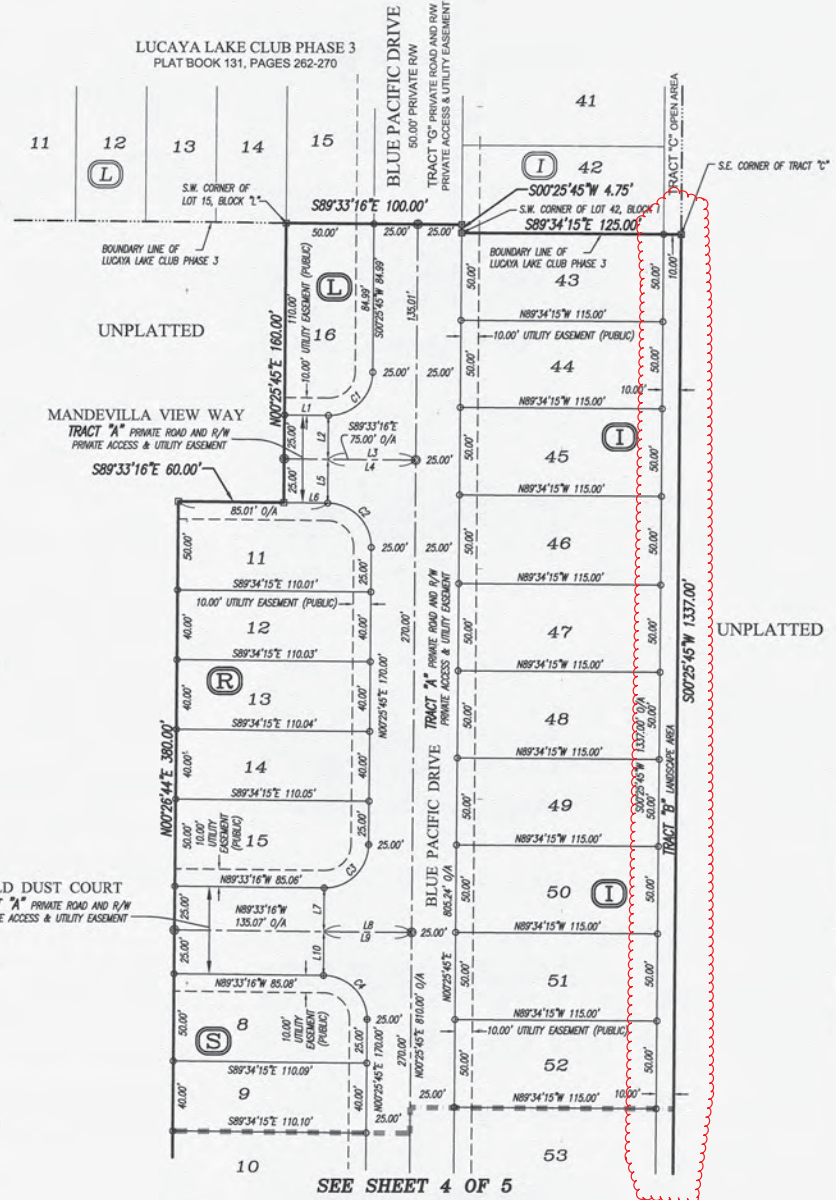
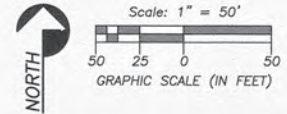


Curve	Radius	Delta	Arc Length	Chord	Chord Bearing
C167	25.00'	28°42'30"	12.53'	12.40'	N78°12'01"W
C168	25.00'	58°26'35"	25.50'	24.41'	N37°37'28"W
C169	25.00'	62°49'50"	1.24'	1.24'	N09°59'13"W

LUCAYA LAKE CLUB PHASE 4C

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 3



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
(UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
 - SET PK NAIL & DISK
PRM LB 3913
 - FOUND PK NAIL & DISK
PRM LB 3913
 - SET 5/8" IRON ROD L3 3913
 - PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK
 - ⤵ POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
 - MATCH LINE
 - RADIAL BEARING TO
MONUMENT
 - UTILITY EASEMENT
 - WALL EASEMENT
 - Ⓜ = BLOCK NUMBER
- (NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
(UNLESS OTHERWISE NOTED)
C/L = CENTERLINE
O/A = OVER ALL
R/W = RIGHT-OF-WAY
CCR = CERTIFIED CORNER RECORD
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION
COMMISSION
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FPK = FOUND PK NAIL
FNAD = FOUND NAIL & DISK
LB = LICENSED BUSINESS
MONUMENT
NADA = HOMEOWNERS ASSOCIATION
NAD83 = NORTH AMERICAN DATUM 1983
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE
R.M. = REFERENCE MONUMENT
SEC = SECTION
SHAD = SET NAIL & DISK LB 3913
SWPMD = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
TYP = TYPICAL

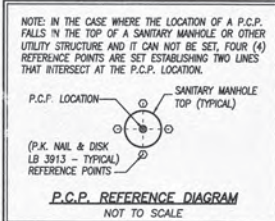
SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

LINE TABLE

Line #	Bearing	Distance
L1	N89°33'16"W	25.00'
L2	S00°26'44"E	25.00'
L3	S89°33'16"E	50.01'
L4	S89°33'16"E	49.99'
L5	N00°26'44"E	25.00'
L6	S89°33'16"E	25.01'
L7	S00°26'44"E	25.00'
L8	S89°33'16"E	50.01'
L9	S89°33'16"E	49.99'
L10	N00°26'44"E	25.00'

CURVE TABLE

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C1	25.00'	90°00'59"	39.28'	35.36'	N45°26'14"E
C2	25.00'	89°59'01"	39.26'	35.35'	N44°33'48"W
C3	25.00'	90°00'59"	39.28'	35.36'	N45°26'14"E
C4	25.00'	89°59'01"	39.26'	35.35'	N44°33'46"W



UNPLATTED

UNPLATTED

SEE SHEET 4 OF 5

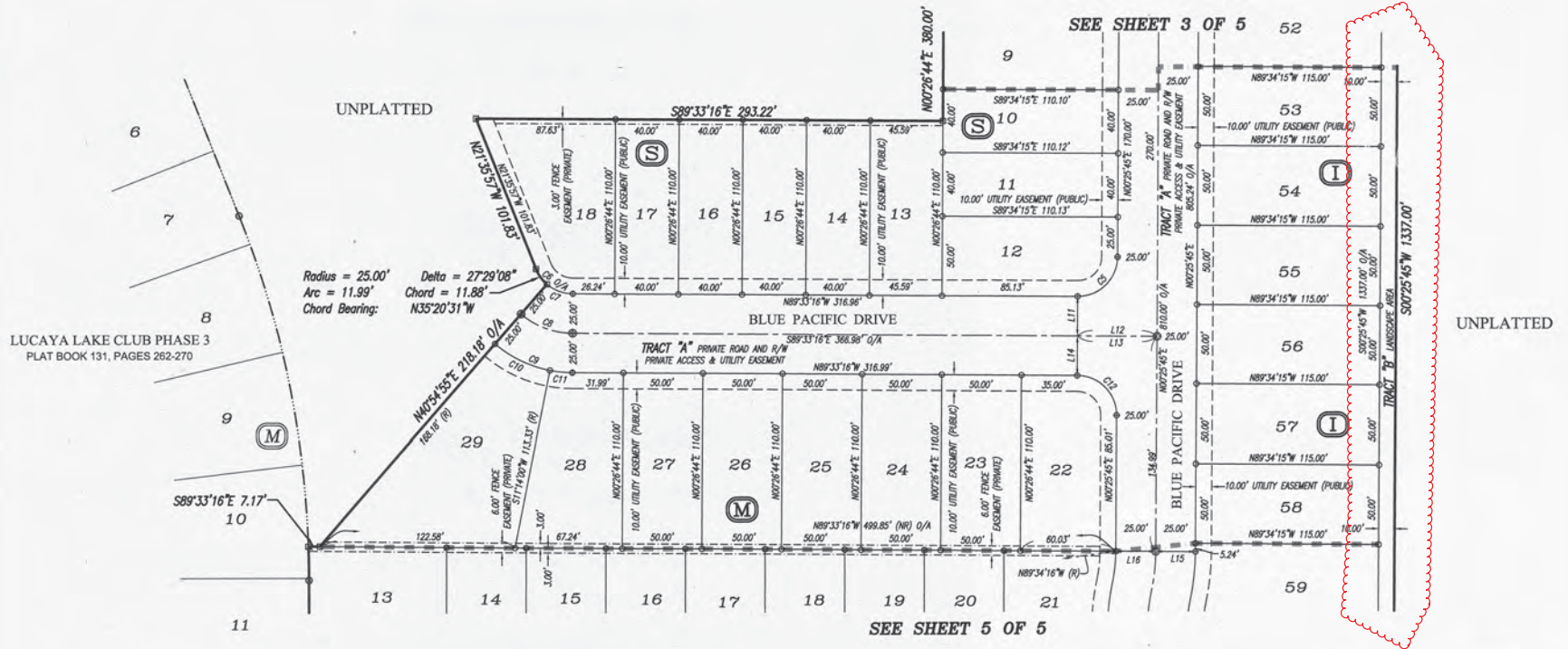
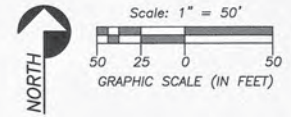
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Engineering & Surveying Corporation

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LUCAYA LAKE CLUB PHASE 4C

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 4

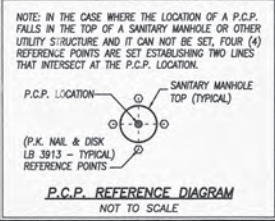


- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
 - SET PK NAIL & DISK FROM LB 3913
 - FOUND PK NAIL & DISK FROM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT
 - SET LB 3913 PK NAIL & DISK
 - — — — — MATCH LINE
 - N00°00'00"E (R) --- RADIAL BEARING TIE
 - - - - - UTILITY EASEMENT
 - - - - - WALL EASEMENT
 - (I) = BLOCK NUMBER

- (NR) = NON-RADIAL
- (R) = RADIAL
- (P) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
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- EPC = ENVIRONMENTAL PROTECTION COMMISSION
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- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FPK = FOUND PK NAIL
- FN+D = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- HOA = HOMEOWNERS ASSOCIATION
- NA83 = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.R. = OFFICIAL RECORDS
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- SEC = SECTION
- SH+D = SET NAIL & DISK LB 3913
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL

LINE #	Bearing	Distance
L11	S00°26'44"W	25.00'
L12	S89°33'16"E	50.01'
L13	S89°33'16"E	49.99'
L14	N00°26'44"E	25.00'
L15	S89°34'18"E	25.00'
L16	S89°34'10"E	25.00'

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
CS	25.00'	90°00'59"	39.28'	35.36'	N45°26'14"E
C6	25.00'	67°57'19"	29.65'	27.94'	S55°34'37"E
C7	25.00'	40°28'10"	17.66'	17.29'	S69°19'11"E
C8	50.00'	40°28'10"	35.32'	34.59'	S69°19'11"E
C9	75.00'	40°28'10"	52.97'	51.88'	S69°19'11"E
C10	75.00'	29°40'54"	38.85'	38.42'	S63°58'33"E
C11	75.00'	10°47'16"	14.12'	14.10'	S84°09'38"E
C12	25.00'	89°59'01"	39.26'	35.35'	N44°33'46"W



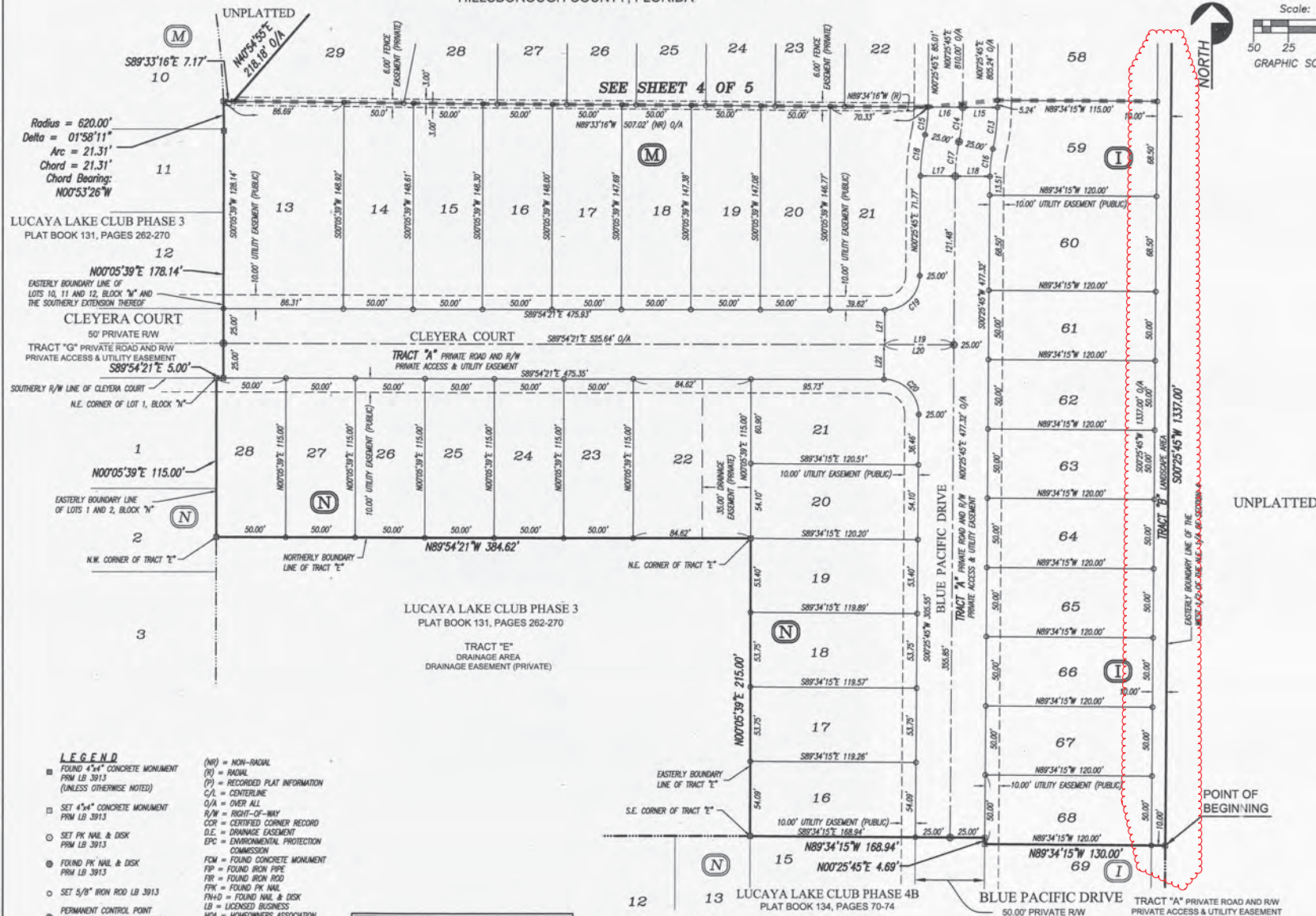
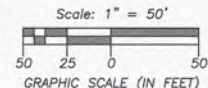
LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. # 9913

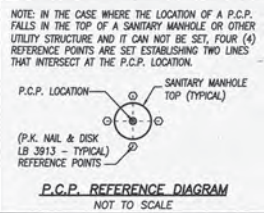
LUCAYA LAKE CLUB PHASE 4C

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 5



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
 - SET PK NAIL & DISK FROM LB 3913
 - FOUND PK NAIL & DISK FROM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
 - ⤵ POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - MATCH LINE
 - 00°00'00" (R) --- RADIAL BEARING TO
 - UTILITY EASEMENT
 - WALL EASEMENT
 - (I) BLOCK NUMBER
- (NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
C/L = CENTERLINE
O/A = OVER ALL
R/W = RIGHT-OF-WAY
COR = CERTIFIED CORNER RECORD
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FR = FOUND IRON ROD
FPK = FOUND PK NAIL
FN+D = FOUND NAIL & DISK
LB = LOCKED BUSINESS
NSA = HOMEOWNERS ASSOCIATION
NAD83 = NORTH AMERICAN DATUM 1983
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PPM = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R.M. = REFERENCE MONUMENT
SEC = SECTION
SH+D = SET NAIL & DISK LB 3913
SWHD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TYP = TYPICAL



Line #	Bearing	Distance
L15	S89°34'18"E	25.00'
L16	S89°34'10"E	25.00'
L17	S89°34'15"E	25.00'
L18	S89°34'15"E	25.00'
L19	S89°54'21"E	49.71'
L20	S89°54'21"E	50.29'
L21	S00°05'39"W	25.00'
L22	N00°05'39"E	25.00'

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C13	150.00'	11°28'42"	30.05'	30.00'	N06°10'06"E
C14	125.00'	11°28'41"	25.04'	25.00'	N06°10'06"E
C15	100.00'	11°28'43"	20.03'	20.00'	N06°10'05"E
C16	100.00'	11°28'42"	20.03'	20.00'	S06°10'06"W
C17	125.00'	11°28'42"	25.04'	25.00'	S06°10'06"W
C18	150.00'	11°28'42"	30.05'	30.00'	S06°10'06"W
C19	25.00'	89°39'55"	39.12'	35.25'	N45°15'42"E
C20	25.00'	90°20'05"	39.42'	35.46'	N44°44'18"W

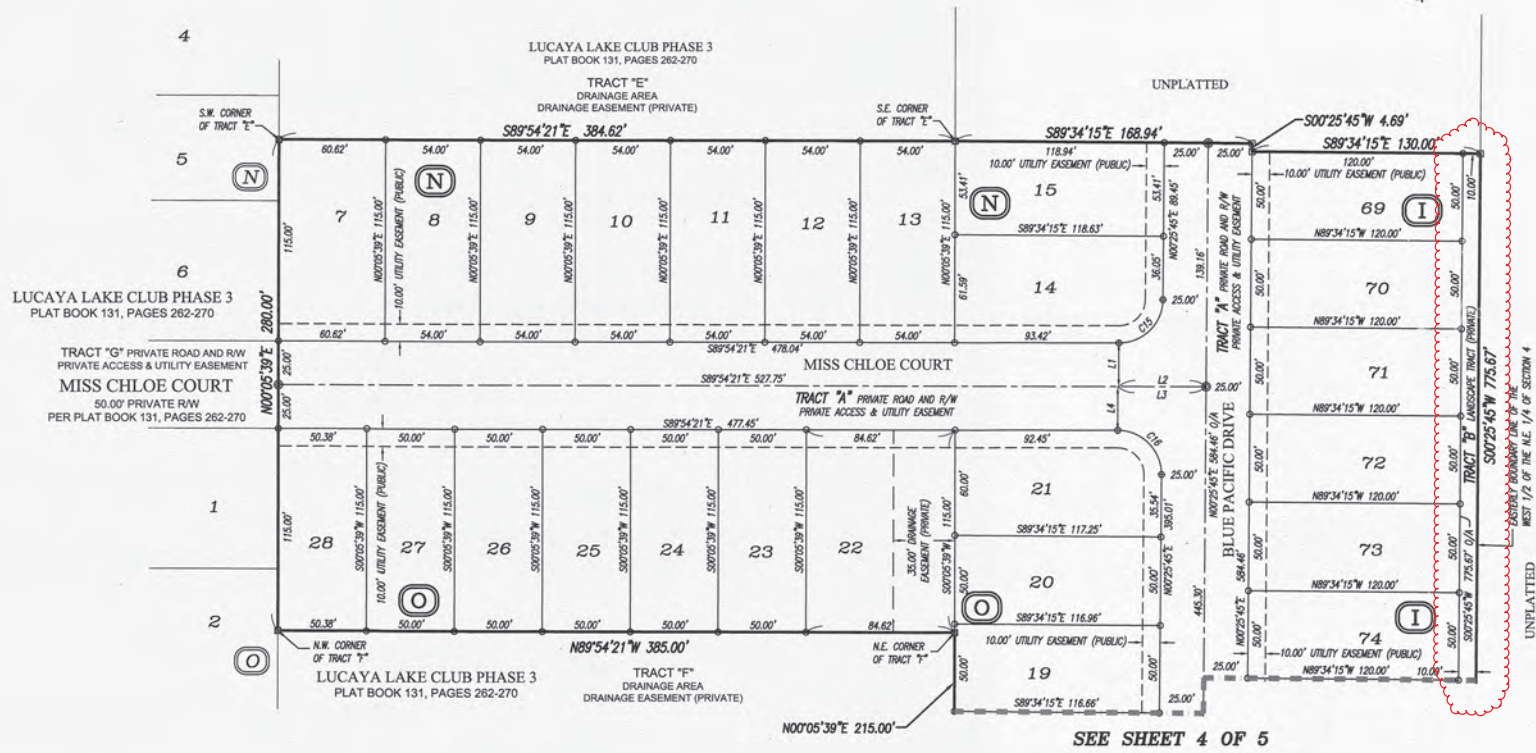
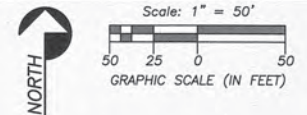
LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lmesc.com | L.B. # 3913

