

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**February 26, 2020 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 **Wednesday, February 26, 2020 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 **Wednesday, February 26, 2020 at 11:32 a.m.**

Board Members Present and Constituting a Quorum:

Jim Harvey	Chair	
Greg Meath	Vice Chair	
Michelle Gray	Supervisor	
Troy Simpson	Supervisor	
Warren Keipper	Supervisor	<i>arrived at approximately 11:34 a.m.</i>

Staff Members Present:

Debby Nussel	Meritus	
Jere Earlywine	Hopping Green & Sams	<i>via speakerphone</i>
Jason Walter	Hopping Green & Sams	<i>via speakerphone</i>
Everett Morrow	Landmark Engineering	

There were approximately 14 residents in attendance.

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

There were no audience questions or comment on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-01; Setting Public Hearing for Rules of Procedure**

Mr. Earlywine went over resolution and rule changes with the Board. He also highlighted any new rules. The public hearing will be set for May 5, 2020.

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<b>MOTION TO:</b>	Approve Resolution 2020-01.
<b>MADE BY:</b>	Supervisor Harvey
<b>SECONDED BY:</b>	Supervisor Meath
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	5/0 - Motion Passed Unanimously

Mrs. Nussel reviewed the financials with the Board before they discussed all of the proposals on the agenda. As of February 25, 2020 the district has \$261,688.72 and still has about \$10,000 to collect on-roll. For the next seven months, the District might collect around \$15,750 off-roll from sales. This total all depends on sales and lot sizes. Mrs. Nussel stated that the District would need around \$240,000 for bills through October. The District might have around \$45,000 extra. Mrs. Nussel recommended not to spend more than \$30,000 to \$25,000. She said the District needs to have the perimeter wall pressure washed, mulch for the playground, the palms trimmed, and pond plantings. All these costs come up to \$21,426. She said the Board could look at mulch for the community or the solar lights for around \$11,000. Mrs. Nussel recommended for the Board to look at the mulch for the community and said she knows residents have been waiting on the lights for a long time.

**B. Discussion on Palm Tree Trimming and Mulch**

The Board reviewed the palm tree trimming proposals. Supervisor Harvey asked if both vendors have been working in the community. Mrs. Nussel said yes.

<b>MOTION TO:</b>	Approve the Carson palm tree trimming proposal for \$7,300.
<b>MADE BY:</b>	Supervisor Harvey
<b>SECONDED BY:</b>	Supervisor Gray
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	5/0 - Motion Passed Unanimously

**C. Discussion on Pressure Washing Proposal**

Mrs. Nussel reviewed the proposals with the Board. Supervisor Keipper asked if the District should only do the front area and not the new section. The Board discussed and felt it would be best to do it all so it would all look the same.

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MOTION TO:	Approve the Maguire proposal for \$3,290.
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MADE BY:	Supervisor Harvey
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SECONDED BY:	Supervisor Gray
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DISCUSSION:	None further
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RESULT:	Motion PASSED
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	5/0 - Motion Passed Unanimously
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#### **D. Discussion on Lake Shoreline Planting Proposal**

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89 Mrs. Nussel reviewed the proposal with the Board. Supervisor Keipper asked if maintenance was  
90 covered in this year's budget. Mrs. Nussel said yes.

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MOTION TO:	Approve the proposal.
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MADE BY:	Supervisor Harvey
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SECONDED BY:	Supervisor Meath
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DISCUSSION:	None further
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RESULT:	Motion PASSED
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	5/0 - Motion Passed Unanimously
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#### **E. Discussion on Park Lighting Proposal**

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101 The Board reviewed the proposals and discussed if they should look at the mulch or the solar lights.  
102 The Board felt the community had waited long enough for lights at the pathway for the park and it  
103 should be taken care of.

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MOTION TO:	Approve the Sunna proposal for four solar lights with a not-to-exceed \$11,500.
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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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	5/0 - Motion Passed Unanimously
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#### **F. Discussion on Playground Landscape Enhancements**

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115 The Board discussed the area and cost. They would like to look at this again in August to make sure  
116 the District has the funds.

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118 **G. Discussion on Playground Mulch Proposal**

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120 The Board reviewed both proposals.

