

**SPRING LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
NOVEMBER 2, 2021**

**SPRING LAKE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**November 2, 2021 at 6:30 P.M**

The Clubhouse at Lucaya Lake

11301 Lake Lucaya Drive, Riverview, FL 33579

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

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

The public hearing/meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time but will consider the comments presented as the agenda progresses. After the public hearing the regular meeting will proceed to the 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.

November 2, 2021

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

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, November 2, 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. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING LAKE AND DOCK RULES**
  - A. Open the Public Hearing on Adopting Lake and Dock Rules
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-01; Adopting Lake and Dock Rules.....Tab 01 Page 04
  - E. Close the Public Hearing on Adopting Lake and Dock Rules
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. STAFF REPORTS**
  - A. District Engineer .....Tab 02 Page 28
  - B. District Counsel
  - C. District Manager .....Tab 03 Page 35
    - i. Action Item List
- 7. BUSINESS ITEM**
  - A. Consideration on RFP for District Counsel..... Tab 04 Page 36
    - i. *Kutak Rock LLP*
    - ii. *Straley Robin Vericker*
  - B. Consideration on RFP for Landscaping Services.....*Under Separate Cover*
    - i. *BrightView Landscaping Services*
    - ii. *Greenview Landscaping, INC*
    - iii. *LMP Landscaping Maintenance Professionals, INC*
    - iv. *Russell Landscape*
  - C. Discussion on Motorized Vessel Application.....Tab 05 Page 47
  - D. Discussion on Boat Registration Decals.....Tab 06 Page 49
  - E. Discussion on Rhodine Palm Brace Removal Proposal.....Tab 07 Page 52
  - F. Discussion on Blue Pacific Exterior Maintenance Proposals.....Tab 08 Page 54
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting October 5, 2021....Tab 09 Page 59
  - B. Consideration of Operations and Maintenance Expenditures September 2021 .....Tab 10 Page 63
  - C. Review of Financial Statements Month Ending September 30, 2021.....Tab 11 Page 117
- 9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 10. 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

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING LAKE AND DOCK RULES; PROVIDING FOR  
SEVERABILITY; AND PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS**, the Spring Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, Chapter 190 of the Florida Statutes and other Florida law, including but not limited to subsection 190.011(5), Florida Statutes, provides that the District may adopt rules with respect to projects and property owned by the District; and

**WHEREAS**, Lake Lucaya is a lake owned by the District; and

**WHEREAS**, the District previously proposed certain Lake and Dock Rules (“Rules”) for the use of Lake Lucaya, through the rulemaking procedures set forth in Chapters 120 and 190, *Florida Statutes*; and

**WHEREAS**, the District has previously and timely published a notice of rule development and a notice of rule-making for the Rules, as required by Florida law; and

**WHEREAS**, the District has conducted a public hearing on the proposed Rules on November 2, 2021, and has discussed the Rules at multiple, prior public board meetings where public input was received on the Rules; and

**WHEREAS**, the District’s Board of Supervisors desires to adopt the Rules which are set forth in the attached **Exhibit A**; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt the Rules to protect against and mitigate damage to Lake Lucaya, its shoreline and its lake banks; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt the Rules to preserve the existing state of the shoreline and lake banks of Lake Lucaya, thus minimizing the cost of future repairs to the shoreline and lake banks of Lake Lucaya that, in the absence of the Rules, would be caused by boating activities without limits; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt the Rules to avoid a situation where all landowners within the District will be forced to pay special assessments to fund repairs the shoreline and lake banks of Lake Lucaya that are caused by only a small portion of the landowners in the District engaging in boating activities without limits; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt the Rules to promote the safe and enjoyable use of Lake Lucaya.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** Upon passage of this Resolution, the Rules are adopted.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of November, 2021.

ATTEST:

**SPRING LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

**Exhibit A**  
**Lake and Dock Rules**

**Spring Lake Community Development District**  
***Lake and Dock Rules (Draft)***  
***(As of October 16, 2021)***

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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.

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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. No motorized vessels shall operate 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 motorized vessel anywhere along the Lake Lucaya shoreline, or shallow areas, is prohibited. Only non-motorized vessels are allowed in water two (2) feet deep or less.

4. **Fishing.** Fishing at Lake Lucaya is catch and release. Fishing from watercraft and vessels certified by the CDD 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 CDD shall determine whether to require certification of non-motorized canoes, kayaks, paddleboards, paddleboats, sailboards, sailboats, windsurfing boards and rowboats, and the process therefore. The process for certification of non-motorized canoes, kayaks, paddleboards, paddleboats, sailboards, sailboats, windsurfing boards and rowboats shall be adopted by policy of the CDD Board of Supervisors.

**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 Certification and Operation Requirements.** All Lakefront property residents shall first complete an application for 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 with a draft twenty-four (24) inches or less 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. The CDD Manager shall review the Application 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 schedule an appointment with the Applicant to inspect the motorized vessel. Upon the vessel meeting all requirements, the CDD Manager will certify the vessel and affix a certification sticker on the vessel. The certification sticker must remain visible on both sides of the vessel directly below and centered on the Florida Registration number.

- (4) If adopted by the District, the fee associated with review of the application and inspection of the motorized vessel will be collected.

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 adopted fees required therefore, to the CDD Manager. The CDD Manager will verify the Applicant is the owner of the property, ensure the application is complete, and forward it to the HOA.

- (2) Lake Lucaya Club Design Review Committee (“DRC”). Once the DRC completes its review of the Application and finds it to be acceptable, the Application will be returned to the CDD Manager.
- (3) CDD Manager. The CDD Manager will 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.
- (4) 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 Resource Permit (as amended from time to time), and the CDD’s Rules and Policies. Provided however, the CDD engineer will not review any dock application on behalf of the Southwest Florida Water Management District or any entity other than the CDD, and such review shall be limited to ensuring the CDD remains in compliance with the CDD’s Environmental Resource Permit post dock construction. 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. This fee may be adjusted by the CDD from time to time in accordance with the procedures required by Florida law.
  - 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 Resource Permit (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 Resource Permit (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. This fee may be adjusted by the CDD from time to time in accordance with the procedures required by Florida law.
  - 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.
- (5) 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.
- (6) 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.
- (7) Applicable Permits. The Applicant is responsible for obtaining all necessary permits prior to 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 Resource Permit (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**. Any resident may report violations to this Rule. Video, photographic or other pertinent evidence should be provided where possible, along with the date, time and location of the suspected violation. The name and address should also be provided, if known. 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 CDD 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 an 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

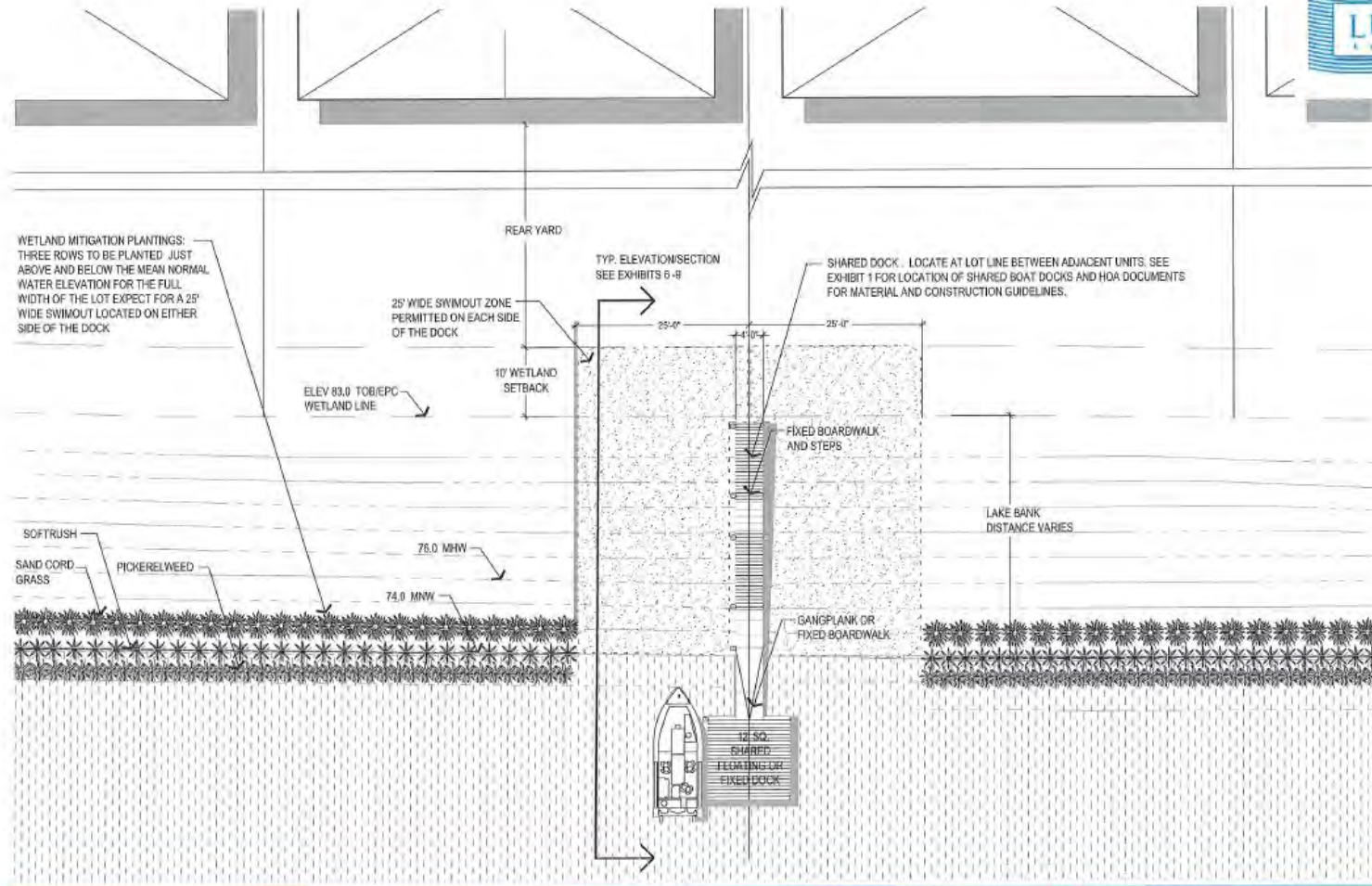
**Specific Authority:** §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.  
**Law Implemented:** §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.

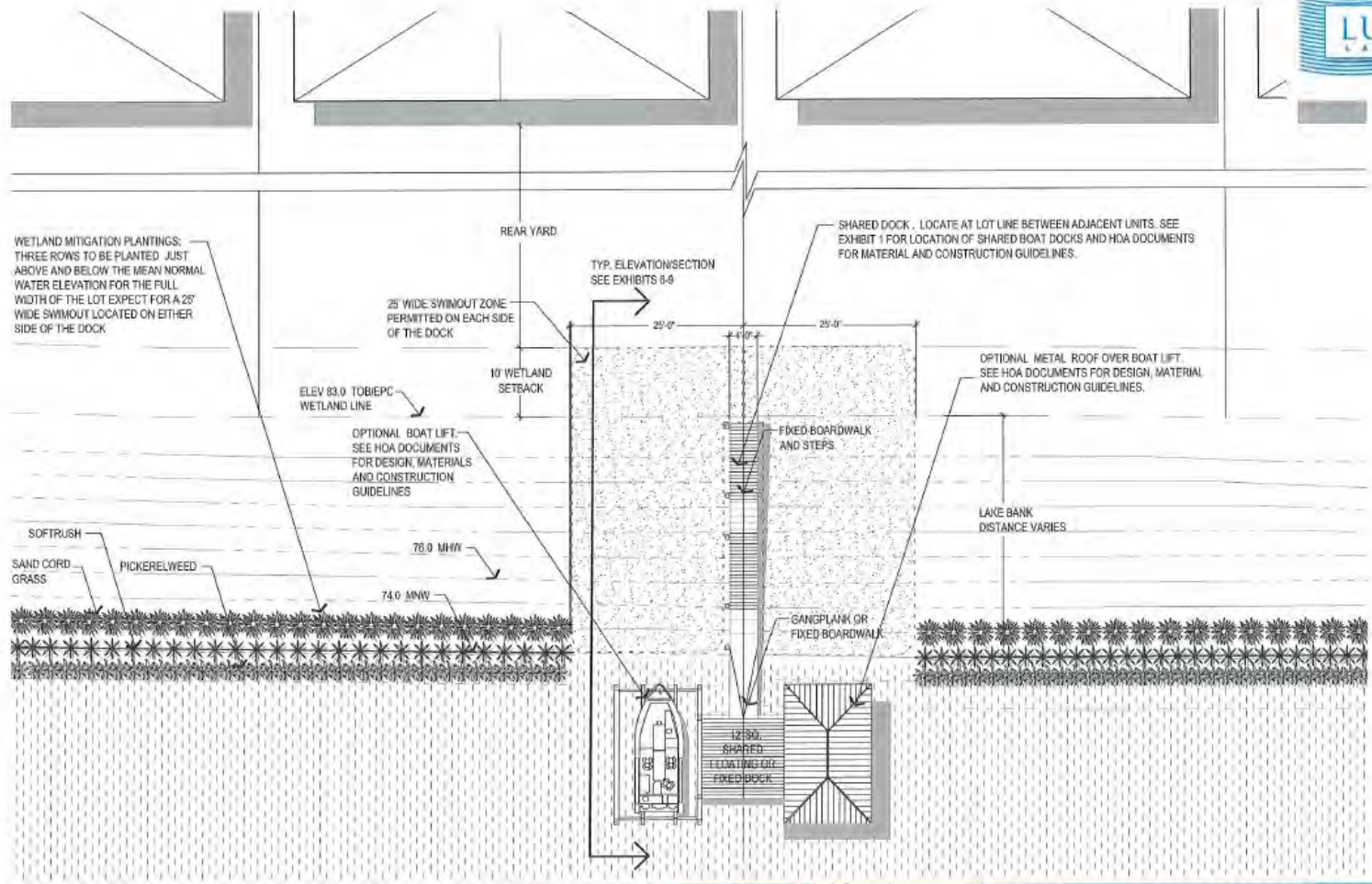
**EXHIBIT A:**  
**Lucaya Lake Club Master Dock Plan**  
 (Revised June 24, 2020)

