

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

May 5, 2020 Minutes of the Regular Meeting

Public Hearing & Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Wednesday, May 5, 2020 at 11:30 a.m.** via conference call at 1-866-906-9330 with access code 4863181.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Wednesday, May 5, 2020 at 11:30 a.m.**

Board Members Present and Constituting a Quorum:

Jim Harvey	Chair
Greg Meath	Vice Chair
Michelle Gray	Supervisor
Troy Simpson	Supervisor
Warren Keipper	Supervisor

Staff Members Present:

Debby Nussel	Meritus
Jason Walter	Hopping Green & Sams
Everett Morrow	Landmark Engineering

There were approximately five residents in attendance on the conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

An audience member asked for the Board and staff to state the page number in the meeting book when switching to a different tab during the meeting.

3. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

40 **4. PUBLIC HEARING ON ADOPTING RULES AND PROCEDURES**

41 **A. Open Public Hearing on Adopting Rules and Procedures**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Harvey
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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B. Staff Presentations

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52 Mr. Walter went over the rule changes.

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54 **C. Public Comments**

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56 There were no public comments.

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D. Close Public Hearing on Adopting Rules and Procedures

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Harvey
SECONDED BY:	Supervisor Gray
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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E. Consideration of Resolution 2020-02; Adopting Rules of Procedure

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69 Mr. Walter went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Harvey
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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79 **5. RETURN AND PROCEED TO REGULAR MEETING**

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81 Mrs. Nussel directed the Board to return to the regular meeting.

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84 **6. BUSINESS ITEMS**

85 **A. Acceptance of Financial Report FY Ended September 30, 2019**

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87 The Board reviewed the audit for fiscal year 2019.

MOTION TO:	Accept the Financial Report for FY Ended September 30, 2019.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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97 **B. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed**
98 **Budget & Setting Public Hearing**

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100 Mrs. Nussel reviewed the budget line items with the Board. She went over the increased line items
101 and stated that she got next year's numbers from BrightView and Cardno for the budget line items.
102 Supervisor Keipper asked about the irrigation costs and the work that needs to be done on the pump.
103 Mrs. Nussel stated that she is getting proposals now and that the cost would be shared with the
104 HOA. Mrs. Nussel said she is hoping the cost will be around \$5,000 for the CDD and to pay for it in
105 this year's budget.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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114 **C. Annual Disclosure of Qualified Electors**

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116 Mrs. Nussel announced that as of April 15, 2020, Spring Lake CDD had 1,180 qualified electors.
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119 **D. 2020 Election Process**

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121 Mrs. Nussel went over the election process with the Board. She stated that Seat 3 and Seat 4 are up
122 for election. The qualifying period to sign up for the election is noon on June 8th through noon on
123 June 12th.

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125 **E. Consideration of Resolution 2020-04; Adopting Default Statutory Alternative**
126 **Investment Policy**

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128 Mr. Walter went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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138 **7. CONSENT AGENDA**

- 139 **A. Consideration of the Board of Supervisors Regular Meeting Minutes February**
- 140 **26, 2020**
- 141 **B. Consideration of Operations and Maintenance Expenditures February 2020**
- 142 **C. Consideration of Operations and Maintenance Expenditures March 2020**
- 143 **D. Review of Financial Statements Month Ending March 31, 2020**

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145 The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Harvey
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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155 **8. STAFF REPORTS**

- 156 **A. District Counsel**
- 157 **B. District Engineer**

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159 There was nothing to report from Counsel or the Engineer at this time.

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C. District Manager
i. Field Inspection Reports

Mrs. Nussel reviewed the inspection reports with the Board.

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests at this time.

A resident asked which seats are up for election and who holds the seats. Residents also asked if landscape enhancements have been looked at for the park and for an update on the park lights. A resident would like for the Board to look at landscape enhancements and the grass at the end of Emerald Shore.

10. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

187 *These minutes were done in summary format.

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

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

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195 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
196 meeting held on 8/4/20.

197 Debby Nussel

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199 Signature

200 Debby Nussel

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202 Printed Name

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204 Title:

205 Secretary

206 Assistant Secretary

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Jim P Harvey

Signature

Jim Harvey

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Signature]

Signature

8/27/20

Date

