

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

January 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, January 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, January 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 *via conference call; arrived in person at 7:06 p.m.*

Staff Members Present:

- Rick Reidt District Manager, Meritus
- Phil Chang District Engineer, Johnson Engineering
- Jere Earlywine District Counsel, Hopping Green & Sams *via conference call*
- Michael Eckert District Counsel, Hopping Green & Sams *via conference call*
- Patrick Boser Ecologist and Project Manager, Cardno Aquatics

There were some residents in attendance in person and via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were resident comments about aquatics contract, the stormwater system, meeting minutes, lighting, irrigation repairs, grass at Emerald Shore, the Lake Lucaya algae bloom, removal of the palm tree bracing, and a dead tree.

3. BUSINESS ITEMS

A. Discussion on Resumes for Vacant Board Seat

The Board discussed the resumes and interviewed the candidates. The candidates answered the Board's questions, and the Board continued to discuss filling the vacant seat.

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MOTION TO: Appoint Tom Bigelow to the vacant seat.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Brown

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DISCUSSION: None further

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RESULT: Motion PASSED

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4/0 - Motion Passed Unanimously

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51 Mr. Reidt stated that he will lead Mr. Bigelow in reciting the Oath of Office at the end of the
52 meeting and will go over the paperwork with him at that time as well.

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54 **B. Consideration of Resolution 2021-05; Re-Designation of Officers**

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56 The Board reviewed the resolution to add Chrissy Nieves as an Assistant Secretary and Mr. Reidt as
57 a Secretary. Mr. Reidt Tom Bigelow will also need to be added to the resolution as an Assistant
58 Secretary.

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60 *Chrissy Nieves arrived in person to the meeting at 7:06 p.m.*

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MOTION TO: Approve Resolution 2021-05 with the addition of
Tom Bigelow as an Assistant Secretary.

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MADE BY: Supervisor Brown

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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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4/0 - Motion Passed Unanimously

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70 Mr. Earlywine introduced Mr. Eckert. Mr. Eckert went over Sunshine Laws and the Code of Ethics
71 with the new Supervisors.

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73 **C. Discussion on Lucaya Lake Algae Bloom & Aquatics**

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75 Patrick Boser with Cardno Aquatics described the conditions of Lake Lucaya and the turnover of
76 the water due to temperature inversion. Mr. Boser reviewed the planting placements which assist in
77 absorbing nutrient load. He also reviewed the proposal for testing and discussed working with EPC
78 and permits. Mr. Boser and the Board discussed aeration and the lifespan of the units being 5 to 10
79 years. The Board discussed the Engineer providing topography of the lake for vendors and the
80 Board. The Board then reviewed the quote from Cardno.

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MOTION TO:	Approve the testing with a not-to-exceed of \$4,400 and revisit the issue at the February meeting.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

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D. Consideration on Water Tables Repair Proposals

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The Board discussed the water table repairs proposals. Discussion with the District Engineer determined it is a District cost and not the developer.

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MOTION TO:	Approve the quote for repairs to Table 2 and Table 8 for \$1,600.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

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E. Discussion on Property Encroachment 11146-6 Abaco Island

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The Board and Mr. Earlywine discussed the property encroachment at 11146-6 Abaco Island.

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MOTION TO:	Have Mr. Earlywine prepare a letter for Mr. Reidt to send to the homeowner requesting that the homeowner remove all plantings and restore turf within 90 days of the letter, and after 90 days, the Board will revisit if the resident is not compliant.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Nieves
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

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121 **4. CONSENT AGENDA**

122 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
123 **December 1, 2020**

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125 The Board reviewed the minutes and asked to withhold action on line 158 until proper mapping
126 is provided for the Board to review.

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MOTION TO: Approve the December 1, 2020 minutes.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Brown

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DISCUSSION: None further

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RESULT: Motion PASSED

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4/0 - Motion Passed Unanimously

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135 **B. Consideration of Operations and Maintenance Expenditures October 2020**

136 **C. Consideration of Operations and Maintenance Expenditures November 2020**

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138 The Board reviewed the O&Ms and asked about the Tampa Bay Times double billing and credit.
139 Mr. Reidt answered.

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MOTION TO: Approve the October 2020 and November 2020
O&Ms.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Kidwell

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DISCUSSION: None further

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RESULT: Motion PASSED

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4/0 - Motion Passed Unanimously

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149 **D. Review of Financial Statements Month Ending November 30, 2020**

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151 The Board reviewed and accepted the financials. The Board requested that the final contract for
152 the District Engineer to be sent to the entire Board.

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155 **5. STAFF REPORTS**

156 **A. District Counsel**

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158 There was nothing additional to report from Counsel.

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161 **B. District Engineer**

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163 Mr. Chang introduced himself and went over his qualifications with the Board. The Board
164 requested mapping of the landscape and hardscape to be completed and builds of the community
165 to be placed on file from the developer. The Board authorized Supervisor Brown to work with
166 the Engineer on the landscape and hardscape mapping. Mr. Chang will be working with Everett
167 Morrow to complete the ownership map by the February meeting.

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169 **C. District Manager**
170 **i. Field Inspection Reports**
171 **ii. Action Item List**

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173 The Board reviewed the inspection reports and expressed appreciation for the action plan in the
174 agenda.

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

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179 Supervisor Brown said she would like for the CDD to be allowed to view any changes the HOA
180 makes to the lake rules. She also requested for the dead palms that need to be removed and for
181 palm trimming to be addressed more consistently. Mr. Reidt will evaluate them in the landscaper
182 review. The Board asked for the landscape inspection report to be sent to the Board when
183 completed. The Board would also like for Cardno should also prepare a long-term plan for
184 aquatics planting and fish stocking, to look at a spending authority resolution in the February
185 meeting, and for Mr. Reidt to see if Gene Roberts is contracted to do landscape reviews.

186
187 There were audience comments about the storm drainage, plantings around the retention ponds,
188 mulching, landscaping, irrigation and water restrictions, Zoom meetings, crosswalk and
189 pedestrian safety, and traffic calming.

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192 **7. ADJOURNMENT**

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194 MOTION TO: Adjourn at 8:58 p.m.
195 MADE BY: Supervisor Brown
196 SECONDED BY: Supervisor Keipper
197 DISCUSSION: None further
198 RESULT: Motion PASSED
199 4/0 - Motion Passed Unanimously

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202 *These minutes were done in summary format.

203

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

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

209

210 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
211 meeting held on 2/2/2021.

212

213 Rick Reidt

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Signature

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Rick Reidt

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Printed Name

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Title:

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Secretary

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Assistant Secretary

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Warren C. Keipper

Signature

warren C. Keipper

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Monna Amy
Signature

2/4/2021
Date