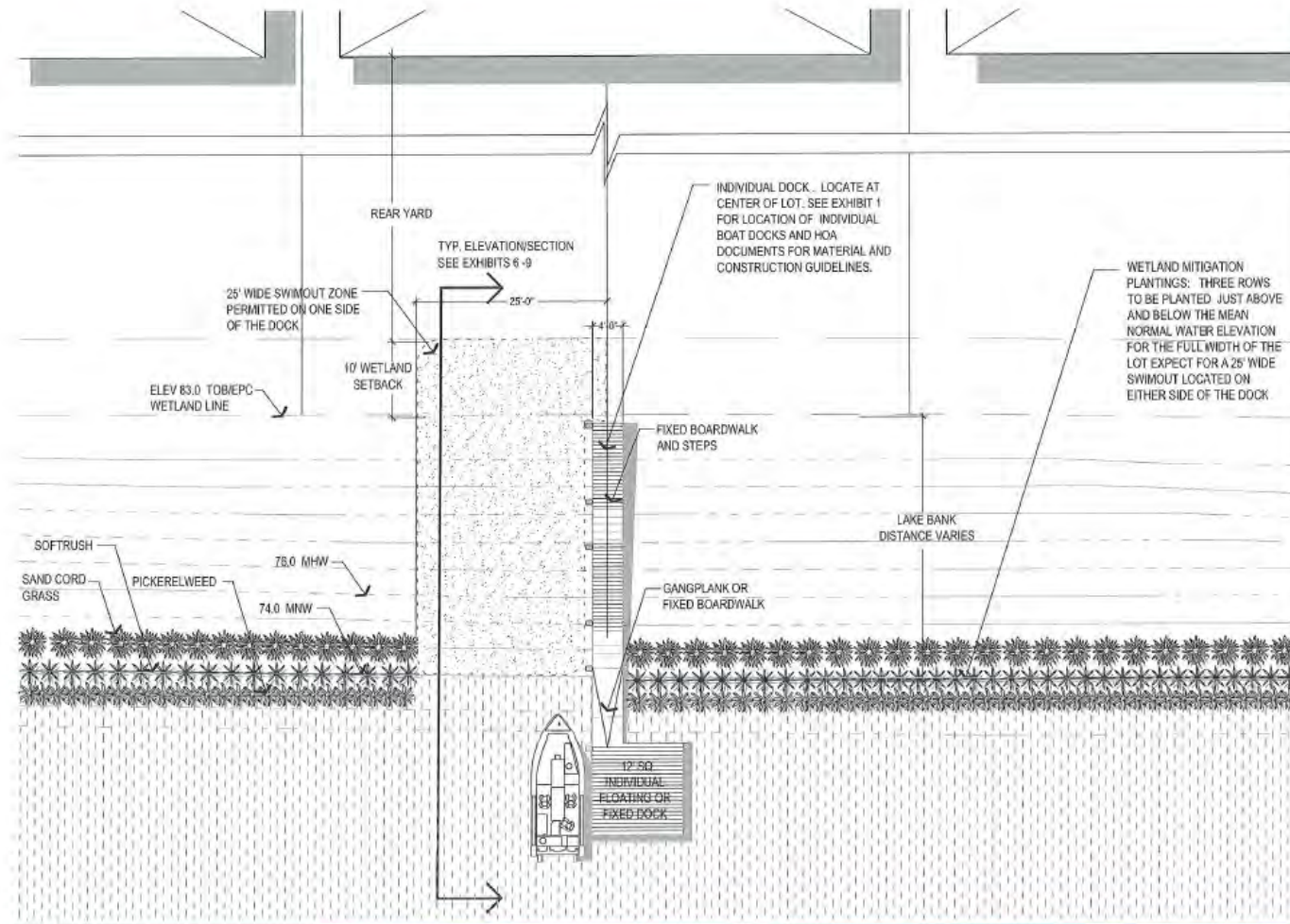


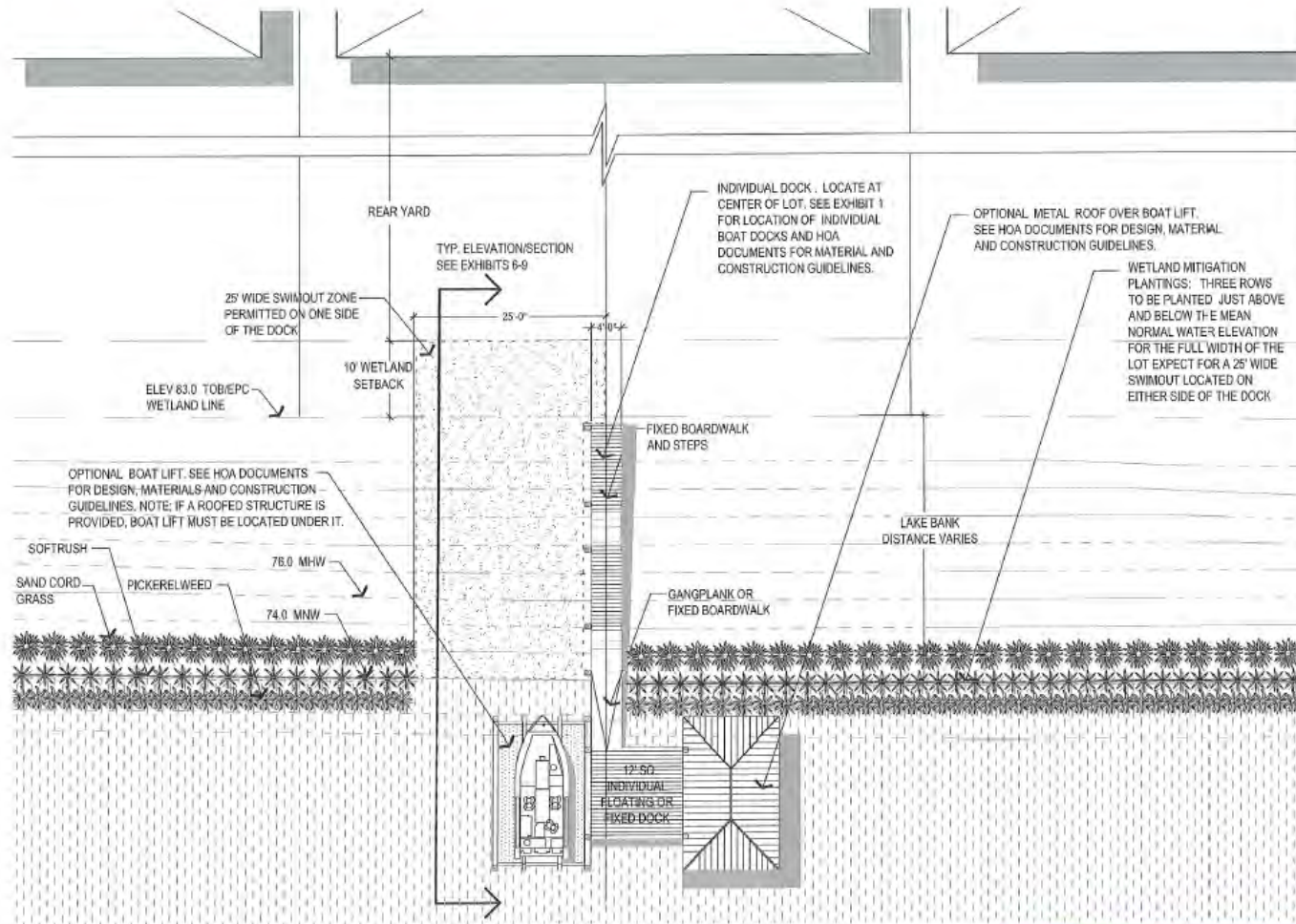
**LEGEND**

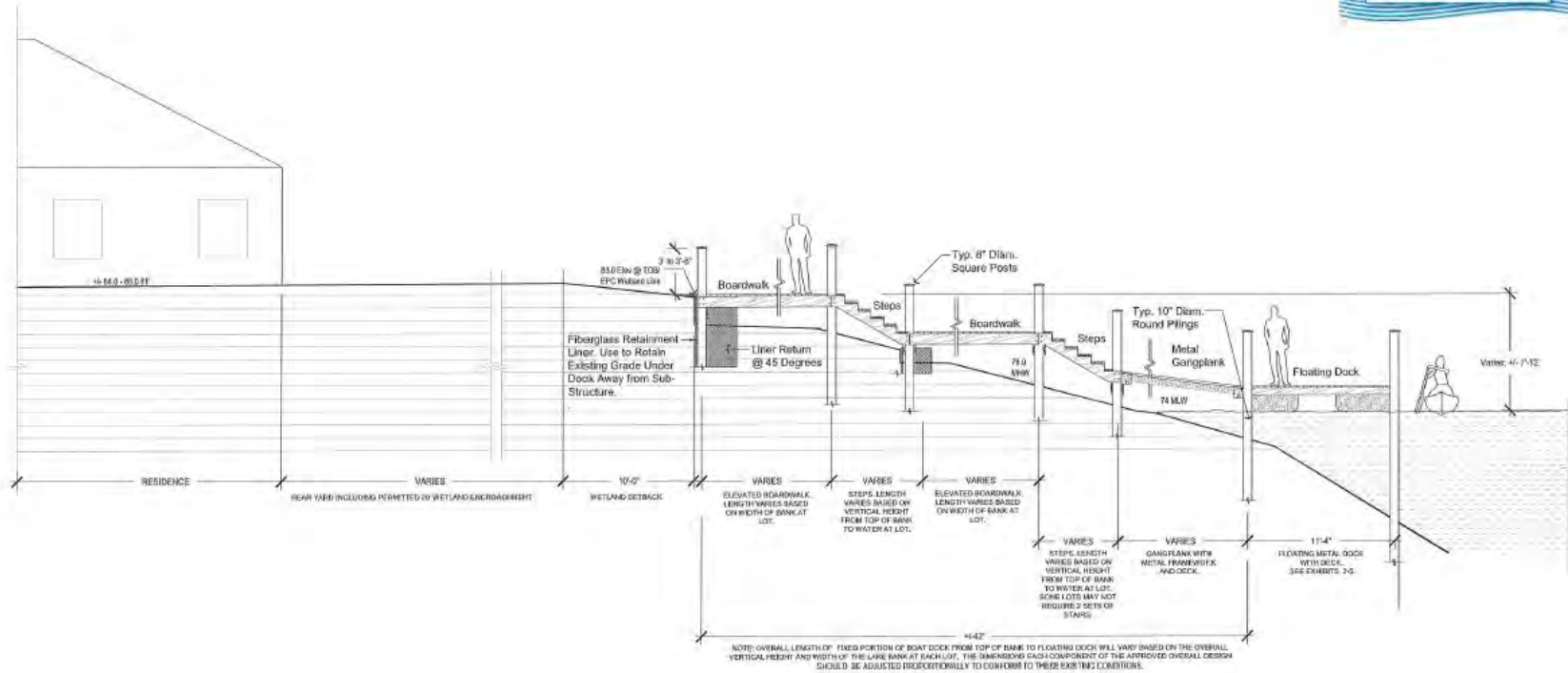
-  Typical Pairs of Lots With Shared Docks
-  Typical Pairs of Lots With Shared Docks
-  Typical Lot With with Individual Dock
-  Location of Detailed Dock Plans and Cross Sections. See Exhibits 2-7.





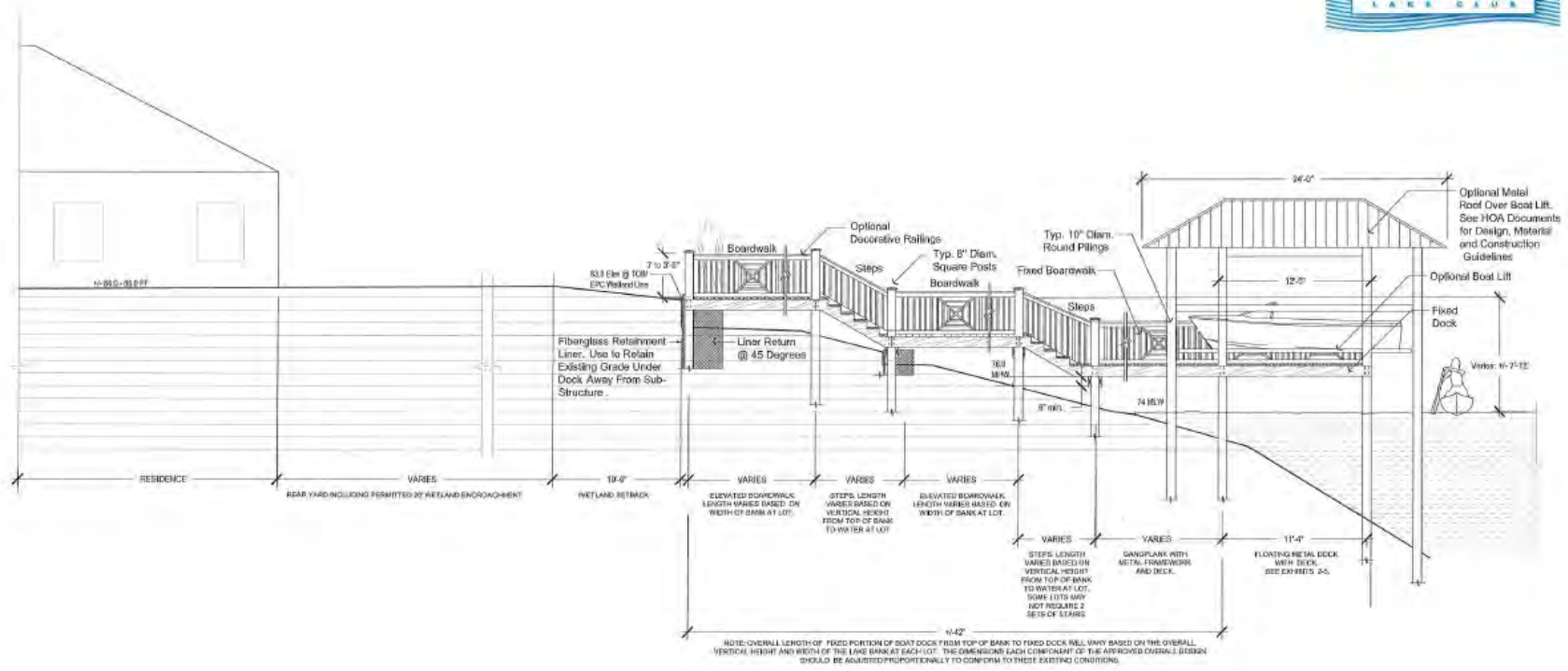












**TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION WITH DESIGN OPTIONS**

**EXHIBIT B:**  
Lake Lucaya Usage/Erosion Control Map



Rick,

Here is the response from the school board's consultant about the water flow issue/runoff issue to the rear yard of 11820 Lake Lucaya Drive. I do not necessarily agree completely with their assessment but I do believe that the issue may be resolved once the school is constructed.

