

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

April 6, 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, April 6, 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, April 6, 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	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	<i>via conference call</i>

There were some audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Resident Stephanie Thomas expressed concern over policy changes for boating on the lake. She was directed to contact the HOA.

3. STAFF REPORTS

A. Brightview Landscaping Quotes – Greg Funk

Mr. Reidt noted that Greg Funk was not present as requested. The Board reviewed the proposal to install mulch on CDD property at 2" depth at a cost of \$28,151.64.

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

The Board reviewed the proposal from Brightview with a one-day charge and stump grinder to for palm braces removal, dead tree removal, and stump grinding with Zoysia sod replacement in the tree rings for \$2,275.18. The Board asked for Brightview to also do the peninsula area at the same time.

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

B. District Engineer
i. Memo on CDD Pond Observations

Mr. Chang reported on the aquatics inspection in the agenda and reported that the divider between M1 and M2 has been repaired to the requested specifications. Mr. Chang also suggested repair of skimmer damage on M3. The Board discussed the damage and repairs

MOTION TO:	Approve the repairs of the M3 skimmer not-to-exceed \$2,000.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Mr. Chang will reach out to Site Masters for a repair quote to be approved.
Mr. Chang also reported that the Track A vegetation is not a nuisance.

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79 Mr. Chang then went over the request by Mr. Hassett who lives at 11865 Lake Lucaya Drive for
80 access along the CDD frontage on Lake Lucaya from the boat dock to install a new pool in his
81 backyard. The Board reviewed the request, and under legal and engineering guidance, decided
82 through consensus that no access for any construction will be given over CDD property. Mr.
83 Reidt will notify Mr. Hassett of the decision.

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85 **C. District Counsel**

86
87 There was nothing additional to report from Counsel at this time.

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89 **D. District Manager**

90 **i. Action Item List**

91 **ii. Community Inspection Reports**

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93 Mr. Reidt reviewed the action item list and community inspection reports with the Board. He
94 also went over what is needed for the landscape RFP. Supervisor Bigelow requested a deficiency
95 report from Cardno on the lake plantings and to compare it to the engineering plan for plantings,
96 and then report back to the Board. Supervisor Brown asked for Mr. Reidt and Mr. Chang to make
97 sure that the last home build on the peninsula is properly completed with turf added to CDD
98 property.

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101 **4. BUSINESS ITEMS**

102 **A. Acceptance of Financial Report for FY Ending September 30, 2020**

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104 The Board reviewed the audit.

106	MOTION TO:	Accept the Financial Report for FY Ending
107		September 30, 2020.
108	MADE BY:	Supervisor Brown
109	SECONDED BY:	Supervisor Keipper
110	DISCUSSION:	None further
111	RESULT:	Called to Vote: Motion PASSED
112		5/0 - Motion Passed Unanimously

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114 **B. Consideration of Resolution 2021-07; Adopting Interim Rate for Dock Application**
115 **Review**

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117 Supervisor Bigelow recused himself on Business Item B, Resolution 2021-07, with the proper filing
118 of forms attached to minutes, as Supervisor Bigelow currently has a dock request in process.

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121 The remainder of the Board discussed the resolution with Mr. Eckert. The Board requested for Mr.
122 Eckert to prepare rules and policy on deck procedures moving forward.
123

MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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131 Supervisor Bigelow resumed participation in the meeting.
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133 **C. Consideration of Resolution 2021-08; Change of Registered Agent – Michael C.**
134 **Eckert**
135

136 Mr. Eckert reviewed the resolution with the Board.
137

MOTION TO:	Approve Resolution 2021-08.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Nieves
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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145 **D. Consideration of Acceptance of Conveyance of Tract A, Phase 4D**
146 **i. Acceptance of Deed and Bill of Sale**
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148 Mr. Eckert went over the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.
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MOTION TO:	Accept the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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159 **E. Discussion on Rate Fees Adjustment Notice from District Counsel**

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161 The Board negotiated a two-year graduated increase with the assignment of an associate to work at
162 lower rates with the District. Mr. Eckert will resubmit a new proposal for the next meeting.

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164 **F. Discussion on Lake Lucaya Fish Stocking**

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166 The Board discussed fish stocking for Lake Lucaya. The Board would like to get projections from
167 Cardno for 2021 with more research and also noted that shell cracker is not in the stocking plan.
168 The Board felt the cost is too high. The Board asked to have Cardno complete the treatments cost
169 plan with projected necessary plantings and fish stocking and costs, and have it ready for the next
170 meeting budget planning so the Board can do an approval with a not-to-exceed.

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173 **5. CONSENT AGENDA**

174 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 2,**

175 **2021**

176 **B. Consideration of Operations and Maintenance Expenditures February 2021**

177 **C. Review of Financial Statements Month Ending February 28, 2021**

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179 The Board reviewed the Consent Agenda.

180
181 MOTION TO: Approve the Consent Agenda items.
182 MADE BY: Supervisor Brown
183 SECONDED BY: Supervisor Kidwell
184 DISCUSSION: None further
185 RESULT: Called to Vote: Motion PASSED
186 5/0 - Motion Passed Unanimously

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188 Mr. Reidt reviewed the financials with the Board. A plan is needed from Ryan Homes to clean
189 the gutters and drains as construction concludes; Mr. Reidt will contact Ryan Homes.

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

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194 Supervisor Nieves asked if the District could run fundraisers with volunteers as events for the
195 District. Mr. Eckert responded yes, but it is not normally done.

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197 There were no audience comments.
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7. ADJOURNMENT

MOTION TO:	Adjourn at 8:33 p.m.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 4, 2021.

Rick L. Perrott

Signature

Rick L. Perrott

Printed Name

Title:

- Secretary
- Assistant Secretary

Warren Keipper

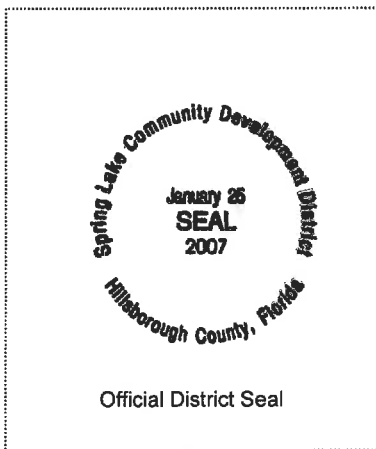
Signature

Warren Keipper

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator

[Signature]
Signature

5/7/2021
Date