

# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

March 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, March 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, March 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	<i>arrived at approximately 6:33 p.m.</i>
Tom Bigelow	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	
Paul Woods	OLM Representative	

There were 12 residents in attendance in person and 2 via conference call.

Mr. Reidt went over the meeting process with the audience.

*Supervisor Nieves arrived at the meeting.*

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

There were resident comments about the weir remediation, OLM RFP, landscaping needs, and reserve concerns.

41 **3. STAFF REPORTS**

42 **A. District Engineer**

- 43 **i. Discussion on Mapping**
- 44 **ii. Street Drainage Lake Lucaya**
- 45 **iii. 11862 Lake Lucaya Curb Issue**
- 46 **iv. Lucaya Lake Outflow M1 to M2**

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48 Mr. Chang updated the Board on the mapping and noted that the School Board is still in a  
49 feasibility study phase regarding expansion. He then went over the street drainage issue on  
50 Lucaya Lake and stated that having the debris cleared seems to have corrected the issue. Mr.  
51 Chang also stated that Greg Meath is working with Everett Morrow on the gutter issue.

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53 Supervisor Kidwell noted that fencing was not shown on the map in Summerfield on the west  
54 and east sides.

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56 Mr. Chang described the washout at the weir between M1 and M2 and went over what caused  
57 the issue. The Board discussed various options for how to repair it.

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59	MOTION TO:	Approve the \$10,000 repair only and table the second
60		portion of the quote until a later time.
61	MADE BY:	Supervisor Kidwell
62	SECONDED BY:	Supervisor Keipper
63	DISCUSSION:	None further
64	RESULT:	Called to Vote: Motion PASSED
65		5/0 - Motion Passed Unanimously

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67 Supervisor Brown asked what a stormwater inspection would cost the District prior to final deed  
68 releases. Mr. Chang said it could be completed at a cost of \$800 to \$1,000.

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70	MOTION TO:	Approve a storm water inspection for \$800-\$1,000.
71	MADE BY:	Supervisor Kidwell
72	SECONDED BY:	Supervisor Brown
73	DISCUSSION:	None further
74	RESULT:	Called to Vote: Motion PASSED
75		5/0 - Motion Passed Unanimously

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77 Supervisor Brown asked about the HOA documents. The Board agreed to continue to the  
78 discussion with OLM and ask about the documents during the discussion with Counsel.

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**B. OLM Presentation**

Paul Woods from OLM made a presentation to the Board on services offered by his organization. He shared references with the Board and reviewed the cost, which would be \$7,000 for RFP oversight and a \$700 monthly fee for inspection services. The HOA and CDD would need to be completed separately. Mr. Woods recommended that any decision wait until the HOA board is placed in the event they would want to keep consistent with landscape decisions by the CDD. A detailed responsibility map of the community would also need to be completed.

The Board thanked Mr. Woods for his time and tabled any action for the short term.

**C. District Counsel**

- i. Consideration of Brightview Contract Extension**
- ii. Discussion on Deeds**

Mr. Eckert asked if the CDD was good with transferring the park back from the HOA to the CDD. The Board verbally agreed.

Mr. Eckert reviewed the trustee replacement with the Board. The Board had already approved that action.

Mr. Eckert went over the extension of the landscaping contract with Brightview. The extension is through Fiscal Year 2021.

MOTION TO:	Approve the Brightview contract extension.
MADE BY:	Supervisor Nieves
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Mr. Eckert reviewed the deed for Tract I with the Board.

MOTION TO:	Approve the deed for Tract I.
MADE BY:	Supervisor Nieves
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

123 The Board and Mr. Eckert discussed the need for Ryan Homes to restore the roundabout at the  
124 end of the sales period and that they would like to obtain a time frame for completion.

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126 Mr. Eckert went over the deed for Tract A with the Board.

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MOTION TO: Approve the deed for Tract A.

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MADE BY: Supervisor Keipper

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SECONDED BY: Supervisor Bigelow

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DISCUSSION: The Board discussed some concerns and wanted to  
132 wait until Mr. Chang completes the stormwater  
133 inspection.