After reading their memo, the main issue that they brought up was the placement of rip rap which they indicated "could" cause the runoff to redirect and flow towards 11820 Lake Lucaya Drive (this is almost 100 feet away and slightly uphill). Their recommendation is to regrade and/or maintain the rip rap channel as well as cut a swale on our side of the fence to let the water from 11820 Lake Lucaya Drive run towards the rip rap channel. Another option was to line the channel from the fence to the drainage structure with concrete. Essentially, they are saying it's the CDD's fault that the homeowner's rear yard is receiving runoff – which I don't agree with.

Not sure how you want to proceed? I believe that these are our options:

1. Respond back indicating that we don't agree and ask them to provide surveyed grades to back up their assertion
2. Make some adjustments to the rip rap channel so that there is no question as to whether there is a positive draining slope. I'm not certain that this will resolve the issue, though.

Let me know how you want to proceed.

Thanks.

**Phil Chang, P.E.**

Branch Manager – Lutz, FL

**JOHNSON ENGINEERING, INC.**

(813) 751-2656 Direct

To: Phil Chang, PE  
Branch Manager  
Lucaya Lake/Spring Lake CDD Engineer  
17900 Hunting Bow Cir Ste 101  
Lutz, FL 33558

File: Stormwater Observations

From: Jessie Pacheco, PE  
Stantec  
777 S Harbour Island Blvd, Suite 600  
Tampa, FL 33602

Date: October 19, 2021

**Reference: Collins K-8**

**INTRODUCTION**

Stantec has been selected to assist in the civil/site engineering for the proposed project located at Collins Elementary School in Riverview, FL. The proposed project includes the expansion of Collins Elementary for conversion to K through 8 school. In addition to the modification to the existing campus, expansion to the north park designated parcel is proposed. The existing drainage facilities include an onsite pond with a weir control structure that discharges to a channel that runs north through the County owned vacant lot north of the school and outlets to a wetland area.

The construction of Lake Lucaya Dr as part of the Lucaya Lake community development included a triple 36” syphon system that allows the channel flow to go under the road and continue to discharge to the wetland area. Since the grading/construction of the road, the County parcel has shown increased vegetation with portions turned into a wetland. See Figure 1 for the project vicinity map, Figure 2 for the Master Plan Drainage basin map and Figure 3 for the progression of vegetation within the channel and County Parcel.

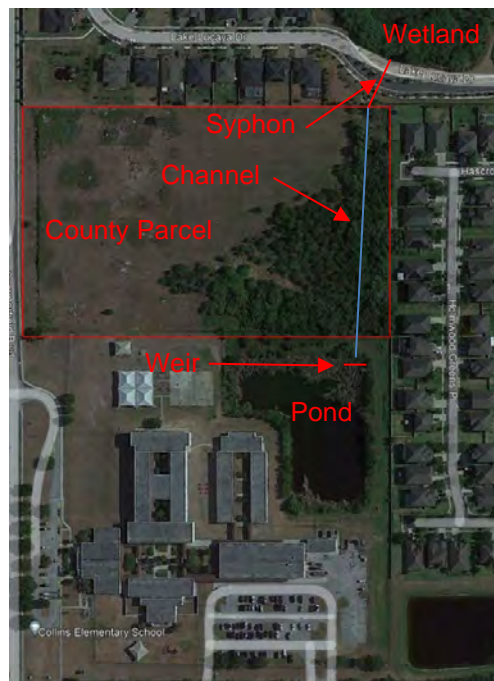


Figure 1: Project Vicinity Map

## PRE-DEVELOPMENT MASTER DRAINAGE BASIN MAP



Figure 2: Master Plan Drainage Basin Map

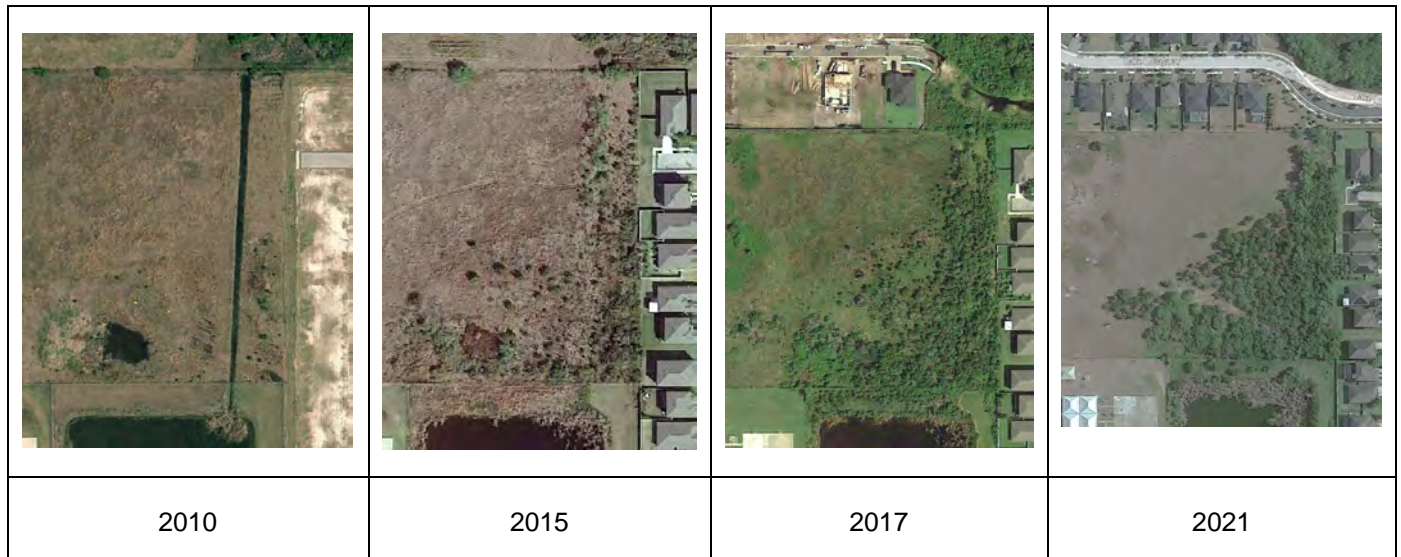


Figure 3: Channel Vegetation Progression

This technical memo discusses the observations of the 10/14/21 field investigation to Collins Elementary, provides information on known stormwater issues associated with this site, and outlines some of the planned assumptions for the proposed drainage calculations. The intent of the field visit was to review drainage patterns and evaluate the condition of the syphon drainage facility located at Lake Lucaya Drive.

There is a residence (11820 Lake Lucaya Drive) located just west of the inlet of the syphon south of Lake Lucaya Dr that has known issues with flooding on their property stating that they get significant runoff from the county property during/after a rainfall event. Therefore, this location was also investigated.

## OBSERVATIONS

### *Lake Lucaya Drive Syphon*

Both the inlet and the outlet structures were examined. The structures consist of weirs on three out of four sides and a grate on top (Figure 4). The inlet structure is located south of Lake Lucaya Dr and is reinforced with rock riprap from the vinyl fence to the inlet (Figure 5). However, the rock rip rap is placed in such a way that there is a high point just south of the fence (Figure 6) which could cause the runoff to redirect and flow along the fence.

The outlet structure is located north of the road and shows a high point in the grading just downstream (north) of the outlet (Figure 7, Figure 9). The overall master drainage plan for Panther Trace Phase 2 shows spot elevations around this area of 82.4, which is higher than the syphon outlet weir elevation of 80 (Figure 8). The location also has heavy vegetation directly in the stormwater flow path which would also be a hinderance to flow exiting the syphon system.



Figure 4: Syphon Inlet Configuration



Figure 5: Riprap Placement at syphon inlet – North of fence



Figure 6: Riprap Placement south of fence



Figure 7: Syphon outlet

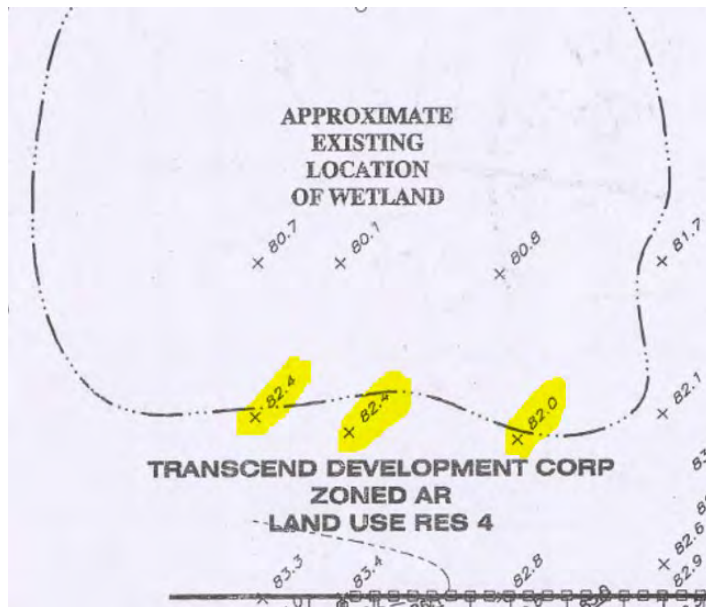


Figure 8: Existing Wetland Spot Elevations



Figure 9: Syphon outlet – Close Up

### ***Residence with Known Flooding***

The landscaped area east of the residence with known flooding issues generally slopes away from the house, either toward the syphon inlet or the street (Figure 10). As discussed in the previous section, there is a high point in the riprap lined channel located south of the fence. The flat grade in the area south of the fence (Figure 11) could be contributing to the flooding issues at the residence west of syphon inlet by allowing water to flow to the residence property from south of the fence during larger storm events.

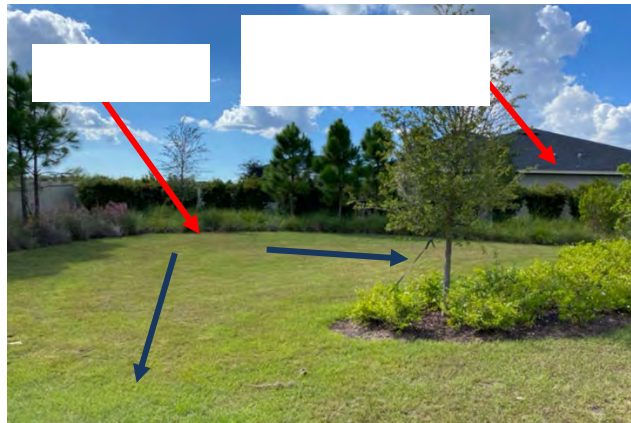


Figure 10: Residence with Known Flooding – View from inlet location



Figure 11: Residence with Known Flooding – View south of fence

## CONCLUSION & RECOMMENDATIONS

Based on the known issues and field observations, the stormwater issues are likely due to three issues: (1) highpoint in the riprap placement from the fence to the syphon inlet, (2) highpoint and heavy vegetation in the flow path downstream of syphon outlet, and (3) flat grade along fence. Additionally, the syphon system likely requires maintenance, including cleaning out the system.

Detailed survey will assist in further investigation however some potential solutions are listed below.

- Clean up and re-grade the channel from the fence to the syphon inlet, including replacing the rock rip rap or potentially lining with concrete to avoid future issues with grading
- Regrade the area north of Lacuya Drive from the syphon outlet to the wetland to ensure a positive slope, cleanup/remove invasive vegetation
- Add a swale on south side of fence to intercept any flows that would otherwise enter the residence with known flooding and redirect the flow to the syphon inlet
- Maintenance of the syphon system to ensure proper function

## PROPOSED MODELING

The proposed drainage for the Collins K-8 School will stay consistent with the existing drainage patterns by tying into the existing syphon system. The existing calculations for our analysis will use the proposed model from the Master Plan Drainage calculations (obtained from Landmark Engineering) as the starting point. When reviewing the model with Landmark Engineering, there were some minor changes required in the model to be more accurate to the existing/as-built conditions. The model will also be imported and ran in ICPR version 4 (compared to version 3 in the previous submittal calculations) and updated based on survey data, once available.

As mentioned, we are still investigating and will know more once we obtain survey data, but we wanted to keep you in the loop.

Please feel free to reach out with any questions.

Sincerely,

**Jessie Pacheco** PE  
Civil Engineer

Phone: 813-746-3906  
Jessie.Pacheco@stantec.com

## Spring Lake CDD - Action Item List

November 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
Blue Pacific Property Encroachments and Fence Line Maintenance of CDD Property.	Michael Eckert and Rick Reidt	6/1/21		In Progress	Letter sent.
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 December 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. Hoping for December approval by Board
Tract F Maintenance	Greg Funk	7/15/21		Pending on Review.	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
RFP approved 9/7/221 and in process	Paul Woods	7/15/21		November Meeting.	Quotes in supervisor hands for review in November Meeting.
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. Working on issue with adjoining owner.
11627 Lake Lucaya Drive Drain Encroachment Review	Phil Chang and Michael Eckert	9/13/21		Completed	Homeowner agreed to correct the issue.
Tract F Maintenance Aquatics	Patrick Boser			Completed	Approved and moving forward with Cardno.
Park Area Palms Struck by lightning	Greg Funk	6/1/21		Completed	Quote approved to replace. Incorrect size installed to be replaced by BrightView with proper 15' palms.

# Hopping Green & Sams

Attorneys and Counselors

October 15, 2021

VIA EMAIL

Spring Lake Community Development District  
Rick Reidt, District Manager  
[rick.reidt@merituscorp.com](mailto:rick.reidt@merituscorp.com)

**RE: SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT (“Client”)**

**JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP**

Dear Rick:

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the “Special District Practice Group”) will be withdrawing as attorneys from Hopping Green & Sams, P.A. (“HGS”) and will be joining Kutak Rock LLP (“Kutak”). The members of the Special District Practice Group have provided services in connection with HGS’s representation of the Client in one or more matter(s) (“Client Matters”).

