

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

August 4, 2020 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Wednesday, August 4, 2020 at 11:30 a.m. via conference call at 1-866-906-9330 with participant access code 4863181.**

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Wednesday, August 4, 2020 at 11:34 a.m.**

Board Members Present and Constituting a Quorum:

Greg Meath	Vice Chair
Troy Simpson	Supervisor
Warren Keipper	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
Jason Walters	District Counsel, Hopping Green & Sams, P.A.
Everett Morrow	District Engineer, Landmark Engineering

There were approximately 20 residents in attendance on the conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comment on agenda items.

3. RECESS TO PUBLIC HEARING

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

38 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**

39 **A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

40

41

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

42

43

44

45

46

47

48 **B. Staff Presentations**

49

50 Mrs. Nussel went over each item in the budget and read the totals for each section.

51

52 **C. Public Comments**

53

54 There were no public comments.

55

56 **D. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

57

58

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

59

60

61

62

63

64

65 **E. Consideration of Resolution 2020-05; Adopting Fiscal Year 2021 Budget**

66

67 The Board reviewed the resolution.

68

69

MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

70

71

72

73

74

75

76

77

78 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

79 **A. Open Public Hearing on Levying O&M Assessments**

80

81 MOTION TO: Open the public hearing.

82 MADE BY: Supervisor Simpson

83 SECONDED BY: Supervisor Keipper

84 DISCUSSION: None further

85 RESULT: Called to Vote: Motion PASSED

86 3/0 - Motion passed unanimously

87

88 **B. Staff Presentations**

89

90 Mrs. Nussel went over the assessment totals for the lots.

91

92 **C. Public Comments**

93

94 There were no public comments.

95

96 **D. Consideration of Resolution 2020-06; Levying O&M Assessments**

97

98 The Board reviewed the resolution.

99

100 MOTION TO: Approve Resolution 2020-06.

101 MADE BY: Supervisor Meath

102 SECONDED BY: Supervisor Simpson

103 DISCUSSION: None further

104 RESULT: Called to Vote: Motion PASSED

105 3/0 - Motion passed unanimously

106

107 **E. Close Public Hearing on Levying O&M Assessments**

108

109 MOTION TO: Close the public hearing.

110 MADE BY: Supervisor Keipper

111 SECONDED BY: Supervisor Meath

112 DISCUSSION: None further

113 RESULT: Called to Vote: Motion PASSED

114 3/0 - Motion passed unanimously

115

116

117

118 **6. RETURN TO REGULAR MEETING**

119

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

121

122

123 **7. BUSINESS ITEMS**

124 **A. Acceptance of CDD Board Resignation – Michelle Grey**

125

126 The Board reviewed Michelle Grey’s Board resignation.

127

128

MOTION TO: Accept Michelle Grey’s resignation as of August 1, 2020.

129

130

MADE BY: Supervisor Keipper

131

SECONDED BY: Supervisor Meath

132

DISCUSSION: None further

133

RESULT: Motion PASSED

134

3/0 - Motion Passed Unanimously

135

136 Mrs. Nussel asked the Board if they would like to accept resumes. The Board said yes. Mrs. Nussel
137 asked the Board if they would like to continue this meeting and appoint the new Board member
138 soon or wait until the two new resident Board members are seated after November 17th. Mrs.
139 Nussel stated she suggested for the new Board meet on December 1st since the week after
140 November 17th is Thanksgiving week. The Board agreed to wait to review resumes on December
141 1st with the two new resident Board members.

142

143 **B. Consideration of Resolution 2020-07; General Election, November 2020**

144

145 Mr. Walters and Mrs. Nussel reviewed the resolution with the Board

146

147

MOTION TO: Approve Resolution 2020-07.

148

MADE BY: Supervisor Keipper

149

SECONDED BY: Supervisor Meath

150

DISCUSSION: None further

151

RESULT: Motion PASSED

152

3/0 - Motion Passed Unanimously

153

154 **C. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule**

155

156 Mrs. Nussel reviewed the resolution and meeting schedule with the Board. The Board agreed to
157 only schedule the December 1, 2020 meeting and let the new Board decide on the rest of the
158 meeting dates.