LUCAYA LAKE CLUB PHASE 4B

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

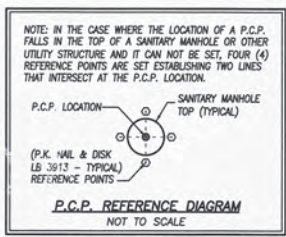
PLAT BOOK: 134 PAGE: 74



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
(UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
 - SET PK NAIL & DISK
PRM LB 3913
 - FOUND PK NAIL & DISK
PRM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - ⊙ PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK
 - POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
 - MATCH LINE
 - RADIAL BEARING TO
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - WALL EASEMENT
 - Ⓜ = BLOCK NUMBER
- (NR) = NON-RADIAL
 - (R) = RADIAL
 - (P) = RECORDED PLAT INFORMATION
 - C/L = CENTERLINE
 - O/A = OVER ALL
 - R/W = RIGHT-OF-WAY
 - CCR = CERTIFIED CORNER RECORD
 - D.E. = DRAINAGE EASEMENT
 - EPC = ENVIRONMENTAL PROTECTION COMMISSION
 - FCM = FOUND CONCRETE MONUMENT
 - FRP = FOUND IRON PIPE
 - FR = FOUND IRON ROD
 - FPK = FOUND PK NAIL
 - FN+D = FOUND NAIL & DISK
 - LB = LICENSED BUSINESS
 - NSA = HOMEOWNERS ASSOCIATION
 - NAD83 = NORTH AMERICAN DATUM 1983
 - N.T.S. = NOT TO SCALE
 - O.R. = OFFICIAL RECORDS
 - P.O.B. = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R.M. = REFERENCE MONUMENT
 - SEC = SECTION
 - SN+D = SET NAIL & DISK LB 3913
 - SNF+D = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TYP = TYPICAL

Line #	Bearing	Distance
L1	N00°05'39"E	25.00'
L2	S89°54'21"E	49.71'
L3	S89°54'21"E	50.29'
L4	N00°05'39"E	25.00'

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C15	25.00'	89°39'55"	39.12'	35.25'	N45°15'42"E
C16	25.00'	90°20'05"	39.42'	35.46'	N44°44'18"W



SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lmsc.com | L.B. # 3913

DEVELOPMENT STANDARDS 50' WIDE LOTS:

MINIMUM LOT SIZE:	5,500 SQ. FT.
MINIMUM LOT WIDTH:	50 FEET
MAXIMUM HEIGHT:	35 FEET (TWO STORY)
MAXIMUM LOT COVERAGE:	50%
MINIMUM FRONT YARD:	15 FEET *
MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET

DEVELOPMENT STANDARDS 60' WIDE & > LOTS:

MINIMUM LOT SIZE:	6,600 SQ. FT.
MINIMUM LOT WIDTH:	60 FEET
MAXIMUM HEIGHT:	35 FEET (TWO STORY)
MAXIMUM LOT COVERAGE:	50%
MINIMUM FRONT YARD:	15 FEET *
MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET

- * FRONT LOADING GARAGES SHALL BE SETBACK 20 FEET FROM THE FRONT PROPERTY LINE. SIDE LOADING GARAGES, ATTACHED TO THE FRONT OF THE HOME SHALL MAINTAIN THE MINIMUM FRONT YARD SETBACK OF 15 FEET. NO GARAGES SHALL BE ACCESSED FROM THE FRONT YARD FUNCTIONING AS THE SIDE YARD.

** Buffer Screen along Rhodine Road

Prior to the acceptance of facilities the developer shall construct at its sole expense, along Rhodine Road, a 10 foot buffer located south of and adjacent to the 12 foot right-of-way to be dedicated to Hillsborough County

The 10 foot buffer shall be platted as a separate parcel and dedicated to the homeowners association or CDD and shall not be required adjacent to wetlands or retention areas. The homeowners association or CDD shall have the explicit right and duty to maintain any landscape and/or hardscape elements installed within the buffer and visible from Rhodine Road.

Prior to acceptance of facilities, the development shall construct, at its sole expense within the southern five feet of the 10 foot buffer, a six foot wall or fence. Wrought iron fencing is acceptable as an accent component with the wall or fence. Wood shall not be used in or for any portion of the buffer wall or fence. The design of wall shall not be entirely linear, but shall include occasional recesses or curves or protrusions to add architectural interest.

The buffer area north of the six foot wall shall be 100% landscaped with a system of trees, shrubs, groundcover and turf so as to provide at least 25% visual coverage of the wall at time of planting, and shall include Live Oak trees a minimum of six feet in height and at least two inches DBH at time of planting, and shall be at intervals of no greater than 40 feet on center.

Note: Wall is to be finished masonry wall with either brick, stone, or stucco. Fencing is to be PVC fence installed finished side out.

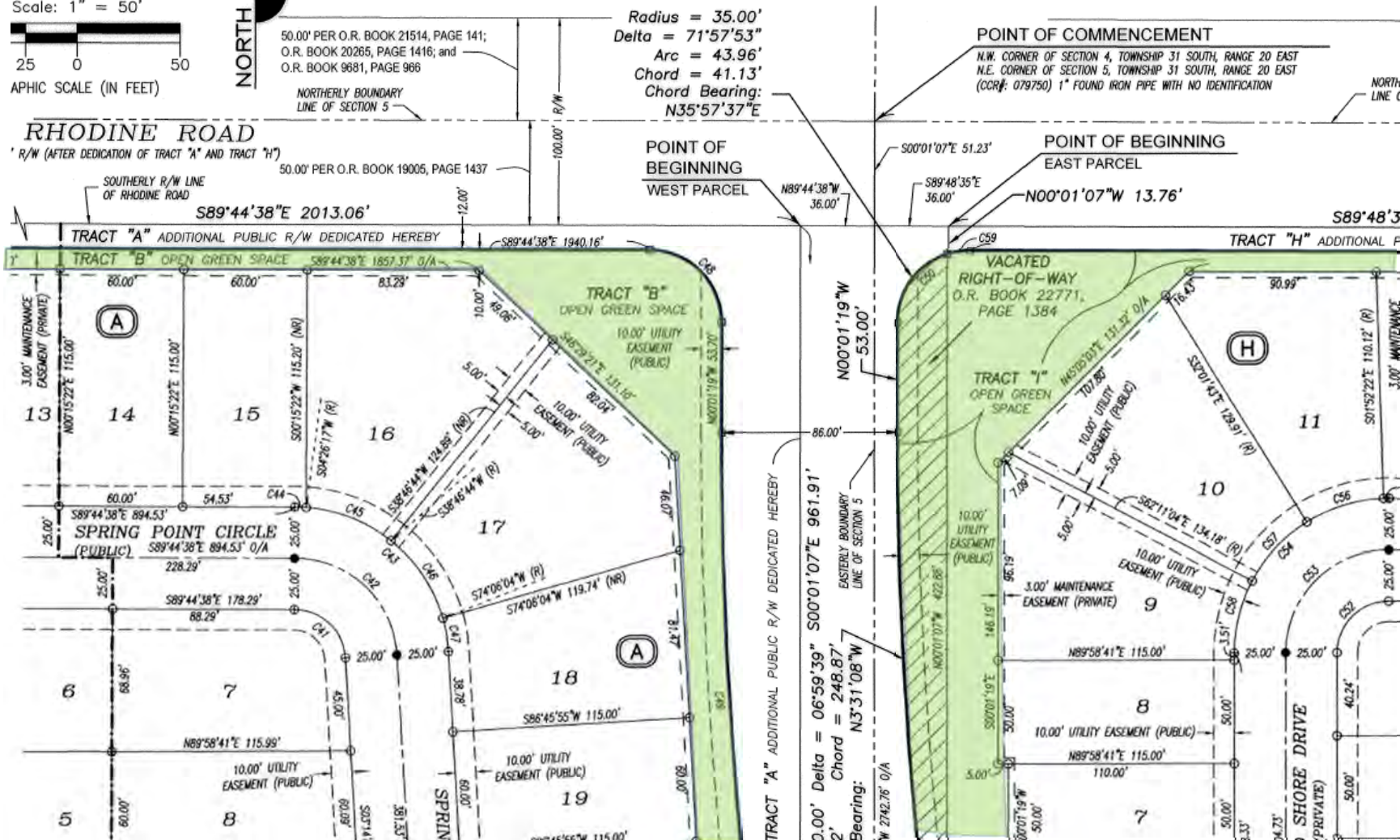
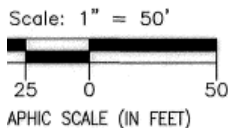


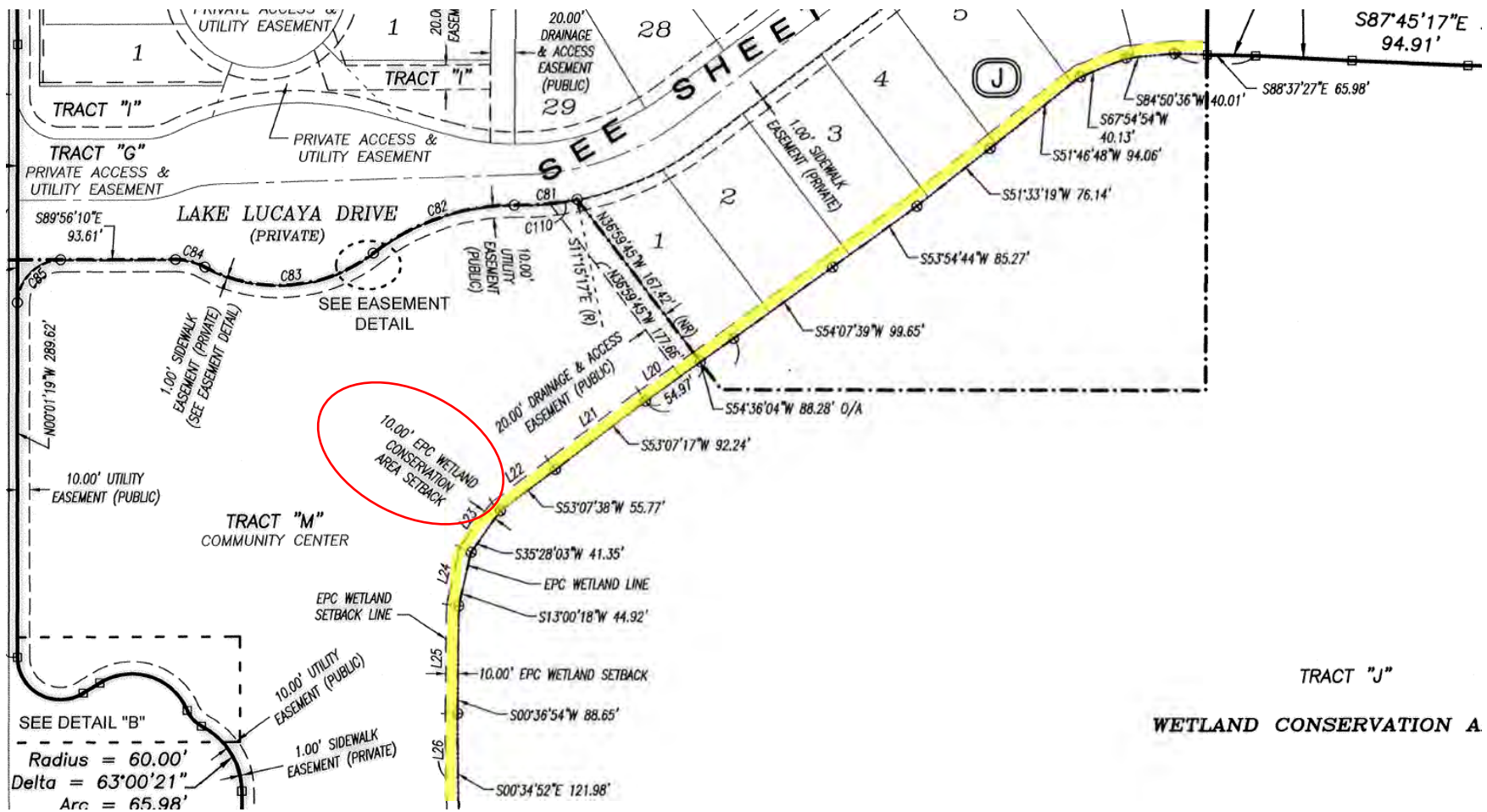
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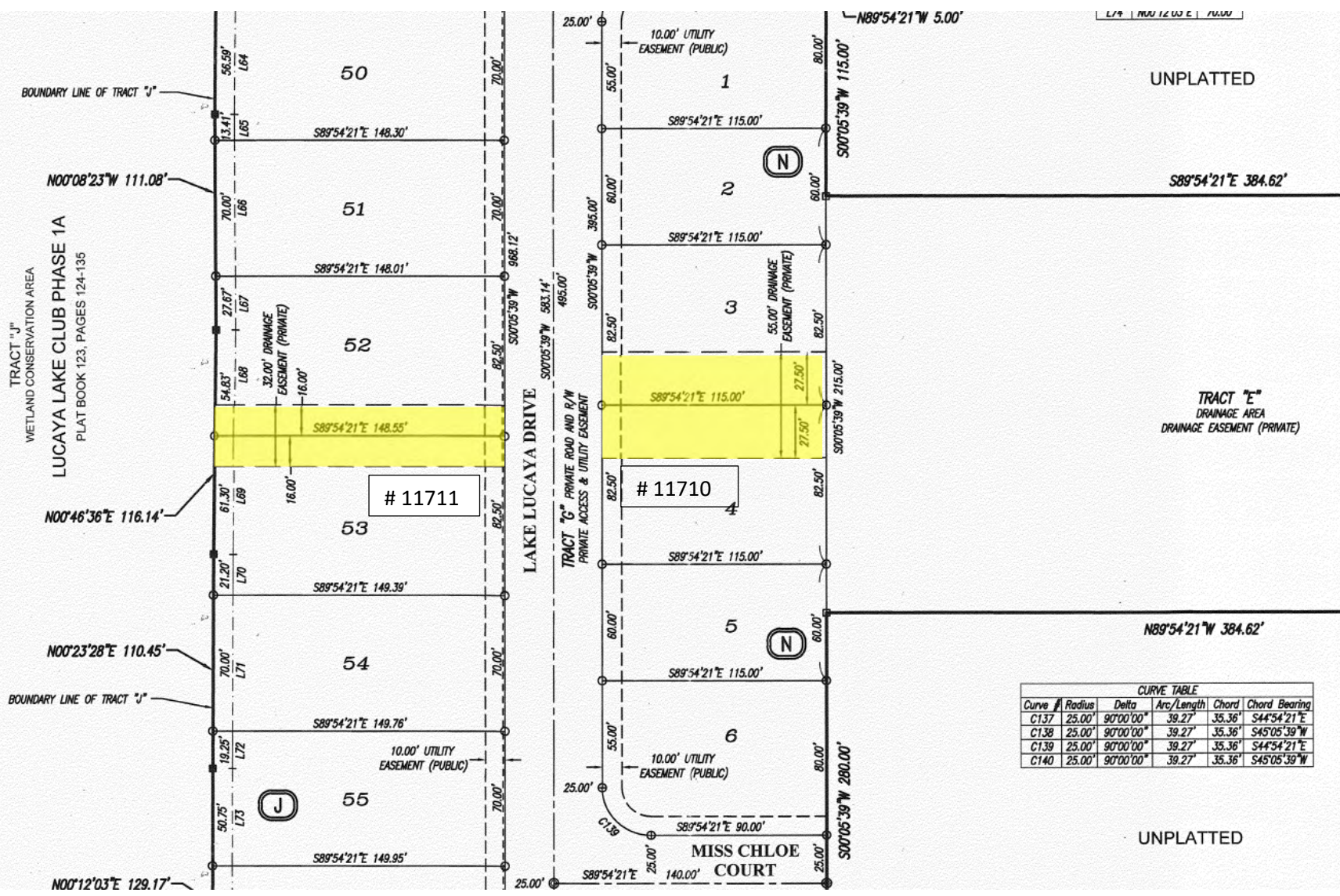
LUCAYA LAKE CLUB PHASE 1A

A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA





TRACT "J"
WETLAND CONSERVATION A



CURVE TABLE					
Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C137	25.00'	90°00'00"	39.27'	35.36'	S44°54'21"E
C138	25.00'	90°00'00"	39.27'	35.36'	S45°05'39"W
C139	25.00'	90°00'00"	39.27'	35.36'	S44°54'21"E
C140	25.00'	90°00'00"	39.27'	35.36'	S45°05'39"W

FENCE AND/OR LANDSCAPING LICENSE REQUEST FORM

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TO SPRING LAKE CDD:

The undersigned Homeowner(s) represent that they are the title holders of record for the property ("Lot") described below. The Homeowner(s) now, or may in the future, desire to install a fence and/or landscaping ("Improvements") on adjacent property ("License Area") owned by the Spring Lake Community Development District ("District"), and specifically on the property located immediately behind the Lot and within the tract known as "Tract _____," which tract is identified on the plat known as "Lucaya Lake Club Phase _____," recorded in the Official Records of Hillsborough County, Florida at Plat Book _____, Pages _____ et seq.

Homeowner(s) Name(s) _____

Lot Street Address _____

City, State and Zip Code _____

Phone Number _____

Lot Tax Folio Number _____

_____ **If the request includes a fence that is existing or proposed, a copy of a property survey for the License Area indicating the location of the fence must be submitted with this form. If no fence exists or is proposed at this time and the Homeowner later decides to install a fence, a new Fence and/or Landscaping License Request Form and a new License Agreement will be required. [MUST BE INITIALED BY HOMEOWNER]**

_____ **Homeowner acknowledges that unless the District receives executed License Agreements for each of the lots needed for the District to access its property, as determined in the District's sole discretion, by _____, 2021, the District will not execute a License Agreement for the Lot. [MUST BE INITIALED BY HOMEOWNER]**

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Contractor Name and GC or CC License Number (if applicable) _____

Expected Start Date: _____ Expected Completion Date: _____

This Fence and/or Landscaping License Request Form must be signed by all parties named as Grantee in the Warranty Deed or Special Warranty Deed recorded in the Official Records of Hillsborough County for this property.

Homeowner Signature: _____ Date: _____

Co-Homeowner Signature: _____ Date: _____

Date Received by District Manager: _____

Printed Name of District Manager Acknowledging Receipt: _____

Signature of District Manager Acknowledging Receipt: _____

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

Parcel ID for Lot: _____

LICENSE AGREEMENT (FENCE AND/OR LANDSCAPING)

THIS LICENSE AGREEMENT (FENCE AND LANDSCAPING) (“License”) is made this day of _____ 20____, by and among:

Spring Lake Community Development District, whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, referred to below as “District,” and

_____, whose mailing address is _____, Florida _____, referred to together below as “Homeowner(s).”

Homeowner(s) represent that Homeowner(s) are the fee simple owner of the lot (“Lot”) identified as follows: _____.