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client’s legal counsel with respect to the Client Matters; however, it is the Client’s choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the “Files”) should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS’s legal representation of the Client will cease on the date of HGS’s receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

---

(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**18. ALTERNATIVE #2.** If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

---

(Please sign here if you have [DATE]  
given instructions under Alternative  
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), [MichaelE@hgslaw.com](mailto:MichaelE@hgslaw.com), and [KimH@hgslaw.com](mailto:KimH@hgslaw.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson  
Its: President

cc: Warren C. Keipper, Chairman  
Michael Eckert  
Jason Merritt  
Mark Stropjak  
Kim Hancock

## Rick Reidt

---

**From:** Michael Eckert <MichaelE@hgslaw.com>  
**Sent:** Monday, October 18, 2021 10:55 AM  
**To:** Rick Reidt  
**Subject:** Spring Lake CDD - Request for Rates

Good morning Rick,

Per your request, should the Board decide to transition to Kutak Rock LLP, there will be no change in the rates the Board negotiated on April 6, 2021. For ease of reference, the rates are as follows:

- A. For Fiscal Year 2021-2022, my hourly rate is proposed to adjust from \$265 to \$310. This rate would be in effect from October 1, 2021 to September 30, 2022. [For Fiscal Year 2022-2023, my hourly rate is proposed to adjust from \$310 to \$360.]
- B. For Fiscal Year 2021-2022, the hourly rate for paralegals is proposed to adjust from \$125 to \$140. [For Fiscal Year 2022-2023, the hourly rate for paralegals is proposed to adjust from \$140 to \$160.]

Unless the Board would like alternative counsel provided by Kutak Rock LLP, the legal staffing plan would be for me to continue my primary representation of the District.

Please include this information in the next agenda package. Thank you.

Mike

Michael C. Eckert

.....  
**Hopping Green & Sams, P.A.**

119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

[850.222.7500](tel:850.222.7500) | [hgslaw.com](http://hgslaw.com) | [Bio](#)

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# STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.  
Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945  
Writer's E-mail: [jvericker@srvlegal.com](mailto:jvericker@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

August 19, 2021

*Via Email and First Class Mail*

Spring Lake Community Development District  
2005 Pan Am Circle  
Tampa, FL 33607  
Attn: Rick Reidt, District Manager

**Re: Spring Lake Community Development District  
Proposal for District Counsel Services**

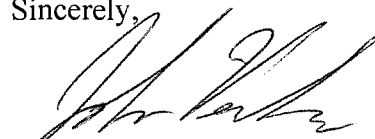
Dear Rick:

Our law firm is pleased to have this opportunity to submit a proposal to serve as District Counsel for the Spring Lake Community Development District. Our law firm's practice is focused on the representation of Community Development Districts ("CDD"). We currently represent over 100 CDDs located throughout west central Florida, and are intimately familiar with all phases of CDD operations, from formation, through the issuance of bonds and construction of capital infrastructure, the ongoing representation of resident-controlled districts, and guiding numerous CDDs during bond refundings to achieve savings for the residents.

We are enclosing biographical information about the firm and our lawyers, which is also available on our firm's website at [www.srvlegal.com](http://www.srvlegal.com). With respect to legal fees and costs, we understand that the Board expects District Counsel to provide legal services in a cost effective and efficient manner, and we have included a rate sheet for the attorneys and paralegals in the firm.

On behalf of the firm, we appreciate this opportunity to submit a proposal to serve as the Spring Lake CDD's District Counsel and look forward to meeting with you and the Board of Supervisors in the future.

Sincerely,



John M. Vericker  
Board Certified in City, County and Local  
Government Law

Encls.

# Straley Robin Vericker

## MARK K. STRALEY

### Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and is a shareholder in the law firm, *Straley Robin Vericker* (established 2004). For the past 20 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

### Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980).

[Admitted to the Florida Bar in December 1976]

### Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. *cum laude* (1976)

# Straley Robin Vericker

## TRACY J. ROBIN

### Experience:

Tracy J. Robin is a native of Tampa, Florida, and a shareholder in the law firm, *Straley Robin Vericker* (established 2004). He is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord tenant law, and land use.

### Background:

Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt, Hart & Herron* (1989-1990). Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

[Admitted to the Florida Bar in April 1989]

### Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

# Straley Robin Vericker

## JOHN M. VERICKER

### Experience:

John M. Vericker is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

### Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

[Admitted to the Florida Bar in September 2004]

### Education:

- University of Florida - Fisher School of Accounting  
B.S. in Accounting (1997)
- University of Florida - School of Forest Resources and Conservation  
Master of Forest Resources and Conservation, (1999)
- University of Florida – Levin College of Law  
J.D. *cum laude* (2004)

# Straley Robin Vericker

## VIVEK K. BABBAR

### **Experience:**

Vivek K. Babbar is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2014. Vivek is Board Certified in City, County and Local Government Law. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

### **Background:**

Vivek is a member of the Hillsborough County Bar Association, the Florida Bar, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. During law school, Vivek externed with the National Oceanic and Atmospheric Administration Office of General Counsel in St. Petersburg, Florida.

[Admitted to the Florida Bar in October 2013]

### **Education:**

- University of Florida - B.A. in Anthropology (2010)
- University of Florida - Levin College of Law, J.D. cum laude (2013)

# Straley Robin Vericker

## DANA CROSBY-COLLIER

### **Experience:**

Dana Crosby-Collier is a native of Tampa, Florida, and focuses her practice in real property, land use, and local government law. Dana joins the firm with more than 21 years of experience in local government and land use law, having practiced law as an assistant County Attorney for Orange and Polk counties, and as an assistant City Attorney for the cities of Gainesville and Ocoee. Throughout her career, Dana has worked with builders, developers, commercial businesses, elected and appointed officials, and residents on both sides of numerous legal issues.

### **Background:**

Dana is a member of the Florida Bar Land Use and Environmental Law Section and the City County and Local Government Law Section and served as chair of the City County and Local Government Law Section in 2014-2015. Before attending law school in Tallahassee, Dana worked in Washington, DC for several years, working for the U.S. Congress and other policy groups. During law school and following graduation, Dana worked for the Florida Senate.

[Admitted to the Florida Bar in October 1996]

### **Education:**

- University of Tampa, B.A., in Political Science, *magna cum laude* (1988)
- Florida State University College of Law, J.D. (1996)

# Straley Robin Vericker

## VANESSA T. STEINERTS

### **Experience:**

Vanessa T. Steinerts has been representing local governmental entities since 1997. Vanessa focuses her practice on local government, public finance, land use, and real property law. Vanessa serves as lead counsel to numerous community development districts represented by the firm. Prior to joining the firm, Vanessa practiced in the South Florida area, having served as counsel to numerous special districts, including community development districts and the City of Coral Springs Community Redevelopment Agency, as General Counsel to the Broward County Clerk of Courts, and as an Assistant City Attorney to the City of Tamarac. Vanessa has received the highest rating assigned by Martindale-Hubbell Law Directory (AV Preeminent®).

### **Background:**

Vanessa is a member of the Florida Bar Association, the Government Lawyer Section of the Florida Bar and the City County and Local Government Law Section of the Florida Bar. She was admitted to the Florida Bar in 1997, to the *United States Court of Appeals for the Eleventh Circuit* in 2004, and to the *United States Supreme Court* in 2004.

[Admitted to the Florida Bar in October 1997]

### **Education:**

- University of South Florida, B.A., (Psychology, 1993)
- Nova Southeastern University, J.D. (1997)

# Straley Robin Vericker

## Rate Sheet

Mark Straley	\$355/hour
Tracy J. Robin	\$350/hour
John M. Vericker	\$305/hour
Vivek K. Babbar	\$305/hour
Dana Crosby-Collier	\$285/hour
Vanessa T. Steinerts	\$285/hour
Lynn Butler, Paralegal	\$160/hour
Barbara Williams, Legal Assistant	\$125/hour

## Spring Lake Community Development District

### Motorized Vessel Certification Application

All motorized vessels must be issued a certificate by the Spring Lake Community Development District (CDD) prior to accessing Lake Lucaya. Submit the completed application with copies of the required documents and \$50 check made payable to the Spring Lake CDD. After review, 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 Certification Number and affix a Lucaya Lake Club Motorized Vessel Sticker to the vessel. By certifying your vessel and signing this application you are agreeing to abide by the Spring Lake CDD Rules, and all Florida State and Federal 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 \_\_\_\_\_ Hull (check one): Flat \_\_\_\_\_ Modified V \_\_\_\_\_

Length (24 feet or less) \_\_\_\_\_ Horsepower (250 hp or less) \_\_\_\_\_

FL Registration # \_\_\_\_\_ Draft (24 inches or less) \_\_\_\_\_

Insurance Company \_\_\_\_\_ Policy# \_\_\_\_\_

I certify the information provided on this application is accurate.

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date of Application

Date of Inspection \_\_\_\_\_ Meets Requirements? Yes \_\_\_\_\_ No \_\_\_\_\_

For Approved Motorized Vessels - Lucaya Lake Club Certification # \_\_\_\_\_

\_\_\_\_\_  
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 Manufacturer's Specifications and Modifications
- \_\_\_\_\_ Photos of the Motorized Vessel (Port, Starboard, Bow, and Transom view)
- \_\_\_\_\_ Photo of the Engine with Horsepower Rating
- \_\_\_\_\_ Copy of Florida Boating Safety Education Identity Cards for all operators born on Jan 1, 1988 or later.  
Name: \_\_\_\_\_ DOB: \_\_\_\_\_  
Name: \_\_\_\_\_ DOB: \_\_\_\_\_  
Name: \_\_\_\_\_ DOB: \_\_\_\_\_
- \_\_\_\_\_ Motor Vessel Certification Application Fee is \$50. Check payable to the Spring Lake CDD.

Spring Lake CDD Manager:

- \_\_\_\_\_ Verify Owner/Tenant and Address
- \_\_\_\_\_ Review Application and Supplemental Documents for completeness and compliance
- \_\_\_\_\_ Schedule Inspection with the Owner
- \_\_\_\_\_ Issue and Apply Sticker to the Motorized Vessel (if in compliance)
- \_\_\_\_\_ Record Motorized Vessel Certification Sticker number

Spring Lake CDD Form 1 – Motorized Vessel Certification Application dated \_\_\_\_\_



11522 Lake Lucaya Drive Riverview, FL 33579  
866.LOGO.LOGO

## Quotation

Name/Address
Rick Reidt Spring Lake CDD Riverview, FL

Date	Estimate No.	Project
10/21/21	21-203	

Item	Description	Quantity	Cost	Total
Printing	Motorized Boat Registration Decals 3M-IJ35C - 4" x 6" Sequential Numbering - 3", 3-digit number printed in black and white on a Lucaya Blue background	25	3.56	89.00T
Printing	Non-Motorized Boat Registration Decals 3M-IJ35C - 4" x 5" Sequential Numbering - 3", 3-digit number printed in black on a Yellow background	25	3.56	89.00T
Misc	3M Scotchcal Graphic Film with Comply Adhesive IJ35C 3.2 Mil Calendered Gloss or Matte White Scotchcal™ Graphic Film with Comply™ Adhesive.  <ul style="list-style-type: none"> <li>• Up to 5 year expected performance life.</li> <li>• Grey opaque, permanent Comply™ adhesive for fast, easy bubble-free installations.</li> <li>• Polycoated layflat paper liner.</li> <li>• Great for interior or exterior signage, architectural applications, trade show graphics, and POP.</li> </ul>		0.00	0.00T
	Tax Exempt Customer		0.00	0.00
	Out of State Sales		0.00	0.00
			<b>Total</b>	<b>\$178.00</b>

# MV001

Spring Lake

CDD

# Spring Lake CDD

# NMIV100

## Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607
Project Name	Springlake CDD 3/29/21		
Project Description	Remove Palm Braces along Rhodine		

### Scope of Work

Provide enhancement crew to remove and dispose of palm braces located off Rhodine.  
The above mentioned includes the following.

QTY	UoM/Size	Material/Description
<b>Palm Brace removal</b>		
7.50	HOUR	(Crew 2) Removal/Disposal of 50 Palm Braces located off Rhodine RD. Spring lake CDD

For internal use only

**SO#** 7476540  
**JOB#** 341900277  
**Service Line** 130

**Total Price** \$1,066.88

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Customer

	<b>Property Manager</b>
Signature _____	Title _____
<b>Rick Redit</b>	<b>October 13, 2021</b>
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	<b>Account Manager</b>
Signature _____	Title _____
<b>Gregory Funk</b>	<b>October 13, 2021</b>
Printed Name _____	Date _____

<b>Job #:</b>	<b>341900277</b>	<b>Proposed Price:</b>	<b>\$1,066.88</b>
<b>SO #</b>	<b>7476540</b>		

## Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607

Project Name      East Fence Line clear out  
Project Description    Clean out fence line located on east wall

### Scope of Work

Brightview will provide 3 men to work 8 hours and see how far they can get. Once we get started and put a dent into the project. We will propose another day rate to finish, etc...

The listed price is a "Not to exceed" price

QTY	UoM/Size	Material/Description
<b>East Fence Clean out</b>		
8.00	HOUR	(Crew 3) Removal/Disposal & herbicide treatment This is a Day rate to complete this scope of work. Based off of entry and exit. This project is hard to bid fairly. This proposal is three men for 8 hours.

For internal use only

**SO#**                    7657138  
**JOB#**                341900277  
**Service Line**        130

**Total Price**                    \$1,618.51

**THIS IS NOT AN INVOICE**

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9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

## TERMS & CONDITIONS

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3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
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13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Customer

#### Property Manager

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

**Rick Redit** **October 22, 2021**

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

BrightView Landscape Services, Inc. "BrightView"

#### Account Manager

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

**Gregory Funk** **October 22, 2021**

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Job #: **341900277** Proposed Price: **\$1,618.51**

SO # **7657138**

## Rick Reidt

---

**From:** Patrick Boser <Patrick.Boser@cardno.com>  
**Sent:** Tuesday, October 19, 2021 1:35 PM  
**To:** Rick Reidt  
**Subject:** Lucaya Lake East Wall  
**Attachments:** Pic 1.jpg; Pic 2.jpg

**Importance:** High

Rick,  
I tried to review the area that needs to be cleared from the fence, however I couldn't get very far, without having to trespass. The pics show the only access point I could locate. There is no way I would be able to pull vegetation through a small opening without causing damage to the old fencing. There are large Brazilian Pepper trees that are growing along this easement. Typically, I would work something out with the adjacent landowner to complete a project such as this. Given that Remson has made it very clear we are not be on his property, I don't see how we could complete this project without trespassing. There is no room to work or stage cut vegetation and haul out. I hate having to tell you that we cant provide a quote for this project. There is too much liability and risk dealing with a hostile landowner. You know he will make it difficult for any contractor that isn't him, doing the work. My recommendation would be to work something out with him. In reality, he would most likely be the cheapest. He doesn't have to haul or dispose of the material. He can burn it on his property. Giving him this job may help with a more neighborly relationship between him and the CDD. It kills me to say that, since I want to be as responsive as I can be to the community. I hope you can understand our position in regards to this project. I do appreciate the opportunity.

