

# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

February 1, 2022 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, February 1, 2022 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, February 1, 2022 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, Kutak Rock	<i>via conference call</i>
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>

There were four management company representatives in attendance.

There were approximately 10 resident audience members in attendance.

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

Residents commented on boat certifications and the Blue Pacific licensing.

### 3. STAFF REPORTS

#### A. District Counsel

##### i. Discussion on Morgan Watt Request

The discussion on Morgan Watt's request was tabled until March 1, 2022 per agreement between Mr. Eckert and Mr. Watt's legal counsel.

##### ii. Blue Pacific License Agreement Recap and Direction

The Board discussed the status report and requested for Meritus to contact the holdouts by mail again and work with residents to get others to sign.

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MOTION TO:	To extend the deadline for submissions to the March 1, 2022 meeting and review the status at this time.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

- iii. **District Management Proposals**
  - a. *DPFG Management & Consulting & Vesta Property Services*
  - b. *Governmental Management Services*
  - c. *Halifax Solutions*
  - d. *Inframark*
  - e. *Rizzetta & Company*

The Board reviewed the proposals and noted that DPFG withdrew their proposal. The Chair requested for the proposing companies to step outside during the Board discussion, and they all complied with the request. The Board then discussed the proposals in detail and narrowed their decision down to a final selection. The Board then invited the proposers back into the meeting for the final discussion.

MOTION TO:	Allow Mr. Eckert to negotiate an agreement for services with Halifax to be reviewed in the March 1, 2022 meeting for approval and that for the letter to be drafted to file with Meritus to end their contract be sent by March 1, 2022 so that Halifax would begin services in May for the budget preparation.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

*The representatives from the management companies exited the meeting except for Mr. Daily from Halifax.*

86 **B. District Manager**

87 **i. Action Item List**

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89 Mr. Reidt reviewed the action item list with the Board and noted that he will continue to work on  
90 the Blue Pacific issue. He also reported on vessel certifications with two motorized approved and  
91 two pending, and three non-motorized approved. A Town Square notice will be sent by the HOA  
92 the next day, and Mr. Reidt will continue working on certifications. By consensus, the Board agreed  
93 to extend the requirement for new re-certifications to March 1, 2022. No vessels should operate  
94 without a valid old certification on the water, and they must have a new certification by March 1,  
95 2022. Mr. Reidt went over that the HOA has implemented a new code for the dock access and  
96 changed access to the double gated area of Lake Lucaya Drive. The new codes will be issued only  
97 to certified motorized vessel owners by the HOA. All non-motorized certified vessels will be  
98 required to hand carry through the pedestrian gates.  
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100 Mr. Reidt also reported on the irrigation installation this week at the main gate entry remodel. It will  
101 be paid by the District, and Kolter has agreed to be invoiced and cover that cost. Irrigation should be  
102 installed by end of this week per Brightview. Site Masters will then complete the installation as  
103 soon as possible with placing new turf. A temporary caution fence will be installed until the proper  
104 metal fencing arrives. The metal fencing has been delayed in manufacturing.  
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106 *Mr. Chang joined the meeting via conference call.*  
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108 **C. District Engineer**

109 **i. Phase Four Final Walk-Through**

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111 Mr. Chang indicated that Phase Four final walk through would primarily be an HOA matter that  
112 will require an HOA representative. Mr. Chang will report on water tables and structures. Both the  
113 HOA and CDD will have representatives on the walk through, and Mr. Chang will coordinate with  
114 Mr. Reidt on the date and time of the walk through, which they hope to schedule for this month.  
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116 **ii. Work Authorization Number 22-001 Water Management System Report**

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118 The Board reviewed the work authorization for the Water Management System Report. Mr. Chang  
119 noted that the final cost was reduced due to review of the reserve study.  
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MOTION TO:	Approve Work Authorization 22-001.
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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130 **iii. Draft Map for Final Approval**

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132 The discussion on the final approval of the draft map was tabled until the April 1, 2022 meeting in  
133 hopes that land transfers may be completed at that time. In the meantime, the draft map will be used.

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136 **4. BUSINESS ITEMS**

137 **A. General Matters of the District**

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139 There were no general matters to discuss.

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142 **5. CONSENT AGENDA**

143 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting January**  
144 **4, 2021**

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146 The Board reviewed the minutes.

148	MOTION TO:	Approve the January 4, 2021 meeting minutes.
149	MADE BY:	Supervisor Keipper
150	SECONDED BY:	Supervisor Kidwell
151	DISCUSSION:	None further
152	RESULT:	Called to Vote: Motion PASSED
153		5/0 - Motion Passed Unanimously

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155 **B. Consideration of Operations and Maintenance Expenditures December 2021**

156 **C. Review of Financial Statements Month Ending December 31, 2021**

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158 The Board reviewed the O&Ms expenditures and decided to table approval until they receive  
159 further explanation regarding the Lerner invoice for Annual Disclosure in the amount of \$5,000  
160 and Meritus invoice #11207 for dissemination fees in the same amount, as well as the Egis  
161 invoice and significant insurance cost increase from last year to this year. Mr. Reidt will ask for  
162 more information from Ms. Wolfe regarding the Lerner and Meritus invoices and will contact  
163 Egis regarding the increase.

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

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168 There were no additional supervisor requests or audience comments.

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172 **7. ADJOURNMENT**

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MOTION TO:	Adjourn at 8:38 p.m.
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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181 *\*These minutes were done in summary format.*

182

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

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

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189 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
190 meeting held on 3/1/2022.

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193 Signature

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198 Title:

199  Secretary

200  Assistant Secretary

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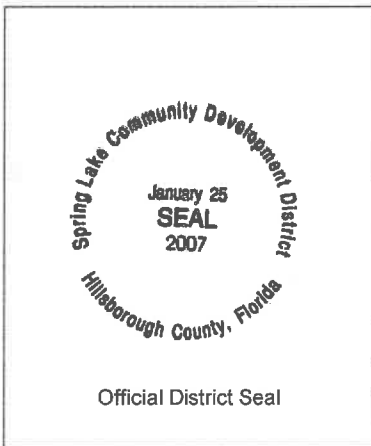
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Signature  
Warren Keipper

Printed Name  
Warren Keipper

Title:  
 Chairman  
 Vice Chairman

Recorded by Records Administrator

Signature  
[Handwritten Signature]

Date  
3/9/2022