

# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

December 1, 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 **Tuesday, December 1, 2020 at 11:30 a.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, December 1, 2020 at 11:30 a.m.**

Board Members Present and Constituting a Quorum:

Ruth Brown	Supervisor
Warren Keipper	Supervisor
William Kidwell	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Rick Reidt	District Manager, Meritus	
Everett Morrow	District Engineer, Landmark	
Jere Earlywine	District Counsel, Hopping Green & Sams	<i>via conference call</i>

There were some residents in attendance.

Mr. Lamb stated that the Board had submitted their Oaths of Office for the record.

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

There were resident comments about meetings, Board vacancies, the storm water management system, special assessments, lake management, budget and reserves, Engineering services, construction and road issues, repairs, and landscaping maintenance and the FY 2021 budget. Mr. Lamb, Mr. Earlywine, and Mr. Morrow answered residents' questions.

### 3. BUSINESS ITEMS

#### A. Acceptance of District Engineer Resignation

Mr. Lamb went over the District Engineer's resignation with the Board. He will still be completing an asset map to show ownership and will coordinate with the District Manager.

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MOTION TO:	Accept the resignation of the District Engineer contingent on the additional work as requested.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**B. Acceptance of Board of Supervisor Resignation – James P. Harvey**

Mr. Lamb went over the Board resignation of James P. Harvey.

MOTION TO:	Accept James P. Harvey’s resignation from the Board.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**C. Discussion on Resumes for Vacant Board Seat**

The Board discussed the resumes that were submitted for the Board vacancies from Chrissy Nieves and Cynthia Shelby, and the audience nomination for Ken Haifley. Mr. Earlywine went over the requirements for being a Board Supervisor. Supervisor Brown suggested filling Seat 2 today and then asking the community again for resumes for the remaining seat to be filled at the next meeting.

MOTION TO:	Consider filling Seat 2 today.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

79 The Board continued to discuss filling Seat 2.  
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81	MOTION TO:	Nominate Christy Nieves to fill Seat 2.
82	MADE BY:	Supervisor Brown
83	SECONDED BY:	Supervisor Kidwell
84	DISCUSSION:	None further
85	RESULT:	Motion PASSED
86		3/0 - Motion Passed Unanimously

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88 December 22, 2020 will be the deadline for interested candidates to submit resumes to District  
89 Management for the open Board seat.  
90

91 **D. Consideration of Resolution 2021-01; Designation of Officers**  
92

93 Mr. Lamb reviewed the resolution with the Board. The Board discussed the officer positions and  
94 decided to nominate Supervisor Keipper as Chair and Supervisor Brown as Vice Chair.  
95

96	MOTION TO:	Approve Resolution 2021-01 with Supervisor
97		Keipper as Chair, Supervisor Brown as Vice Chair,
98		the balance of the Board serving as Assistant
99		Secretaries, Brian Lamb serving as Secretary, Eric
100		Davidson with Meritus serving as Treasurer, and
101		Brian Howell with Meritus as an additional Assistant
102		Secretary.
103	MADE BY:	Supervisor Keipper
104	SECONDED BY:	Supervisor Brown
105	DISCUSSION:	None further
106	RESULT:	Motion PASSED
107		3/0 - Motion Passed Unanimously

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109 **E. Consideration of Resolution 2021-02; Adopting a Revised FY 2021 Meeting**  
110 **Schedule**  
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112 Mr. Lamb reviewed the resolution with the Board. Supervisor Brown wanted to change the schedule  
113 from every other month to every month to save on possible advertising costs. The Board agreed.  
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MOTION TO:	Approve Resolution 2021-02 and amend the meetings to be every month.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**F. Consideration of Resolution 2021-03; Changing Banks**

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2021-03.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

**G. Consideration of Resolution 2021-04; Declaring Intent to Accept Stormwater System**

Mr. Earlywine went over the resolution with the Board. The Board asked about maintenance of the wall and reserves; Mr. Lamb explained.

MOTION TO:	Approve Resolution 2021-04 subject to revisions as stated by Counsel.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

150 **H. Acceptance of CDD Updated Conveyance**

- 151 **i. Quit Claim Bill of Sale – Phase 1A Tract**  
152 **ii. Special Warranty Deed – Phase 1A Tract**  
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154 Mr. Earlywine went over the CDD updated conveyances, the Quit Claim Bill of Sale for Phase 1A  
155 Tract and the Special Warranty Deed for Phase 1A Tract. The Board discussed and wanted to make  
156 sure that everything was correct.  
157

158	MOTION TO:	Accept the Quit Claim Bill of Sale for Phase 1A Tract and Special Warranty Deed for Phase 1A Tract.
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160	MADE BY:	Supervisor Brown
161	SECONDED BY:	Supervisor Keipper
162	DISCUSSION:	None further
163	RESULT:	Motion PASSED
164		3/0 - Motion Passed Unanimously

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166 **I. Consideration of RFQs for District Engineer**