Thanks,

Patrick Boser

PROJECT ECOLOGIST  
CARDNO



Mobile +1 813 927 1201  
Address 3905 Crescent Park Drive , Riverview, FL 33578  
Email [patrick.boser@cardno.com](mailto:patrick.boser@cardno.com) Web [www.cardno.com](http://www.cardno.com)

CONNECT WITH CARDNO    

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*The health, wellbeing and livelihoods of our people, families, clients and communities is Cardno's key priority. Our teams are responding to COVID-19 with robust business continuity plans and we will continue to work closely with our people and clients to support them every day. [> LEARN MORE](#)*

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# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

October 5, 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, October 5, 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, October 5, 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>via conference call</i>
Tom Bigelow	Supervisor	

Staff Members Present:

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

There were approximately 20 audience members in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were a variety of audience comments on the proposed License Agreement and Lake and Dock Rules.

### 3. STAFF REPORTS

#### A. District Engineer

##### i. Easement Buffer Presentation

Mr. Chang conducted a short education class using video on the Blue Pacific fence line, property issues, and community easements. He responded to questions from several residents and the Board. Mr. Chang also described the different border wall situations.

43 **B. District Counsel**

44 **i. Consideration of Blue Pacific Fence & Landscaping License Agreement –**  
45 **Draft Copy**

46  
47 Mr. Eckert reviewed the draft copy of the Blue Pacific Fence and Landscape Agreement the  
48 Board. Several adjustments were made during the discussion with the Board.  
49

50 MOTION TO:	Approve the final draft of the agreement pending
51	Chair approval of the cover letter and agreement with
52	the document to be mailed both via certified and
53	regular mail, with the deadline for response back
54	being January 15, 2022 and a temporary hold on any
55	new DRC approvals from the HOA requested.
56 MADE BY:	Supervisor Brown
57 SECONDED BY:	Supervisor Bigelow
58 DISCUSSION:	None further
59 RESULT:	Called to Vote: Motion PASSED
60	5/0 - Motion Passed Unanimously

61  
62 **C. District Manager**

63 **i. Action Item List**

64  
65 Mr. Reidt reviewed the action item list with the Board. He also updated the Board on the status  
66 of the RFP with the required vendor bid meeting on Friday. This will be up for discussion and  
67 consideration at the November meeting.  
68  
69

70 **4. BUSINESS ITEMS**

71 **A. Discussion on Lake and Dock Draft Rules**

72  
73 The Board discussed the Lake and Dock Rules and recommended some minor changes to wording  
74 in the document prior to the public hearing.  
75

76 **B. Consideration of Motorized Vessel Registration**

77  
78 The Board discussed motorized vessel registration. By consensus, the Board decided that they will  
79 take over the boat registration process, as suggested by the President of the HOA. The District will  
80 charge \$50.00 per boat registration for Mr. Reidt to schedule appointments to issue boat  
81 registrations and meet the boat/community resident on site. If the boat owner registers two boats at  
82 the same time, there will be only one charge. If the registrations are done at different times, a charge  
83 will be made for each visit by Mr. Reidt. The current registrations on file will be reissued by Mr.  
84 Reidt at no charge. Any new boats will be charged the \$50.00. Both motorized and non-motorized  
85 boats will require registration. Mr. Reidt will work with District Counsel to establish notification of

86 the public hearing and approval of this District rate and fee in December. Mr. Reidt will also work  
87 on developing new registration stickers for motorized and non-motorized vessels for Board  
88 approval.  
89  
90

91

**5. CONSENT AGENDA**

92

**A. Consideration of Minutes of the Board of Supervisors Special Meeting August 24, 2021**

93

94

**B. Consideration of Minutes of the Board of Supervisors Regular Meeting September 7, 2021**

95

96

**C. Consideration of Operations and Maintenance Expenditures August 2021**

97

98

The Board reviewed the minutes and O&Ms.

99

100

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

101

102

103

104

105

106

**D. Review of Financial Statements Month Ending August 31, 2021**

107

108

109

Mr. Reidt reviewed the financials with the Board.

110

111

112

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

113

114

There were no supervisor requests or audience comments.

115

116

117

118 **7. ADJOURNMENT**  
119

120	MOTION TO:	Adjourn at 9:09 p.m.
121	MADE BY:	Supervisor Kidwell
122	SECONDED BY:	Supervisor Brown
123	DISCUSSION:	None further
124	RESULT:	Called to Vote: Motion PASSED
125		5/0 - Motion Passed Unanimously

126  
127 *\*These minutes were done in summary format.*

128  
129 *\*A copy of the audio recording is available on request.*

130  
131 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
132 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
133 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

134  
135 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
136 **meeting held on \_\_\_\_\_.**

137  
138 \_\_\_\_\_  
139 **Signature** **Signature**

140  
141 \_\_\_\_\_  
142 **Printed Name** **Printed Name**

143  
144 **Title:** **Title:**  
145  **Secretary**  **Chairman**  
146  **Assistant Secretary**  **Vice Chairman**

147  
148  
149 *Recorded by Records Administrator*

150  
151  
152  
153 \_\_\_\_\_  
154 *Signature*

155  
156 \_\_\_\_\_  
157 *Date*



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
BrightView	7508801	\$ 9,649.00		Landscape Maintenance - September 2021
Meritus Districts	10911	3,927.82		District Management Service - September 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 13,576.82</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	211001371262 092021	\$ 537.42		Electric Service thru 09/14/2021
Tampa Electric	211001371445 092021	4,655.64		Electric Service thru 09/14/2021
Tampa Electric	211001371635 092021	667.08		Electric Service thru 09/14/2021
Tampa Electric	211005013209 092021	36.97		Electric Service thru 09/14/2021
Tampa Electric	221000910945 092121	2,743.07		Electric Service thru 09/15/2021
Tampa Electric	221007738356 092021	460.68		Electric Service thru 09/14/2021
Tampa Electric	221007741822 092021	531.56		Electric Service thru 09/14/2021
Tampa Electric	221007753553 092121	389.81		Electric Service thru 09/15/2021
Tampa Electric	221008035422 092021	981.73	<b>\$ 11,003.96</b>	Electric Service thru 09/14/2021
<b>Utilities Sub-Total</b>		<b>\$ 11,003.96</b>		
<b>Regular Services</b>				
BrightView	7484732	\$ 2,900.00		Clock Installment - 07/28/2021
Cardno	318625	420.00		Lake Mgmt - 09/13/2021
Cardno	318626	1,285.00		Edge Maintenance - 09/13/2021
Cardno	318680	585.00	<b>\$ 2,290.00</b>	Maintenance - 09/13/2021
Hopping Green & Sams	125161	8,517.75		Professional Service thru 08/31/2021
Johnson Engineering Inc.	9	425.00		Professional Services thru 09/05/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Optimal Outsource	OPT0599509	473.79		Materials & Services - 08/26/2021
Supervisor: Mary Christiana Nieves	MN082421	200.00		Supervisor Fee - 08/24/2021
Supervisor: Mary Christiana Nieves	MN090721	200.00		Supervisor Fee - 08/07/2021
Supervisor: Ruth Brown	RB082421	200.00		Supervisor Fee - 08/24/2021
Supervisor: Ruth Brown	RB090721	200.00		Supervisor Fee - 09/07/2021
Supervisor: Thomas Bigelow	TB082421	200.00		Supervisor Fee - 08/24/2021
Supervisor: Thomas Bigelow	TB090721	200.00		Supervisor Fee - 09/07/2021
Supervisor: Warren Keipper	WK082421	200.00		Supervisor Fee - 08/24/2021
Supervisor: Warren Keipper	WK090721	200.00		Supervisor Fee - 09/07/2021
Supervisor: William Kidwell	WMK082421	200.00		Supervisor Fee - 08/24/2021
Supervisor: William Kidwell	WMK090721	200.00	<b>\$ 2,000.00</b>	Supervisor Fee - 09/07/2021
Tampa Bay Times	119700 081521	464.00		Special Meeting - 08/15/2021
Tampa Bay Times	119700 091221	277.00		Rule Development - 09/12/2021
Tampa Bay Times	119700 091921	1,366.00		RFP for Landscaping - 09/19/2021
Tampa Bay Times	119700 092221	214.50	<b>\$ 2,321.50</b>	Rule Development - 09/22/2021
US Bank	6266256	5,325.00		Acceptance & Admin Fees - 09/14/2021
US Bank	6266516	5,325.00	<b>\$ 10,650.00</b>	Acceptance & Admin Fees - 09/16/2021
<b>Regular Services Sub-Total</b>		<b>\$ 29,578.04</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 54,158.82</b>		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary



# INVOICE

Spring Lake CDD  
 11301 Lake Lucaya Dr  
 Riverview FL 33607

**Customer #:** 19968821  
**Invoice #:** 7508801  
**Invoice Date:** 9/1/2021  
**Cust PO #:**

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For September	9,649.00
<i>\$ 3,900 460.15 D &amp; D</i>		
<b>Total invoice amount</b>		<b>9,649.00</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>9,649.00</b>

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 #: 7508801  
 Invoice Date: 9/1/2021

<b>Amount Due:</b>	<b>\$9,649.00</b>
--------------------	-------------------

*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.: 10911  
DATE: 09/01/2021  
DUE DATE: 09/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		3,750.00
5103	Website Administration		125.00
A101	Postage July		25.37
113 A101	Copies BW July	0.15	16.95
21 A101	Copies Color July	0.50	10.50
SUBTOTAL			3,927.82
NEW CHARGES			
TOTAL			3,927.82



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/20/2021  
Account: 211001371262

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



Current month's charges:	\$537.42
Total amount due:	\$537.42
Payment Due By:	10/11/2021

## Your Account Summary

Previous Amount Due	\$583.50
Payment(s) Received Since Last Statement	-\$583.50
<b>Current Month's Charges</b>	<b>\$537.42</b>
<b>Total Amount Due</b>	<b>\$537.42</b>

00000039-0000343-Page 15 of 26

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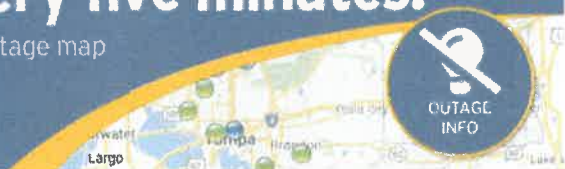
EMAIL ALERTS

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371262

Current month's charges:	\$537.42
Total amount due:	\$537.42
Payment Due By:	10/11/2021

**Amount Enclosed** \$ \_\_\_\_\_  
609408369643

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

Received  
SEP 23 2021

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

6094083696432110013712620000000537425



# ACCOUNT INVOICE

tampaelectric.com



Account: **211001371262**  
 Statement Date: 09/20/2021  
 Current month's charges due **10/11/2021**



## Details of Charges – Service from 08/17/2021 to 09/14/2021

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

Rate Schedule: General Service - Non Demand

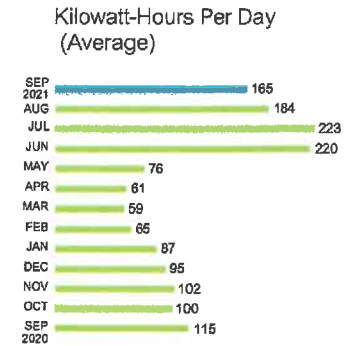
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852334	09/14/2021	6,804		2,023		4,781 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	4,781 kWh @ \$0.06076/kWh	\$290.49
Fuel Charge	4,781 kWh @ \$0.04255/kWh	\$203.43
Storm Protection Charge	4,781 kWh @ \$0.00251/kWh	\$12.00
Florida Gross Receipt Tax		\$13.44
<b>Electric Service Cost</b>		<b>\$537.42</b>

**Total Current Month's Charges**

**\$537.42**

### Tampa Electric Usage History



0000033-000344-Page 17 of 25



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/20/2021  
Account: 211001371445

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



Current month's charges:	\$4,655.64
Total amount due:	\$4,655.64
Payment Due By:	10/11/2021

## Your Account Summary

Previous Amount Due	\$4,617.06
Payment(s) Received Since Last Statement	-\$4,617.06
<b>Current Month's Charges</b>	<b>\$4,655.64</b>
<b>Total Amount Due</b>	<b>\$4,655.64</b>

0000033-0000345-Page 19 of 26

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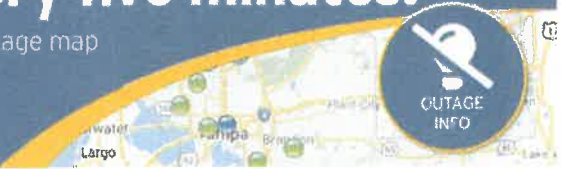


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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371445

Current month's charges:	\$4,655.64
Total amount due:	\$4,655.64
Payment Due By:	10/11/2021

**Amount Enclosed** \$ \_\_\_\_\_

609408369644

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 INVOICE

tampaelectric.com



**Account:** 211001371445  
**Statement Date:** 09/20/2021  
**Current month's charges due** 10/11/2021



## Details of Charges – Service from 08/13/2021 to 09/14/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	3505 kWh @ \$0.02734/kWh	\$95.83
Fixture & Maintenance Charge	119 Fixtures	\$1832.04
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3505 kWh @ \$0.04187/kWh	\$146.75
Storm Protection Charge	3505 kWh @ \$0.00354/kWh	\$12.41
Florida Gross Receipt Tax		\$6.54

**Lighting Charges** **\$4,655.64**

**Total Current Month's Charges** **\$4,655.64**

00000033-0000346-Page 21 of 26



# ACCOUNT INVOICE

tampaelectric.com | f t p g+ YouTube in

Statement Date: 09/20/2021  
Account: 211001371635

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

Current month's charges:	\$667.08
Total amount due:	\$667.08
Payment Due By:	10/11/2021