The Homeowner(s) now, or in the future, desire to install a fence and/or landscaping (“Improvements”) on property (“License Area”) adjacent to the Lot and owned by the District, and specifically the property located immediately behind the Lot and within the tract known as “Tract _____,” which tract is identified on the plat known as “Lucaya Lake Club Phase _____,” recorded in the Official Records of Hillsborough County, Florida at Plat Book _____, Pages _____ et seq. If a fence has been or will be installed in the License Area pursuant to this License, a copy of the survey for License Area and the proposed or current fence placement is attached hereto as Exhibit A. If no survey is attached as Exhibit A, this License Agreement does not grant permission for a fence to be located in the License Area. If a fence is later proposed to be installed in the License Area, a new license will be required from the District which will include a survey identifying the proposed fence location within the License Area. Homeowner will not install a fence without first obtaining such new license.

District hereby grants to Homeowner(s), and Homeowner(s)’ heirs, successors, assigns, and permittees, the right, privilege, and permission to install and maintain the Improvements on the License Area. Homeowner(s) shall be responsible for the maintenance and repair of any such Improvements, in good condition. By providing such authorization, the District in no way accepts responsibility for the installation or maintenance of the Improvements, and instead the Homeowner(s) shall be solely responsible for ensuring that the installation and maintenance are conducted in compliance with all applicable laws (including but not limited to building codes, set

back requirements, etc.). Homeowner(s) shall obtain any and all applicable permits and approvals relating to the Improvements (including but not limited to any approvals of the Lucaya Lake Club Homeowners Association, Inc.). Further, Homeowner(s) shall ensure that the installation and maintenance of the Improvements does not damage any District property or any third party's property (e.g., decorative wall, landscaping, irrigation, and underground irrigation, water and utility lines, etc.). Homeowner shall not attach anything to, paint, stain or modify in any way the District's fence and/or wall located within the License Area. Provided however, Homeowner shall be responsible for routine maintenance of the interior of the District's fence and/or wall located within the License Area at Homeowner's sole cost and expense. In the event of any such damage to District property or any third party's property, the Homeowner(s) shall immediately repair the damage or compensate the District or third party, respectively, for such repairs, at the District's option. This obligation shall include, but not be limited to, damage to District fences, walls and District-owned infrastructure located underground caused by tree roots or shrub roots in the License Area. Homeowner(s) shall ensure that the District has free access to and from Tract _____, including allowing access through the Lot, for the District to operate, maintain and repair Tract _____ and all District-owned facilities located thereon. Except in emergencies, the District shall attempt to provide Homeowner(s) with 24-hours advance notice of the need to access the License Area. No permanent improvements or permanent infrastructure may be installed, or permitted to remain, in the License Area.

The permission granted herein is given to Homeowner(s) as an accommodation and is revocable at any time and for any or no reason by District. Homeowner(s) acknowledges the legal interest of the District in the License Area described above and agree never to deny such interest or to interfere in any way with District's access to the License Area or its use by the District and its representatives and contractors. Homeowner(s) will exercise the privilege granted herein at Homeowner(s)' own risk, and agree that Homeowner(s) will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Homeowner(s) agrees to indemnify, defend and hold harmless District against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the privilege by Homeowner(s), and Homeowner(s)' assignees, permittees, or other persons entering License Area at the invitation of Homeowner(s). Homeowner(s) further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Homeowner(s)' expense, and that District is not obligated to re-install the Improvements, and that District is not responsible for any damage to the fence on the Lot, its supporting structure, or any other personal property, fixtures or structures located on the Lot which are damaged by the District's removal of the Improvements from the License Area.

Homeowner(s) shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Homeowner(s)' exercise of rights under this License, and the Homeowner(s) shall immediately discharge any such claim or lien. Homeowner(s)' exercise of rights hereunder shall not interfere with District's rights under Florida law. The substantially prevailing party in any litigation to enforce the terms of this License shall be entitled to attorney's fees and costs. Homeowner(s) acknowledge that all rights retained herein by District shall also be deemed retained by District's heirs, successors, and assigns.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS, the parties have executed this License, to be effective as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____
Title: _____

(Signature)
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 20__, by _____ as _____ of the Spring Lake Community Development District, on behalf of the company.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

[SIGNATURE PAGE OF HOMEOWNER FOR LICENSE AGREEMENT]

Signed, sealed and delivered
in the presence of:

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

(Signature)
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 20__, by
_____, as owner of the Lot described above.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

[SIGNATURE PAGE OF HOMEOWNER FOR LICENSE AGREEMENT]

Signed, sealed and delivered
in the presence of:

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

(Signature)
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 20__, by
_____, as owner of the Lot described above.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

EXHIBIT A
Property Survey for License Area Indicating Location of Fence
(if applicable)



FENCE AND/OR LANDSCAPING LICENSE REQUEST FORM

TO SPRING LAKE CDD:

The undersigned Homeowner(s) represent that they are the title holders of record for the property (“**Lot**”) described below. The Homeowner(s) now, or may in the future, desire to install a fence and/or landscaping (“**Improvements**”) on adjacent property (“**License Area**”) owned by the Spring Lake Community Development District (“**District**”), and specifically on the property located immediately behind the Lot and within the tract known as “**Tract _____**,” which tract is identified on the plat known as “**Lucaya Lake Club Phase _____**,” recorded in the Official Records of Hillsborough County, Florida at Plat Book _____, Pages _____ et seq.

Homeowner(s) Name(s) _____

Lot Street Address _____

City, State and Zip Code _____

Phone Number _____

Lot Tax Folio Number _____

_____ **If the request includes a fence that is existing or proposed, a copy of a property survey for the License Area indicating the location of the fence must be submitted with this form. If no fence exists or is proposed at this time and the Homeowner later decides to install a fence, a new Fence and/or Landscaping License Request Form and a new License Agreement will be required. [MUST BE INITIALED BY HOMEOWNER]**

_____ **Homeowner acknowledges that unless the District receives executed License Agreements for each of the lots needed for the District to access its property, as determined in the District’s sole discretion, by _____, 2021, the District will not execute a License Agreement for the Lot. [MUST BE INITIALED BY HOMEOWNER]**

Contractor Name and GC or CC License Number (if applicable) _____

Expected Start Date: _____ Expected Completion Date: _____

This Fence and/or Landscaping License Request Form must be signed by all parties named as Grantee in the Warranty Deed or Special Warranty Deed recorded in the Official Records of Hillsborough County for this property.

Homeowner Signature: _____ Date: _____

Co-Homeowner Signature: _____ Date: _____

Date Received by District Manager: _____

Printed Name of District Manager Acknowledging Receipt: _____

Signature of District Manager Acknowledging Receipt: _____

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

Parcel ID for Lot: _____

LICENSE AGREEMENT (FENCE AND/OR LANDSCAPING)

THIS LICENSE AGREEMENT (FENCE AND LANDSCAPING) (“License”) is made this _____ day of _____ 20____, by and among:

Spring Lake Community Development District, whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, referred to below as “**District**,” and

_____, whose mailing address is _____, Florida _____, referred to together below as “**Homeowner(s)**.”

Homeowner(s) represent that Homeowner(s) are the fee simple owner of the lot (“**Lot**”) identified as follows: _____. The Homeowner(s) now, or in the future, desire to install a fence and/or landscaping (“**Improvements**”) on property (“**License Area**”) adjacent to the Lot and owned by the District, and specifically the property located immediately behind the Lot and within the tract known as “Tract _____,” which tract is identified on the plat known as “Lucaya Lake Club Phase _____,” recorded in the Official Records of Hillsborough County, Florida at Plat Book _____, Pages _____ et seq. If a fence has been or will be installed in the License Area pursuant to this License, a copy of the survey for License Area and the proposed or current fence placement is attached hereto as Exhibit A. If no survey is attached as Exhibit A, this License Agreement does not grant permission for a fence to be located in the License Area. If a fence is later proposed to be installed in the License Area, a new license will be required from the District which will include a survey identifying the proposed fence location within the License Area. Homeowner will not install a fence without first obtaining such new license.

District hereby grants to Homeowner(s), and Homeowner(s)’ heirs, successors, assigns, and permittees, the right, privilege, and permission to install and maintain the Improvements on the License Area. Homeowner(s) shall be responsible for the maintenance and repair of any such Improvements, in good condition. By providing such authorization, the District in no way accepts responsibility for the installation or maintenance of the Improvements, and instead the Homeowner(s) shall be solely responsible for ensuring that the installation and maintenance are conducted in compliance with all applicable laws (including but not limited to building codes, set

back requirements, etc.). Homeowner(s) shall obtain any and all applicable permits and approvals relating to the Improvements (including but not limited to any approvals of the Lucaya Lake Club Homeowners Association, Inc.). Further, Homeowner(s) shall ensure that the installation and maintenance of the Improvements does not damage any District property or any third party's property (e.g., decorative wall, landscaping, irrigation, and underground irrigation, water and utility lines, etc.). Homeowner shall not attach anything to, paint, stain or modify in any way the District's fence and/or wall located within the License Area. Provided however, Homeowner shall be responsible for routine maintenance of the interior of the District's fence and/or wall located within the License Area at Homeowner's sole cost and expense. In the event of any such damage to District property or any third party's property, the Homeowner(s) shall immediately repair the damage or compensate the District or third party, respectively, for such repairs, at the District's option. This obligation shall include, but not be limited to, damage to District fences, walls and District-owned infrastructure located underground caused by tree roots or shrub roots in the License Area. Homeowner(s) shall ensure that the District has free access to and from Tract _____, including allowing access through the Lot, for the District to operate, maintain and repair Tract _____ and all District-owned facilities located thereon. Except in emergencies, the District shall attempt to provide Homeowner(s) with 24-hours advance notice of the need to access the License Area. No permanent improvements or permanent infrastructure may be installed, or permitted to remain, in the License Area.

The permission granted herein is given to Homeowner(s) as an accommodation and is revocable at any time and for any or no reason by District. Homeowner(s) acknowledges the legal interest of the District in the License Area described above and agree never to deny such interest or to interfere in any way with District's access to the License Area or its use by the District and its representatives and contractors. Homeowner(s) will exercise the privilege granted herein at Homeowner(s)' own risk, and agree that Homeowner(s) will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Homeowner(s) agrees to indemnify, defend and hold harmless District against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the privilege by Homeowner(s), and Homeowner(s)' assignees, permittees, or other persons entering License Area at the invitation of Homeowner(s). Homeowner(s) further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Homeowner(s)' expense, and that District is not obligated to re-install the Improvements, and that District is not responsible for any damage to the fence on the Lot, its supporting structure, or any other personal property, fixtures or structures located on the Lot which are damaged by the District's removal of the Improvements from the License Area.

Homeowner(s) shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Homeowner(s)' exercise of rights under this License, and the Homeowner(s) shall immediately discharge any such claim or lien. Homeowner(s)' exercise of rights hereunder shall not interfere with District's rights under Florida law. The substantially prevailing party in any litigation to enforce the terms of this License shall be entitled to attorney's fees and costs. Homeowner(s) acknowledge that all rights retained herein by District shall also be deemed retained by District's heirs, successors, and assigns.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS, the parties have executed this License, to be effective as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____
Title: _____

(Signature)
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 20__, by _____ as _____ of the Spring Lake Community Development District, on behalf of the company.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

[SIGNATURE PAGE OF HOMEOWNER FOR LICENSE AGREEMENT]

Signed, sealed and delivered
in the presence of:

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

(Signature)
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 20__, by
_____, as owner of the Lot described above.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

[SIGNATURE PAGE OF HOMEOWNER FOR LICENSE AGREEMENT]

Signed, sealed and delivered
in the presence of:

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

(Signature)
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 20__, by
_____, as owner of the Lot described above.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

EXHIBIT A

**Property Survey for License Area Indicating Location of Fence
(if applicable)**

Spring Lake CDD - Action Item List

October 2021 Meeting

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Lake Lucaya stocking of Shell Cracker and other fish species to aid in midge fly control and health of lake..	Patrick Boser	2/3/21		Pending	Quotes for this to be obtained following Boat and Dock Rules adoption by the district.
Cardno to prepare planting plan for Lake Lucaya based on developer plan.	Patrick Boser	4/10/21		In Progress	Plantings approved by the Board of Supervisors and is in process.
Ryan's last home build RR and PC to make sure turf is in place with no bare space left on CDD property	Rick Reidt	4/6/21		Pending	Turf installed as of September but further detail needed. Mr. Reidt to contact Ryan Homes
Park Area Palms Struck by lightning	Greg Funk	6/1/21		In Progress	Quote approved to replace. Incorrect size installed to be replaced by BrightView with proper 15' palms.
Blue Pacific Property Encroachments and Fence Line Maintenance of CDD Property.	Michael Eckert and Rick Reidt	6/1/21		In Progress	Encroachment Agreement being prepared for the October meeting. If adopted all 48 homes will need to sign agreements. If they fail to do so none will be filed and the District will revert to removal plan. A period of 90 Days from mailing of the approved agreement will be the deadline for completion.
Land Transfer of Tract D from HOA to CDD in Legal	Michael Eckert	6/1/21		In Progress	HOA and CDD Legal working on transfer, 9/8/2021 HOA has signed agreement will be in front of Board in October for final signature.
Land Transfer of Tract E to HOA from CDD with CDD easement rights to Tract E rear portion which would remain CDD	Michael Eckert	6/1/21		Pending	District Engineer working with County to replat.
Tract F Rat Removal/Trapping	Rick Reidt	7/15/21	ASAP	In Progress	Contacting Critter Control
Tract F Maintenance	Greg Funk	7/15/21			Brightview will be removing tree strappings cleaning the are above water and cutback on grasses cleaning litter. Staking removed but wires and rubber on tree trunks remain and additional clean up needed as of 9/8/2021
Tract F Maintenance Aquatics	Patrick Boser			In Progress	Approved and moving forward with Cardno.
RFP approved 9/7/221 and in process	Paul Woods	7/15/21		In Progress	OLM Paul Woods is preparing all documents and notices will be advertised.
11503 Lucaya Lake Drive - Possible Garden on CDD Property	Rick Reidt	7/23/21		In Progress	Possible Garden on CDD property will get photo and send removal letter. Pending photo.

Mr. Kidwell shared resident concern over drainage issue at 11820 Lake Lucaya Drive to Mr. Reidt's attention.	Phil Chang	9/7/21		In Progress	Drainage issue with water flowing on lot possibly from school area. District Engineer will investigate and suggest action.
11627 Lake Lucaya Drive Drain Encroachment Review	Phil Chang and Michael Eckert	9/13/21		In Progress	Engineering and Legal reviewing situation for possible discussion in October meeting.

Spring Lake Community Development District
Lake and Dock Rules (Draft)
(As of September 8, 2021)

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2021 at a duly noticed public meeting, the Board of Supervisors of the Spring Lake Community Development District adopted the following Rules to govern the use of Lake Lucaya, the use and operation of watercraft and vessels upon the lake, and construction of private Docks within the lake.

1. **Introduction.** These rules address the terms and conditions associated with the use of Lake Lucaya, the use and operation of watercraft and vessels within Lake Lucaya, and construction of private docks within Lake Lucaya (“Rules”). These Rules are designed to assist in maintaining the natural resources within, and along the shoreline of Lake Lucaya. The Rules are designed to reduce erosion and scour where possible. The Spring Lake Community Development District (“CDD”) owns the Lake and is a public entity. All applicable regulations and statutes pertaining to waters of the State of Florida remain in full force and effect.

USE OF LAKE LUCAYA, LAKE BANKS AND BOATING

2. **Hours of Operation.** Residents, their guests and authorized users may use Lake Lucaya from sunrise to sunset. Waterskiing is limited from 10am to one hour prior to sunset, Monday-Friday, and from 8am to one hour prior to sunset on Saturdays, Sundays and Federal Holidays.
3. **Usage Guidelines.** Lake Lucaya is available for fishing and certain recreational uses. Swimming is not permitted as the lake is NOT designed for swimming. All underwater sports and activities are prohibited. Residents, their guests, and authorized users utilize Lake Lucaya at their own risk. Hazards include but are not limited to alligators, snakes, toxic algae, parasites, bacteria, and amoeba. Non-motorized watercraft, non-motorized vessels and motorized vessels shall not be operated within one-hundred fifty (150) feet waterward and seventy-five (75) feet on either side of the Community Beach Area (0.86 acres). Speed shall not be greater than is reasonable under the local conditions and other water traffic. The maximum speed is thirty-two (32) miles per hour (mph). Motorized vessels must not exceed Idle Speed/No Wake (the slowest speed at which a motorized vessel can operate and maintain steerageway and headway with

control) within one hundred fifty (150) feet of the shoreline at all times. Additionally, motorized vessels must not exceed Slow Speed/Minimum Wake (the speed at which a motorized vessel can operate producing little to no wake) in the restricted southeastern lobe of Lake Lucaya at all times, as such area is depicted on Exhibit B attached hereto. All fully loaded non-motorized watercraft and motorized vessels shall maintain one (1) foot of clearance between the submerged bottom and deepest draft (hull or engine, whichever is greater) at all times, except as necessary to get to or from the boat ramp or a dock. The beaching or grounding of any non-motorized vessel or motorized vessel anywhere along the Lake Lucaya shoreline or shallow areas is prohibited.

4. **Fishing.** Fishing at Lake Lucaya is catch and release. Fishing from watercraft and vessels registered with the Lucaya Lake Club Homeowners Association (“HOA”) is allowed. Lakefront residents and their guests may also fish from the CDD-owned lake banks immediately behind their property. Residents, their guests, and authorized users must comply with the provisions of s. 379.354, Fla. Stat. (2020) and be properly licensed to fish in freshwater unless exempt under s. 379.353, Fla. Stat. (2020).
5. **Non-Motorized Watercraft and Non-Motorized Vessels.** The HOA shall determine whether to require registration of non-motorized canoes, kayaks, paddleboards, paddleboats, sailboards, sailboats, windsurfing boards and rowboats, and the process therefore.

Safety Equipment Required. The owner and operator of a non-motorized watercraft or non-motorized vessel is responsible for carrying, storage, maintenance and use of the safety equipment required by the United States Coast Guard, and Ch. 327 and Ch. 328, Fla. Stat.

6. **Motorized Vessel Registration and Operation Requirements.** All Lakefront property residents shall first complete an application and register with the HOA any vessel, as said term is defined in s. 327.02(46), Fla. Stat. (2020), before such vessel may operate upon Lake Lucaya. Motorized vessels may not exceed twenty-four (24) feet in length and two-hundred fifty (250) horsepower (hp). Only vessels with Flat Bottom Hulls or Modified-V Hulls less than twenty (20) degrees measured at the transom are allowed.
 - a. **Prohibition on Airboats, Personal Watercraft, Two (2)-Stroke Outboard Motors, Vessels with Deep-V Hulls, and Vessels with Ballast.** Airboats; personal watercraft; two (2)-stroke outboard motors; vessels with deep-V hulls and motorized vessels equipped with ballast, ballast tanks or ballast bags and/or wave surf shapers/wedges are NOT authorized to operate on Lake Lucaya.

b. Provision of Information to the CDD. Once received from the HOA, the CDD Manager shall review the Application filed with the HOA to ensure:

(1) Proof of insurance coverage at limits no less than \$300,000 combined single limit, or \$100,000/\$300,000/\$100,00 split limits for the vessel. This coverage must be renewed annually with a copy provided to the CDD Manager.

(2) Copy of the current registration of the vessel with the State of Florida in accordance with the requirements of Ch. 328, Fla. Stat. (2020). Lake Lucaya is owned by the CDD which is considered a public entity. Therefore, the provisions of s. 328.03(1)(a), Fla. Stat. (2020) apply. This registration must be renewed annually and a copy provided to the CDD Manager.

