

# **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**February 2, 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, February 2, 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, February 2, 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
Tom Bigelow	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Michael Eckert	District Counsel, Hopping Green & Sams
Sheri Huelster	Cardno Aquatics
Greg Funk	Brightview Landscape Services

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 the lake algae and bacteria, the special meeting in September, the fire ants at the cul-de-sac on Emerald Shore Drive, communication about the lake, being proactive about safety issues, the e-blast system, and having difficulty hearing the meeting on the conference call.

### **3. STAFF REPORTS**

#### **A. District Counsel**

- i. Quit Claim Bill of Sale -- Phase 1A Tract I**
- ii. Special Warranty Deed – Phase 1A Tract I**

Mr. Eckert reviewed the Quit Claim Deed and Special Warranty Deed with the Board. Supervisor Brown requested to have maps as exhibits for these types of items. Supervisor

46 Bigelow made a motion to accept the Quit Claim Deed and Special Warranty Deed for Phase 1A  
47 Tract I; however, the motion died due to lack of a second. Supervisor Brown said she would like  
48 to have more information before accepting. The Board asked some questions about maintenance  
49 and responsibilities, and Mr. Eckert and Mr. Chang answered. The Board will further review  
50 these items at a future meeting when they have more information.

51  
52 Mr. Eckert explained a request involving Tract F, which is tract at the large lake between the  
53 intersection of Lake Lucaya Dr. and Windward Shore Place. There is a neighbor adjacent to  
54 Tract F who asked for a license to go over the tract to build a pool. The District provided a  
55 license agreement to the homeowner and their contractor and required them both to sign. The  
56 contractor was also required to have insurance that names the District as an additional insured  
57 since they will be operating on District property. However, the pool contractor has not signed the  
58 license agreement or listed the District as an additional insured. Counsel did not recommend for  
59 the District to sign the contractor's proposed license agreement or allow the contractor on  
60 District property until the contractor signs the District's license agreement and includes the  
61 District as an additional insured.

62  
63 Mr. Eckert then went over the meeting with the Engineer about the ownership map. In  
64 December, the park was deeded to the HOA. The District had been anticipating it would be  
65 maintaining the park. At the meeting, it was discussed for the HOA to maybe deed the park to  
66 the CDD. He asked if the CDD Board had any objections to the HOA deeding the park to the  
67 CDD. The Board discussed and agreed they would like to move forward. The Board also talked  
68 about the pocket park and wanted to know why it was deeded to the CDD and not the HOA. Mr.  
69 Eckert will investigate to see if the District can proceed with working with the HOA to have the  
70 park deeded to the CDD.

71  
72 **B. District Engineer**  
73 **i. Lake Lucaya Drive Sidewalk Drainage Overflow**  
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75 Mr. Chang went over a sidewalk drainage overflow issue on Luke Lucaya Dr. The historical  
76 drainage cannot be cut off and must continue to be conveyed into the lake. Mr. Chang explained  
77 that the ditches have filled in over time, and the water is trapped in that area and then backing up  
78 over the road. There drainage also is not flowing over the area with the rocks where it was  
79 designed to flow. Supervisor Brown asked if the developer would have a legal obligation to fix  
80 the issue. Counsel can look into it. Supervisor Brown also asked about the previous District  
81 Engineer Mr. Morrow signing off on the stormwater system. Mr. Reidt said that he, Supervisor  
82 Brown, and the Engineer can have a meeting to further discuss the drainage overflow.

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84 **C. District Manager**  
85 **i. Field Inspection Reports**  
86 **ii. Action Item List**  
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88 The Board reviewed the inspection reports and action item list.  
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90  
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92 **4. BUSINESS ITEMS**

93 **A. Discussion on Lake Lucaya Aquatic Results**

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95 Sheri Huelster with Cardno Aquatics discussed the Lake Lucaya aquatic results. Cardno took  
96 samples at different locations in the lake and had different components analyzed. She went over that  
97 it is planktonic floating algae and cyanobacteria, and there is excess nitrogen. Ms. Huelster  
98 explained the treatment and process for correcting the issues. Mr. Reidt went over the permitting  
99 process and timeline with Hillsborough County. It will be \$975 for the permitting, and the treatment  
100 itself will be another approximately \$2,000. For now, they are seeking Board approval for the \$975  
101 to begin the permitting process to move forward with treatment.  
102

MOTION TO:	Approve the \$975 to start the permit approval process.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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111 Ms. Huelster continued to answer questions about the nitrogen levels and when and how often the  
112 lake should be tested.  
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114 **B. Discussion on Cost Share Agreement with HOA for Maintenance Services**