## Your Account Summary

Previous Amount Due	\$662.47
Payment(s) Received Since Last Statement	-\$662.47
<b>Current Month's Charges</b>	<b>\$667.08</b>
<b>Total Amount Due</b>	<b>\$667.08</b>

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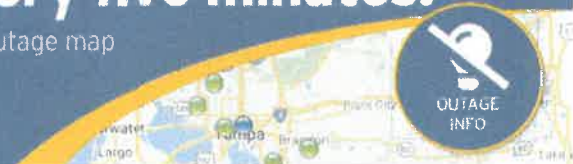
00000033-0000347-Page 23 of 25

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371635

Current month's charges:	\$667.08
Total amount due:	\$667.08
Payment Due By:	10/11/2021

**Amount Enclosed** \$ \_\_\_\_\_

609408369645

Received

SEP 23 2021

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

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

6094083696452110013716350000000667083



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001371635  
**Statement Date:** 09/20/2021  
**Current month's charges due** 10/11/2021



## Details of Charges – Service from 08/13/2021 to 09/14/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	76 kWh @ \$0.02734/kWh	\$2.08
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.04187/kWh	\$3.18
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.14

**Lighting Charges** **\$141.75**

## Details of Charges – Service from 08/13/2021 to 09/14/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	343 kWh @ \$0.02734/kWh	\$9.38
Fixture & Maintenance Charge	13 Fixtures	\$219.85
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	343 kWh @ \$0.04187/kWh	\$14.36
Storm Protection Charge	343 kWh @ \$0.00354/kWh	\$1.21
Florida Gross Receipt Tax		\$0.64

**Lighting Charges** **\$525.33**

**Total Current Month's Charges** **\$667.08**

0000033-0000348-Page 25 of 26

Statement Date: 09/20/2021  
Account: 211005013209

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



Current month's charges:	\$36.97
Total amount due:	\$36.97
Payment Due By:	10/11/2021

**Your Account Summary**

Previous Amount Due	\$31.85
Payment(s) Received Since Last Statement	-\$31.85
<b>Current Month's Charges</b>	<b>\$36.97</b>
<b>Total Amount Due</b>	<b>\$36.97</b>

0000014-0000311-Page 15 of 38

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Account: 211005013209

Current month's charges:	\$36.97
Total amount due:	\$36.97
Payment Due By:	10/11/2021

See reverse side for more information

**Received**  
SEP 27 2021

**Amount Enclosed** \$ \_\_\_\_\_  
605704662003

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:** 09/20/2021  
**Current month's charges due** 10/11/2021



## Details of Charges – Service from 08/13/2021 to 09/14/2021

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	09/14/2021	1,711	1,541	170 kWh	1	33 Days

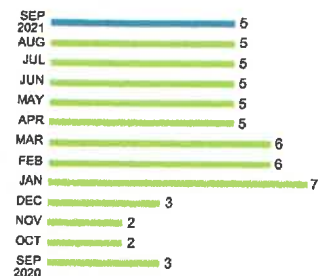
Basic Service Charge		\$18.06
Energy Charge	170 kWh @ \$0.06076/kWh	\$10.33
Fuel Charge	170 kWh @ \$0.04255/kWh	\$7.23
Storm Protection Charge	170 kWh @ \$0.00251/kWh	\$0.43
Florida Gross Receipt Tax		\$0.92
<b>Electric Service Cost</b>		<b>\$36.97</b>

**Total Current Month's Charges**

**\$36.97**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000014-0000312-Page 17 of 58



# ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/21/2021  
Account: 221000910945

Current month's charges:	\$2,743.01
Total amount due:	\$2,743.01
Payment Due By:	10/12/2021

## Your Account Summary

Previous Amount Due	\$2,713.61
Payment(s) Received Since Last Statement	-\$2,713.61
<b>Current Month's Charges</b>	<b>\$2,743.01</b>
<b>Total Amount Due</b>	<b>\$2,743.01</b>

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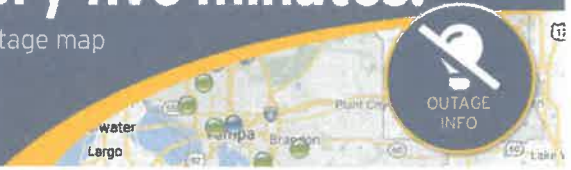
00002424-0004929-Page 5 of 8

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000910945

Current month's charges:	\$2,743.01
Total amount due:	\$2,743.01
Payment Due By:	10/12/2021

**Amount Enclosed** \$ \_\_\_\_\_  
645210769457



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

Receiver  
SEP 27 2021

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

6452107694572210009109450000002743018

**Account:** 221000910945  
**Statement Date:** 09/21/2021  
**Current month's charges due** 10/12/2021

**Details of Charges – Service from 08/14/2021 to 09/15/2021**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 33 days**

Lighting Energy Charge	2678 kWh @ \$0.02734/kWh	\$73.22
Fixture & Maintenance Charge	77 Fixtures	\$885.37
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2678 kWh @ \$0.04187/kWh	\$112.13
Storm Protection Charge	2678 kWh @ \$0.00354/kWh	\$9.48
Florida Gross Receipt Tax		\$5.00
<b>Lighting Charges</b>		<b>\$2,743.01</b>

**Total Current Month's Charges**

**\$2,743.01**

00002424-0004830-Page 7 of 8



Statement Date: 09/20/2021  
Account: 221007738356

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



Current month's charges:	\$460.68
Total amount due:	\$460.68
Payment Due By:	10/11/2021

**Your Account Summary**

Previous Amount Due	\$457.97
Payment(s) Received Since Last Statement	-\$457.97
<b>Current Month's Charges</b>	<b>\$460.68</b>
<b>Total Amount Due</b>	<b>\$460.68</b>

00000033-0000339-Page 7 of 26

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**WAYS TO PAY YOUR BILL**

mail phone online pay agent

See reverse side for more information

Account: 221007738356

Current month's charges:	\$460.68
Total amount due:	\$460.68
Payment Due By:	10/11/2021

**Amount Enclosed** \$ \_\_\_\_\_  
646445331922

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

Received  
SEP 23 2021

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

646445331922221007738356000000460688

**Account:** 221007738356  
**Statement Date:** 09/20/2021  
**Current month's charges due** 10/11/2021



**Details of Charges – Service from 08/13/2021 to 09/14/2021**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 33 days**

Lighting Energy Charge	247 kWh @ \$0.02734/kWh	\$6.75
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.04187/kWh	\$10.34
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.46
<b>Lighting Charges</b>		<b>\$460.68</b>

**Total Current Month's Charges** \$460.68

00000033-0000340-Page 3 of 26



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/20/2021

Account: 221007741822

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



Current month's charges:	\$531.56
Total amount due:	\$531.56
Payment Due By:	10/11/2021

## Your Account Summary

Previous Amount Due	\$528.43
Payment(s) Received Since Last Statement	-\$528.43
<b>Current Month's Charges</b>	<b>\$531.56</b>
<b>Total Amount Due</b>	<b>\$531.56</b>

00000933-0000937-Page 3 of 26

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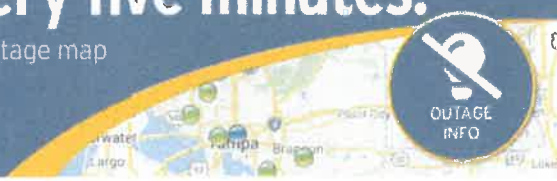
[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

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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: 221007741822

Current month's charges:	\$531.56
Total amount due:	\$531.56
Payment Due By:	10/11/2021

**Amount Enclosed** \$ \_\_\_\_\_  
646445331923

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

Received  
SEP 23 2021

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

6464453319232210077418220000000531565



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007741822  
**Statement Date:** 09/20/2021  
**Current month's charges due** 10/11/2021



## Details of Charges – Service from 08/13/2021 to 09/14/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	285 kWh @ \$0.02734/kWh	\$7.79
Fixture & Maintenance Charge	15 Fixtures	\$187.35
Lighting Pole / Wire	15 Poles	\$322.95
Lighting Fuel Charge	285 kWh @ \$0.04187/kWh	\$11.93
Storm Protection Charge	285 kWh @ \$0.00354/kWh	\$1.01
Florida Gross Receipt Tax		\$0.53

**Lighting Charges**

**\$531.56**

### Total Current Month's Charges

**\$531.56**

0000033-0000338- Page 5 of 26

Statement Date: 09/21/2021  
Account: 221007753553

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

Current month's charges:	\$389.81
Total amount due:	\$389.81
Payment Due By:	10/12/2021

**Your Account Summary**

Previous Amount Due	\$387.51
Payment(s) Received Since Last Statement	-\$387.51
<b>Current Month's Charges</b>	<b>\$389.81</b>
<b>Total Amount Due</b>	<b>\$389.81</b>

00002424-0004927-Page 1 of 8

**One Less Worry :)**

Paperless Billing -  
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worry free!



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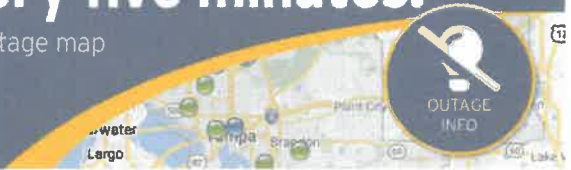
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007753553

Current month's charges:	\$389.81
Total amount due:	\$389.81
Payment Due By:	10/12/2021

**Amount Enclosed** \$ \_\_\_\_\_  
642741646611

00002424 02 AV 0.42 33607 FTECO109212122594910 00000 02 01000000 006 02 9150 004



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

**Received**  
**SEP 27 2021**

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

**Account:** 221007753553  
**Statement Date:** 09/21/2021  
**Current month's charges due** 10/12/2021

**Details of Charges – Service from 08/14/2021 to 09/15/2021**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 33 days**

Lighting Energy Charge	209 kWh @ \$0.02734/kWh	\$5.71
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	209 kWh @ \$0.04187/kWh	\$8.75
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.39
<b>Lighting Charges</b>		<b>\$389.81</b>

**Total Current Month's Charges** **\$389.81**

00002424-0004928-Page 3 of 8





# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/20/2021  
Account: 221008035422

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



Current month's charges:	\$981.73
Total amount due:	\$981.73
Payment Due By:	10/11/2021

## Your Account Summary

Previous Amount Due	\$975.94
Payment(s) Received Since Last Statement	-\$975.94
<b>Current Month's Charges</b>	<b>\$981.73</b>
<b>Total Amount Due</b>	<b>\$981.73</b>

00000833-0000341-Page 11 of 26

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worry free!

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[tampaelectric.com/outagemap](http://tampaelectric.com/outagemap)



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:	\$981.73
Total amount due:	\$981.73
Payment Due By:	10/11/2021

**Amount Enclosed** \$ 646445331924

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 INVOICE

tampaelectric.com



**Account:** 221008035422  
**Statement Date:** 09/20/2021  
**Current month's charges due** 10/11/2021



## Details of Charges – Service from 08/13/2021 to 09/14/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	494 kWh @ \$0.02734/kWh	\$13.51
Fixture & Maintenance Charge	26 Fixtures	\$324.74
Lighting Pole / Wire	26 Poles	\$559.78
Lighting Fuel Charge	494 kWh @ \$0.04187/kWh	\$20.68
Storm Protection Charge	494 kWh @ \$0.00354/kWh	\$1.75
Florida Gross Receipt Tax		\$0.92
Franchise Fee		\$60.35
<b>Lighting Charges</b>		<b>\$981.73</b>

### Total Current Month's Charges

**\$981.73**

0000033-000342-Page 13 of 26

# INVOICE

## BrightView

Landscape Services

**Sold To:** 19968783  
 Lucaya Lake HOA *CDD - Spring Lake*  
 c/o Meritus Corp Associates  
 2005 Pan Am Cir  
 Tampa FL 33607

**Customer #:** 19968783  
**Invoice #:** 7484732  
**Invoice Date:** 7/28/2021  
**Sales Order:** 7550690  
**Cust PO #:**

**Project Name:** CLOCK  
**Project Description:** IRRIGATION PROPOSAL

Job Number	Description	Amount
341900275	Lucaya Lakes HOA INSTALL CLOCK ON 4 X 4 POLE BY LIFT STATION IN PHASE 4, HOA CDD Controller - Hunter - ACC 2-WIRE CONTROLLER ON POST INSTALL 4X4 POST AND RUN WIRE TO VALVES	2,900.00
<b>Total Invoice Amount</b> <b>Taxable Amount</b> <b>Tax Amount</b> <b>Balance Due</b>		2,900.00 2,900.00 2,900.00 2,900.00

*53900  
 4611  
 RHO*

**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 #: 19968783  
 Invoice #: 7484732  
 Invoice Date: 7/28/2021

**Amount Due: \$ 2,900.00**

*Thank you for allowing us to serve you*

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

Lucaya Lake HOA  
 c/o Meritus Corp Associates  
 2005 Pan Am Cir  
 Tampa 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 # : 318625**  
**Invoice Date : 09/13/2021**  
**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](mailto:teresa.farlow@merituscorp.com)

If you have any questions regarding your project, please contact  
 Patrick Boser. Email: [Patrick.boser@cardno.com](mailto:Patrick.boser@cardno.com) Phone:  
 813-927-1201.