(3) Copies of Florida Boater Safety ID Cards for anyone born on or after January 1, 1988, who will be operating a motorized vessel in Lake Lucaya with an engine of ten (10) hp or more. If additional operators are added, copies of the Florida Boater Safety ID Cards must be sent to the CDD Manager.

The CDD Manager shall notify the HOA Manager when the above requirements are satisfied, after which the vessel may be registered by the HOA.

c. Wake Restrictions. When operating a vessel on plane or creating a wake, the vessel must remain a minimum of one-hundred fifty (150) feet away from the shoreline. All vessels shall comply with “Idle Speed, No Wake” and “Slow Speed, Minimum Wake” zones which may be designated by the Spring Lake CDD when necessary or appropriate.

d. Safety Equipment Required. The owner and operator of a motorized vessel is responsible for carrying, storing, maintenance and use of the safety equipment required by the United States Coast Guard, and Ch. 327 and Ch. 328 of the Florida Statutes.

7. Watercraft and Vessel Operating Regulations. All operators of watercraft and vessels operating upon Lake Lucaya shall comply with the following operating regulations.

a. Compliance with Applicable Law. All operators of watercraft and vessels operating upon Lake Lucaya shall comply with all applicable federal, state and local laws, rules and regulations pertaining to boating

and navigational safety.

- b. Navigational Lights. All navigation lights of watercraft and vessels must be on during any period of restricted visibility.
- c. Right-of-Way. Watercraft and vessels not under motorized power (e.g., sailboats, canoes, kayaks, rowboats, etc.) shall have the right-of-way upon Lake Lucaya. Nevertheless, operators of watercraft and vessels not under power shall make every effort to stay out of the way of motorized vessels.
- d. Lake Bank. In order to prevent damage to the storm water management system, no motorized vessel shall be tied, or otherwise secured, to the lake bank.

DOCK STRUCTURES

- 8. **Approval of Dock Structures**. No Dock Structure may be constructed, altered or added to within Lake Lucaya except in accordance with the following requirements. The term “Dock Structure” used herein shall refer to a dock and related improvements constructed in the Lake consisting of, without limitation, a deck/walking surface (i.e., Boardwalk) on pilings and/or flotation devices, railings, roof, outer boat lift pilings and boat lift, and related improvements which is located adjacent to the rear boundary line of the benefitted lot.
 - a. Adoption of the Lucaya Lake Club Master Dock Plan. The Lucaya Lake Club Master Dock Plan (“Master Dock Plan”) revised June 24, 2020, attached hereto as **Exhibit A**, is hereby adopted. The Master Dock Plan shall govern the type, design and location of private Dock Structures which may be constructed only from properties bordering Lake Lucaya.
 - (1) Application Required. Prior to construction, alteration, or addition of any Dock Structure, the owner of such lot (“Applicant”) shall submit a completed “Dock Construction/Alteration Request” (“Application”), together with all submittals and fees required therefore, to the HOA Community Association Manager. The HOA shall then conduct its review. After the HOA, Lucaya Lake Club Design Review Committee (“DRC”), and the Community Association Manager complete their review of the Application and find it to be acceptable to the HOA, the Application must be forwarded to the CDD Manager for review by the CDD.
 - (2) Review by CDD Manager. The CDD Manager will review the

Application for completeness then forward it to the CDD Engineer for review. Upon the CDD Engineer's recommendation for approval or denial, the CDD Manager will send a written approval or denial to the Homeowner and copy of such letter to the HOA. If approved, the homeowner and their Dock Structure construction company will then coordinate logistics regarding the Dock Structure construction with the CDD Manager. No Dock Structure may be constructed, altered, or added until the CDD Manager has provided a written approval for such construction, alteration, or addition in accordance with these Rules.

- (3) Review by CDD Engineer. Upon receipt of a fully completed Application, the CDD Engineer shall review the Application for the limited purpose of determining the consistency of the Application with the provisions of the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the CDD's Rules and Policies. Upon completion of such review, the CDD Engineer shall formulate a written recommendation to the CDD Manager as to whether or not the Application complies with the foregoing. The Applicant may be billed up to \$170 for the CDD Engineer's services ("Engineering Services Fee") should the individual review take longer than fifteen (15) minutes.
- a. Should the CDD Engineer determine that the Application is consistent with the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies, the CDD Engineer shall so advise the CDD Manager.
 - b. Should the CDD Engineer determine that the Application fails to comply with the provisions of the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the CDD's Rules and Policies, then the CDD Engineer shall so advise the Applicant and provide the Applicant with an opportunity to amend the Application, to include payment of an additional Engineering Services Fee of up to \$170 for each resubmittal.
 - c. If the Applicant refuses to amend the Application or the amendment of the Application does not cure the failure to comply, then the CDD Engineer shall so advise the CDD Manager and advise of the basis upon which the CDD Engineer determined that the Application fails to comply

with the foregoing.

- (4) Approval Letter for Construction. Following receipt of the CDD Engineer's approval of the Application and receipt of any Engineering Services Fees required for services provided by the CDD Engineer pursuant to and authorized by CDD Resolution 2021-07 passed and adopted April 6, 2021, the CDD Manager shall then issue the Approval Letter for Construction.
 - (5) Time Limit for Completion of Construction. All construction of a Dock Structure must be completed within eighteen (18) months of the date of the Approval Letter for Construction.
- b. Appeal of Denial. An Applicant whose application was not approved by the CDD Engineer may appeal such denial by furnishing written notice of appeal to the CDD Manager within ten (10) days of receipt of the denial notice. The written notice of appeal shall set forth the grounds for the appeal to the CDD Board of Supervisors. The CDD Board of Supervisors shall exercise good faith efforts to consider the appeal as soon as reasonably possible following receipt of the appeal at a regularly scheduled meeting of the CDD Board of Supervisors. The determination of the CDD Board of Supervisors regarding the appeal shall be final.
 - c. Scope of Review. The CDD's review of the Application is limited to a determination of whether the proposed Dock Structure is consistent with the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the CDD's Rules and Policies. The CDD shall not be responsible for determining whether the proposed Dock Structure complies with any applicable laws, rules and regulations, codes and ordinances, including, without limitation, zoning ordinances, subdivision regulations and current building codes, nor shall the CDD be responsible for confirming the receipt or existence of any necessary legal rights to conduct the work and install and operate the proposed Dock Structure, including but not limited to applicable permits, real estate rights, licenses, and/or approvals of the HOA. The CDD shall have no liability or obligation to determine whether the proposed Dock Structure complies with any such laws, rules, regulations, codes or ordinances and/or whether any such rights and/or approvals have been obtained.
 - d. Dock Structure Size Limitations. No Dock Structure shall be larger than twelve feet by twelve feet (12x12). No boardwalk walkway shall be more than four (4) feet wide. Docks will be constructed as close to the shore as feasible. The CDD Engineer may allow boardwalk

walkways to extend up to a maximum of thirty-five (35) feet in length on a case-by-case basis to accommodate shallow areas. No boat lift roof structure shall be larger than twelve by twenty-four (12x24) feet and must run perpendicular to the dock. Exceptions may be granted on a case-by-case basis to meet Americans with Disabilities Act (ADA) requirements.

- e. No Vested Rights. Nothing contained in this Rule or the Master Dock Plan shall be construed or interpreted to vest or create in the owner of any lot bordering the Lake Lucaya the right to construct a Dock Structure from such lot.

ENFORCEMENT

- 9. **Enforcement.** In the event a resident, guest or authorized user violates these Rules and/or a resident's non-motorized watercraft, non-motorized vessel or motorized vessel is not in compliance with these Rules, he or she shall be subject to the following:
 - a. Fines. (i) The first violation ("First Offense Violation") will incur a fine of One Hundred and 00/100 Dollars (\$100); (ii) a second violation ("Second Offense Violation") will incur a fine of Two Hundred and 00/100 Dollars; (iii) a third violation ("Third Offense Violation") will incur a fine of Four Hundred and 00/100 Dollars (\$400); and (v) any additional violation(s) will incur a fine of One Thousand and 00/100 Dollars (\$1,000). The CDD Manager shall have the authority to exercise discretion in enforcing the fines and may escalate a fine up two levels (e.g., from a second violation to a fourth violation). The CDD Manager shall have the discretion to provide verbal or written warning(s) (or both) prior to fining the resident, guest or authorized user. This rule shall serve as an independent basis under which any violation of this rule may result in a suspension of the right to use Lake Lucaya, towing of any unauthorized vessels at the owner's expense, a fine for each violation as determined by the CDDt Manager in accordance with this Rule plus any and all collection costs, court costs, attorney's fees, and fees and expenses incurred by the CDD to enforce these Rules, collect fines imposed by these Rules, or recover damages or restitution for damage to property owned by the CDD.
 - b. Suspension of Privileges. In addition to the Fines outlined above, privileges at Lake Lucaya and adjacent CDD lake banks can be subject to suspension by the CDD Board of Supervisors if (i) a resident/Applicant submits false information on a registration or Application; (ii) a resident, guest or authorized user fails to abide by these Rules; or (iii) a resident, guest or authorized user fails to pay a fine levied by the CDD.

- (1) Non-Immediate Suspension. In addition to any fines: (i) A First Offense Violation will result in written notice and explanation of the violation and a copy of such notice being filed with the CDD Manager. (ii) A Second Offense Violation will result in an automatic suspension of all Lake Lucaya privileges for thirty (30) days for the offender and watercraft or vessel involved. Written notice and explanation will be given and a copy of such notice will be filed with the CDD Manager. (iii) A Third Offense Violation will result in a suspension of all Lake Lucaya privileges until the next CDD Board of Supervisors Regular Board Meeting. At the Board Meeting, a record of all previous offenses will be presented to the CDD Board of Supervisors for recommendation of suspension of privileges for (1) calendar year (or some shorter amount of time at the Board of Supervisors' discretion).
- (2) Immediate Suspension and Removal. The CDD Manager has the exclusive right, authority and discretion to suspend any resident, guest or authorized user when such action is necessary to protect the CDD's facilities from damage, when a person refuses to comply with the direction of the CDD Manager or his or her designee, when a person refuses to leave Lake Lucaya or other CDD-owned property when instructed to do so by the CDD Manager, or when the person poses a threat to the health, safety or welfare of CDD staff, HOA staff, or other residents and authorized users of Lake Lucaya and CDD-owned lands, for a period of no less than seven (7) days. (i) An accident report, if necessary, will be generated and a copy filed in the CDD Manager's Office. (ii) Upon issuance of an immediate suspension, should the offender continue to act or perform in an inappropriate manner/behavior, they shall forfeit all Lake Lucaya privileges until the next CDD Board of Supervisors' regular meeting. Thereafter, the CDD Board of Supervisors may suspend such privileges for a period of up to one (1) year.
- (3) Notwithstanding the foregoing, if at any time a resident, guest or authorized user is arrested or trespassed for an act allegedly committed while at or on the CDD's Lake Lucaya property, they shall have all Lake Lucaya privileges immediately suspended until the next CDD Board of Supervisors' Regular meeting. At that Board meeting, the CDD Board of Supervisors will be presented with the facts surrounding the arrest or trespass and determine a length of suspension of Lake Lucaya privileges for up to one (1) year. Written notice will be given to the resident, guest or authorized user as to the CDD Board of Supervisors' decision.

- (4) Entering Lake Lucaya or the CDD-owned lake banks during a suspension period will result in a trespass warrant issued by the Hillsborough County Sheriff's Office, Florida Highway Patrol or Florida Fish and Wildlife Commission.
- (5) Suspension Effective Date: (i) The effective date of suspension will be from the date of the written notice of suspension or from the date of any immediate suspension. All calendar days will be calculated toward the total number of suspension days. The effective date for the suspension will be stayed until the next Board meeting if the party subject to suspension files a notice of appeal of such suspension, in writing, to the CDD Management Office within five (5) business days of the date of the written notice or the date of any immediate suspension.
- (6) Appeal Process –Residents, Guests and Authorized Users.
- (a) Any person(s) has the right to dispute and request an appeal of a fine or suspension to the CDD's Board of Supervisors. (i) A notice of appeal must be submitted in writing to the CDD Management Office for placement on the next regularly scheduled meeting agenda. (ii) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of the appeal. (iii) The CDD Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next scheduled CDD Board of Supervisors regular meeting or such appeal will be heard at the next subsequent scheduled regular CDD Board of Supervisors meeting.
- (b) Any person(s) appealing ("Appellant") will be governed by the following procedures: (i) Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the CDD Board of Supervisors. Failure of attendance will result in dismissal of the appeal with no resubmission on future CDD agenda dockets. (ii) Appellant's argument and basis for appeal will be limited to five (5) minutes per violation unless otherwise expanded by the CDD Board of Supervisors. (iii) The CDD Board of Supervisors and CDD Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal. (iv) Appellant must furnish eight (8) copies of any documentation to present to the CDD Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- (c) The CDD's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion. (i) CDD

action(s) will be resolved by way of successful CDD Board of Supervisors motion. (ii) Upon CDD Board of Supervisors action on an appeal, no subsequent appeal will be given or heard for the same offense.

- (d) The CDD’s Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion. (i) CDD action(s) will be resolved by way of successful CDD Board of Supervisors motion and shall constitute final action by the CDD. (ii) Upon CDD Board of Supervisors action on an appeal, no subsequent appeal will be given or heard for the same offense.
- c. Minors. When the issue of a suspension or an appeal is brought before the Board of Supervisors and the person subject to the suspension or appeal is a minor, the Appellant’s parent, guardian or attorney must be physically present.

GENERAL PROVISIONS

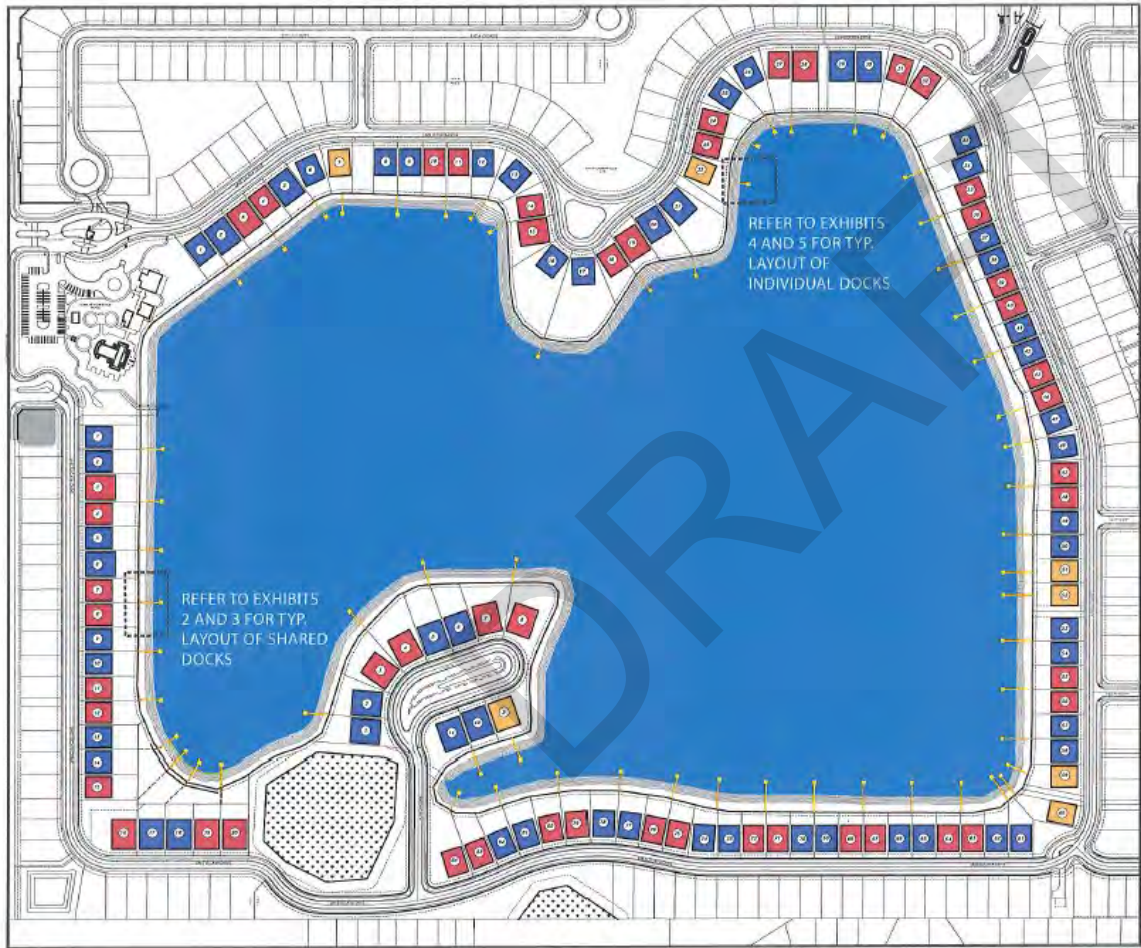
- 10. **Authority of CDD Manager and CDD Engineer.** The CDD Manager and CDD Engineer shall have the authority to take such actions as may be necessary to implement and administer the provisions of these Rules.
- 11. **Conflicts.** Any prior CDD rules and/or policies governing the same subject matter as these Rules are hereby rescinded to the extent such rules/policies are in conflict with the Rules set forth herein.
- 12. **Severability.** The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining portions of these Rules, or any part of these Rules not held to be invalid or unenforceable.
- 13. **Effective Date.** The foregoing rule shall be effective as of _____.

EXHIBIT A: Lake Lucaya Master Dock Plan

EXHIBIT B: Lake Lucaya Usage/Erosion Control Map

Specific Authority: §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.
Law Implemented: §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.

