

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

October 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, October 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, October 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	<i>via conference call</i>
Tom Bigelow	Supervisor	

Staff Members Present:

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

There were approximately 20 audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were a variety of audience comments on the proposed License Agreement and Lake and Dock Rules.

3. STAFF REPORTS

A. District Engineer

i. Easement Buffer Presentation

Mr. Chang conducted a short education class using video on the Blue Pacific fence line, property issues, and community easements. He responded to questions from several residents and the Board. Mr. Chang also described the different border wall situations.

43 **B. District Counsel**

44 **i. Consideration of Blue Pacific Fence & Landscaping License Agreement –**
45 **Draft Copy**

46
47 Mr. Eckert reviewed the draft copy of the Blue Pacific Fence and Landscape Agreement the
48 Board. Several adjustments were made during the discussion with the Board.
49

50 MOTION TO: Approve the final draft of the agreement pending
51 Chair approval of the cover letter and agreement with
52 the document to be mailed both via certified and
53 regular mail, with the deadline for response back
54 being January 15, 2022 and a temporary hold on any
55 new DRC approvals from the HOA requested.
56 MADE BY: Supervisor Brown
57 SECONDED BY: Supervisor Bigelow
58 DISCUSSION: None further
59 RESULT: Called to Vote: Motion PASSED
60 5/0 - Motion Passed Unanimously

61
62 **C. District Manager**

63 **i. Action Item List**

64
65 Mr. Reidt reviewed the action item list with the Board. He also updated the Board on the status
66 of the RFP with the required vendor bid meeting on Friday. This will be up for discussion and
67 consideration at the November meeting.
68

69
70 **4. BUSINESS ITEMS**

71 **A. Discussion on Lake and Dock Draft Rules**

72
73 The Board discussed the Lake and Dock Rules and recommended some minor changes to wording
74 in the document prior to the public hearing.
75

76 **B. Consideration of Motorized Vessel Registration**

77
78 The Board discussed motorized vessel registration. By consensus, the Board decided that they will
79 take over the boat registration process, as suggested by the President of the HOA. The District will
80 charge \$50.00 per boat registration for Mr. Reidt to schedule appointments to issue boat
81 registrations and meet the boat/community resident on site. If the boat owner registers two boats at
82 the same time, there will be only one charge. If the registrations are done at different times, a charge
83 will be made for each visit by Mr. Reidt. The current registrations on file will be reissued by Mr.
84 Reidt at no charge. Any new boats will be charged the \$50.00. Both motorized and non-motorized
85 boats will require registration. Mr. Reidt will work with District Counsel to establish notification of

86 the public hearing and approval of this District rate and fee in December. Mr. Reidt will also work
87 on developing new registration stickers for motorized and non-motorized vessels for Board
88 approval.
89

- 90
- 91 **5. CONSENT AGENDA**
- 92 **A. Consideration of Minutes of the Board of Supervisors Special Meeting August**
93 **24, 2021**
- 94 **B. Consideration of Minutes of the Board of Supervisors Regular Meeting**
95 **September 7, 2021**
- 96 **C. Consideration of Operations and Maintenance Expenditures August 2021**
97

98 The Board reviewed the minutes and O&Ms.
99

100	MOTION TO:	Approve Consent Agenda items
101	MADE BY:	Supervisor Bigelow
102	SECONDED BY:	Supervisor Brown
103	DISCUSSION:	None further
104	RESULT:	Called to Vote: Motion PASSED
105		5/0 - Motion Passed Unanimously

- 106
- 107 **D. Review of Financial Statements Month Ending August 31, 2021**
108

109 Mr. Reidt reviewed the financials with the Board.
110

111

112 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
113

114 There were no supervisor requests or audience comments.
115
116
117

118 7. ADJOURNMENT
119

MOTION TO:	Adjourn at 9:09 p.m.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

126
127 **These minutes were done in summary format.*

128
129 **A copy of the audio recording is available on request.*

130
131 **Each person who decides to appeal any decision made by the Board with respect to any matter*
132 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
133 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

134
135 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
136 meeting held on 11/02/2021.

137
138 *Paul R. Reidt*
139 Signature

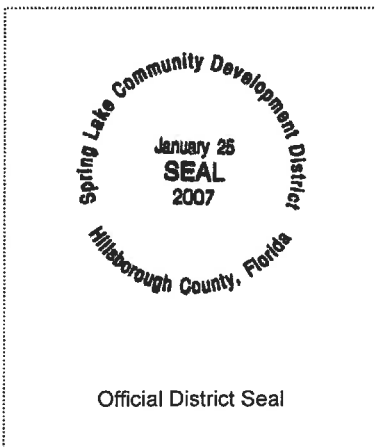
140
141 Paul R. Reidt
142 Printed Name

143
144 Title:
145 Secretary
146 Assistant Secretary

137
138 *Warren C. Keipper*
139 Signature

140
141 WARREN C. KEIPPER
142 Printed Name

143
144 Title:
145 Chairman
146 Vice Chairman



Recorded by Records Administrator

M. J. [Signature]
Signature

11/15/2021
Date