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RESULT: Called to Vote: Motion FAILED

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0/5 – Motion failed unanimously

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137 Mr. Eckert updated the Board that the CDD is waiting on the HOA to communicate the status of  
138 the CCRs near transition. Open communications are taking place, and Mr. Eckert will report  
139 back to the Board. Mr. Eckert restated that the HOA was in charge of developing changes to the  
140 CCRs and he was communicating regarding the dock approval issue.

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### 142 C. District Manager

#### 143 i. Action Item List

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145 Mr. Reidt reviewed the action item list with the Board. Supervisor Nieves expressed the need for  
146 an item on emergency and regular communications. Mr. Reidt and Mr. Eckert went over that  
147 three entities are involved in the communications. The CDD has its website and e-blast system,  
148 which has been repaired. The CDD is not able to correct incorrect email address entries;  
149 however, they have worked around the issue blocking distribution of emails. Residents will need  
150 to check their spam folders. The website and e-blasts are available during normal business hours.  
151 Evergreen has their own system, and the CDD communicates with them and asks for their  
152 support when possible. The HOA, when formed, may also develop systems which can be used.  
153 Mr. Reidt said he will add this item and landscape mapping to the action item list. Once the final  
154 mapping has been signed off, they can work on the landscape mapping with Mr. Chang.

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## 157 4. BUSINESS ITEMS

### 158 A. Consideration of Resolution 2021-06; Authorizing the Expenditures of Funds

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160 The Board reviewed the resolution and requested a reduction of spending from \$10,000 to \$5,000.

161 Mr. Eckert will make the change.

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MOTION TO:	Approve Resolution 2021-06 with the revision.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Discussion on Cost Share Agreement with HOA for Maintenance Services**

Mr. Eckert went over the Cost Share Agreement with the HOA with the Board.

MOTION TO:	Approve the Cost Share Agreement with the HOA for Maintenance Services.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. Discussion on Playground Mulch Proposals**

The Board discussed the playground mulch proposals and decided to go with sixty yards and seek at least two other quotes.

MOTION TO:	Approve playground mulch installation not-to-exceed \$4,565.14 with Mr. Reidt obtaining other quotes and approving the lowest price.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Mr. Reidt stated that he would add researching the cost and future costs of rubber mulch onto the action item list.

**D. Consideration on Emerald Shore Turf Replacement**

The Board discussed the replacing the turf on Emerald Shore and noted that a homeowner often drives over the turf. The Board asked for Mr. Reidt to issue a warning to the homeowner with the photographic evidence provided by an audience member.

MOTION TO:	Install the turf as submitted with delayed planting until the rainy season.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**5. CONSENT AGENDA**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting  
February 2, 2021**

The Board reviewed the minutes. Mr. Eckert noted changes to lines 49, 59, 60, 68, 169, and 227. Mr. Eckert will provide details to staff for the revisions.

MOTION TO:	Approve the February 2, 2021 minutes.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures January 2021**

The Board reviewed the O&Ms.

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MOTION TO:	Approve the January 2021 O&Ms.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. Review of Financial Statements Month Ending January 31, 2021**

The Board reviewed and accepted the financials.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Bigelow asked about the cost of each treatment for Lucaya Lake from Cardno. Mr. Reidt said it was about \$2,000, but he will confirm with Cardno and email the Board.

Supervisor Kidwell went over his concerns about the appearance of stucco walls on Rhodine and Summerfield. He noted that there was some chipping. Mr. Reidt will obtain a quote for minor repairs and pressure washing.

The Board also asked for Mr. Reidt to determine the approximate color codes for the fence so will be able to match except for fading. The District will then develop a color code policy.

Resident Doug Maples expressed his disappointment that the Board did not do the complete repair, including the remedial modifications, on the weir repair.

264 **7. ADJOURNMENT**

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MOTION TO:	Adjourn at 9:11 p.m.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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273 *\*These minutes were done in summary format.*

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

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

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281 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
282 meeting held on 04/06/2021.

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284 *Reid L. Reidt*  
285 Signature

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287 Reid L. Reidt  
288 Printed Name

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290 Title:  
291  Secretary  
292  Assistant Secretary

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*Warren C. Keeper*  
Signature

WARREN C. KEEPER  
Printed Name

Title:  
 Chairman  
 Vice Chairman

Recorded by Records Administrator

*M. A. [Signature]*  
Signature

4/8/2021  
Date