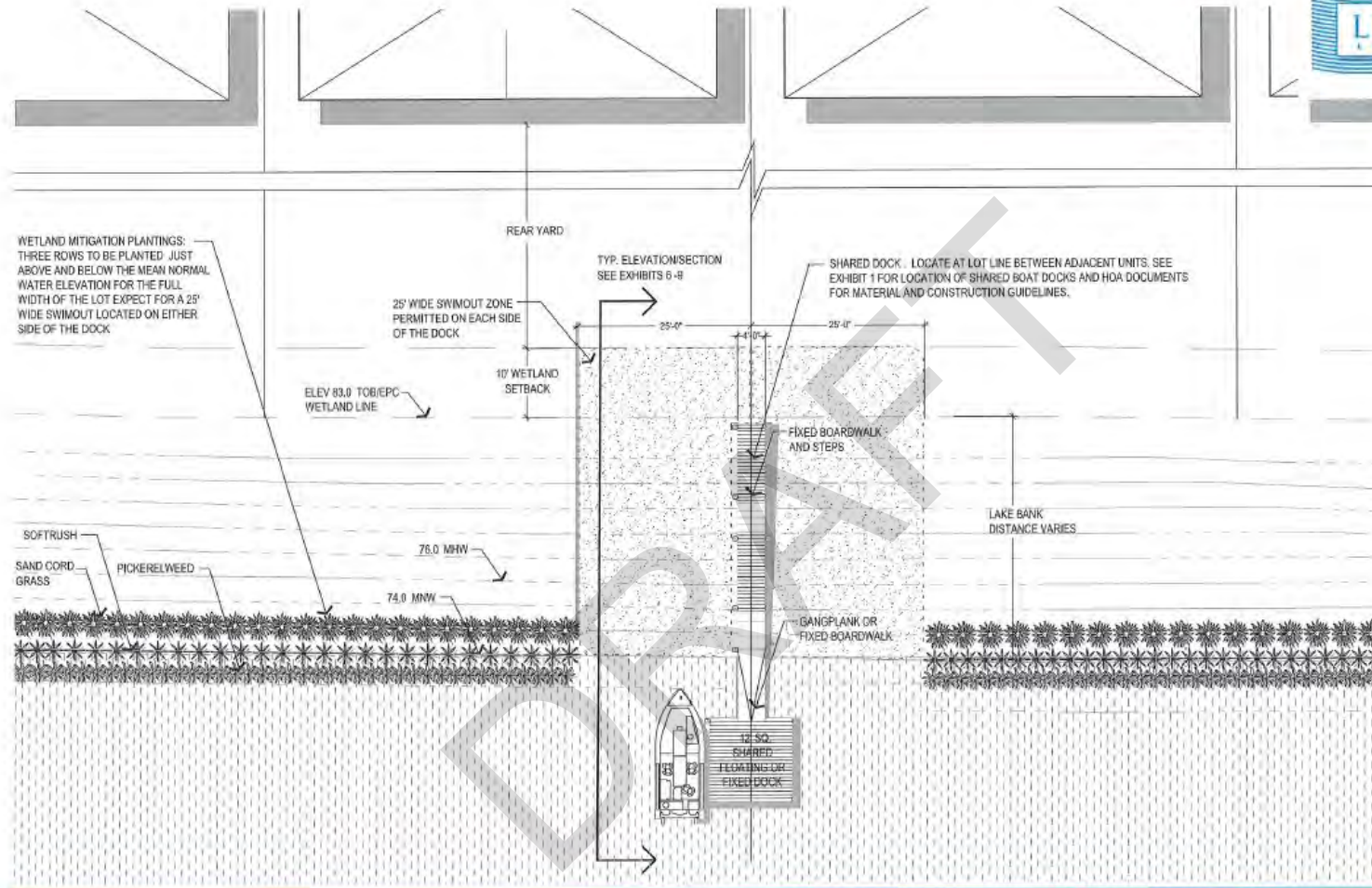
EXHIBIT A:
Lucaya Lake Club Master Dock Plan
 (Revised June 24, 2020)



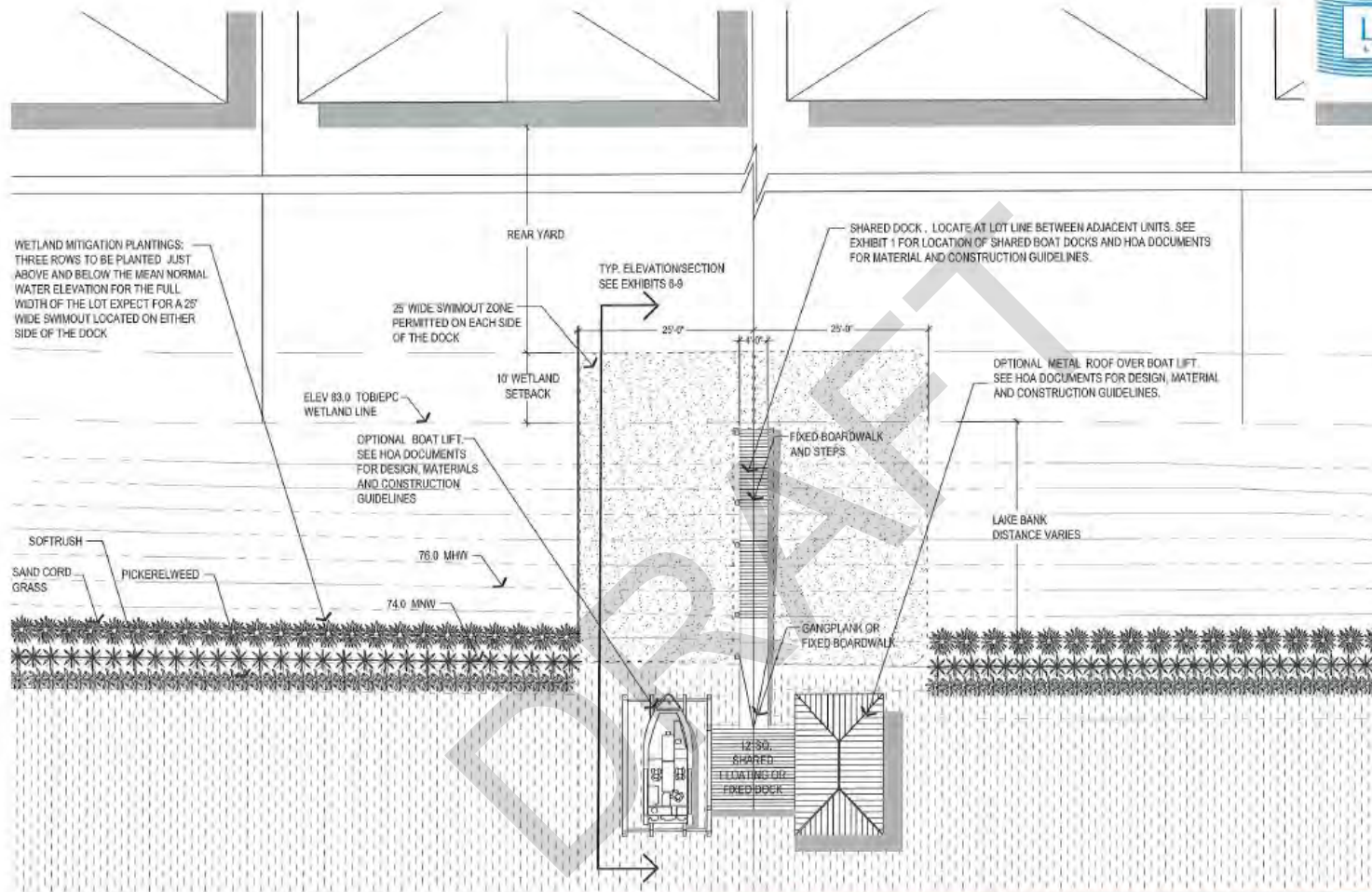
LEGEND

- Typical Pairs of Lots With Shared Docks
- Typical Pairs of Lots With Shared Docks
- Typical Lot With with Individual Dock
- Location of Detailed Dock Plans and Cross Sections. See Exhibits 2-7.

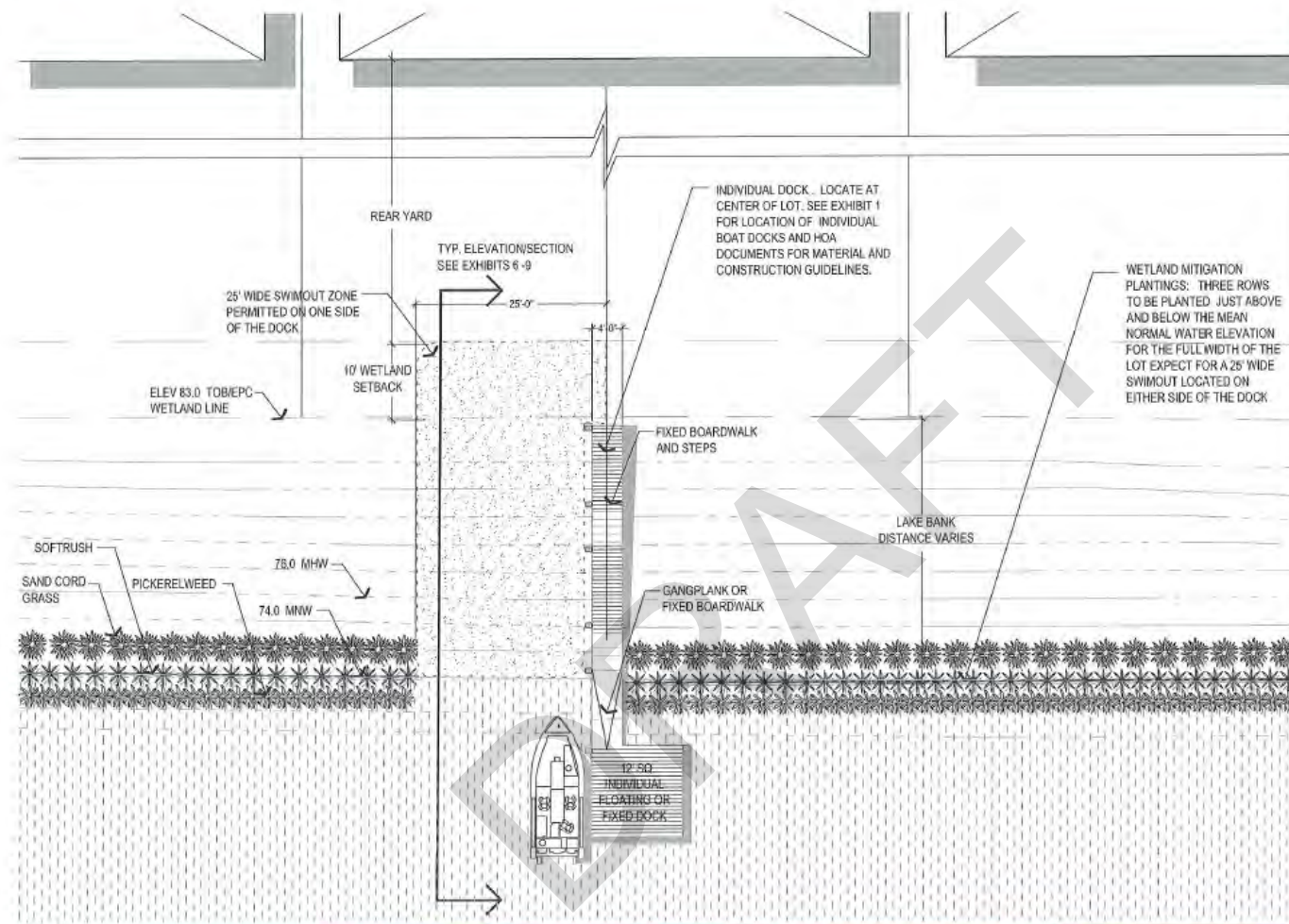
MASTER DOCK PLAN KEY MAP



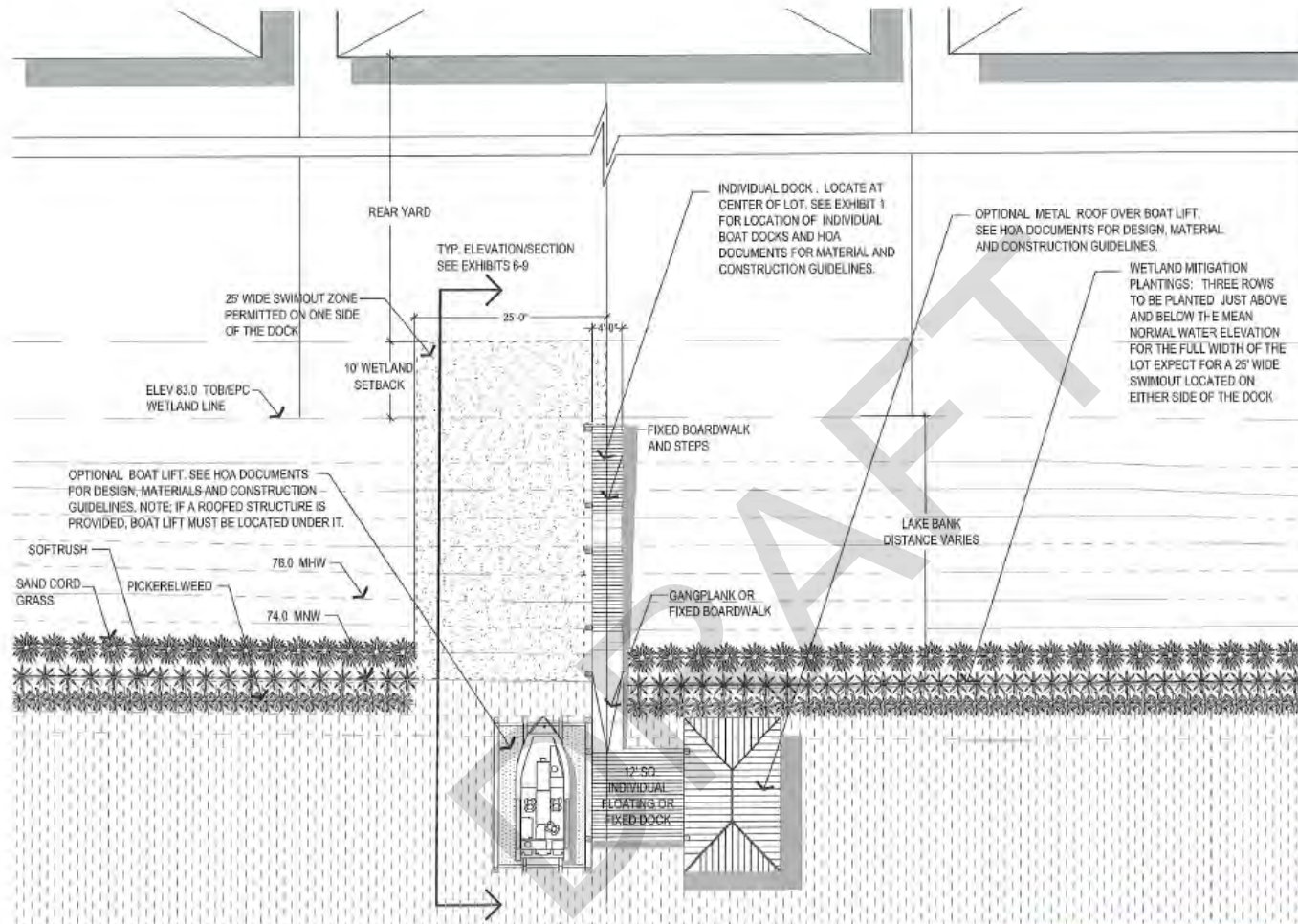
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT



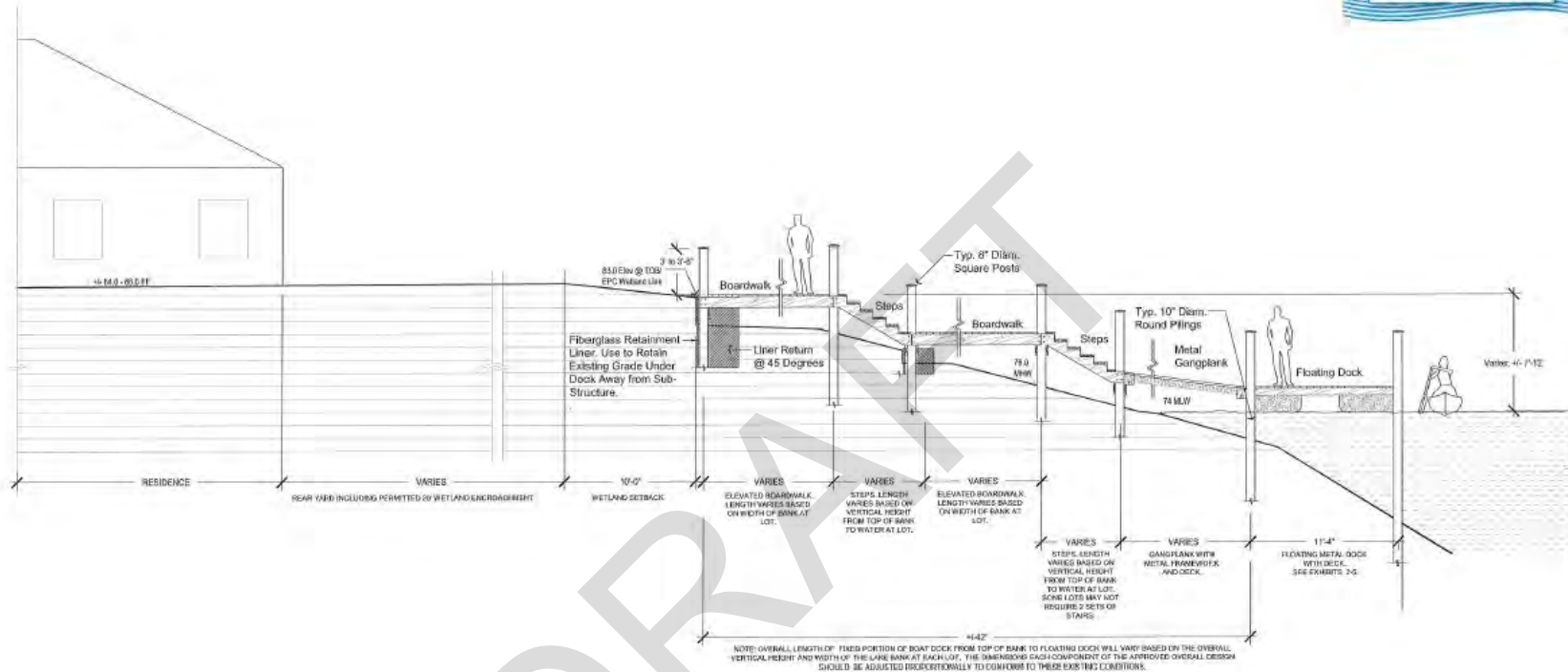
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



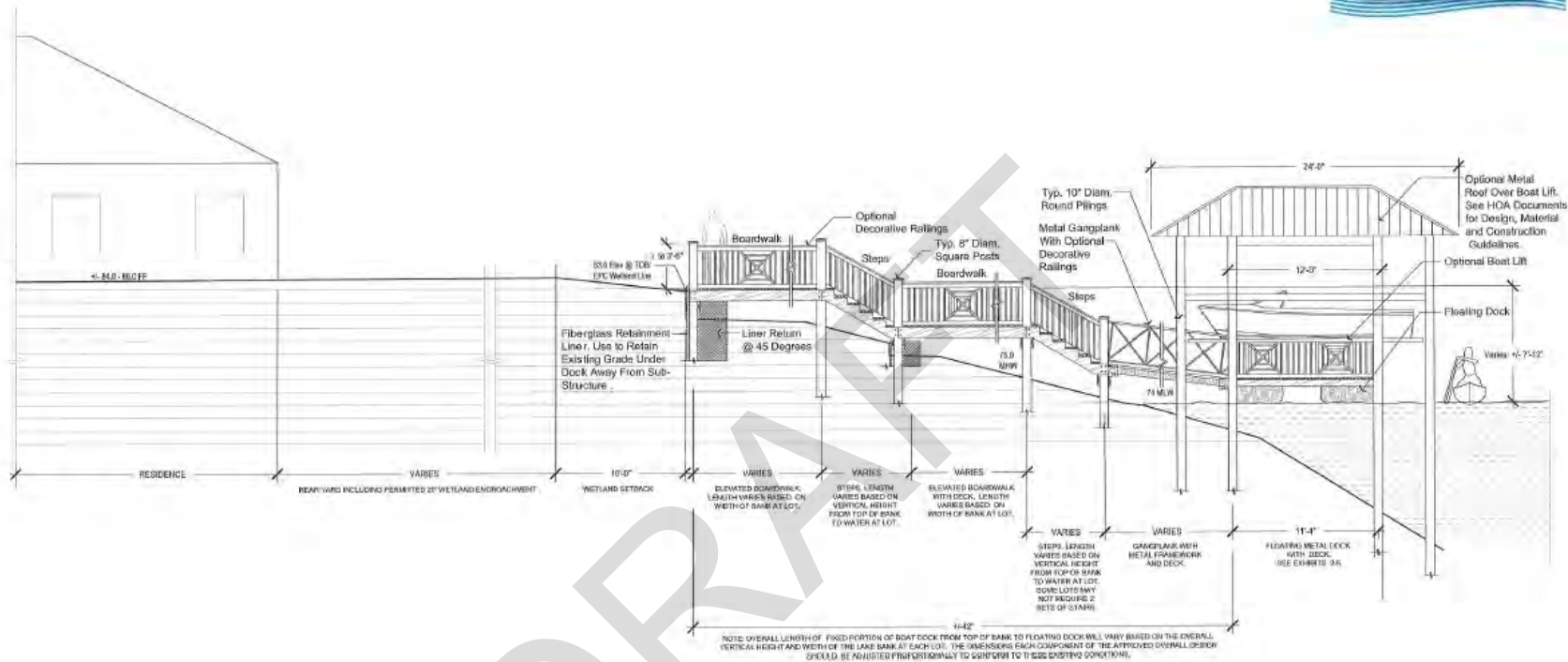
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT



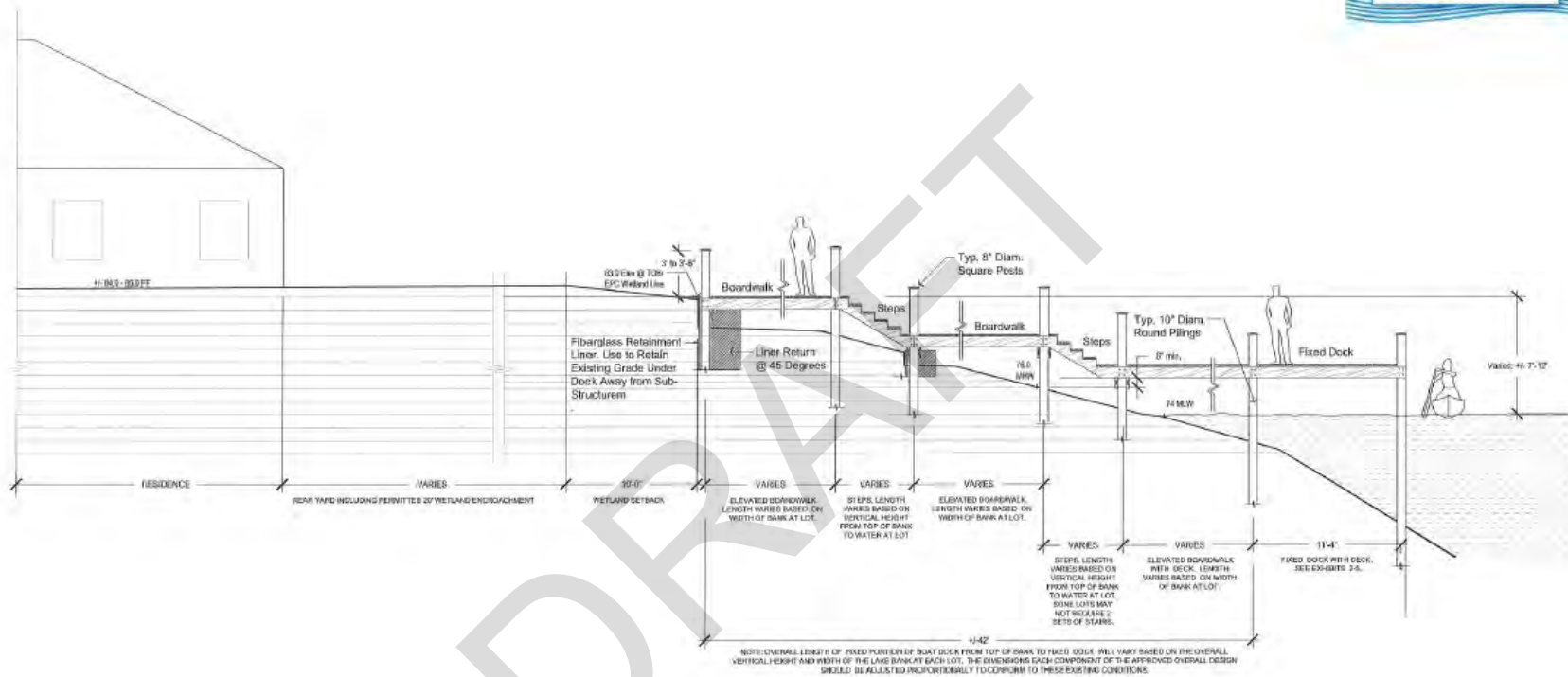
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION



TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION WITH DESIGN OPTIONS



TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION

EXHIBIT B:
Lake Lucaya Usage/Erosion Control Map





Motorized Vessel Registration Application (Draft)

All motorized vessels must be registered with the Spring Lake Community Development District (CDD) prior to accessing Lake Lucaya. Submit the completed application with copies of the required documents and a \$20 check to the Lucaya Lake Club Homeowners Association (HOA) Manager. After review by both the HOA and CDD Managers, the CDD Manager will schedule an inspection of the motorized vessel. If the vessel and application meet these requirements the CDD Manager will issue a Registration Number and affix a Lake Lucaya Motorized Vessel Registration Sticker to the vessel. By registering your vessel and signing this application you are agreeing to abide by the Spring Lake CDD Rules, LLCHOA Lake Usage Guidelines and Deed Restrictions; and all Federal and Florida Laws governing the use of motorized vessels.

Motorized Vessel Owners Name(s) _____

Address _____ Phone # _____

Are you a (check one) Homeowner _____ Renter _____ Date Lease ends _____

Manufacturer _____ Model _____

Year _____ Color _____

Length (24 feet or less) _____ Horsepower (250 hp or less) _____

FL Registration Number _____

Insurance Company _____ Policy# _____

Signature of Applicant(s) _____ Date of Application _____

Date of Inspection _____ Meets Requirements? Yes or No

For Approved Motorized Vessels - Lake Lucaya Registration # _____

District Manager's Signature _____ Date Approved _____

Owner's Motorized Vessel Registration Application Checklist:

- Completed and Signed Motorized Vessel Registration Application
- _____ Copy of Current State Motorized Vessel Registration
- _____ Proof of Insurance (\$100,000/\$300,00/\$100,000)
- _____ Copy of Florida Boating Safety Education Identity Cards for all operators born on or after Jan 1, 1988 or later
- _____ Motor Vessel Application Fee is \$20. Payable to Lucaya Lake Club HOA

Lucaya Lake Club Community Association Manager:

- _____ Verify Owner/Tenant and Address
- _____ Check Application is complete (Contact Applicant for any missing information)
- _____ Forward Application with supporting documents to Spring Lake CDD Manager

Spring Lake CDD Manager:

- _____ Review Application and Supplemental Documents for completeness and compliance
- _____ Schedule Inspection with the Owner
- _____ Issue and Apply Sticker to the Motorized Vessel

Spring Lake CDD Form 1 – Motorized Vessel Registration Application dated _____

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

August 24, 2021 Minutes of the Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, August 24, 2021 at 6:30 p.m.** at The Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Special Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, August 24, 2021 at 6:31 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair
Ruth Brown	Vice-Chair
William Kidwell	Supervisor
Chrissy Nieves	Supervisor
Tom Bigelow	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	<i>via conference call</i>

There were 18 audience members in attendance in person and two in attendance via conference call.

2. INTRODUCTION

A. Purpose of Meeting – Vice-Chair

Supervisor Brown stated that the purpose of meeting was to establish a draft of the Lake and Dock Rules with the Boat Registration system. These will then be reviewed at the public hearing and meeting to be approved in October.

B. Authority to Establish Rules – District Counsel

Mr. Eckert covered the ability and authority of the District to establish and enforce rules.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Every audience member was allowed three minutes to address the Board of Supervisors. Audience members primarily agreed that the District has the authority to establish rules. There were also many comments on the pros and cons of the suggested rules by residents in person and on the phone.

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4. BUSINESS ITEMS

A. Presentation of ERM Lake Study by Wendy Conn

Wendy Conn and another representative from ERM reviewed the results of the study of Lake Lucaya, providing mapping of suggested speed and use zones and no wake zones. They then provided guidance to the Board on needed changes to the Lake and Dock Rules.

B. Discussion on Spring Lake CDD Lake and Dock Policies – Draft Copy

The Board, under the guidance of Supervisor Brown, then reviewed the draft copy of the Lake and Dock rules section by section and asked ERM and Mr. Eckert some questions. The Board established the initial draft for review during the October public hearing and meeting.

C. HOA Documents

The Board reviewed the documents and noted that one document was old and not correct.

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Nieves reviewed common boat courtesy with speed and horsepower limits. She also noted the important of taking fertilization limitations and regulations into consideration.

There were audience comments on using a Q code registration to limit the number of boats by time periods and doing a boating survey, which the HOA may do.

6. ADJOURNMENT

MOTION TO:	Adjourn at 9:38 p.m.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

85 *These minutes were done in summary format.

86

87 *A copy of the audio recording is available on request.

88

89 *Each person who decides to appeal any decision made by the Board with respect to any matter
90 considered at the meeting is advised that person may need to ensure that a verbatim record of the
91 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

92

93 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
94 meeting held on _____.

95

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97 _____
Signature

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100 _____
Printed Name

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102 Title:

103 Secretary

104 Assistant Secretary

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Signature

Printed Name

Title:

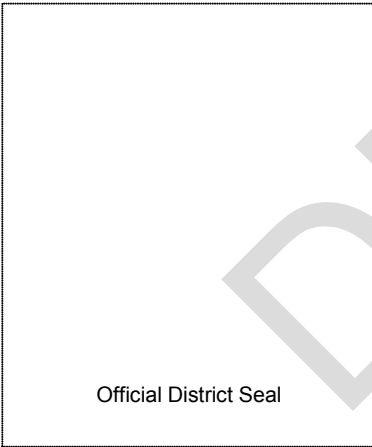
Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date



SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

September 7, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, September 7, 2021 at 6:30 p.m.** at The Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, September 7, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair	
Ruth Brown	Vice-Chair	
William Kidwell	Supervisor	
Chrissy Nieves	Supervisor	<i>arrived at approximately 6:34 p.m.</i>
Tom Bigelow	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	<i>via conference call</i>
Paul Woods	OLM	

There were 32 audience members in attendance in person and four in attendance on the phone.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Paul Woods with OLM presented the final draft following legal review to the Board for approval and discussion. The Board discussed.

MOTION TO:	Proceed with the RFP bid package as presented.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/1 – Supervisor Brown opposed.

There were fourteen resident comments against the removal of fences and the fact that the homes were represented to have the lots all the way to the East buffer wall by sales agents.

44
45 The Board listened to all resident comments, concerns, and suggestions.
46

47
48 **3. STAFF REPORTS**

49 **A. District Engineer**

- 50 **i. Rhodine Wall Removal and Gate Install**
51 **ii. Review of Ownership**
52 **iii. Encroachment Review**
53

54 The Board discussed the encroachment review of the Blue Pacific issue in detail with Mr. Eckert
55 and Mr. Chang.
56

57	MOTION TO:	Suspend the removal letter sent to all homeowners at
58		this time and have Counsel prepare a property
59		encroachment agreement with comparable
60		maintenance like that with the other perimeter
61		fencing in HOA documents allowing CDD access for
62		repairs as needed, with the agreement filed contingent
63		to 100% of the impact owners signing the agreement
64		within 90 days of distribution and Meritus to e-blast
65		suspension of the prior letter to the community.
66	MADE BY:	Supervisor Bigelow
67	SECONDED BY:	Supervisor Brown
68	DISCUSSION:	None further
69	RESULT:	Called to Vote: Motion PASSED
70		5/0 - Motion Passed Unanimously

71
72 The new agreement will be on the October agenda.
73

74 The Board tabled the Rhodine Wall Removal and Gate Install indefinitely.
75

76 **B. District Counsel**

77 **i. Share of Cost Agreement between HOA & CDD**
78

79 Mr. Eckert reviewed the cost share agreement with the Board. The Board discussed. The
80 agreement is to be revised to a document memorializing the gentlemen's verbal agreement to
81 split the RFP cost 50/50. The Chair will sign as discussed previously.
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MOTION TO:	Revise the document memorializing the gentlemen’s verbal agreement to split the RFP cost 50/50 with the Chari to sign as discussed previously.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Counsel will prepare another agreement based on the final outcome of the bid process memorializing the cost share as outlined in the approved final bid acceptance for the new contract on landscaping as outlined by OLM in that agreement.

- C. District Manager**
 - i. Action Item List**
 - ii. Community Inspection Reports**

Mr. Reidt reviewed the action item list and community inspection reports with the Board.

- 4. BUSINESS ITEMS**
 - A. Consideration of RFQ of District Counsel**
 - i. *Straley Robin Vericker***

The Board tabled this item until the first of the year.

- B. Discussion on Landscaping RFP**

This item was already discussed earlier in the meeting.

- C. Discussion on Lake and Dock Draft Rules**

The Board and Mr. Eckert discussed the draft of the Lake and Dock Rules. The Board requested to get an easement for docks included or verify the HOA documents. The Board then discussed the hearing and approval process.

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MOTION TO:	Approve a public hearing during the regular November meeting for the Lake and Dock Rules approval.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. Discussion on Fence Line Clearance Proposal

The Board tabled this item to get quotes from Cardno and Remson.

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 3, 2021

B. Consideration of Operations and Maintenance Expenditures July 2021

The Board reviewed the minutes and O&Ms.

MOTION TO:	Approve Consent Agenda items A and B.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending July 31, 2021

Mr. Reidt reviewed the financials with the Board.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Nieves commented on the audience discussion on home builder promises.

There were no additional audience comments.

7. ADJOURNMENT

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MOTION TO:	Adjourn at 9:03 p.m.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**A copy of the audio recording is available on request.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

Signature

Date

Lucaya Lake Club Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BrightView	7463779	\$ 9,649.00		Landscape Maintenance - August 2021
Meritus Districts	10781	3,897.32		District Management Services - August 2021
Monthly Contract Sub-Total		\$ 13,546.32		
Variable Contract				
Hopping Green & Sams	124597	\$ 3,096.50		Professional Services thru 07/31/2021
Johnson Engineering	7	1,105.00		Engineering Services thru 07/11/2021
Variable Contract Sub-Total		\$ 4,201.50		
Utilities				
Tampa Electric	211001371262 081821	\$ 583.50		Electric Service thru 08/16/2021
Tampa Electric	211001371445 081821	4,617.06		Electric Service thru 08/12/2021
Tampa Electric	211001371635 081821	662.47		Electric Service thru 08/12/2021
Tampa Electric	211005013209 081821	31.85		Electric Service thru 08/12/2021
Tampa Electric	221000910945 081921	2,713.61		Electric Service thru 08/13/2021
Tampa Electric	221007738356 081821	457.97		Electric Service thru 08/12/2021
Tampa Electric	221007741822 081821	528.43		Electric Service thru 08/12/2021
Tampa Electric	221007753553 081921	387.51		Electric Service thru 08/13/2021
Tampa Electric	221008035422 081821	975.94	\$ 10,958.34	Electric Service thru 08/12/2021
Utilities Sub-Total		\$ 10,958.34		
Regular Services				
BrightView	7484731	\$ 2,900.00		Clock Installment - 07/28/2021
BrightView	7484795	740.15		Tube Repair - 07/28/2021
BrightView	7488949	2,264.58	\$ 5,904.73	Plant Removal - 07/29/2021
Cardno	317167	420.00		Monthly Lake Mgmt - 07/30/2021

**Lucaya Lake Club Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Cardno	317168	1,060.00		Maintenance - 07/30/2021
Cardno	317472	3,580.00	\$ 5,060.00	Maintenance - 07/30/2021
ERM	147313	750.00		Boating Recommendation - 08/13/2021
Johnson Engineering Inc.	8	637.50		Professional Services thru 08/08/2021
LLS Tax Solutions Inc.	002390	650.00		Arbitrage Service - 08/26/2021
Meritus Districts	SL082521	270.00		Payroll Reimbursement - 08/25/2021
Supervisor: Mary Christina Nieves	MN080321	200.00		Supervisor Fee - 08/03/2021
Supervisor: Ruth Brown	RB080321	200.00		Supervisor Fee - 08/03/2021
Supervisor: Thomas Bigelow	TB080321	200.00		Supervisor Fee - 08/03/2021
Supervisor: Warren Keipper	RB080321	200.00		Supervisor Fee - 08/03/2021
Supervisor: William Kidwell	WMK080321	200.00	\$ 1,000.00	Supervisor Fee - 08/03/2021
Tampa Bay Times	119700 071421	435.50		Notice of FY 2021-2022 Budget - 07/14/2021
Tampa Bay Times	119700 081121	308.00	\$ 743.50	RFQ Notice - 08/11/2021
Regular Services Sub-Total		\$ 15,015.73		
Additional Services				
Meritus Districts	SL081721	\$ 540.00		Payroll Reimbursement - 08/17/2021
Additional Services Sub-Total		\$ 540.00		
TOTAL:		\$ 44,261.89		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Lucaya Lake Club Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

Customer #: 19968821
Invoice #: 7463779
Invoice Date: 8/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For August	9,649.00
Total invoice amount		9,649.00
Tax amount		
Balance due		9,649.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 19968821
Invoice #: 7463779
Invoice Date: 8/1/2021

*53900
4604*

Amount Due:	\$9,649.00
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10781
DATE: 08/01/2021
DUE DATE: 08/01/2021

BILLING ADDRESS
Spring Lake CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		3,750.00
	Website Administration		125.00
	Postage June		6.12
98	Copies BW June	0.15	14.70
3	Copies Color June	0.50	1.50
SUBTOTAL			3,897.32
NEW CHARGES			
TOTAL			3,897.32

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 18, 2021

Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Bill Number 124597
Billed through 07/31/2021

General Counsel

SLCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

07/01/21	MCE	Follow up on outstanding issues with district; confer with Grossman.	1.20 hrs
07/01/21	JEM	Review correspondence from Chang; review correspondence from Reidt; revise form of Tract E deed.	0.90 hrs
07/05/21	MCE	Prepare for board meeting; confer with Keipper, Reidt and Chang; confer with Reidt.	0.40 hrs
07/06/21	MCE	Review easement encroachment issues.	0.20 hrs
07/06/21	MCE	Prepare for board meeting; research license agreements regarding fences; research encroachment issues.	2.80 hrs
07/07/21	MCE	Review revised meeting minutes; confer with Alvarez.	0.10 hrs
07/14/21	MCE	Prepare for board meeting.	0.20 hrs
07/14/21	LMG	Review and analyze boat policies, dock application rates, OLM agreement, and landscaping proposals.	0.50 hrs
07/15/21	MCE	Prepare for board meeting; confer with Reidt.	1.80 hrs
07/15/21	LMG	Analyze pending legal matters including encroachments on CDD easements or property and landscaping cost-share; prepare for and attend board meeting; follow up from same.	3.90 hrs
07/30/21	MCE	Review OLM request; confer with Reidt.	0.10 hrs
Total fees for this matter			\$3,096.50

MATTER SUMMARY

Merritt, Jason E.	0.90 hrs	265 /hr	\$238.50
Gentry, Lauren M.	4.40 hrs	240 /hr	\$1,056.00
Eckert, Michael C.	6.80 hrs	265 /hr	\$1,802.00

TOTAL FEES \$3,096.50

51400
3107
RWS

=====

TOTAL CHARGES FOR THIS MATTER

\$3,096.50

BILLING SUMMARY

Merritt, Jason E.	0.90 hrs	265 /hr	\$238.50
Gentry, Lauren M.	4.40 hrs	240 /hr	\$1,056.00
Eckert, Michael C.	6.80 hrs	265 /hr	\$1,802.00

TOTAL FEES \$3,096.50

TOTAL CHARGES FOR THIS BILL

\$3,096.50

Please include the bill number with your payment.

