

# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

December 7, 2021, Minutes of the Public Hearing & Regular Meeting

## Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meetings of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, December 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 Public Hearing & Regular Meetings of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, December 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>via conference call</i>
Tom Bigelow	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Meritus
Michael Eckert	District Counsel, Hopping Green & Sams
Mark Vega	Inframark
David Wenck	Inframark

There were eight audience members in attendance in person and one attending via conference call.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Residents Kelly Rand and Kay Hanaman asked for the District to please not make exceptions to the rules and regulations. Resident Morgan Watt reviewed the boat draft question.

### 3. RECESS TO PUBLIC HEARING

The Board recessed to the public hearing.

42 **4. PUBLIC HEARING ON ADOPTING RATE FEE FOR REVIEW OF APPLICATIONS**  
43 **FOR MOTORIZED VESSEL CERTIFICATION**

44 **A. Open the Public Hearing on Adopting Rate Fee for Review of Applications for**  
45 **Motorized Vessel Certification**  
46

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

53  
54 **B. Staff Presentation**

56 Mr. Eckert and Mr. Reidt went over the resolution and rates and fees with the Board.

57  
58 **C. Public Comments**

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60 There were no public comments.

61  
62 **D. Consideration of Resolution 2022-02; Adopting Rate Fee for Review of**  
63 **Applications for Motorized Vessel Certification**

64  
65 The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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74 **E. Close the Public Hearing on Adopting Lake and Dock Rules**

75  
76 The public hearing was closed.

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80 **5. RETURN AND PROCEED TO REGULAR MEETING**

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82 Mr. Reidt directed the Board to return and proceed to regular meeting.  
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85 **6. STAFF REPORTS**

86 **A. District Engineer**

87 **i. Lucaya Lake Club Entry Modification Site Plan**  
88

89 Mr. Reidt went over the updates from the District. The East boundary wall damage will be  
90 repaired by RIPA, as they entered 3 ft. of District property. The land transfer of Tract E will  
91 require a survey. The normal survey company is not available until April, so Mr. Chang will be  
92 reaching out to other companies. The County needs the survey to complete the approval of the  
93 transfer.  
94

95 Mr. Reidt noted that Mr. Chang said the wall map will be produced for the next meeting.  
96 Supervisor Brown objected to early production of the map. The Board delayed action on the map  
97 until they can review mapping again in January.  
98

99 The Lucaya Lake Club entry modifications site plan was also reviewed. The Board requested for  
100 a representative from Kolter to be present at the next meeting to review the fence line.  
101

102 **B. District Counsel**

103  
104 Mr. Eckert went over that at the next meeting, a resolution will be presented on prompt payment  
105 by the District. There will also be a quote prepared by Mr. Chang to address the need for a 20-  
106 year analysis plan for waterway management. Mr. Eckert also reported that the deed on the non-  
107 gated park will be processed in the near future and reviewed the RFP for management companies  
108 with the Board.  
109

110 **C. District Manager**

111 **i. Action Item List**  
112

113 Mr. Reidt went over the action item list with the Board. He stated that Meritus will not  
114 competing in the RFP now as part of Inframark and that Inframark has representatives present  
115 and will bid on the project.  
116  
117

118 **7. BUSINESS ITEMS**

119 **A. Discussion on Resident Request for Variance – Morgan Watt**  
120

121 The Board allowed for Mr. Watt to present his comments and then reviewed the request with  
122 Counsel. The Board decided to provide the District Rules of Procedures to Mr. Watt and that he  
123 should then provide documents to prove hardship to be included in the January agenda for  
124

125 consideration. The Board may take additional time if needed and may delay any decision until the  
126 February meeting if they would like more information.

127

128 **B. Consideration of Assignment and Assumption Agreement**

129

130 Mr. Eckert went over the Assignment and Assumption Agreement with the Board.

131

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

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140 **C. Discussion on Palm Trimming Proposal**

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142 The Board reviewed the palm trimming proposal from Brightview but tabled the quote until the  
143 January meeting to get more information on the location, tree count, and cost per tree.

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145 **D. Discussion on Vessel Certification**

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147 The Board discussed the vessel certification.