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116 Mr. Reidt went over the cost share agreement with the HOA and the CDD for maintenance services.  
117 The CDD would pay a portion of the employee’s time since the CDD owns the park. Approximate  
118 monthly hours are 72 for the HOA and 28 for the CDD. Evergreen would bill the CDD for the 28  
119 hours per month. Mr. Eckert went over that 2B in the agreement needs to be filled in for the annual  
120 not-to-exceed amount, and in section 3, the hourly rate also needs to be filled in. It was noted that  
121 the 28 hours may not be enough depending on the circumstances, especially as it was based on 2020  
122 hours. The Board could add a not-to-exceed number like a percentage or maximum number of  
123 hours. The Board said up to 35 hours. Mr. Eckert went over that this is a form of the agreement, and  
124 the business details still need to be filled in and brought back to the Board at the next meeting.  
125

126 **C. Discussion on Landscaping Enhancements**

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128 Greg Funk with Brightview went over the landscaping enhancement proposals. He suggested red or  
129 white large begonias for the annuals. Supervisor Brown asked about the contract renewal and going  
130 out to bid. She recommended to have the companies include separate pricing for tree trimming,  
131 mulching, etc. That way the Board can look at the overall price but also a la carte pricing. Mr. Reidt  
132 suggested bringing in OLM to help manage the bid process. The Board asked when the current  
133 contract ends. Mr. Reidt will get that information and bring it back to the Board. He will also invite  
134 Paul Woods with OLM to attend the next meeting to address the Board. The Board can then make a

135 decision from there if they would like to bring OLM in to help with the landscape vendor bidding  
136 process.  
137

MOTION TO:	Approve the annuals.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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145 The Board discussed the proposal for 105 date palms for \$2,835.  
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MOTION TO:	Approve the date palm proposal.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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153  
154 The Board discussed the proposal for viburnum and the drip tube. Supervisor Brown asked about  
155 mulch. Mr. Funk, Mr. Reidt, and the Board also discussed reseeding or putting down sod in the area  
156 along the sidewalk. Mr. Funk recommended Bahia for the area. Mr. Funk said they will do Top  
157 Choice in that area at no cost. The Board thanked Mr. Funk.  
158

MOTION TO:	Approve the proposal for viburnum and drip tube.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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**D. Consideration on Cardno Wetland Mitigation**

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168 The Board discussed the wetland mitigation. Two of the areas have been released by SWFMWD.  
169 Supervisor Brown asked about the requirement for more plantings and who would be responsible.  
170 Mr. Eckert said if they were never put in, then they could talk to the developer about it. If they were  
171 put in and died while under the CDD ownership, then the District would be responsible.  
172  
173

174 **5. CONSENT AGENDA**

175 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**  
176 **January 5, 2021**

177  
178 The Board reviewed the minutes.  
179

MOTION TO:	Approve the January 5, 2021 minutes.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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187 **B. Consideration of Operations and Maintenance Expenditures December 2020**

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189 The Board reviewed the O&Ms and asked about the Brightview expenses. Mr. Reidt answered.  
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MOTION TO:	Approve the December 2020 O&Ms.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

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198 **D. Review of Financial Statements Month Ending December 31, 2020**

199  
200 The Board reviewed and accepted the financials. Mr. Reidt said Mr. Eckert will be drafting a  
201 spending resolution for the next meeting.  
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203  
204 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

205  
206 Supervisor Brown asked about changing the Trustee. Mr. Eckert updated the Board on the  
207 process and timeline. Supervisor Brown also asked about the construction funds and reserve  
208 funds. Mr. Eckert explained. Supervisor Brown asked about docks, walls, and buffer with  
209 regards to the CDD's role with the CCRs and homeowners. Mr. Eckert answered.  
210

211 Supervisor Bigelow asked about the tarp. Mr. Reidt will bring proposals to the next meeting. The  
212 Board briefly discussed the landscaping along Emerald Shores.  
213

214 Supervisor Keipper asked for the timeline for the audit. Mr. Eckert answered.

215  
216 Supervisor Nieves would like to see a communication plan. She also wanted to have something  
217 put together to educate residents on the lake issue with regards to the nitrogen levels. Mr. Reidt  
218 said he will ask Cardno to prepare an informational packet.

219  
220 Supervisor Brown asked to get a copy of the plan from Ryan Homes on the gate in the next  
221 agenda. The Board discussed the tracts and pond ownership. Supervisor Brown asked for  
222 Counsel and the Engineer to take a look at the property and bring back more information for the  
223 March meeting.

224  
225 A resident commented about the tract at the September meeting, transferring the park to the  
226 CDD, Supervisor Brown's comments at the previous meeting about the conveyances not having  
227 maps at the December meeting and that those conveyances have not been brought back to the  
228 Board, the definition of the property boundary buffer on the map being confusing, and doing an  
229 audit of the developer. Mr. Eckert answered the resident's questions and some of the questions  
230 raised would be engineering questions.

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233 **7. ADJOURNMENT**

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

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243 \*These minutes were done in summary format.

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

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

250

251 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
252 meeting held on 3/2/2021.

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254

Rick Reidt

Warren C. Keipper

255 Signature

Signature

256 Rick Reidt

warren C. Keipper

257

258 Printed Name

Printed Name

259

260 Title:

Title:

261  Secretary

Chairman

262  Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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[Signature]

Signature

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3/11/2021

Date

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