159

160

161

162

163

164

165

166

MOTION TO:	Approve Resolution 2020-08 with only the December 1, 2020 meeting date listed.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

167

168

169

D. Discussion on Emerald Pond Enhancements

170

171

172

173

174

175

176

Mrs. Nussel went over the financials with the Board before they discussed the pond enhancements and pump proposals. She stated that right now, the District has \$96,590.74 in the operating account and needs about \$90,000 for expenses. Mrs. Nussel recommended that the District not spend any more money than necessary. Mrs. Nussel reviewed the financial line items with the Board. The Board agreed to wait on the Emerald pond enhancements until December and let the resident Board review.

177

178

E. Discussion on Pump Proposal

179

180

181

182

183

184

185

186

187

188

189

190

191

Mrs. Nussel reviewed the pump proposals with the Board. She stated that the proposals are not apples to apples. The direction to them was to maximize the motor given the well and discharge pipe size, which is a 6-inch well pipe reducing to a 3-inch discharge. The current motor is a 10 HP capable of putting out just over 200 gpm. Gary Ford felt a 20 HP motor was the maximum and would increase the water volume to 300 gpm. Brightview recommended a 25 HP motor that would give slightly more gpm but at a \$20,000 increase over Ford's proposal. Marlin Diaz, who built the original station, recommended the 40HP motor at almost \$40,000. Both Gary Ford and Brightview think that a motor that size discharging into a 3-inch line will blow pipes out of the ground. The CDD and HOA would split the cost of the pump upgrade 50/50. Supervisor Meath suggested to get with a consultant before any decisions are made. The Board agreed. The Board would also like to get a couple more proposals and then have the resident Board review them on December 1st.

192

193

194

F. General Matters of the District

195

8. CONSENT AGENDA

196

197

198

199

200

201

A. Consideration of Minutes of the Board of Supervisors Meeting May 5, 2020

B. Consideration of Operations and Maintenance Expenditures April 2020

C. Consideration of Operations and Maintenance Expenditures May 2020

D. Consideration of Operations and Maintenance Expenditures June 2020

E. Review of Financial Statements Month Ending June 30, 2020

202 The Board reviewed the Consent Agenda items.

203

204

MOTION TO: Approve the Consent Agenda.

205

MADE BY: Supervisor Simpson

206

SECONDED BY: Supervisor Keipper

207

DISCUSSION: None further

208

RESULT: Motion PASSED

209

3/0 - Motion Passed Unanimously

210

211

212 **9. STAFF REPORTS**

213 **A. District Counsel**

214

215 There was nothing additional to report from District Counsel at this time.

216

217 **B. District Engineer**

218

219 Mr. Morrow announced that Landmark sent their resignation letter yesterday to Meritus. The
220 date of the resignation will be December 1, 2020. Mr. Morrow is currently working on the
221 outstanding items to make sure everything is closed; he will attend the December 1st CDD
222 meeting to answer any questions the Board may have.

223

224

MOTION TO: Go out for RFQ for District Engineer.

225

MADE BY: Supervisor Meath

226

SECONDED BY: Supervisor Keipper

227

DISCUSSION: None further

228

RESULT: Motion PASSED

229

3/0 - Motion Passed Unanimously

230

231 **C. District Manager**

232

i. Field Inspection Reports

233

234 Mrs. Nussel reviewed the inspection reports with the Board.

235

236

237 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

238

239 There were no supervisor requests.

240

241 Residents asked why the grass died at the park and when the Emerald Shore landscape proposals
242 would be reviewed again. A resident provided the name and contact information for a well pump

243 vendor. Residents also commented on the lake treatment for midge flies and said that more fish
244 might be needed in the lake.

245

246

247 **11. ADJOURNMENT**

248

249

MOTION TO:	Adjourn.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

250

251

252

253

254

255

256

257 *These minutes were done in summary format.

258

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

260

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

264

265 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
266 meeting held on 9/29/2020

267

268 Debby Nussel

269 Signature

270 Debby Nussel

271 Printed Name

272 Title:

273 Secretary

274 Assistant Secretary

275

276

277

278

279

280

281

282

283

284

285

286

Jim Harvey

Signature

Jim Harvey

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Signature]
Signature

Date

10/9/2020