**For Professional Services Rendered through: 8/27/2021**

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	83.33	4,200.00	3,780.00	420.00
<i>Total Fee Type LS:</i>	<b>5,040.00</b>		<b>4,200.00</b>	<b>3,780.00</b>	<b>420.00</b>
<b>Amount Due this Invoice</b>				<b>\$420.00</b>	

**Outstanding Invoices**

Number	Date	Balance
318625	09/13/2021	420.00
<b>Total Now Due</b>		<b>420.00</b>

**Aging Balances**

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

53900  
4308  
RWR

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
08/11/21	treated ponds/picked up trash
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	-	<b>Additional Services:</b>
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	-	
duckweed	-	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	-	watermeal	-	
hairy-pod cowpea	-	widgit 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 # : 318626**  
**Invoice Date : 09/13/2021**  
**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 Professional Services Rendered through: 8/27/2021**

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5821 - Monthly Lake Mgmt 7/2021	12,720.00	16.67	2,120.00	1,060.00	1,060.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	100.00	900.00	675.00	225.00
<b>Total Fee Type LS:</b>	<b>13,620.00</b>		<b>3,020.00</b>	<b>1,735.00</b>	<b>1,285.00</b>

**Amount Due this Invoice** **\$1,285.00**

**Outstanding Invoices**

Number	Date	Balance
318626	09/13/2021	1,285.00
<b>Total Now Due</b>		<b>1,285.00</b>

**Aging Balances**

Under 30	31 - 60	61 - 90	Over 90
1,285.00	0.00	0.00	0.00

53920  
4311  
DAN

<b>Project #:</b>	R18X483800	<b>Lake Management</b>	
<b>Project Name:</b>	Lucaya Lake Club-Lake Edge	<b>Mitigation Maintenance</b>	
<b>Phase:</b>	5821	<b>Technician:</b>	ME
<b>Other</b>			✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
08/18/21	Treated perimeter grasses and primrose
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	-	<b>Additional Services:</b>
alligator weed	-	pennywort	-	dead fish clean up
azola	-	primrose willow	X	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	X	
cogongrass	-	vetch	-	
dayflower	-	vines	-	
dog fennel	-	water fern	-	
dollarweed	-	water hyacinth	-	
duckweed	-	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	-	watermeal	-	
hairy-pod cowpea	-	widgit grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

**Comments:**



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

**INVOICE**

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 Account Name: Cardno, Inc.  
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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 # : 318680  
 Invoice Date : 09/13/2021  
 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 Professional Services Rendered through: 8/27/2021**

**Phase: 56 - Maintenance**

	<b>Amount</b>
Monthly Fee	585.00
-August Event	
<b>Subtotal</b>	<b>585.00</b>
<b>Total This Phase</b>	<b>\$585.00</b>
<b>Total Fee Type CPM:</b>	<b>585.00</b>

**Amount Due this Invoice** **\$585.00**

**Outstanding Invoices**

Number	Date	Balance
318680	09/13/2021	585.00
<b>Total Now Due</b>		<b>585.00</b>

53900  
4308  
02/2021

Aging Balances			
<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
585.00	0.00	0.00	0.00

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 22, 2021

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

Bill Number 125161  
Billed through 08/31/2021

## General Counsel

**SLCDD 00001 MCE**

### FOR PROFESSIONAL SERVICES RENDERED

08/02/21	MCE	Follow up on real estate conveyances and other tasks; confer with Grossman and Chang.	0.20 hrs
08/02/21	JEM	Review status of homeowner association-district land swap transactions.	0.10 hrs
08/03/21	MCE	Prepare for and attend board meeting by phone.	2.20 hrs
08/04/21	MCE	Confer with Brown regarding boating and docks; confer with Grossman.	0.60 hrs
08/09/21	BEL	Review and revise request for proposals regarding landscaping.	1.50 hrs
08/09/21	MCE	Confer with Brown.	0.40 hrs
08/09/21	DGW	Prepare notice of special board meeting.	0.70 hrs
08/10/21	BEL	Review and revise request for proposals regarding landscaping and timeline.	5.60 hrs
08/17/21	MCE	Prepare encroachment letter.	0.10 hrs
08/17/21	BEL	Prepare form letter regarding encroachment on district property.	0.50 hrs
08/17/21	JEM	Review correspondence from Grossman; reply to same; confer with Grossman; prepare correspondence to Chang.	1.00 hrs
08/18/21	MCE	Review meeting notice issues; review boating/homeowner association issues; review tract E options.	1.40 hrs
08/18/21	JEM	Review correspondence from Chang; reply to same; research Hillsborough County lot split procedures.	0.60 hrs
08/19/21	JEM	Prepare correspondence to Grossman.	0.40 hrs
08/23/21	BEL	Prepare correspondence regarding request for proposals.	0.20 hrs
08/24/21	BEL	Confer with consultant regarding revisions to request for proposals.	0.60 hrs
08/24/21	MCE	Prepare for and attend special board meeting.	3.60 hrs
08/29/21	MCE	Review boating rules and related issues.	0.70 hrs

08/30/21	BEL	Review revised request for proposals; transmit same to OLM.	3.50 hrs
08/30/21	MCE	Review proposed lake rules and report; confer with Brown; revise rules.	3.50 hrs
08/30/21	JEM	Prepare correspondence to Grossman; prepare correspondence to Reidt and Keipper.	0.30 hrs
08/31/21	BEL	Review revised request for proposals; confer with Reidt regarding same.	1.00 hrs
08/31/21	MCE	Review and revise lake and dock rules; prepare cost-sharing agreement with homeowners' association; confer with Reidt.	3.20 hrs
08/31/21	JEM	Review correspondence from Grossman; reply to same; prepare correspondence to Reidt and Warren.	0.20 hrs

Total fees for this matter \$8,408.50

**DISBURSEMENTS**

Document Reproduction 109.25

Total disbursements for this matter \$109.25

**MATTER SUMMARY**

Lewis, Brooke E.	12.90 hrs	265 /hr	\$3,418.50
Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Merritt, Jason E.	2.60 hrs	265 /hr	\$689.00
Eckert, Michael C.	15.90 hrs	265 /hr	\$4,213.50

TOTAL FEES \$8,408.50  
TOTAL DISBURSEMENTS \$109.25

**TOTAL CHARGES FOR THIS MATTER \$8,517.75**

**BILLING SUMMARY**

Lewis, Brooke E.	12.90 hrs	265 /hr	\$3,418.50
Wilbourn, David - Paralegal	0.70 hrs	125 /hr	\$87.50
Merritt, Jason E.	2.60 hrs	265 /hr	\$689.00
Eckert, Michael C.	15.90 hrs	265 /hr	\$4,213.50

TOTAL FEES \$8,408.50  
TOTAL DISBURSEMENTS \$109.25

**TOTAL CHARGES FOR THIS BILL \$8,517.75**

**Please include the bill number with your payment.**

51400  
3107  
AWR

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

Received  
 SEP 20 2021

Invoice  
 September 15, 2021  
 Project No: 20214001-000  
 Invoice No: 9  
 FEID #59-1173834

Project Manager Philip Chang

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 September 5, 2021**

Phase 1.0 General Engineering Services

**Professional Personnel**

			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Professional 6					
Chang, Philip	8/18/2021		.25	170.00	42.50
Respond to HGS regarding Tract E questions;					
Chang, Philip	8/20/2021		.25	170.00	42.50
Correspondence & updates to ownership map;					
Chang, Philip	8/26/2021		.25	170.00	42.50
Contact Danielle Fence to request quote for gate;					
Chang, Philip	8/27/2021		.25	170.00	42.50
Discuss boundary panel removal with Site Masters and provide gate costs to DM;					
Chang, Philip	8/30/2021		1.50	170.00	255.00
Research east boundary wall permitting and plans as requested by Board member;					
	Totals		2.50		425.00
	<b>Total Labor</b>				<b>425.00</b>
				<b>Total this Phase</b>	<b>\$425.00</b>
				<b>Total this Invoice</b>	<b>\$425.00</b>

51100  
 3103  
 RHO



7 Rancho Cr  
 Lake Forest, CA 92630  
 (949) 916-3700  
 billing@optimaloutsource.com

**Invoice OPT0599509**

Aug 26, 2021

Thanks for your order!

Meritus Associations - CDD  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

Client Meritus Associations - CDD-1012  
 Association Not selected  
 Product Mail My PDF Certified  
 Job Number HAYRSFfeMCPDF  
 Job Name Spring Lake CDD  
 PO Number Encroachment Letters  
 Due Date Sep 25, 2021

Summary

	Qty	Price	Tax	Subtotal
<b>Materials &amp; Services</b>	1	149.430	T	\$149.43
Printing, inserting and mailing.				
51   1-200 sheets @ \$2.66 base (\$0.12 each additional sheet)				
51   1 Sheet total: 135.66				
51   1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
51   1 Sheet total: 13.77				
51   #10 Envelope				
51   Certified Envelope				
 Certified Postage 1 oz Letter	51	5.860	N	\$298.86
 Postage 1 oz Letter	51	0.500	N	\$25.50
<b>Subtotal</b>				\$473.79
<b>Tax</b>				\$0.00
<b>Total</b>				<b>\$473.79</b>

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:


**Optimal Outsource**  
 PO Box 8307  
 Southeastern, PA 19398-8307

51300  
 4101  
 0207

**SPRING LAKE CDD**

MEETING DATE: **AUGUST 24, 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 082421

**SPRING LAKE CDD**

MEETING DATE: September 7, 2021

DMS Staff Signature *Shirley Bell*

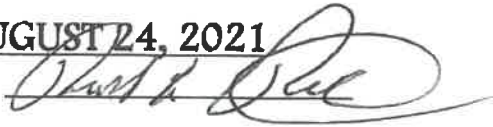
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

MN 090721

**SPRING LAKE CDD**

MEETING DATE: AUGUST 24, 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 082421

**SPRING LAKE CDD**

MEETING DATE: September 7, 2021

DMS Staff Signature *Steph F. Dell*

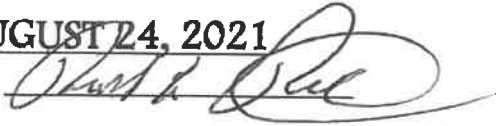
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

RB 090721

**SPRING LAKE CDD**

MEETING DATE: AUGUST 24, 2021

DMS Staff Signature



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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

TB082421

**SPRING LAKE CDD**

MEETING DATE: September 7, 2021

DMS Staff Signature *Shirley L. Bell*

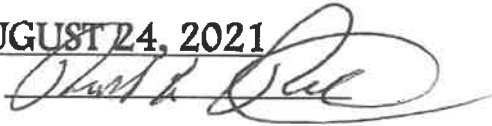
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

TB090721

**SPRING LAKE CDD**

**MEETING DATE: AUGUST 24, 2021**

DMS Staff Signature



<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

WK082421

**SPRING LAKE CDD**

MEETING DATE: September 7, 2021

DMS Staff Signature *Steph L. Bell*

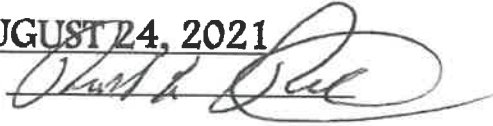
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	✓	SALARY ACCEPTED	\$200.00
William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

WK 090721

**SPRING LAKE CDD**

MEETING DATE: **AUGUST 24, 2021**

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
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William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

Wmk 082421

**SPRING LAKE CDD**

MEETING DATE: September 7, 2021

DMS Staff Signature *Shirley Bell*

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William Kidwell	✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

WmK 090721



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**

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
08/15/21		SPRING LAKE CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
08/15/2021		Deirdre Almeida	119700
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$464.00		0000176006	

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/15/21	08/15/21	0000176006	Times	Legals CLS	Special Meeting	1	2x43 L	\$462.00
08/15/21	08/15/21	0000176006	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

51300  
4801  
RLD

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**ADVERTISING INVOICE**

Thank you for your business.

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
08/15/21		SPRING LAKE CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
08/15/2021		Deirdre Almeida	119700
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$464.00		0000176006	

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

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

} ss

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: Special Meeting** was published in **Tampa Bay Times: 8/15/21** 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.

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF SPECIAL MEETING**

A special meeting of the Board of Supervisors ("Board") of the Spring Lake Community Development District will be held on August 24, 2021 at 6:30 p.m. at the Clubhouse at Lucaya Lake, 11301 Lake Lucaya Drive, Riverview, Florida 33579. The purpose of the meeting is to consider such matters as may properly come before the Board, including but not limited to action relating to lake and dock boating rules and procedures. A copy of the agenda for this meeting may be obtained from the District Manager at Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300 ("District Office").

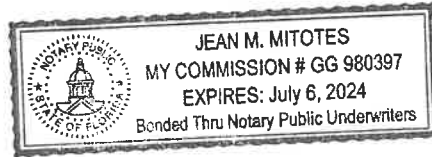
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.


Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Rick Reidt, District Manager  
Run Date: August 15, 2021

0000176006



  
\_\_\_\_\_  
**Signature Affiant**

Sworn to and subscribed before me this **08/15/2021**

  
\_\_\_\_\_  
**Signature of Notary Public**

Personally known  or produced identification

Type of identification produced \_\_\_\_\_

# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
09/12/21		SPRING LAKE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
09/12/2021	Deirdre Almeida	119700	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$277.00		0000182510	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/12/21	09/12/21	0000182510	Times	Legals CLS	Rule Development	1	2x26 L	\$275.00
09/12/21	09/12/21	0000182510	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x26 L	\$0.00 \$2.00

51300  
4801  
BWA

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### ADVERTISING INVOICE

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<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
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<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
09/12/2021	Deirdre Almeida	119700	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$277.00		0000182510	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received  
 SEP 20 2021

REMIT TO:

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

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 DALLAS, TX 75312-3396

# Tampa Bay Times

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Times Publishing Company

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
09/19/21		SPRING LAKE CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
09/19/2021		Deirdre Almeida	119700
<b>Total Amount Due</b>			<b>Ad Number</b>
\$1,366.00			0000184103

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/19/21	09/19/21	0000184103	Times	Legals CLS	RFP for Landscaping	1	2x125 L	\$1,364.00
09/19/21	09/19/21	0000184103	Tampabay.com	Legals CLS	RFP for Landscaping AffidavitMaterial	1	2x125 L	\$0.00 \$2.00

51300  
4801  
RMD

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### ADVERTISING INVOICE

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09/19/2021		Deirdre Almeida	119700
<b>Total Amount Due</b>			<b>Ad Number</b>
\$1,366.00			0000184103

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PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received  
SEP 29 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

} ss

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: RFP for Landscaping** was published in **Tampa Bay Times: 9/19/21** 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.