148

MOTION TO:	Approve the forms with the date approved in the footer of the documents.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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157 Mr. Reidt will get stickers produced and do an eblast, and registrations will begin in January  
158 following the holidays.

159

160

161 **E. General Matters of the District**

162  
163 The Board expressed concerns over aquatic plantings, algae blooms on water tables, and Lake  
164 Lucaya. Mr. Reidt will have Cardno at the next meeting to review. Supervisor Brown requested  
165 modifications to the CDD and HOA document tabs, which Mr. Reidt will get completed. Supervisor  
166 Brown also requested for Mr. Woods to be at the next meeting and to provide a short list of items to  
167 be considered as possible outside bid items to complete. Mr. Reidt will coordinate with Mr. Woods.  
168 The bid process will advertise in January with a pre-bid meeting in late January to early February  
169 and Board consideration of vendor submissions during the March meeting.

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172 **8. CONSENT AGENDA**

173 **A. Consideration of Minutes of the Board of Supervisors Public Hearing and**  
174 **Regular Meeting November 2, 2021**

175 **B. Consideration of Operations and Maintenance Expenditures October 2021**

176 **C. Review of Financial Statements Month Ending October 31, 2021**

177  
178 The Board reviewed the Consent Agenda items.

180	MOTION TO:	Approve the Consent Agenda.
181	MADE BY:	Supervisor Brown
182	SECONDED BY:	Supervisor Keipper
183	DISCUSSION:	None further
184	RESULT:	Called to Vote: Motion PASSED
185		5/0 - Motion Passed Unanimously

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188 **9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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190 Supervisor Bigelow and Supervisor Brown asked for Mr. Reidt to contact Ryan Homes regarding  
191 curb damage, drain measures, manholes that will not open, and sign removals.

192  
193 Supervisor Brown would like for a summary of construction bond cost payments to be provided  
194 by Mr. Chang to the Board.

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196 Supervisor Kidwell asked about pressure washing the hard walls. Mr. Reidt will obtain quotes  
197 but suggested to not begin the work until late March or early April. Supervisor Keipper also  
198 asked to include a quote to pressure wash the main entry feature and to do needed repairs which  
199 may include repainting and electrical.

200  
201 Supervisor Nieves requested to do an eblast with comments on fertilizer runoff and  
202 contamination of waterways. Mr. Reidt will work with Cardno to get an article emailed out. The  
203 Board also noted dockside and seafoam algae blooms.

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A resident presented a photo of an area that does not have sod behind her home. She will send the photo Mr. Reidt to follow up with Ryan Homes.

Mark Vega and David Wenck from Inframark spoke to the Board on their interest now that Inframark has merged with Meritus to assume the contract at the same value moving forward. If the Board expresses their like for Mr. Reidt as their District Manager, that may be accomplished because he is an Inframark employee. They went over that they like to pair managers on Districts so that should something unforeseen happen to one manager, both are able to keep the District running smoothly during any interruptions. Mr. Vega and Mr. Wenck stated that they would be available following the meeting for any questions and will officially bid the RFP at the next meeting.

**10. ADJOURNMENT**

MOTION TO:	Adjourn at 8:11 p.m.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

228 \*These minutes were done in summary format.

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

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

235

236 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
237 meeting held on 1/04/22.

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240 Signature

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242 Rick H. Reid

243 Printed Name

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245 Title:

246  Secretary

247  Assistant Secretary

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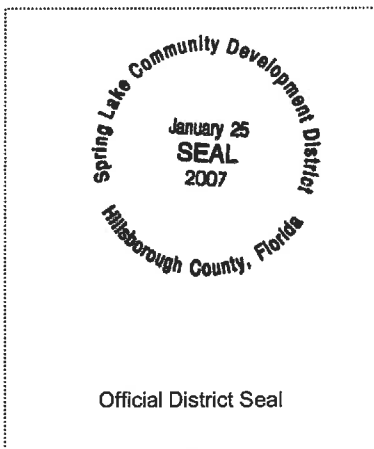
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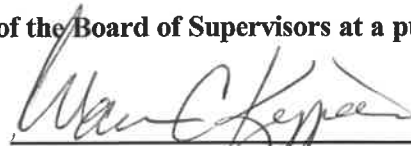
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Signature

WARREN C. KEIPPER

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator



Signature

1/6/2022

Date