

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

April 6, 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, April 6, 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, April 6, 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
Tom Bigelow	Supervisor

Staff Members Present:

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

There were some audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Resident Stephanie Thomas expressed concern over policy changes for boating on the lake. She was directed to contact the HOA.

3. STAFF REPORTS

A. Brightview Landscaping Quotes – Greg Funk

Mr. Reidt noted that Greg Funk was not present as requested. The Board reviewed the proposal to install mulch on CDD property at 2" depth at a cost of \$28,151.64.

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MOTION TO:	Approve the mulch proposal.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

The Board reviewed the proposal from Brightview with a one-day charge and stump grinder to for palm braces removal, dead tree removal, and stump grinding with Zoysia sod replacement in the tree rings for \$2,275.18. The Board asked for Brightview to also do the peninsula area at the same time.

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

B. District Engineer
i. Memo on CDD Pond Observations

Mr. Chang reported on the aquatics inspection in the agenda and reported that the divider between M1 and M2 has been repaired to the requested specifications. Mr. Chang also suggested repair of skimmer damage on M3. The Board discussed the damage and repairs

MOTION TO:	Approve the repairs of the M3 skimmer not-to-exceed \$2,000.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Mr. Chang will reach out to Site Masters for a repair quote to be approved.
Mr. Chang also reported that the Track A vegetation is not a nuisance.

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79 Mr. Chang then went over the request by Mr. Hassett who lives at 11865 Lake Lucaya Drive for
80 access along the CDD frontage on Lake Lucaya from the boat dock to install a new pool in his
81 backyard. The Board reviewed the request, and under legal and engineering guidance, decided
82 through consensus that no access for any construction will be given over CDD property. Mr.
83 Reidt will notify Mr. Hassett of the decision.

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85 **C. District Counsel**

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

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89 **D. District Manager**

90 **i. Action Item List**

91 **ii. Community Inspection Reports**

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93 Mr. Reidt reviewed the action item list and community inspection reports with the Board. He
94 also went over what is needed for the landscape RFP. Supervisor Bigelow requested a deficiency
95 report from Cardno on the lake plantings and to compare it to the engineering plan for plantings,
96 and then report back to the Board. Supervisor Brown asked for Mr. Reidt and Mr. Chang to make
97 sure that the last home build on the peninsula is properly completed with turf added to CDD
98 property.

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101 **4. BUSINESS ITEMS**

102 **A. Acceptance of Financial Report for FY Ending September 30, 2020**

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104 The Board reviewed the audit.

106	MOTION TO:	Accept the Financial Report for FY Ending
107		September 30, 2020.
108	MADE BY:	Supervisor Brown
109	SECONDED BY:	Supervisor Keipper
110	DISCUSSION:	None further
111	RESULT:	Called to Vote: Motion PASSED
112		5/0 - Motion Passed Unanimously

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114 **B. Consideration of Resolution 2021-07; Adopting Interim Rate for Dock Application**
115 **Review**

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117 Supervisor Bigelow recused himself on Business Item B, Resolution 2021-07, with the proper filing
118 of forms attached to minutes, as Supervisor Bigelow currently has a dock request in process.

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121 The remainder of the Board discussed the resolution with Mr. Eckert. The Board requested for Mr.
122 Eckert to prepare rules and policy on deck procedures moving forward.
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MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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131 Supervisor Bigelow resumed participation in the meeting.
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133 **C. Consideration of Resolution 2021-08; Change of Registered Agent – Michael C.**
134 **Eckert**
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136 Mr. Eckert reviewed the resolution with the Board.
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MOTION TO:	Approve Resolution 2021-08.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Nieves
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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145 **D. Consideration of Acceptance of Conveyance of Tract A, Phase 4D**
146 **i. Acceptance of Deed and Bill of Sale**
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148 Mr. Eckert went over the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.
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MOTION TO:	Accept the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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159 **E. Discussion on Rate Fees Adjustment Notice from District Counsel**

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161 The Board negotiated a two-year graduated increase with the assignment of an associate to work at
162 lower rates with the District. Mr. Eckert will resubmit a new proposal for the next meeting.

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164 **F. Discussion on Lake Lucaya Fish Stocking**

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166 The Board discussed fish stocking for Lake Lucaya. The Board would like to get projections from
167 Cardno for 2021 with more research and also noted that shell cracker is not in the stocking plan.
168 The Board felt the cost is too high. The Board asked to have Cardno complete the treatments cost
169 plan with projected necessary plantings and fish stocking and costs, and have it ready for the next
170 meeting budget planning so the Board can do an approval with a not-to-exceed.

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173 **5. CONSENT AGENDA**

174 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 2,**

175 **2021**

176 **B. Consideration of Operations and Maintenance Expenditures February 2021**

177 **C. Review of Financial Statements Month Ending February 28, 2021**

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179 The Board reviewed the Consent Agenda.

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

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188 Mr. Reidt reviewed the financials with the Board. A plan is needed from Ryan Homes to clean
189 the gutters and drains as construction concludes; Mr. Reidt will contact Ryan Homes.

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

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194 Supervisor Nieves asked if the District could run fundraisers with volunteers as events for the
195 District. Mr. Eckert responded yes, but it is not normally done.

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197 There were no audience comments.

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7. ADJOURNMENT

MOTION TO: Adjourn at 8:33 p.m.
MADE BY: Supervisor Brown
SECONDED BY: Supervisor Kidwell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

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

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 4, 2021.

Rick L. Perrott

Signature

Rick L. Perrott

Printed Name

Title:

- Secretary
- Assistant Secretary

Warren Keipper

Signature

Warren Keipper

Printed Name

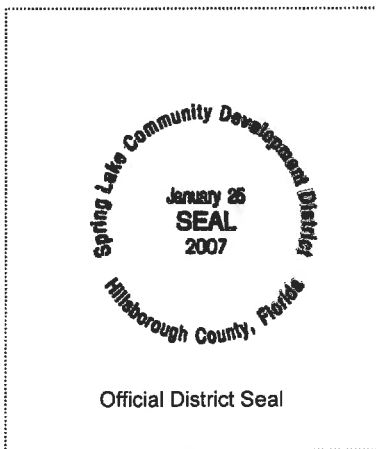
Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

[Signature]
Signature

5/7/2021
Date



FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Bigelow, Thomas Patrick		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Spring Lake CDD	
MAILING ADDRESS 11627 Lake Lucaya Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY	
CITY Riverview	COUNTY Hillsborough	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 04/06/2021		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Thomas P. Bigelow, hereby disclose that on April 6, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Resolution 2021-07; Adopting Interim Rate for Dock Application Review

At the time of the discussion/vote of this resolution, I have a Dock Application awaiting review from the CDD. Because of this, I abstained from voting and discussion of this measure.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

04/07/2021

Date Filed

Thomas P. Bigelow
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.