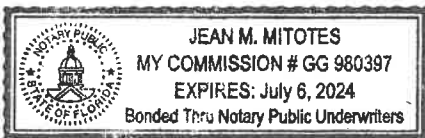
Signature Affiant

Sworn to and subscribed before me this **09/19/2021**

Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_



## REQUEST FOR PROPOSAL EXTERIOR LANDSCAPE MAINTENANCE EXTERIOR LANDSCAPE MAINTENANCE SERVICES REQUEST FOR PROPOSALS SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT AND LUCAYA LAKE CLUB HOMEOWNER ASSOCIATION Hillsborough County, Florida

Notice is hereby given that the Spring Lake Community Development District ("District") and Lucaya Lake Club Homeowner Association will accept proposals ("Proposals") from qualified firms ("Proposers") interested in providing exterior landscape maintenance services, all as more specifically set forth in the Exterior Landscape Maintenance Specifications and Contract. The Exterior Landscape Maintenance Specifications and Contract, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection from the offices of Meritus Districts, located at 2005 Pan Am Circle Dr., Suite 300, beginning September 10, 2021, at 9:00 a.m. A MANDATORY Pre-Bid meeting will be held at 1:30 p.m. October 8, 2021, at Lucaya Lake Club Amenity Center: 11305 Lake Lucaya Drive Riverview, FL 33579 ("Pre-Bid Meeting"). In order to submit a Proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing (3) have at least five (5) years of experience as a landscape maintenance contractor and (4) have attended the Mandatory Pre-Bid Meeting. The Exterior Landscape Maintenance Specifications and Contract will not be available at the Pre-Bid Meeting but will be available until 5:00 p.m. September 24, 2021. The District and HOA reserves the right in its sole discretion to make changes to the Exterior Landscape Maintenance Specifications and Contract up until the time of the Proposal opening, and to provide notice of such changes only to those Proposers who have attended the Pre-Bid Meeting.

Firms desiring to provide services for this project must submit three (3) original hard copy and one (1) electronic copy (PDF format on a USB flash drive) of the required Exhibit "H" GENERAL INFORMATION (See Exhibit "E") no later than 1:30 PM. October 8, 2021, at Lucaya Lake Club Amenity Center: 11305 Lake Lucaya Drive Riverview, FL 33579 Attention: Rick Reidt. Additionally, as further described in the Exterior Landscape Maintenance Specifications and Contract, each Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Any Proposal not completed as specified or missing the required Proposal Form documents may be disqualified. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer.

Any protest regarding the Exterior Landscape Maintenance Specifications and Contract, including but not limited to protests relating to the proposal notice, the proposal instructions, the Proposal Form, the Form of Service Agreement, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Exterior Landscape Maintenance Specifications and Contract, or any other issues or items relating to the Exterior Landscape Maintenance Specifications and Contract, must be filed in writing, within seventy-two (72) hours after the day of the Pre-Bid Meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest regarding the Exterior Landscape Maintenance Specifications and Contract. Additional information and requirements regarding protests are set forth in the Exterior Landscape Maintenance Specifications and Contract, and the District's and HOA's and HOA's Rules of Procedure, which are available from the District/ HOA Manager.

Rankings will be made based on the Evaluation Criteria contained within the Exterior Landscape Maintenance Specifications and Contract. Price will be one factor used in determining the Proposal that is in the best interest of the District and HOA, but the District and HOA explicitly reserves the right to make such award to other than the lowest price Proposal. The District and HOA has the right to reject any and all Proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District and HOA to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Paul Woods, pwoods@olmnc.com with e-mail copies to Michael Eckert, Michaelae@hgslaw.com.

### NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

All proposals will be publicly opened at a meeting of the District and HOA to be held at 2:30 p.m., October 15, 2021, at Lucaya Lake Club Amenity Center, 11305 Lake Lucaya Drive, Riverview, Florida 33579. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's and HOA's/ HOA's Board of Supervisors will be made at that time. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Spring Lake Community Development District Rick Reidt, District HOA Manager  
Run Date 9.19.2021 0000184103

# Tampa Bay Times

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Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
09/22/21		SPRING LAKE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
09/22/2021	Deirdre Almeida	119700	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$214.50		0000183526	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/22/21	09/22/21	0000183526	Times	Legals CLS	Rule Development	1	2x26 L	\$212.50
09/22/21	09/22/21	0000183526	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x26 L	\$0.00 \$2.00

51300  
4801  
RLR

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\$214.50		0000183526	

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

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SEP 29 2021

REMIT TO:

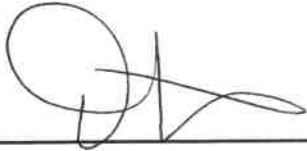
Times Publishing Company  
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**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

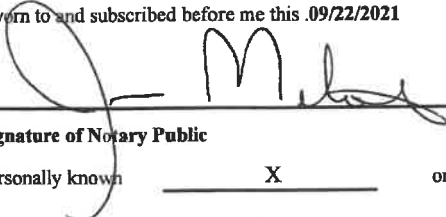
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Rule Development** was published in **Tampa Bay Times: 9/22/21** 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 **09/22/2021**



\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_ X \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF RULE DEVELOPMENT BY THE  
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

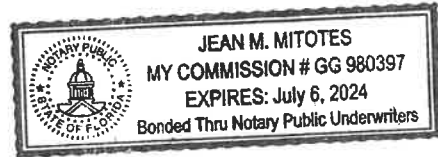
In accordance with Chapters 120 and 190, Florida Statutes, the Spring Lake Community Development District ("District") hereby gives notice of its intention to develop proposed rules for the use and operation of watercraft and vessels within Lake Lucaya and the construction of private docks within Lake Lucaya ("Rules"). The purpose and effect of the proposed Rules is to provide for efficient and effective operation of district amenity facilities by setting out policies and terms for use. Specific legal authority for the adoption of the proposed Rules includes sections 190.011(5) and 190.011(15), Florida Statutes (2021). A public hearing will be conducted on November 02, 2021, at 6:30 p.m. at the Clubhouse at Lucaya Lake, 11301 Lake Lucaya Drive, Riverview, Florida 33579. A copy of the proposed Rules may be obtained by contacting the District Manager, c/o Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone: (813) 873-7300.

District Manager  
Spring Lake Community Development District

Run Date: September 22, 2021

0000183526

} ss





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6266256  
Account Number: 242817000  
Invoice Date: 09/14/2021  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

SPRING LAKE COMMUNITY DEVELOPMENT  
DISTRICT  
ATTN BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND SERIES 2017  
(ASSESSMENT AREA TWO PROJECT ) REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$5,325.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BOND SERIES 2017  
(ASSESSMENT AREA TWO PROJECT ) REVENUE  
ACCOUNT

Invoice Number: 6266256  
Account Number: 242817000  
Current Due: \$5,325.00  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 242817000  
Invoice # 6266256  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 6266256  
 Invoice Date: 09/14/2021  
 Account Number: 242817000  
 Direct Inquiries To: VALERIE BARRETO  
 Phone: 407-835-3804

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT  
 SPECIAL ASSESSMENT BOND SERIES 2017  
 (ASSESSMENT AREA TWO PROJECT ) REVENUE  
 ACCOUNT**

Accounts Included 242817000 242817001 242817002 242817003 242817004 242817005  
 In This Relationship: 242817006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	1,500.00	1.00		\$1,500.00
<b>Subtotal Acceptance Fees</b>				<b>\$1,500.00</b>
04200 Trustee	1.00	3,825.00	100.00%	\$3,825.00
<b>Subtotal Administration Fees - In Advance 10/01/2021 - 09/30/2022</b>				<b>\$3,825.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$5,325.00</b>





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6266516  
Account Number: 224239000  
Invoice Date: 09/16/2021  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

SPRING LAKE COMMUNITY DEVELOPMENT  
DISTRICT  
ATTN BRIAN LAMB DISTRICT MANAGER  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND SERIES 2014  
(ASSESSMENT AREA ONE PROJECT)REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$5,325.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BOND SERIES 2014  
(ASSESSMENT AREA ONE PROJECT)REVENUE  
ACCOUNT**

Invoice Number: 6266516  
Account Number: 224239000  
Current Due: \$5,325.00  
  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 224239000  
Invoice # 6266516  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 6266516  
 Invoice Date: 09/16/2021  
 Account Number: 224239000  
 Direct Inquiries To: VALERIE BARRETO  
 Phone: 407-835-3804

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT  
 SPECIAL ASSESSMENT BOND SERIES 2014  
 (ASSESSMENT AREA ONE PROJECT)REVENUE  
 ACCOUNT**

Accounts Included 224239000 224239001 224239002 224239003 224239004 224239005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	1,500.00	1.00		\$1,500.00
<b>Subtotal Acceptance Fees</b>				<b>\$1,500.00</b>
04200 Trustee	1.00	3,825.00	100.00%	\$3,825.00
<b>Subtotal Administration Fees - In Advance 10/01/2021 - 09/30/2022</b>				<b>\$3,825.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$5,325.00</b>



# Spring Lake Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 9/30/2021

(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
Construction Work In Progress	0	0	0	0	0	23,168,114	0	23,168,114
Amount Available-Debt Service	0	0	0	0	0	0	845,809	845,809
Amount To Be Provided-Debt Service	0	0	0	0	0	0	14,819,191	14,819,191
Other	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>79,039</b>	<b>871,000</b>	<b>1,123,394</b>	<b>0</b>	<b>2</b>	<b>23,168,114</b>	<b>15,665,000</b>	<b>40,906,548</b>
<b>Liabilities</b>								
Accounts Payable	32,343	0	0	0	0	0	0	32,343
Accounts Payable Other	0	0	0	0	0	0	0	0
Unallocated Funds	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
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
<b>Total Liabilities</b>	<b>32,343</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,665,000</b>	<b>15,697,343</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>								
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	(19,172)	4,915	(35,962)	0	1	0	0	(50,218)
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<b>46,696</b>	<b>871,000</b>	<b>1,123,394</b>	<b>0</b>	<b>2</b>	<b>23,168,114</b>	<b>0</b>	<b>25,209,205</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>79,039</b>	<b>871,000</b>	<b>1,123,394</b>	<b>0</b>	<b>2</b>	<b>23,168,114</b>	<b>15,665,000</b>	<b>40,906,548</b>

**Spring Lake CDD**  
**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	501,581	1,068	0 %
Interest Earnings				
Interest Earnings	0	919	919	0 %
<b>Total Revenues</b>	<b>500,513</b>	<b>502,501</b>	<b>1,988</b>	<b>0 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	10,200	1,800	15 %
Financial & Administrative				
District Manager	45,000	45,000	0	0 %
District Engineer	5,000	21,547	(16,547)	(331)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	17,492	(7,492)	(75)%
Auditing Services	6,000	5,700	300	5 %
Arbitrage Rebate Calculation	0	650	(650)	0 %
Postage, Phone, Faxes, Copies	250	1,863	(1,613)	(645)%
Public Officials Insurance	3,101	2,960	141	5 %
Legal Advertising	2,500	7,277	(4,777)	(191)%
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	1,500	0	0 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	40,268	(32,268)	(403)%
Electric Utility Services				
Electric Utility Services	100,000	122,067	(22,067)	(22)%
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	21,310	(2,550)	(14)%
Waterway Improvements & Repairs	12,000	19,365	(7,365)	(61)%
Property & Casualty Insurance	8,885	8,694	191	2 %
Entry & Walls Maintenance	10,000	2,195	7,805	78 %
Landscape Maintenance - Contract	82,992	98,615	(15,623)	(19)%
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	19,972	(9,972)	(100)%
Parks & Recreation				
Park & Common Area Maintenance	35,000	0	35,000	100 %
Capital Reserve				
Reserves	20,000	2,600	17,400	87 %
<b>Total Expenditures</b>	<b>500,513</b>	<b>521,673</b>	<b>(21,160)</b>	<b>(4)%</b>
Excess of Revenues Over (Under) Expenditures	0	(19,172)	(19,172)	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	(19,172)	(19,172)	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 9/30/2021  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>21,180</u></u>	<u><u>21,180</u></u>	<u><u>0%</u></u>

**Spring Lake CDD**  
**Statement of Revenues and Expenditures**

200 - Debt Service - Series 2014  
 From 10/1/2020 Through 9/30/2021  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	473,481	476,514	3,033	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>89</u>	<u>89</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>473,481</u>	<u>476,603</u>	<u>3,122</u>	<u>1 %</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>473,481</u>	<u>471,688</u>	<u>1,793</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>4,915</u>	<u>4,915</u>	<u>0 %</u>
<b>Exc of Rev / Other Sources Over Expend / Other Uses</b>	<u>0</u>	<u>4,915</u>	<u>4,915</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	866,085	866,085	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>871,000</u></u>	<u><u>871,000</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 9/30/2021  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	655,931	657,199	1,268	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>114</u>	<u>114</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>657,313</u>	<u>1,382</u>	<u>0 %</u>
<b>Expenditures</b>				
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>(35,962)</u>	<u>(35,962)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(35,962)</u>	<u>(35,962)</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>656,871</u></u>	<u><u>656,871</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 9/30/2021  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
<b>Revenues</b>				
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>
<b>Total Revenues</b>	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
<b>Exc of Rev / Other Sources Over Expend / Other Uses</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	(0)	(0)	0 %
<b>Fund Balance, End of Period</b>	<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 9/30/2021  
(In Whole Numbers)

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

Spring Lake CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2021  
Reconciliation Date: 9/30/2021  
Status: Locked

Bank Balance	70,437.53
Less Outstanding Checks/Vouchers	800.00
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	69,637.53
Balance Per Books	<u>69,637.53</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: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2150	9/9/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2155	9/16/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2156	9/16/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2157	9/16/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
Outstanding Checks/Vouchers			800.00	

Spring Lake CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
2143	9/2/2021	System Generated Check/Voucher	2,900.00	BrightView Landscape Services, Inc.
2144	9/2/2021	System Generated Check/Voucher	650.00	LLS Tax Solutions Inc.
2145	9/2/2021	System Generated Check/Voucher	270.00	Lucaya Lake Club HOA
2146	9/2/2021	System Generated Check/Voucher	3,927.82	Meritus Districts
2147	9/2/2021	System Generated Check/Voucher	473.79	Optimal Outsource
2148	9/2/2021	System Generated Check/Voucher	464.00	Times Publishing Company
2149	9/9/2021	System Generated Check/Voucher	9,649.00	BrightView Landscape Services, Inc.
2151	9/9/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2152	9/9/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2153	9/9/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2154	9/9/2021	System Generated Check/Voucher	200.00	William H. Kidwell
2158	9/16/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2159	9/16/2021	System Generated Check/Voucher	200.00	William H. Kidwell
2160	9/23/2021	System Generated Check/Voucher	2,290.00	Cardno, Inc.
2161	9/23/2021	System Generated Check/Voucher	425.00	Johnson Engineering, Inc.
2162	9/23/2021	System Generated Check/Voucher	277.00	Times Publishing Company
Cleared Checks/Vouchers			49,441.68	