

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

March 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, March 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, March 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	
Eric Dailey	Halifax Solutions, LLC.	

There were 2 vendor representatives in attendance.

There were resident audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEM

A few residents spoke on the Blue Pacific Fence issue and dissatisfaction with current landscape vendor.

3. STAFF REPORTS

A. District Engineer

Mr. Chang reviewed the mapping and Blue Pacific land issue with the board and residents providing the board with new revised map draft.

The Board then discussed the options on Blue Pacific licensing status and a report summary was provided to the board by Mr. Keiper and staff. There was discussion on how to proceed with various options.

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MOTION TO:	Authorize Legal counsel, Chairman and District Manager to prepare and mail a targeted notification to the nine nonresponsive homeowners.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. District Counsel

Mr. Eckert reviewed Special Warranty Deed on Park Transfer – Parcel D

MOTION TO:	Accept Warranty Deed for Parcel D
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. District Manager

- i. Action Item List**
- ii. DM Report- Update on Vessel Certifications Status**
- iii. DM Update of OM Issues for December**

Mr. Reidt reviewed Action Item List, he provided updates on the Vessel Certification totals and commented on corrections to December financials and that Mr. Lamb has authorized a refund of \$5,000 to the district with 50% on March Invoice and 50% on April Invoice.

4. BUSINESS ITEMS

A. Consideration on RFP for Landscaping Services

- i. BrightView**
- ii. Down to Earth**
- iii. Landscape Maintenance Professionals**
- iv. Yellowstone**

Only two submitting vendors were in attendance LMP and Brightview. Yellowstone did not attend. The Board asked questions of vendors and then discussed issues with legal. At the advice of legal the following motions were made discussed and voted on.

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MOTION TO:	Declare LMP’s proposal nonresponsive due to LMP’s failure to provide necessary information prior to the proposal submission which were necessary to determine pricing
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Nieves
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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MOTION TO:	Reject proposals from Brightview and Yellowstone due to the fact there were only two responsive proposals submitted which creates a lack of competitiveness and being in the District’s best interest to reject the proposals
MADE BY:	Supervisor Nieves
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 - Motion Passed; Supervisor Kidwell opposed

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MOTION TO:	Authorize Mr. Eckert to negotiate and finalize the withdraw of the cancellation letter of Brightview agreement and continue agreement month to month until new RFP process and selection of possible vendor is completed.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 - Motion Passed; Supervisor Nieves opposed.

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B. Discussion on Pressure Washing Proposal

The Board discussed the pressure washing proposal.

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MOTION TO:	Approve Brook’s proposal.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Consideration of Resolution 2022-04; Designating Registered Agent

Mr. Eckert withdrew Resolution 2022-04 from consideration at this time.

D. Acceptance of Letter of Termination for District Management Services – Meritus, LLC

MOTION TO:	Accept Letter of Termination
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keiper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Consideration of Resolution 2022-05; Appointing District Manager

MOTION TO:	Approve Resolution 2022-05; Appointing District Manager
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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F. Consideration of Resolution 2022-06; Appointing and Removing Officers

MOTION TO:	Approve 2022-06; Appointing and Removing Officers
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keiper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

G. Consideration of Resolution 2022-07; Re-Designating a Registered Agent And Registered Office

MOTION TO:	Approve 2022-07; Re Designating a Registered Agent and Registered Office
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keiper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

H. Consideration of Resolution 2022-08; Re-Designating Primary Administrative Office

MOTION TO:	Approve 2022-08; Re Designating Primary Administrative Office
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

I. General Matters of the District.

There were no general matters of the district

203 **5. CONSENT AGENDA**

- 204 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting February 1, 2022**
205 **B. Consideration of Operations and Maintenance Expenditures December 2021**
206 **C. Consideration of Operations and Maintenance Expenditures January 2022**
207 **D. Review of Financial Statements Month Ending January 31, 2022**
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209	MOTION TO:	Approval of all Consent agenda items with revision of last
210		vendor name in Regular Service corrected to Tampa Times
211		from Tampa Electric.
212	MADE BY:	Supervisor Keiper
213	SECONDED BY:	Supervisor Bigelow
214	DISCUSSION:	None further
215	RESULT:	Called to Vote: Motion PASSED
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219 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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The board discussed a need for a workshop for the budget.

223	MOTION TO:	Advertise for April 5th, 2022, at 2pm for a Budget
224		Workshop
225	MADE BY:	Supervisor Kidwell
226	SECONDED BY:	Supervisor Nieves
227	DISCUSSION:	None further
228	RESULT:	Called to Vote: Motion PASSED
229		5/0 - Motion Passed Unanimously

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There was a request that Mr. Reidt obtain mulch quotes for both playground and rubber bringing height of playground back up to required level. There was a request to coordinate insurance with HOA to ensure no duplicate coverage. Mr. Bigelow will replace Mr. Keiper on Cardno walk through. It was confirmed that map presented by Phil tonight would be used on new RFP.

236 A resident commented on landscaping.

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244 **7. ADJOURNMENT**

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MOTION TO:	Adjourn at 10:01 pm
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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254 **These minutes were done in summary format.*

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


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

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262 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
263 meeting held on May 3, 2022.

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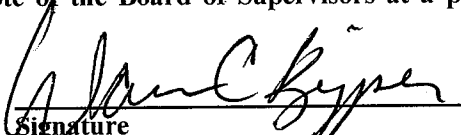
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266 _____
267 Signature

268 ERIC J. DALLEY
269 Printed Name

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272 Title:
273 Secretary
274 Assistant Secretary



Signature

WARREN C. KEIPPER
Printed Name

Title:
 Chairman
 Vice Chairman

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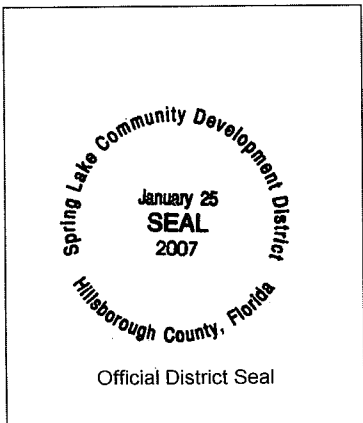
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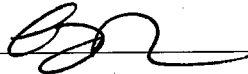
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Recorded by Records Administrator



Signature

May 5, 2022
Date