

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**September 29, 2020 Minutes of the Special Meeting**

**Minutes of the Special Meeting**

The Special Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, September 29, 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 Special Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, September 29, 2020 at 11:40 a.m.**

Board Members Present and Constituting a Quorum:

- Greg Meath Vice Chair
- Troy Simpson Supervisor
- Warren Keipper Supervisor

Staff Members Present:

- Debby Nussel Meritus
- Jason Walter Hopping Green & Sams

There were no residents in attendance on the conference call.

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

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Request from Resident at 11874 Lake Lucaya Drive**

Mrs. Nussel reviewed the location and timeline for the Board. Mrs. Nussel stated the first she heard about this was August 18, 2020. The resident did call a couple days before and they played phone tag. Brightview adjusted the sprinklers on August 19, 2020. The Board stated they are not sure why the homeowner did not reach out earlier and wondered how they could have known about it if not told about it before August 2020. Supervisor Keipper said he noticed the same type of problem a few doors down, so it could be the way the paint was applied and not the sprinklers. Supervisor Keipper would like for management to check with Sherman Williams to get their opinion.

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**B. Acceptance of Grant of Easement**  
**C. Acceptance of CDD Updated Conveyances**

- i. Phase 2F – Deed*
- ii. Phase 2F – Bill of Sale*
- iii. Phase 3 – Deed*
- iv. Phase 3 – Bill of Sale*
- v. Phase 4B – Deed*
- vi. Phase 4B – Bill of Sale*
- vii. Phase 4C – Deed*
- viii. Phase 4C – Bill of Sale*
- ix. Phase 4D – Deed*
- x. Phase 4D – Deed*
- xi. Phase 4D Portion of Lot 84 – Deed*
- xii. Phase 4D Portion of Lot 84 – Bill of Sale*
- xiii. Townhomes Phase 1 – Deed*
- xiv. Townhomes Phase 1 – Bill of Sale*
- xv. Townhomes Phase 2B – Deed*
- xvi. Townhomes Phase 2B – Bill of Sale*

Mr. Walter reviewed grant of easement and updated conveyances with the Board. There was a question about the CDD having an easement along the entire perimeter fence to be able to repair it from the outside. The Board discussed the fence and easements. Mr. Walter explained that for the area outside of the District, they won't have access on the outside; they will have access on the internal side.

<b>MOTION TO:</b>	Approve the acceptance of the easement and conveyance document in substantial form subject to review by District Counsel and the Chair and receipt of the title documents.
<b>MADE BY:</b>	Supervisor Keipper
<b>SECONDED BY:</b>	Supervisor Simpson
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	3/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2020-09; Declaring the Series 2014 Project Complete**  
**C. Consideration of Resolution 2020-10; Declaring the Series 2017 Project Complete**

Mr. Walter reviewed the process and resolutions with the Board.

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MOTION TO: Approve Resolution 2020-09 and 2020-10 and acceptance of completion of work.  
MADE BY: Supervisor Meath  
SECONDED BY: Supervisor Simpson  
DISCUSSION: None further  
RESULT: Motion PASSED  
3/0 - Motion Passed Unanimously

**4. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors Public Hearing & Regular Meeting Minutes August 4, 2020**
- B. Consideration of Operations and Maintenance Expenditures July 2020**
- C. Consideration of Operations and Maintenance Expenditures August 2020**
- D. Review of Financial Statements Month Ending August 31, 2020**

The Board reviewed the Consent Agenda items.

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

**5. STAFF REPORTS**

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

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

- C. District Manager**
  - i. Field Inspection Reports**

Mrs. Nussel reviewed the inspection reports with the Board.

123 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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125 There were no supervisor requests at this time.

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128 **7. ADJOURNMENT**

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MOTION TO: Adjourn.

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MADE BY: Supervisor Meath

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SECONDED BY: Supervisor Keipper

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DISCUSSION: None further

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RESULT: Motion PASSED

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3/0 - Motion Passed Unanimously

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138 \*These minutes were done in summary format.

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

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

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146 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
147 meeting held on 12/1/2020.

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149 Brian Lamb

150 Signature

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152 Brian Lamb

153 Printed Name

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155 Title:

156  Secretary  
157  Assistant Secretary

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Warren C. Keipper

Signature

warren C. Keipper

Printed Name

Title:

160  Chairman  
161  Vice Chairman

Recorded by Records Administrator

[Signature]  
Signature

12/8/2020  
Date

