

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

August 4, 2020 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Wednesday, August 4, 2020 at 11:30 a.m. via conference call at 1-866-906-9330 with participant access code 4863181.**

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Wednesday, August 4, 2020 at 11:34 a.m.**

Board Members Present and Constituting a Quorum:

Greg Meath	Vice Chair
Troy Simpson	Supervisor
Warren Keipper	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
Jason Walters	District Counsel, Hopping Green & Sams, P.A.
Everett Morrow	District Engineer, Landmark Engineering

There were approximately 20 residents in attendance on the conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comment on agenda items.

3. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

38 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**

39 **A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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48 **B. Staff Presentations**

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50 Mrs. Nussel went over each item in the budget and read the totals for each section.

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52 **C. Public Comments**

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54 There were no public comments.

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56 **D. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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65 **E. Consideration of Resolution 2020-05; Adopting Fiscal Year 2021 Budget**

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67 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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78 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

79 **A. Open Public Hearing on Levying O&M Assessments**

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81	MOTION TO:	Open the public hearing.
82	MADE BY:	Supervisor Simpson
83	SECONDED BY:	Supervisor Keipper
84	DISCUSSION:	None further
85	RESULT:	Called to Vote: Motion PASSED
86		3/0 - Motion passed unanimously

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88 **B. Staff Presentations**

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90 Mrs. Nussel went over the assessment totals for the lots.

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92 **C. Public Comments**

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94 There were no public comments.

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96 **D. Consideration of Resolution 2020-06; Levying O&M Assessments**

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98 The Board reviewed the resolution.

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100	MOTION TO:	Approve Resolution 2020-06.
101	MADE BY:	Supervisor Meath
102	SECONDED BY:	Supervisor Simpson
103	DISCUSSION:	None further
104	RESULT:	Called to Vote: Motion PASSED
105		3/0 - Motion passed unanimously

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107 **E. Close Public Hearing on Levying O&M Assessments**

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109	MOTION TO:	Close the public hearing.
110	MADE BY:	Supervisor Keipper
111	SECONDED BY:	Supervisor Meath
112	DISCUSSION:	None further
113	RESULT:	Called to Vote: Motion PASSED
114		3/0 - Motion passed unanimously

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118 **6. RETURN TO REGULAR MEETING**

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120 Mrs. Nussel directed the Board to return to the regular meeting.

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123 **7. BUSINESS ITEMS**

124 **A. Acceptance of CDD Board Resignation – Michelle Grey**

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126 The Board reviewed Michelle Grey’s Board resignation.

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MOTION TO:	Accept Michelle Grey’s resignation as of August 1, 2020.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

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137 Mrs. Nussel asked the Board if they would like to accept resumes. The Board said yes. Mrs. Nussel
138 asked the Board if they would like to continue this meeting and appoint the new Board member
139 soon or wait until the two new resident Board members are seated after November 17th. Mrs.
140 Nussel stated she suggested for the new Board meet on December 1st since the week after
141 November 17th is Thanksgiving week. The Board agreed to wait to review resumes on December
142 1st with the two new resident Board members.

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143 **B. Consideration of Resolution 2020-07; General Election, November 2020**

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145 Mr. Walters and Mrs. Nussel reviewed the resolution with the Board

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MOTION TO:	Approve Resolution 2020-07.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Meath
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

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156 **C. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule**

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158 Mrs. Nussel reviewed the resolution and meeting schedule with the Board. The Board agreed to
only schedule the December 1, 2020 meeting and let the new Board decide on the rest of the
meeting dates.

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MOTION TO:	Approve Resolution 2020-08 with only the December 1, 2020 meeting date listed.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Simpson
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

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D. Discussion on Emerald Pond Enhancements

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171 Mrs. Nussel went over the financials with the Board before they discussed the pond enhancements

172 and pump proposals. She stated that right now, the District has \$96,590.74 in the operating account

173 and needs about \$90,000 for expenses. Mrs. Nussel recommended that the District not spend any

174 more money than necessary. Mrs. Nussel reviewed the financial line items with the Board. The

175 Board agreed to wait on the Emerald pond enhancements until December and let the resident Board

176 review.

177

178

E. Discussion on Pump Proposal

179 Mrs. Nussel reviewed the pump proposals with the Board. She stated that the proposals are not

180 apples to apples. The direction to them was to maximize the motor given the well and discharge

181 pipe size, which is a 6-inch well pipe reducing to a 3-inch discharge. The current motor is a 10

182 HP capable of putting out just over 200 gpm. Gary Ford felt a 20 HP motor was the maximum

183 and would increase the water volume to 300 gpm. Brightview recommended a 25 HP motor that

184 would give slightly more gpm but at a \$20,000 increase over Ford's proposal. Marlin Diaz, who

185 built the original station, recommended the 40HP motor at almost \$40,000. Both Gary Ford and

186 Brightview think that a motor that size discharging into a 3-inch line will blow pipes out of the

187 ground. The CDD and HOA would split the cost of the pump upgrade 50/50. Supervisor Meath

188 suggested to get with a consultant before any decisions are made. The Board agreed. The Board

189 would also like to get a couple more proposals and then have the resident Board review them on

190 December 1st.

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F. General Matters of the District

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8. CONSENT AGENDA

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A. Consideration of Minutes of the Board of Supervisors Meeting May 5, 2020

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B. Consideration of Operations and Maintenance Expenditures April 2020

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C. Consideration of Operations and Maintenance Expenditures May 2020

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D. Consideration of Operations and Maintenance Expenditures June 2020

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E. Review of Financial Statements Month Ending June 30, 2020

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202 The Board reviewed the Consent Agenda items.

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MOTION TO: Approve the Consent Agenda.

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MADE BY: Supervisor Simpson

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SECONDED BY: Supervisor Keipper

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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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212 **9. STAFF REPORTS**

213 **A. District Counsel**

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215 There was nothing additional to report from District Counsel at this time.

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217 **B. District Engineer**

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219 Mr. Morrow announced that Landmark sent their resignation letter yesterday to Meritus. The
220 date of the resignation will be December 1, 2020. Mr. Morrow is currently working on the
221 outstanding items to make sure everything is closed; he will attend the December 1st CDD
222 meeting to answer any questions the Board may have.

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MOTION TO: Go out for RFQ for District Engineer.

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MADE BY: Supervisor Meath

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SECONDED BY: Supervisor Keipper

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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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231 **C. District Manager**

232 **i. Field Inspection Reports**

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234 Mrs. Nussel reviewed the inspection reports with the Board.

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237 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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239 There were no supervisor requests.

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241 Residents asked why the grass died at the park and when the Emerald Shore landscape proposals
242 would be reviewed again. A resident provided the name and contact information for a well pump

243 vendor. Residents also commented on the lake treatment for midge flies and said that more fish
244 might be needed in the lake.

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247 **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Simpson
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

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257 *These minutes were done in summary format.

258

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

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

264

265 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
266 meeting held on 9/29/2020

267

268 Debby Nussel

269 Signature

270 Debby Nussel

271 Printed Name

272 Title:

273 Secretary

274 Assistant Secretary

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279

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Jim Harvey

Signature

Jim Harvey

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Signature]
Signature

Date

10/9/2020

