

# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

May 1, 2018 Minutes of the Regular Meeting

## Minutes of the Regular Meeting and Audit Committee Meeting

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, May 1, 2018 at 11:30 a.m.** at The Clubhouse at Lucaya Lake, located at 11301 Lake Lucaya Drive Riverview, Florida 33579.

### 1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, May 1, 2018 at 11:35 a.m.**

Board Members Present and Constituting a Quorum:

Jim Harvey	Chairman
Greg Meath	Vice Chairman
Troy Simpson	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Everett Morrow	District Engineer, Landmark

There were approximately 15 residents present.

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

There were no audience questions or comment on agenda items.

### 3. BUSINESS ITEMS

#### A. Acceptance of Board Resignation – David Langhout

The Board reviewed Supervisor Langhout's resignation.

MOTION TO:	Accept Supervisor Langhout's resignation.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2018-02; Declaring Board Vacancy, Seat 3**

Mrs. Nussel reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2018-03; Approving Fiscal Year 2019 Proposed Budget**

Mrs. Nussel went over the assessments and each line item with the Board. She stated the increase in the budget was for Phase 3 landscaping, street lights and pond maintenance. Mrs. Nussel stated that she would like to increase the pond maintenance to \$12,000 to cover the entire lake. The Board agreed. Mr. Earlywine went over the budget process with residents. Ms. Nussel stated that the public hearing would be held on August 7, 2018 at 11:30 am at the clubhouse.

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Harvey
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

**D. Consideration of Resolution 2018-04; Authorizing Change of Registered Agent**

Mrs. Nussel went over the resolution.

MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

83 **E. Annual Disclosure of Qualified Electors**

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85 Mrs. Nussel announced that the Spring Lake CDD has 480 registered electors as of April 15, 2018.

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87 **F. Resolution 2018-05; Requesting the Supervisor of Elections to Conduct General**  
88 **Election**

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90 Mrs. Nussel and Mr. Earlywine went over Resolution 2018-05 and the election process with the  
91 Board and residents.

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93 MOTION TO: Approve Resolution 2018-05.

94 MADE BY: Supervisor Harvey

95 SECONDED BY: Supervisor Meath

96 DISCUSSION: None further

97 RESULT: Motion PASSED

98 3/0 - Motion Passed Unanimously

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100 **G. Resolution 2018-06; Announcing Landowners' Election**

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102 Mrs. Nussel and Mr. Earlywine went over Resolution 2018-06 and the Landowners Election  
103 process with the Board and residents.

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105 MOTION TO: Approve Resolution 2018-06.

106 MADE BY: Supervisor Harvey

107 SECONDED BY: Supervisor Simpson

108 DISCUSSION: None further

109 RESULT: Motion PASSED

110 3/0 - Motion Passed Unanimously

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112 **H. Consideration of Real Property Conveyances**

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114 Mr. Earlywine went over the real property conveyances to the CDD and asked the Board to adopt  
115 them per the Chair's approval.

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MOTION TO:	Approve the Real Property Conveyances per the Chair's approval.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

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**I. General Matters of the District**

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**4. CONSENT AGENDA**

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**A. Consideration of Minutes of the Board of Supervisors Meeting Nov. 7, 2017**

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**B. Consideration of Operations and Maintenance Expenditures November 2017**

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**C. Consideration of Operations and Maintenance Expenditures December 2017**

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**D. Consideration of Operations and Maintenance Expenditures January 2018**

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**E. Consideration of Operations and Maintenance Expenditures February 2018**

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**F. Consideration of Operations and Maintenance Expenditures March 2018**

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**G. Review of Financial Statements Month Ending March 31, 2018**

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The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Harvey
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

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**5. STAFF REPORTS**

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**A. District Counsel**

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**B. District Engineer**

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**C. District Manager**

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**i. Action Item List**

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**ii. Field Inspection Reports**

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Mrs. Nussel went over the management reports.

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

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160 Supervisor Meath updated residents about the construction phases and landscaping.

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162 Residents asked about the duties of the Supervisors and requested for the trees along Rhodine  
163 Road to be trimmed.

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166 **7. ADJOURNMENT**

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MOTION TO: Adjourn.

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MADE BY: Supervisor Harvey

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SECONDED BY: Supervisor Simpson

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DISCUSSION: None further

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RESULT: Motion PASSED

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3/0 - Motion Passed Unanimously

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176 \*These minutes were done in summary format.

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

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182 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
183 meeting held on 8-7-18.

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185 \_\_\_\_\_  
186 Signature

187 Debby Nussel

188 \_\_\_\_\_  
189 Printed Name

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191 Title:

- 192  Secretary  
193  Assistant Secretary

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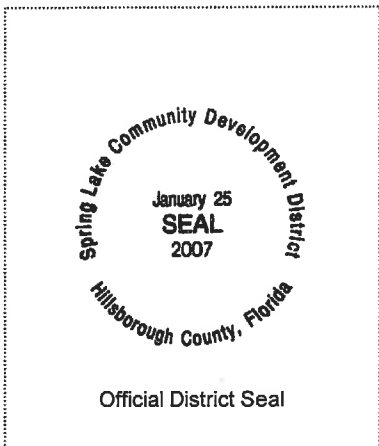
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185 \_\_\_\_\_  
186 Signature

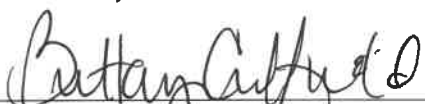
187 Greg Meath

188 \_\_\_\_\_  
189 Printed Name

191 Title:

- 192  Chairman  
193  Vice Chairman

Recorded by Records Administrator



Signature

08-15-18

Date