

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**January 5, 2021 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, January 5, 2021 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, January 5, 2021 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               *via conference call; arrived in person at 7:06 p.m.*

Staff Members Present:

- Rick Reidt            District Manager, Meritus
- Phil Chang           District Engineer, Johnson Engineering
- Jere Earlywine       District Counsel, Hopping Green & Sams               *via conference call*
- Michael Eckert       District Counsel, Hopping Green & Sams               *via conference call*
- Patrick Boser        Ecologist and Project Manager, Cardno Aquatics

There were some residents in attendance in person and via conference call.

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

There were resident comments about aquatics contract, the stormwater system, meeting minutes, lighting, irrigation repairs, grass at Emerald Shore, the Lake Lucaya algae bloom, removal of the palm tree bracing, and a dead tree.

**3. BUSINESS ITEMS**

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

The Board discussed the resumes and interviewed the candidates. The candidates answered the Board’s questions, and the Board continued to discuss filling the vacant seat.

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MOTION TO: Appoint Tom Bigelow to the vacant seat.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Brown

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DISCUSSION: None further

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RESULT: Motion PASSED

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4/0 - Motion Passed Unanimously

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51 Mr. Reidt stated that he will lead Mr. Bigelow in reciting the Oath of Office at the end of the  
52 meeting and will go over the paperwork with him at that time as well.

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54 **B. Consideration of Resolution 2021-05; Re-Designation of Officers**

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56 The Board reviewed the resolution to add Chrissy Nieves as an Assistant Secretary and Mr. Reidt as  
57 a Secretary. Mr. Reidt Tom Bigelow will also need to be added to the resolution as an Assistant  
58 Secretary.

59

60 *Chrissy Nieves arrived in person to the meeting at 7:06 p.m.*

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MOTION TO: Approve Resolution 2021-05 with the addition of  
Tom Bigelow as an Assistant Secretary.

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MADE BY: Supervisor Brown

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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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4/0 - Motion Passed Unanimously

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70 Mr. Earlywine introduced Mr. Eckert. Mr. Eckert went over Sunshine Laws and the Code of Ethics  
71 with the new Supervisors.

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73 **C. Discussion on Lucaya Lake Algae Bloom & Aquatics**

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75 Patrick Boser with Cardno Aquatics described the conditions of Lake Lucaya and the turnover of  
76 the water due to temperature inversion. Mr. Boser reviewed the planting placements which assist in  
77 absorbing nutrient load. He also reviewed the proposal for testing and discussed working with EPC  
78 and permits. Mr. Boser and the Board discussed aeration and the lifespan of the units being 5 to 10  
79 years. The Board discussed the Engineer providing topography of the lake for vendors and the  
80 Board. The Board then reviewed the quote from Cardno.

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<b>MOTION TO:</b>	Approve the testing with a not-to-exceed of \$4,400 and revisit the issue at the February meeting.
<b>MADE BY:</b>	Supervisor Brown
<b>SECONDED BY:</b>	Supervisor Keipper
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	4/0 - Motion Passed Unanimously

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**D. Consideration on Water Tables Repair Proposals**

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The Board discussed the water table repairs proposals. Discussion with the District Engineer determined it is a District cost and not the developer.

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<b>MOTION TO:</b>	Approve the quote for repairs to Table 2 and Table 8 for \$1,600.
<b>MADE BY:</b>	Supervisor Brown
<b>SECONDED BY:</b>	Supervisor Keipper
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	4/0 - Motion Passed Unanimously

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**E. Discussion on Property Encroachment 11146-6 Abaco Island**

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The Board and Mr. Earlywine discussed the property encroachment at 11146-6 Abaco Island.

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<b>MOTION TO:</b>	Have Mr. Earlywine prepare a letter for Mr. Reidt to send to the homeowner requesting that the homeowner remove all plantings and restore turf within 90 days of the letter, and after 90 days, the Board will revisit if the resident is not compliant.
<b>MADE BY:</b>	Supervisor Kidwell
<b>SECONDED BY:</b>	Supervisor Nieves
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED
	4/0 - Motion Passed Unanimously

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121 **4. CONSENT AGENDA**

122 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**  
123 **December 1, 2020**

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125 The Board reviewed the minutes and asked to withhold action on line 158 until proper mapping  
126 is provided for the Board to review.

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128

MOTION TO: Approve the December 1, 2020 minutes.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Brown

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DISCUSSION: None further

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RESULT: Motion PASSED

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4/0 - Motion Passed Unanimously

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135 **B. Consideration of Operations and Maintenance Expenditures October 2020**

136 **C. Consideration of Operations and Maintenance Expenditures November 2020**

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138 The Board reviewed the O&Ms and asked about the Tampa Bay Times double billing and credit.  
139 Mr. Reidt answered.

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MOTION TO: Approve the October 2020 and November 2020  
O&Ms.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Kidwell

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DISCUSSION: None further

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RESULT: Motion PASSED

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4/0 - Motion Passed Unanimously

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149 **D. Review of Financial Statements Month Ending November 30, 2020**

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151 The Board reviewed and accepted the financials. The Board requested that the final contract for  
152 the District Engineer to be sent to the entire Board.

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155 **5. STAFF REPORTS**

156 **A. District Counsel**

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158 There was nothing additional to report from Counsel.

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161 **B. District Engineer**

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163 Mr. Chang introduced himself and went over his qualifications with the Board. The Board  
164 requested mapping of the landscape and hardscape to be completed and builds of the community  
165 to be placed on file from the developer. The Board authorized Supervisor Brown to work with  
166 the Engineer on the landscape and hardscape mapping. Mr. Chang will be working with Everett  
167 Morrow to complete the ownership map by the February meeting.

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169 **C. District Manager**

- 170 **i. Field Inspection Reports**
- 171 **ii. Action Item List**

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173 The Board reviewed the inspection reports and expressed appreciation for the action plan in the  
174 agenda.

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

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179 Supervisor Brown said she would like for the CDD to be allowed to view any changes the HOA  
180 makes to the lake rules. She also requested for the dead palms that need to be removed and for  
181 palm trimming to be addressed more consistently. Mr. Reidt will evaluate them in the landscaper  
182 review. The Board asked for the landscape inspection report to be sent to the Board when  
183 completed. The Board would also like for Cardno should also prepare a long-term plan for  
184 aquatics planting and fish stocking, to look at a spending authority resolution in the February  
185 meeting, and for Mr. Reidt to see if Gene Roberts is contracted to do landscape reviews.

186  
187 There were audience comments about the storm drainage, plantings around the retention ponds,  
188 mulching, landscaping, irrigation and water restrictions, Zoom meetings, crosswalk and  
189 pedestrian safety, and traffic calming.

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192 **7. ADJOURNMENT**

194	MOTION TO:	Adjourn at 8:58 p.m.
195	MADE BY:	Supervisor Brown
196	SECONDED BY:	Supervisor Keipper
197	DISCUSSION:	None further
198	RESULT:	Motion PASSED
199		4/0 - Motion Passed Unanimously

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202 \*These minutes were done in summary format.

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

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

209

210 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
211 meeting held on 2/2/2021.

212  
213

Rick Reidt  
Signature

Warren C. Keipper  
Signature

214

215

Rick Reidt

warren C. Keipper

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217

Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

225

226

Monna Amy  
Signature

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2/4/2021  
Date

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