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager Philip Chang

July 28, 2021
 Project No: 20214001-000
 Invoice No: 7

FEID #59-1173834

Rick Reidt
 Spring Lake Community Development District
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Project 20214001-000 Spring Lake CDD Professional Engineering Services

Professional Services through July 11, 2021

Phase 1.0 General Engineering Services

Professional Personnel

	Hours	Rate	Amount
Professional 6			
Chang, Philip 6/18/2021 Meeting with Chair & DM (various issues);	4.00	170.00	680.00
Chang, Philip 6/21/2021 Search as-builts, files regarding landscape/fence at east limit	1.00	170.00	170.00
Chang, Philip 6/28/2021 Conference call with Chair, DM & DC - encroachments	1.00	170.00	170.00
Chang, Philip 6/30/2021 Review Phase 1C plat & request potential legal fees from DC;	.50	170.00	85.00
Totals	6.50		1,105.00
Total Labor			1,105.00

Total this Phase \$1,105.00

Total this Invoice \$1,105.00

*51300
3103 RLO*

Received

AUG 02 2021

Statement Date: 08/18/2021
Account: 211001371262

SPRING LAKE CDD
11081 RHODINE RD PMP
RIVERVIEW, FL 33579-0000



Current month's charges:	\$583.50
Total amount due:	\$583.50
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$659.23
Payment(s) Received Since Last Statement	-\$659.23
Current Month's Charges	\$583.50
Total Amount Due	\$583.50

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

00000027-0000607-Page 27 of 38

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371262

Current month's charges:	\$583.50
Total amount due:	\$583.50
Payment Due By:	09/08/2021

Amount Enclosed \$ _____
610642906767

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371262
Statement Date: 08/18/2021
Current month's charges due 09/08/2021



Details of Charges – Service from 07/16/2021 to 08/16/2021

Service for: 11081 RHODINE RD PMP, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

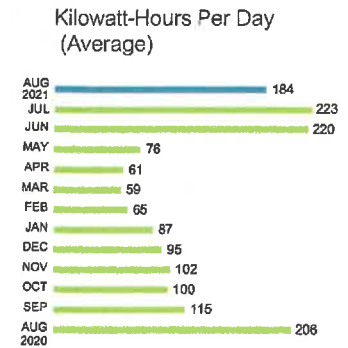
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C25373	08/02/2021	6,467	2,596	3,871 kWh	1	18 Days
1000852334	08/16/2021	2,023	0	2,023 kWh	1	14 Days

Basic Service Charge		\$18.06
Energy Charge	5,894 kWh @ \$0.05928/kWh	\$349.40
Fuel Charge	5,894 kWh @ \$0.03167/kWh	\$186.66
Storm Protection Charge	5,894 kWh @ \$0.00251/kWh	\$14.79
Florida Gross Receipt Tax		\$14.59
Electric Service Cost		\$583.50

Total Current Month's Charges

\$583.50

Tampa Electric Usage History



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

More clean energy to you

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Statement Date: 08/18/2021
Account: 211001371445

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1A & BL
RIVERVIEW, FL 33579-0000



Current month's charges:	\$4,617.06
Total amount due:	\$4,617.06
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$4,617.08
Payment(s) Received Since Last Statement	-\$4,617.08
Current Month's Charges	\$4,617.06
Total Amount Due	\$4,617.06

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Digging? Make the right call



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2021
TRUSTED
BUSINESS
PARTNER
BUSINESS CUSTOMER

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371445

Current month's charges:	\$4,617.06
Total amount due:	\$4,617.06
Payment Due By:	09/08/2021

Amount Enclosed \$ _____
610642906768

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371445
Statement Date: 08/18/2021
Current month's charges due 09/08/2021



Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: LUCAYA LAKE CLUB PH1A & BL, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	3523 kWh @ \$0.02712/kWh	\$95.54
Fixture & Maintenance Charge	119 Fixtures	\$1830.90
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3523 kWh @ \$0.03136/kWh	\$110.48
Storm Protection Charge	3523 kWh @ \$0.00354/kWh	\$12.47
Florida Gross Receipt Tax		\$5.60

Lighting Charges **\$4,617.06**

Total Current Month's Charges **\$4,617.06**

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Important Messages

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Statement Date: 08/18/2021
Account: 211001371635

SPRING LAKE CDD
LUCAYA LAKE CLB, PH 1B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$662.47
Total amount due:	\$662.47
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$662.54
Payment(s) Received Since Last Statement	-\$662.54
Current Month's Charges	\$662.47
Total Amount Due	\$662.47

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Digging? Make the right call



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371635

Current month's charges:	\$662.47
Total amount due:	\$662.47
Payment Due By:	09/08/2021
Amount Enclosed	\$ _____

610642906769

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371635
Statement Date: 08/18/2021
Current month's charges due 09/08/2021



Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	76 kWh @ \$0.02712/kWh	\$2.06
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.03136/kWh	\$2.38
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.12

Lighting Charges

\$140.91

Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	343 kWh @ \$0.02712/kWh	\$9.30
Fixture & Maintenance Charge	13 Fixtures	\$219.85
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	343 kWh @ \$0.03136/kWh	\$10.76
Storm Protection Charge	343 kWh @ \$0.00354/kWh	\$1.21
Florida Gross Receipt Tax		\$0.55

Lighting Charges

\$521.56

Total Current Month's Charges

\$662.47

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Statement Date: 08/18/2021
Account: 211005013209

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
11309 RHODINE RD
RIVERVIEW, FL 33579-7715



Current month's charges:	\$31.85
Total amount due:	\$31.85
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$32.14
Payment(s) Received Since Last Statement	-\$32.14
Current Month's Charges	\$31.85
Total Amount Due	\$31.85

00000028-0000649-Page 73 of 84

Digging? Make the right call



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See reverse side for more information

Account: 211005013209

Current month's charges:	\$31.85
Total amount due:	\$31.85
Payment Due By:	09/08/2021

Amount Enclosed \$ _____
631630529119

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211005013209
Statement Date: 08/18/2021
Current month's charges due 09/08/2021



Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: 11309 RHODINE RD, RIVERVIEW, FL 33579-7715

Rate Schedule: **General Service - Non Demand**

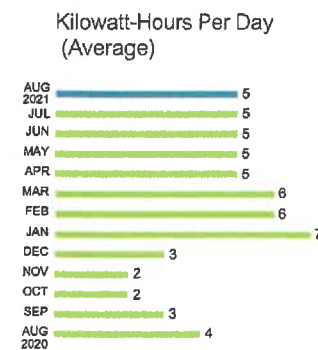
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000538079	08/12/2021	1,541	1,402	139 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	139 kWh @ \$0.05928/kWh	\$8.24
Fuel Charge	139 kWh @ \$0.03167/kWh	\$4.40
Storm Protection Charge	139 kWh @ \$0.00251/kWh	\$0.35
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.85

Total Current Month's Charges

\$31.85

Tampa Electric Usage History



Important Messages

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Statement Date: 08/19/2021
Account: 221000910945

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1C
RIVERVIEW, FL 33579-0000

Current month's charges:	\$2,713.61
Total amount due:	\$2,713.61
Payment Due By:	09/09/2021

Your Account Summary

Previous Amount Due	\$2,713.61
Payment(s) Received Since Last Statement	-\$2,713.61
Current Month's Charges	\$2,713.61
Total Amount Due	\$2,713.61

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WORLDWIDE COUNTRIES

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See reverse side for more information

Account: 221000910945

Current month's charges:	\$2,713.61
Total amount due:	\$2,713.61
Payment Due By:	09/09/2021
Amount Enclosed	\$

681013103350



SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000910945
Statement Date: 08/19/2021
Current month's charges due 09/09/2021

Details of Charges – Service from 07/16/2021 to 08/13/2021

Service for: LUCAYA LAKE CLUB PH1C, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2713 kWh @ \$0.02712/kWh	\$73.58
Fixture & Maintenance Charge	77 Fixtures	\$883.23
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2713 kWh @ \$0.03136/kWh	\$85.08
Storm Protection Charge	2713 kWh @ \$0.00354/kWh	\$9.60
Florida Gross Receipt Tax		\$4.31
Lighting Charges		\$2,713.61

Total Current Month's Charges

\$2,713.61

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Important Messages

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Statement Date: 08/18/2021
Account: 221007738356

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4B, LIGHTS
RIVERVIEW, FL 33579-0000



Current month's charges:	\$457.97
Total amount due:	\$457.97
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$457.97
Payment(s) Received Since Last Statement	-\$457.97
Current Month's Charges	\$457.97
Total Amount Due	\$457.97

Digging? Make the right call



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See reverse side for more information

Account: 221007738356

Current month's charges:	\$457.97
Total amount due:	\$457.97
Payment Due By:	09/08/2021

Amount Enclosed \$ _____
645210752166

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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Account: 221007738356
Statement Date: 08/18/2021
Current month's charges due 09/08/2021



Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: LUCAYA LAKE CLUB PH 4B, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$457.97**

Total Current Month's Charges **\$457.97**

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Important Messages

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Statement Date: 08/18/2021
Account: 221007741822

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4C, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$528.43
Payment(s) Received Since Last Statement	-\$528.43
Current Month's Charges	\$528.43
Total Amount Due	\$528.43

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Digging? Make the right call



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007741822

Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	09/08/2021

Amount Enclosed \$ _____
645210752167

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: **221007741822**
 Statement Date: **08/18/2021**
 Current month's charges due **09/08/2021**



Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: LUCAYA LAKE CLUB PH 4C, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: **Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	285 kWh @ \$0.02712/kWh	\$7.73
Fixture & Maintenance Charge	15 Fixtures	\$187.35
Lighting Pole / Wire	15 Poles	\$322.95
Lighting Fuel Charge	285 kWh @ \$0.03136/kWh	\$8.94
Storm Protection Charge	285 kWh @ \$0.00354/kWh	\$1.01
Florida Gross Receipt Tax		\$0.45

Lighting Charges **\$528.43**

Total Current Month's Charges **\$528.43**

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Statement Date: 08/19/2021
Account: 221007753553

SPRING LAKE CDD
RHODINE RD PH 4A, LIGHTS
RIVERVIEW, FL 33579-0000

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	09/09/2021

Your Account Summary

Previous Amount Due	\$387.51
Payment(s) Received Since Last Statement	-\$387.51
Current Month's Charges	\$387.51
Total Amount Due	\$387.51

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See reverse side for more information

Account: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	09/09/2021
Amount Enclosed	\$

611877475800

00004627 02 AV 0.39 33607 FTECO108192123051310 00000 02 01000000 007 02 9759 006



SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
AUG 23 2021

Account: 221007753553
Statement Date: 08/19/2021
Current month's charges due 09/09/2021

Details of Charges – Service from 07/16/2021 to 08/13/2021

Service for: RHODINE RD PH 4A, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	209 kWh @ \$0.02712/kWh	\$5.67
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	209 kWh @ \$0.03136/kWh	\$6.55
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.33
Lighting Charges		\$387.51
Total Current Month's Charges		\$387.51

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Statement Date: 08/18/2021
Account: 221008035422

SPRING LAKE CDD
LUCAYA LAKE CLUB PHASE 4D, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	09/08/2021

Your Account Summary

Previous Amount Due	\$975.94
Payment(s) Received Since Last Statement	-\$975.94
Current Month's Charges	\$975.94
Total Amount Due	\$975.94

00000027-0000585-Page 3 of 38

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Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008035422

Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	09/08/2021
Amount Enclosed	\$

637803360188

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

AUG 23 2021

Account: 221008035422
Statement Date: 08/18/2021
Current month's charges due 09/08/2021



Details of Charges – Service from 07/15/2021 to 08/12/2021

Service for: LUCAYA LAKE CLUB PHASE 4D, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	494 kWh @ \$0.02712/kWh	\$13.40
Fixture & Maintenance Charge	26 Fixtures	\$324.74
Lighting Pole / Wire	26 Poles	\$559.78
Lighting Fuel Charge	494 kWh @ \$0.03136/kWh	\$15.49
Storm Protection Charge	494 kWh @ \$0.00354/kWh	\$1.75
Florida Gross Receipt Tax		\$0.79
Franchise Fee		\$59.99

Lighting Charges **\$975.94**

Total Current Month's Charges **\$975.94**

00000027-0000396-Page 5 of 38

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit tampaelectric.com/ratecommunications to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.



INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7484731
Invoice Date: 7/28/2021
Sales Order: 7546426
Cust PO #:

Project Name: CLOCKS
Project Description: IRRIGATION PROPOSAL

Job Number	Description	Amount
341900277	Spring Lake CDD INSTALL CLOCK CLUBHOUSE TO HELP WITH WIRING PROBLEMS , CDD Controller - Hunter - ACC 2 WIRE CONTROLLER ON CLUBHOUSE WAL RUN WIRE FROM NEW CLOCK TO VALVES	2,900.00
Total Invoice Amount		2,900.00
Taxable Amount		
Tax Amount		
Balance Due		2,900.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7484731
 Invoice Date: 7/28/2021

*53900
 4611
 8251*

Amount Due: \$ 2,900.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7484795
Invoice Date: 7/28/2021
Sales Order: 7569998
Cust PO #:

Project Name: NETAFIM
Project Description: IRRIGATION REPAIRS

Job Number	Description	Amount
341900277	Spring Lake CDD REPAIRS MADE 07/01 Drip Tube - Repair Break Drip Tube - Repair Break AT N/C REPAIRS MADE 07/09 Drip Tube - Repair Break Drip Tube - Repair Break AT N/C	740.15
Total Invoice Amount Taxable Amount Tax Amount Balance Due		740.15 740.15 740.15 740.15

53900
4611

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7484795
 Invoice Date: 7/28/2021

Amount Due: \$ 740.15

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

INVOICE



Sold To: 19968821
Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

Customer #: 19968821
Invoice #: 7488949
Invoice Date: 7/29/2021
Sales Order: 7557402
Cust PO #:

Project Name: Spring Lake CDD 6/21/2021

Project Description: Remove three dead palms and replace with new Washingtonias

Job Number	Description	Amount
341900277	Spring Lake CDD Remove 3 dead Washingtonians from park Palm Install	2,264.58
Total Invoice Amount Taxable Amount Tax Amount Balance Due		 2,264.58 2,264.58 2,264.58 2,264.58

53900
4603
Q1A

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
Invoice #: 7488949
Invoice Date: 7/29/2021

Amount Due: \$ 2,264.58

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Teresa Farlow
2005 Pan Am circle
Suite 300
Tampa FL 33607

Invoice # : 317167
Invoice Date : 08/13/2021
Terms : 30 Days
Project : R18X483500
Project Manager : Boser, Patrick G.

Project Name : Sping Lake CDD: Lucaya Lake Club Lake Management

Email Invoices teresa.farlow@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe'
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 7/30/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	75.00	3,780.00	3,360.00	420.00
Total Fee Type LS:	5,040.00		3,780.00	3,360.00	420.00

Amount Due this Invoice **\$420.00**

Outstanding Invoices

Number	Date	Balance
317167	08/13/2021	420.00
Total Now Due		420.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
420.00	0.00	0.00	0.00

53900
4308
RLA

Project #:	R18X483500	Lake Management	✓
Project Name:	Lucaya Lake Club - LM	Mitigation Maintenance	
Phase:	5820	Technician:	ME
		Other	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
07/07/21	review after the storm, trash off out flows
07/20/21	treated ponds
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	X	paragrass	-	Additional Services:	
alligator weed	X	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	X
bahiagrass	-	ragweed	-		
barnyard grass	X	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	X	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	X		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
cogongrass	-	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	X	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	-	watermeal	-		
hairy-pod cowpea	-	widget grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Greg Meath
5680 W Cypress Street
Ste A
Tampa FL 33607

Invoice # : 317168
Invoice Date : 08/13/2021
Terms : 30 Days
Project : R18X483800
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Edge Maintenance

Email Invoices: districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe'
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 7/30/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5821 - Monthly Lake Mgmt 7/2021	12,720.00	8.33	1,060.00	0.00	1,060.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	75.00	675.00	675.00	0.00
Total Fee Type LS:	13,620.00		1,735.00	675.00	1,060.00

Amount Due this Invoice

\$1,060.00

Outstanding Invoices

Number	Date	Balance
317168	08/13/2021	1,060.00
Total Now Due		1,060.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
1,060.00	0.00	0.00	0.00

53900
 4309
 RLD

Project #:	R18X483800	Lake Management		
Project Name:	Lucaya Lake Club-Lake Edge	Mitigation Maintenance		
Phase:	58B20	Technician:	ME	Other ✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
08/11/21	reviewed and treated
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:				
algae	-	paragrass	-	Additional Services:
alligator weed	-	pennywort	-	dead fish clean up
azola	-	primrose willow	-	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	-	ragweed	-	
barnyard grass	-	salt bush	-	
Bermuda grass	-	sedges	-	
Brazilian pepper	-	sesbania	-	
caeserweed	-	soda apple	-	
Carolina willow	-	southern niaid	-	
castorbean	-	Spanish needles	-	
cattail	-	spike rush	-	
Chinese tallow	-	thistle	-	
climbing hempvine	-	torpedograss	-	
cogongrass	-	vetch	-	
dayflower	-	vines	-	
dog fennel	-	water fern	-	
dollarweed	-	water hyacinth	X	
duckweed	-	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	-	watermeal	-	
hairy-pod cowpea	-	widget grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

Comments:



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
 Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Greg Meath
5680 W. Cypress St.
Suite A
Tampa FL 33607

Invoice # : 317472
Invoice Date : 08/19/2021
Terms : 30 Days
Project : R19X448500
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Club Maintenance

EMAIL ONLY- districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe'
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 7/30/2021

Phase: 56 - Maintenance

	Amount
Monthly Fee	585.00
-July Event	
Subtotal	585.00
Total This Phase	\$585.00

Phase: 5821 - Algae Applications As Needed

Per-Event Fee -	Amount
July Events Treated 7/1 & 7/30	2,995.00
Subtotal	2,995.00
Total This Phase	\$2,995.00

53900
4604
~~4604~~ RLA

Total Fee Type CPM: 3,580.00

Amount Due this Invoice \$3,580.00

Outstanding Invoices

Number	Date	Balance
317472	08/19/2021	3,580.00
Total Now Due		3,580.00

Aging Balances

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
3,580.00	0.00	0.00	0.00



EFT by ACH or Wire Transfer: Wells Fargo Bank, N.A. • 1525 West WT Harris Blvd • Charlotte, NC 28262
Acct #2000017966931 • Routing #121000248 • SWIFT BIC WFBIUS6S

Send Check Payments to: PO Box 951265 • Dallas, TX 75395-1265 • (281) 600-1000 • Fax (281) 520-4625
Remittance Advice to: ERM.SouthernAccountsReceivable@erm.com

Attn: Rick Reidt
Spring Lake Community Dev District
2005 Pam Am Circle, Suite 300
Tampa, FL 33607

Invoice Date :16-August-2021
Invoice # :147313
Project # :0612039
ERM Project Manager :Wendy Conn
Dept :SW01

For Professional Services rendered through August 13, 2021

Project Name: 105SW01Boating Recommendations

Send invoice to: rick.reidt@merituscorp.com

Reimbursable Expenses
Billing in Advance

	750.00
Total Reimbursable Expenses	<u>750.00</u>
Amount Due This Invoice *	<u>(USD) 750.00</u>

53900
4311
RWD

Project Statement

Project Budget	7,500.00
Previous Billings	0.00
This Invoice	<u>750.00</u>
Project to Date	<u>750.00</u>



Environmental Resources Management

Tax ID#74-2065243

EFT by ACH or Wire Transfer: Wells Fargo Bank, N.A. • 1525 West WT Harris Blvd • Charlotte, NC 28262
Acct #2000017966931 • Routing #121000248 • SWIFT BIC WFBIUS6S

Send Check Payments to: PO Box 951265 • Dallas, TX 75395-1265 • (281) 600-1000 • Fax (281) 520-4625
Remittance Advice to: ERM.SouthernAccountsReceivable@erm.com

Project : 0612039 -- 105SW01Boating Recommendations

Invoice # : 147313

Phase : ** -- Boating Recommendations**

Unit Pricing Expenses (Rate)			
<i>Description</i>	<i>Units</i>	<i>Rate</i>	<i>Amount</i>
Scoping Fee	750.00	1.00	750.00
Total: Recovery	750.00		750.00
	Unit Pricing (Rate)		750.00

Total Phase : **** -- Boating Recommendations	Labor :	0.00
	Expense :	750.00
	Phase Total :	750.00

Total Project: 0612039 -- 105SW01Boating Recommendations

750.00

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager Philip Chang

August 17, 2021
 Project No: 20214001-000
 Invoice No: 8

Rick Reidt
 Spring Lake Community Development District
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

FEID #59-1173834

Project 20214001-000 Spring Lake CDD Professional Engineering Services

Professional Services through August 8, 2021

Phase 1.0 General Engineering Services

Professional Personnel

	Hours	Rate	Amount
Professional 6			
Chang, Philip 7/15/2021	1.50	170.00	255.00
Attend monthly CDD meeting via teleconference;			
Chang, Philip 7/29/2021	.50	170.00	85.00
Compile information regarding Rhodine wall (modifications) and provide to contractor to request quote to modify;			
Chang, Philip 7/30/2021	.25	170.00	42.50
Review quote from contractor related to wall modification on Rhodine Rd			
Chang, Philip 8/3/2021	1.50	170.00	255.00
Attend monthly CDD meeting via conference call;			
Totals	3.75		637.50
Total Labor			637.50
		Total this Phase	\$637.50
		Total this Invoice	\$637.50

55300
 3103
 and

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Spring Lake Community
Development District
c/o Meritus Districts
2005 Pan Am Circle,
Suite 300
Tampa, FL 33607

INVOICE # 002390

DATE 08/26/2021

DUE DATE 09/25/2021

TERMS Net 30

DESCRIPTION	AMOUNT
-------------	--------

Total Billing for Arbitrage Services in connection with the \$7,000,000 Spring Lake Community Development District (Hillsborough County, Florida) Special Assessment Bonds, Series 2014 (Assessment Area One Project) – Rebate Requirement Calculation for the period ended July 24, 2021.	650.00
--	--------

BALANCE DUE

\$650.00

CHECK REQUEST FORM



Meritus
Associations
Solutions for Better Communities.

