

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

May 4, 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, May 4, 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, May 4, 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	<i>via conference call</i>
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>
Greg Funk	Brightview Landscaping	

There were 24 audience members in attendance.

The President of the HOA was also in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

11711, 11726, 11723, 11727 Lake Lucaya Drive residents all spoke on easement encroachments.

A resident provided a letter to the Board on PBB and discussed HOA land suggestions.

3. STAFF REPORTS

A. District Engineer

i. Discussion on Fence Encroachment on Lake Bank

Mr. Chang and Mr. Eckert went over the fence encroachments on the lake bank in detail. The Board appointed Supervisor Brown to work with Mr. Reidt and the Engineer to develop a

45 District policy on easements to be presented at the next meeting. The Board took no further
46 action at this time on the encroachments.

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48 The Board then discussed the DRC docks and the Master Docks Plan. The Board also discussed
49 the Lucaya Lake rules and enforcement, including trespassing as CDD enforcement. The Board
50 assigned Supervisor Brown to work with the District Manager and Counsel on lake rules and
51 dock policies, as well as boat permits. The policies will be presented at the next meeting.

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53 **B. District Counsel**

54 **i. Discussion on Revised Rate Fees from District Counsel**

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56 The Board discussed the revised rate fees for District Counsel.

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58 MOTION TO: Approve the revised rate fees for District Counsel.
59 MADE BY: Supervisor Brown
60 SECONDED BY: Supervisor Warren
61 DISCUSSION: None further
62 RESULT: Called to Vote: Motion PASSED
63 4/0 - Motion Passed Unanimously

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65 **ii. Discussion on HOA/CDD Land Transfers**

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67 The Board discussed the HOA/CDD land transfers. The Board agreed to transfer Tract E the park
68 area for only inside of the gate, to include the pergola and improvements, with easement rights
69 for access to the rear drainage area behind, which will remain CDD. Tract D was approved for
70 transfer to the CDD with the easement for the mailboxes going to the HOA.

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72 MOTION TO: Have the Tract E park area only to be transferred to
73 the HOA, including the pergola with improvements,
74 with easement access and drainage for the easement
75 allowed to the CDD, and including the Tract D
76 transfer to the CDD.
77 MADE BY: Supervisor Bigelow
78 SECONDED BY: Supervisor Keipper
79 DISCUSSION: None further
80 RESULT: Called to Vote: Motion PASSED
81 4/0 - Motion Passed Unanimously

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83 The Board continued to discuss the transfer. The mapping will be finalized, and Mr. Eckert and
84 Mr. Chang will finalize all transfers with the HOA.

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87 **C. District Manager**

88 **i. Action Item List**

89 **ii. Community Inspection Reports**

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91 Mr. Reidt reviewed the action item list and community inspection reports with the Board.

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94 **4. BUSINESS ITEMS**

95 **A. Discussion on Brightview Amendment #3 to Landscape & Irrigation Maintenance**

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97 The Board discussed the amendment.

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100 MOTION TO: Approve Brightview Amendment #3.
101 MADE BY: Supervisor Keipper
102 SECONDED BY: Supervisor Kidwell
103 DISCUSSION: None further
104 RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

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106 **B. Discussion on Landscaping Enhancement Proposals**

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108 Greg Funk from Brightview went over that the mulch will be installed May 25-27. Steven will
109 verify the quantities. The Phase 4 palm removals will begin this week, and the Emerald Shores turf
110 and viburnum will be installed early next week. The Board requested to have the center island Tract
111 A cleaned by Ryan Homes and for Brightview to trim the plant material. The Board also wanted to
112 make sure that the sod destroyed by Lot 1 and the old sod in the wetland area is cleared and
113 corrected by Ryan Homes.

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115 The Board discussed the plant replacement along Rhodine.

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118 MOTION TO: Approve the Brightview plant replacement proposal
for \$4,681.63.
119 MADE BY: Supervisor Brown
120 SECONDED BY: Supervisor Bigelow
121 DISCUSSION: None further
122 RESULT: Called to Vote: Motion PASSED
123 4/0 - Motion Passed Unanimously

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C. Discussion on OLM and RFP for Landscaping

The Board discussed doing an RFP for landscaping and hiring OLM to help with the process. The Board directed Mr. Reidt to contact Paul Woods at OM to make a presentation to jointly bid the HOA and CDD at the same time. Mr. Reidt will ask Mr. Woods to attend the next meeting.

D. Consideration of Resolution 2021-09; Approving Fiscal Year 2022 Proposed Budget & Setting Public Hearing

Mr. Reidt went over the budget line items with the Board. The Board discussed the budget. The public hearing will be set for August 3, 2021 at 6:30 p.m. at the same location.

MOTION TO:	Approve Resolution 2021-09.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Annual Notice of Qualified Electors

Mr. Reidt announced that as of April 15, 2021, Spring Lake CDD had 1,179 qualified electors.

F. Discussion on Reserve Study Proposal

The Board discussed the reserve study proposal.

MOTION TO:	Approve the Florida Reserve Study and Appraisal Level 1 proposal with the Chair and Mr. Reidt working with them to prepare it.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

164 **5. CONSENT AGENDA**

165 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting April 6,**
166 **2021**

167 **B. Consideration of Operations and Maintenance Expenditures March 2021**

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The Board reviewed the minutes and O&Ms.

171	MOTION TO:	Approve Consent Agenda items A and B.
172	MADE BY:	Supervisor Brown
173	SECONDED BY:	Supervisor Kidwell
174	DISCUSSION:	None further
175	RESULT:	Called to Vote: Motion PASSED
176		4/0 - Motion Passed Unanimously

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C. Review of Financial Statements Month Ending March 31, 2021

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The Board reviewed the financials. Mr. Reidt noted that the District is doing well.

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

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Supervisor Bigelow reported on the M1 and M2 weir video to Mr. Chang. Mr. Reidt stated that additional repairs to that and to the other outflow have been approved by management under spending authority.

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Supervisor Brown discussed other lake rules for surrounding communities that were shared with her.

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There was a resident request to have the mulch quantity verified on delivery. The Board directed for Steven to do the count on site with the vendor. A resident noted that two trees from 2018 were removed and not replaced. Mr. Reidt will look into it. Mr. Reidt will also work with Paul to do phased gradual mulch installation moving forward and will address the Lot 1 turf and dumping with Ryan Homes.

199 **7. ADJOURNMENT**
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MOTION TO:	Adjourn at 9:22 p.m.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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208 **These minutes were done in summary format.*
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210 **A copy of the audio recording is available on request.*
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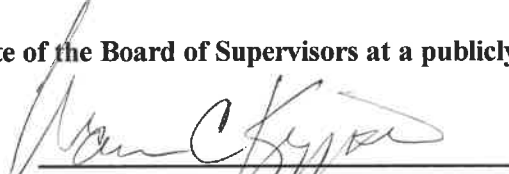
212 **Each person who decides to appeal any decision made by the Board with respect to any matter*
213 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
214 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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216 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
217 meeting held on 6/11/2021.

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220 _____
221 Signature

222 Rick L. Reid
223 Printed Name


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225 Title:
226 Secretary
227 Assistant Secretary
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220 _____
221 Signature

222 Warren Keipper
223 Printed Name

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225 Title:
226 Chairman
227 Vice Chairman
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230 Recorded by Records Administrator

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233 _____
234 Signature

235 6/3/2021
236 Date
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