- 167 **i. CPH, Inc.**  
168 **ii. Civil-X, LLC**  
169 **iii. Johnson Engineering**  
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171 Mr. Earlywine went over the process for the RFQ for District Engineer. The Board reviewed the  
172 RFQs. The categories for ranking will be: ability and adequacy of professional personnel (25  
173 points), consultant past performance (25 points), geographic location (20 points), ability to meet  
174 time and budget requirements (15), certified minority business enterprise (5 points), recent current  
175 and projected work load (5 points), and volume of work previously rewarded (5 points). The Board  
176 discussed and awarded 95 points for Johnson, 90 points for CPH, and 75 points for Civil-X.  
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178	MOTION TO:	Accept the totals pursuant to the categories and authorize staff to negotiate a contract and pricing 179 schedule with Johnson Engineering; if the 180 negotiations are unsuccessful, staff will go to the 181 second choice and then the third choice.
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183	MADE BY:	Supervisor Keipper
184	SECONDED BY:	Supervisor Brown
185	DISCUSSION:	None further
186	RESULT:	Motion PASSED
187		3/0 - Motion Passed Unanimously

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190 **J. Discussion on Emerald Pond Enhancements**

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192 Mr. Reidt went over the enhancements with the Board. Supervisor Brown said they need to  
193 determine who owns the land. She was also concerned that the proposal says there is irrigation there  
194 and that it is not currently being maintained. Supervisor Brown said they need to have irrigation  
195 costs in the proposal as well. A resident explained about the irrigation at the property and near the  
196 pond. Residents went over the issues with the property. The Board decided to table this item for  
197 now until staff can be more information and Mr. Lamb can have a discussion with the landscapers.  
198

199 **K. Discussion on Pump Proposal**

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201 Mr. Reidt explained that the pump proposals were not comparing apples to apples and that staff  
202 recommends reaching out to Celia Nichols a landscape architect to look into how much pumping  
203 can be done, and then they can reach out to different providers for bids. The Board agreed.  
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206 **4. CONSENT AGENDA**

207 **A. Consideration of the Board of Supervisors Special Meeting Minutes September**  
208 **29, 2020**

209 **B. Consideration of Operations and Maintenance Expenditures September 2020**

210 **C. Review of Financial Statements Month Ending September 30, 2020**

211  
212 The Board reviewed the Consent Agenda items. Supervisor Brown asked about the Brightview  
213 invoice with the diseased palm trees.  
214

215	MOTION TO:	Approve the Consent Agenda.
216	MADE BY:	Supervisor Brown
217	SECONDED BY:	Supervisor Kidwell
218	DISCUSSION:	None further
219	RESULT:	Motion PASSED
220		3/0 - Motion Passed Unanimously

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223 **5. STAFF REPORTS**

224 **A. District Counsel**

225 **B. District Engineer**

226  
227 There was nothing additional to report from Counsel or the Engineer.  
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231 **C. District Manager**  
232 **i. Field Inspection Reports**  
233  
234 The Board reviewed the inspection reports. There was a question about how the budget process  
235 works; Mr. Lamb explained.  
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238 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**  
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240 There were no additional supervisor requests at this time.  
241  
242 There were audience comments about the conveyances and including a map to cut back on  
243 confusion, the Board knowing the criteria of RFQs before the meeting, construction debris going  
244 into the ponds and common areas, algae blooms in ponds, water coming in from the school  
245 property, ownership of the vinyl perimeter fence, and the financials.  
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248 **7. ADJOURNMENT**  
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250	MOTION TO:	Adjourn.
251	MADE BY:	Supervisor Brown
252	SECONDED BY:	Supervisor Kidwell
253	DISCUSSION:	None further
254	RESULT:	Motion PASSED
255		3/0 - Motion Passed Unanimously

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258 \*These minutes were done in summary format.

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

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

265

266 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
267 meeting held on 1-5-2021.

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270 Signature

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272 Rick L. Reidt

273 Printed Name

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275 Title:

276  Secretary  
277  Assistant Secretary

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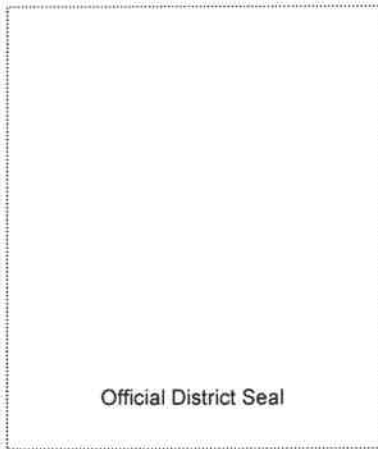
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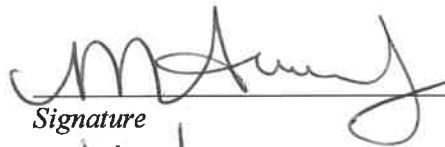
Signature

Printed Name

Title:

Chairman  
 Vice Chairman

Recorded by Records Administrator

  
Signature

1/6/2021  
Date