COMMUNITY NAME: Spring Lake CDD

TODAY'S DATE: 8/25/21

CHECK AMOUNT: \$270

CHECK PAYABLE TO: Lucaya Lake Club HOA

MAILING ADDRESS: _____

CONTACT PHONE #: _____

CHECK DESCRIPTION: Payroll Reimbursement 08/08/21 - 08/21/21

SPECIAL INSTRUCTIONS: _____

Approved

G/L# <u>53900-1201</u> DATE _____
CK # _____ DATE _____

Payroll Details

Description	Hours and Earnings			Taxes		Deductions		Employer	
	Hours	Rate	Amount	Tax	Amount	Deduction	Amount	Liability	Amount
Pay Frequency: Biweekly									
Employee: Horan, Steven E									
Regular	60.00	18.0000	1,080.00		11.46		985.92	FED SOCSEC-ER	66.96
	60.00		1,080.00	FED FIT	66.96	FED SOCSEC		FED MEDCARE-ER	15.66
				FED	15.66	MEDCARE			82.62
					94.08				
SSN: xxx-xx-9196									
Check Date: 08/27/2021 / Direct Deposit / Checking / Account No: XXXXXXXXXXXX3562 \$985.92									
Pay Frequency Totals: Biweekly									
Regular	60.00		\$1,080.00	FED FIT	\$11.46		\$985.92	FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00	FED SOCSEC	\$66.96			FED MEDCARE-ER	\$15.66
				FED	\$15.66				\$82.62
				MEDCARE					
					\$94.08				
Total Employees - Biweekly: 1									
Company Totals:									
Regular	60.00		\$1,080.00	FED FIT	\$11.46		\$985.92	FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00	FED SOCSEC	\$66.96			FED MEDCARE-ER	\$15.66
				FED	\$15.66				\$82.62
				MEDCARE					
					\$94.08				
Total Employees - Company: 1									

DMS Time Sheet

Employee Name:

(Last Name, First Name) _____

Work Period:

From _____

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday	8/7/2021					5.00				2hrs.CDD
Sunday	8/8/2021									
Monday	8/9/2021					5.00				2hrs.CDD
Tuesday	8/10/2021					5.00				2hrs.CDD
Wednesday	8/11/2021					5.00				2hrs.CDD
Thursday	8/12/2021					5.00				
Friday	8/13/2021					5.00				1hrs.CDD
Saturday	8/14/2021					5.00				1hrs.CDD
Sunday	8/15/2021									
Monday	8/16/2021					5.00				
Tuesday	8/17/2021					5.00				
Wednesday	8/18/2021					5.00				4hr.CDD
Thursday	8/19/2021					5.00				
Friday	8/20/2021					5.00				3hrs. CDD
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: Ben Meyers LCAM

SPRING LAKE CDD

MEETING DATE: AUGUST 3, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

mn 080321

SPRING LAKE CDD

MEETING DATE: AUGUST 3, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

RB 080321

SPRING LAKE CDD

MEETING DATE: AUGUST 3, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

TB080321

SPRING LAKE CDD

MEETING DATE: AUGUST 3, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

WK 080321

SPRING LAKE CDD

MEETING DATE: AUGUST 3, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

wmk 080321

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/14/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
07/14/2021	Jean Mitotes	119700	
Total Amount Due		Ad Number	
\$435.50		0000162797	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/14/21	07/14/21	0000162797	Times	Legals CLS	Notice of FY 2021-2022 Budget	1	2x52 L	\$433.50
07/14/21	07/14/21	0000162797	Tampabay.com	Legals CLS	Notice of FY 2021-2022 Budget AffidavitMaterial	1	2x52 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

SPRING LAKE CDD
 ATTN: MERITUS DISTRICTS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Advertising Run Dates		Advertiser Name	
07/14/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
07/14/2021	Jean Mitotes	119700	
Total Amount Due		Ad Number	
\$435.50		0000162797	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

57300
 4801
 RLA

Received

JUL 26 2021

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough


Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of FY 2021-2022 Budget** was published in **Tampa Bay Times: 7/14/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **07/14/2021**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced



JESSICA ATTARD
Commission # **GG 308686**
Expires **March 28, 2023**
Bonded Thru Budget Notary Services

**Notice of Public Hearing and Board of Supervisors Meeting
of the Spring Lake Community Development District**

The Board of Supervisors (the "Board") of the Spring Lake Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 3, 2021 at the Lake Lucaya Clubhouse located at 11301 Lake Lucaya Drive Riverview FL, 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://springlakecdd.org/>) or may be obtained by contacting the District Manager's office via email at rick.reidt@merituscorp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the District offices or by conference line. Please check the District's website at <http://springlakecdd.org/>, prior to the public hearing/meeting date for the call-in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Rick Reidt
District Manager
Run Date: July 14, 2021

0000162797

} SS

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/11/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
08/11/2021	Deirdre Almeida	119700	
Total Amount Due		Ad Number	
\$308.00		0000172812	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/11/21	08/11/21	0000172812	Times	Legals CLS	Notice of RFQ for District Counsel	1	2x37 L	\$306.00
08/11/21	08/11/21	0000172812	Tampabay.com	Legals CLS	Notice of RFQ for District Counsel AffidavitMaterial	1	2x37 L	\$0.00 \$2.00

51300
4801
A1A

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

SPRING LAKE CDD
 ATTN: MERITUS DISTRICTS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Advertising Run Dates		Advertiser Name	
08/11/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
08/11/2021	Deirdre Almeida	119700	
Total Amount Due		Ad Number	
\$308.00		0000172812	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received
 AUG 16 2021

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

**Tampa Bay Times
Published Daily**

**STATE OF FLORIDA
COUNTY OF Hillsborough**

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of RFQ for District Counsel** was published in **Tampa Bay Times**; **8/11/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

**REQUEST FOR QUALIFICATIONS FOR LEGAL SERVICES
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

The **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**, located in Hillsborough County, Florida announces that professional legal services will be required on a continuing basis. Services will include providing legal advice, preparing reports and resolutions, and any other necessary documents for the overall management of the District and its facilities. Counsel would be expected to attend meetings at the request of the District Manager and Board of Supervisors.

The law firm selected will act in the general capacity of District Counsel and will provide the above legal services as required. Any firm or individual desiring to provide professional services to the District must furnish a resume of its qualifications and past experience and a schedule of fees for the staff members who would be assigned to the District.


The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit six (6) copies each of proposal and qualifications in sealed, hard copy form by 5:00 p.m. on Monday, August 30, 2021 to the attention of the District Manager of Spring Lake Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Please provide any requests for information to rick.reldt@merituscorp.com or (813) 873-7300.

Rick Reidt
District Manager

Run Date: 8/11/2021

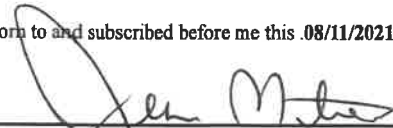
0000172812





Signature Affiant

Sworn to and subscribed before me this **08/11/2021**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

CHECK REQUEST FORM



Meritus

Associations

Solutions for Better Communities.

COMMUNITY NAME: Spring Lake CDD

TODAY'S DATE: 08/17/21

CHECK AMOUNT: \$540.00

CHECK PAYABLE TO: Lucaya Lake Club HOA

MAILING ADDRESS:

CONTACT PHONE #: 7/11/21 - 7/24/21 15 hrs

CHECK DESCRIPTION: Payroll Reimbursement 7/25/21 - 8/7/21 15 hrs

SPECIAL INSTRUCTIONS:

Approved Da Jh

G/L# <u>53900-120</u> DATE _____
CK # _____ DATE _____

Payroll Details

Description	Hours and Earnings			Taxes		Deductions		Net Pay	Employer	
	Hours	Rate	Amount	Tax	Amount	Deduction	Amount		Liability	Amount
Pay Frequency: Biweekly										
Employee: Horan, Steven E										
Regular	60.00	18.0000	1,080.00		11.46		985.92		FED SOCSEC-ER	66.96
	60.00		1,080.00		66.96				FED MEDCARE-ER	15.66
					15.66				FED FUTA	6.48
									FL SUI-ER	29.16
					94.08					118.26
SSN: xxx-xx-9196 Check Date: 07/30/2021 / Direct Deposit / Checking / Account No: XXXXXXXXXXXX3562 \$985.92										
Pay Frequency Totals: Biweekly										
Regular	60.00		\$1,080.00		\$11.46		\$985.92		FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00		\$66.96				FED MEDCARE-ER	\$15.66
					\$15.66				FED FUTA	\$6.48
									FL SUI-ER	\$29.16
					\$94.08					\$118.26
Total Employees - Biweekly: 1										
Company Totals:										
Regular	60.00		\$1,080.00		\$11.46		\$985.92		FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00		\$66.96				FED MEDCARE-ER	\$15.66
					\$15.66				FED FUTA	\$6.48
									FL SUI-ER	\$29.16
					\$94.08					\$118.26
Total Employees - Company: 1										

DMS Time Sheet

Employee Name:

(Last Name, First Name)

Work Period:

From _____

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday	7/10/2021					5.00			3hrs.CDD	
Sunday										
Monday	7/12/2021					5.00				
Tuesday	7/13/2021					5.00				
Wednesday	7/14/2021					5.00			2hrs.CDD	
Thursday	7/15/2021					5.00				
Friday	7/16/2021					5.00			3hrs CDD	
Saturday	7/17/2021					5.00				
Sunday										
Monday	7/19/2021					5.00				
Tuesday	2/20/2021					5.00				
Wednesday	7/21/2021					5.00			4hr.CDD	
Thursday	7/22/2021					5.00				
Friday	7/23/2021					5.00			3hrs. CDD	
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: _____

DMS Time Sheet

Employee Name:

(Last Name, First Name)

Work Period:

From _____

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday	7/24/2021					7.00				2hrs.CDD
Sunday	7/25/2021									
Monday	7/26/2021					5.00				2hrs.CDD
Tuesday	7/27/2021					3.00				2hrs.CDD
Wednesday	7/28/2021					5.00				2hrs.CDD
Thursday	7/29/2021					5.00				
Friday	7/30/2021					5.00				
Saturday	7/31/2021					5.00				
Sunday	8/1/2021									
Monday	8/2/2021					5.00				
Tuesday	8/3/2021					5.00				
Wednesday	8/4/2021					5.00				4hr.CDD
Thursday	8/5/2021					5.00				
Friday	8/6/2021					5.00				3hrs. CDD
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: _____

Payroll Details

Hours and Earnings		Taxes		Deductions		Employer		
Description	Hours	Rate	Amount	Tax	Amount	Net Pay	Liability	Amount
Pay Frequency: Biweekly								
Employee: Horan, Steven E								
Regular	60.00	18.0000	1,080.00	FED FIT	11.46	985.92	FED SOCSEC-ER	66.96
	60.00		1,080.00	FED SOCSEC	66.96		FED MEDCARE-ER	15.66
				FED	15.66		FED FUTA	3.12
				MEDCARE			FL SUI-ER	14.04
					94.08			99.78
SSN: xxx-xx-9196								
Check Date: 08/13/2021 / Direct Deposit / Checking / Account No: XXXXXXXXXXX3562 \$985.92								
Pay Frequency Totals: Biweekly								
Regular	60.00		\$1,080.00	FED FIT	\$11.46	\$985.92	FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00	FED SOCSEC	\$66.96		FED MEDCARE-ER	\$15.66
				FED	\$15.66		FED FUTA	\$3.12
				MEDCARE			FL SUI-ER	\$14.04
					\$94.08			\$99.78
Total Employees - Biweekly: 1								
Company Totals:								
Regular	60.00		\$1,080.00	FED FIT	\$11.46	\$985.92	FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00	FED SOCSEC	\$66.96		FED MEDCARE-ER	\$15.66
				FED	\$15.66		FED FUTA	\$3.12
				MEDCARE			FL SUI-ER	\$14.04
					\$94.08			\$99.78
Total Employees - Company: 1								

Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Spring Lake CDD

Balance Sheet

As of 8/31/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2014	Debt Service - Series 2017	Capital Projects- Series 2014	Capital Projects- Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Revenue Bonds Payable-LT-2014A	0	0	0	0	0	0	6,290,000	6,290,000
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	9,375,000	9,375,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>5,758</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,670,758</u>
Fund Equity & Other Credits Contributed Capital								
Fund Balance-All Other Reserves	0	0	1,159,356	0	1	0	0	1,159,357
Fund Balance-Unreserved	65,868	866,085	0	(0)	0	0	0	931,953
Investment In General Fixed Assets	0	0	0	0	0	23,168,114	0	23,168,114
Unearned Revenues	0	0	0	0	0	0	0	0
Other	30,740	4,908	(35,972)	0	1	0	0	(323)
Total Fund Equity & Other Credits Contributed Capital	<u>96,608</u>	<u>870,993</u>	<u>1,123,384</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,259,100</u>
Total Liabilities & Fund Equity	<u><u>102,365</u></u>	<u><u>870,993</u></u>	<u><u>1,123,384</u></u>	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>23,168,114</u></u>	<u><u>15,665,000</u></u>	<u><u>40,929,858</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	501,581	1,068	0 %
Interest Earnings				
Interest Earnings	0	919	919	0 %
Total Revenues	500,513	502,501	1,988	0 %
Expenditures				
Legislative				
Supervisor Fees	12,000	9,200	2,800	23 %
Financial & Administrative				
District Manager	45,000	41,250	3,750	8 %
District Engineer	5,000	21,122	(16,122)	(322)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	6,842	3,158	32 %
Auditing Services	6,000	5,700	300	5 %
Arbitrage Rebate Calculation	0	650	(650)	0 %
Postage, Phone, Faxes, Copies	250	1,810	(1,560)	(624)%
Public Officials Insurance	3,101	2,960	141	5 %
Legal Advertising	2,500	5,420	(2,920)	(117)%
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	1,375	125	8 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	31,750	(23,750)	(297)%
Electric Utility Services				
Electric Utility Services	100,000	111,063	(11,063)	(11)%
Other Physical Environment				
Staff	0	2,160	(2,160)	0 %
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	20,305	(1,545)	(8)%
Waterway Improvements & Repairs	12,000	18,080	(6,080)	(51)%
Property & Casualty Insurance	8,885	8,694	191	2 %
Entry & Walls Maintenance	10,000	2,195	7,805	78 %
Landscape Maintenance - Contract	82,992	88,966	(5,974)	(7)%
Landscape Enhancements	45,000	40,164	4,836	11 %
Plant Replacement Program	10,000	13,440	(3,440)	(34)%
Wetland Monitoring & Maintenance	7,000	4,855	2,145	31 %
Irrigation Maintenance	10,000	19,381	(9,381)	(94)%
Parks & Recreation				
Park & Common Area Maintenance	35,000	0	35,000	100 %
Capital Reserve				
Reserves	20,000	2,600	17,400	87 %
Total Expenditures	500,513	471,761	28,752	6 %
Excess of Revenues Over (Under) Expenditures	0	30,740	30,740	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	30,740	30,740	0 %
Fund Balance, Beginning of Period	0	40,352	40,352	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 8/31/2021
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Fund Balance, End of Period	0	71,092	71,092	0%

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	473,481	476,514	3,033	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>81</u>	<u>81</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>476,596</u>	<u>3,115</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Bond Interest	333,481	336,688	(3,207)	(1)%
Bond Principal	<u>140,000</u>	<u>135,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>473,481</u>	<u>471,688</u>	<u>1,793</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4,908</u>	<u>4,908</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>4,908</u>	<u>4,908</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	866,085	866,085	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>870,993</u></u>	<u><u>870,993</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	655,931	657,199	1,268	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>105</u>	<u>105</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>657,303</u>	<u>1,372</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Bond Interest	475,931	478,275	(2,344)	(0)%
Bond Principal	<u>180,000</u>	<u>215,000</u>	<u>(35,000)</u>	<u>(19)%</u>
Total Expenditures	<u>655,931</u>	<u>693,275</u>	<u>(37,344)</u>	<u>(6)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(35,972)</u>	<u>(35,972)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(35,972)</u>	<u>(35,972)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	692,833	692,833	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>656,861</u></u>	<u><u>656,861</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

300 - Capital Projects- Series 2014
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(0)	(0)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

303 - Capital Projects- Series 2017
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>32,326</u>	<u>32,326</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>32,327</u>	<u>32,327</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(145,726)	(145,726)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(145,725)</u></u>	<u><u>(145,725)</u></u>	<u><u>0 %</u></u>

**Spring Lake CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Bank Balance	119,879.21
Less Outstanding Checks/Vouchers	26,915.07
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	92,964.14
Balance Per Books	<u>92,964.14</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2131	8/19/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2136	8/26/2021	System Generated Check/Voucher	5,904.73	BrightView Landscape Services, Inc.
2137	8/26/2021	System Generated Check/Voucher	5,060.00	Cardno, Inc.
2138	8/26/2021	System Generated Check/Voucher	750.00	Environmental Resources Management
2139	8/26/2021	System Generated Check/Voucher	3,096.50	Hopping Green & Sams
2140	8/26/2021	System Generated Check/Voucher	637.50	Johnson Engineering, Inc.
2141	8/26/2021	System Generated Check/Voucher	308.00	Times Publishing Company
2142	8/26/2021	System Generated Check/Voucher	10,958.34	Tampa Electric
			<hr/>	
Outstanding Checks/Vouchers			26,915.07	
			<hr/> <hr/>	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2117	7/22/2021	System Generated Check/Voucher	9,457.16	BrightView Landscape Services, Inc.
2118	7/22/2021	System Generated Check/Voucher	1,350.00	Lucaya Lake Club HOA
2119	7/22/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2120	7/22/2021	System Generated Check/Voucher	1,683.00	Times Publishing Company
2121	7/22/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2122	7/22/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2123	7/22/2021	System Generated Check/Voucher	200.00	William H. Kidwell
2124	8/2/2021	System Generated Check/Voucher	2,460.00	Hopping Green & Sams
2125	8/2/2021	System Generated Check/Voucher	3,897.32	Meritus Districts
2126	8/2/2021	System Generated Check/Voucher	11,034.45	Tampa Electric
2127	8/9/2021	System Generated Check/Voucher	9,649.00	BrightView Landscape Services, Inc.
2128	8/9/2021	System Generated Check/Voucher	1,105.00	Johnson Engineering, Inc.
2129	8/9/2021	System Generated Check/Voucher	435.50	Times Publishing Company
2130	8/19/2021	System Generated Check/Voucher	540.00	Lucaya Lake Club HOA
2132	8/19/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2133	8/19/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2134	8/19/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2135	8/19/2021	System Generated Check/Voucher	200.00	William H. Kidwell
Cleared Checks/Vouchers			43,211.43	