

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

September 7, 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, September 7, 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, September 7, 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>arrived at approximately 6:34 p.m.</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>
Paul Woods	OLM	

There were 32 audience members in attendance in person and four in attendance on the phone.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Paul Woods with OLM presented the final draft following legal review to the Board for approval and discussion. The Board discussed.

MOTION TO:	Proceed with the RFP bid package as presented.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Brown opposed.

There were fourteen resident comments against the removal of fences and the fact that the homes were represented to have the lots all the way to the East buffer wall by sales agents.

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The Board listened to all resident comments, concerns, and suggestions.

3. STAFF REPORTS

A. District Engineer

- i. Rhodine Wall Removal and Gate Install**
- ii. Review of Ownership**
- iii. Encroachment Review**

The Board discussed the encroachment review of the Blue Pacific issue in detail with Mr. Eckert and Mr. Chang.

MOTION TO:	Suspend the removal letter sent to all homeowners at this time and have Counsel prepare a property encroachment agreement with comparable maintenance like that with the other perimeter fencing in HOA documents allowing CDD access for repairs as needed, with the agreement filed contingent to 100% of the impact owners signing the agreement within 90 days of distribution and Meritus to e-blast suspension of the prior letter to the community.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

The new agreement will be on the October agenda.

The Board tabled the Rhodine Wall Removal and Gate Install indefinitely.

B. District Counsel

i. Share of Cost Agreement between HOA & CDD

Mr. Eckert reviewed the cost share agreement with the Board. The Board discussed. The agreement is to be revised to a document memorializing the gentlemen's verbal agreement to split the RFP cost 50/50. The Chair will sign as discussed previously.

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MOTION TO:	Revise the document memorializing the gentlemen’s verbal agreement to split the RFP cost 50/50 with the Chari to sign as discussed previously.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Counsel will prepare another agreement based on the final outcome of the bid process memorializing the cost share as outlined in the approved final bid acceptance for the new contract on landscaping as outlined by OLM in that agreement.

- C. District Manager**
 - i. Action Item List**
 - ii. Community Inspection Reports**

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

- 4. BUSINESS ITEMS**
 - A. Consideration of RFQ of District Counsel**
 - i. *Straley Robin Vericker***

The Board tabled this item until the first of the year.

- B. Discussion on Landscaping RFP**

This item was already discussed earlier in the meeting.

- C. Discussion on Lake and Dock Draft Rules**

The Board and Mr. Eckert discussed the draft of the Lake and Dock Rules. The Board requested to get an easement for docks included or verify the HOA documents. The Board then discussed the hearing and approval process.

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121	MOTION TO:	Approve a public hearing during the regular
122		November meeting for the Lake and Dock Rules
123		approval.
124	MADE BY:	Supervisor Bigelow
125	SECONDED BY:	Supervisor Keipper
126	DISCUSSION:	None further
127	RESULT:	Called to Vote: Motion PASSED
128		5/0 - Motion Passed Unanimously

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D. Discussion on Fence Line Clearance Proposal

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132 The Board tabled this item to get quotes from Cardno and Remson.

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5. CONSENT AGENDA

136 **A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular**
137 **Meeting August 3, 2021**

138 **B. Consideration of Operations and Maintenance Expenditures July 2021**

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140 The Board reviewed the minutes and O&Ms.

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142	MOTION TO:	Approve Consent Agenda items A and B.
143	MADE BY:	Supervisor Bigelow
144	SECONDED BY:	Supervisor Kidwell
145	DISCUSSION:	None further
146	RESULT:	Called to Vote: Motion PASSED
147		5/0 - Motion Passed Unanimously

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

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151 Mr. Reidt reviewed the financials with the Board.

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6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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156 Supervisor Nieves commented on the audience discussion on home builder promises.

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158 There were no additional audience comments.

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7. ADJOURNMENT

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MOTION TO:	Adjourn at 9:03 p.m.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
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 10/05/2021.

Rick L. Reid
Signature

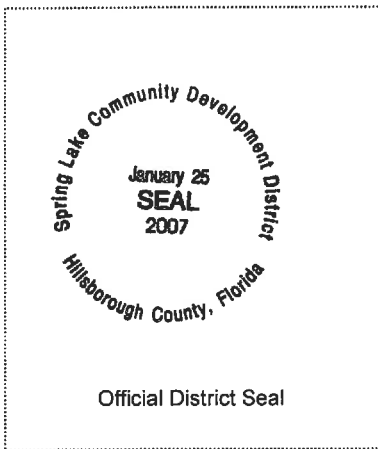
Rick L. Reid
Printed Name

Title:
 Secretary
 Assistant Secretary

Warren C Keipper
Signature

WARREN C KEIPPER
Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

[Signature]
Signature

10/8/2021
Date