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122 MOTION TO: Approve the Carlson proposal for \$5,561.

123 MADE BY: Supervisor Harvey

124 SECONDED BY: Supervisor Gray

125 DISCUSSION: None further

126 RESULT: Motion PASSED

127 5/0 - Motion Passed Unanimously

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129 **H. Discussion on Drainage Proposal**

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131 The Board discussed the drainage proposal. Supervisor Keipper asked why the drainage was not  
 132 done correctly the first time. Mr. Morrow and Supervisor Harvey stated that it was. The Board  
 133 agreed to wait and put it in the 2021 budget. They would like to get more quotes and have a map  
 134 included with the proposal.

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136 **I. Grant of Easement to CDD**

137 **J. Acceptance of CDD Conveyances**

138 **i. Phase 2F**

139 **ii. Phase 3**

140 **iii. Phase 4B**

141 **iv. Phase 4C**

142 **v. Phase 4D**

143 **vi. Phase 4D Portion of Lot 84**

144 **vii. Townhomes Phase 1**

145 **viii. Townhomes Phase 2B**

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147 Mr. Earlywine went over the Grant of Easement and areas that are being conveyed to the CDD. Mr.  
 148 Earlywine has been working with Developer Counsel and asked the Board to approve in substantial  
 149 form.

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151 MOTION TO: Approve the Grant of Easement to the CDD and  
 152 Acceptance of CDD Conveyances in substantial  
 153 form.

154 MADE BY: Supervisor Harvey

155 SECONDED BY: Supervisor Meath

156 DISCUSSION: None further

157 RESULT: Motion PASSED

158 5/0 - Motion Passed Unanimously

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**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Board of Supervisors Public Meeting & Regular Meeting Minutes August 21, 2019**
- B. Consideration of Operations and Maintenance Expenditures August 2019**
- C. Consideration of Operations and Maintenance Expenditures September 2019**
- D. Consideration of Operations and Maintenance Expenditures October 2019**
- E. Consideration of Operations and Maintenance Expenditures November 2019**
- F. Consideration of Operations and Maintenance Expenditures December 2019**
- G. Consideration of Operations and Maintenance Expenditures January 2020**
- H. Review of Financial Statements Month Ending January 31, 2020**

The Board reviewed the Consent Agenda items.

<b>MOTION TO:</b>	Approve the Consent Agenda.
<b>MADE BY:</b>	Supervisor Harvey
<b>SECONDED BY:</b>	Supervisor Simpson
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	5/0 - Motion Passed Unanimously

**5. STAFF REPORTS**

**A. District Counsel**

Mr. Earlywine announced his sabbatical until October and went over that Jason Marks will fill in until his return. Mr. Marks will review the Cardno contract.

**B. District Engineer**

There was nothing to report from the Engineer at this time.

**C. District Manager**

**i. Field Inspection Reports**

Mrs. Nussel reviewed the management reports with the Board. She stated that BrightView is concerned about the pump for the community and is looking at ways to increase power, for the Board to review in May. The HOA and CDD will need to split the cost.

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

202  
203 Supervisor Harvey asked about the upcoming election and the Board seats that will be elected.  
204 Mrs. Nussel stated that Supervisor Meath and Supervisor Simpson's seats will be up for election  
205 in November and that more information will be included in the May meeting book.

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207 A resident asked about the park drainage and why it wasn't done correctly the first time. Mr.  
208 Morrow stated that it was. Residents also commented about drainage at the center of the park, the  
209 palms that need to be trimmed, and mulch in the community. A resident commented that they  
210 would have preferred mulch at the park area and then the solar lights. The Board requested for  
211 Mrs. Nussel to see if the District can afford mulch in the park area.

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214 **7. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Meath
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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224 \*These minutes were done in summary format.

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

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

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232 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
233 meeting held on 5/5/2020.

234 Debbly Nussel  
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236 Signature

237 Debbly Nussel  
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239 Printed Name

241 Title:

- 242  Secretary
- 243  Assistant Secretary

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Jim P Harvey

Signature  
Jim Harvey

Printed Name

241 Title:

- 242  Chairman
- 243  Vice Chairman

Recorded by Records Administrator

[Signature]  
Signature

5/30/20  
Date

