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	*via conference call*
Michael Eckert	District Counsel, Hopping Green & Sams	*via conference call*

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.

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.

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

C. District Counsel

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

D. District Manager

i. Action Item List

ii. Community Inspection Reports

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

4. BUSINESS ITEMS

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

The Board reviewed the audit.

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

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

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

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

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

Supervisor Bigelow resumed participation in the meeting.

C. Consideration of Resolution 2021-08; Change of Registered Agent – Michael C. Eckert

Mr. Eckert reviewed the resolution with the Board.

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

D. Consideration of Acceptance of Conveyance of Tract A, Phase 4D

i. Acceptance of Deed and Bill of Sale

Mr. Eckert went over the conveyance of Tract A, Phase 4D and the Deed and Bill of Sale.

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

E. Discussion on Rate Fees Adjustment Notice from District Counsel

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

F. Discussion on Lake Lucaya Fish Stocking

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

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 2, 2021
B. Consideration of Operations and Maintenance Expenditures February 2021
C. Review of Financial Statements Month Ending February 28, 2021

The Board reviewed the Consent Agenda.

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

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

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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

There were no audience comments.

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 Reidt
Signature

Rick L Reidt
Printed Name

Title:
□ **Secretary**
☑ **Assistant Secretary**

Warren E Keipper
Signature

Warren Keipper
Printed Name

Title:
☑ **Chairman**
□ **Vice Chairman**

Spring Lake Community Development District
January 26
SEAL
2007
Hillsborough County, Florida

Official District Seal

Recorded by Records Administrator

Signature

5/7/2021
Date

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Thomas P. Bigelow, hereby disclose that on April 6, 20 21:

(a) A measure came or will come before my agency which (check one or more)

✓ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Resolution 2021-07; Adopting Interim Rate for Dock Application Review

At the time of the discussion/vote of this resolution, I have a Dock Application awaiting review from the CDD. Because of this, I abstained from voting and discussion of this measure.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

04/07/2021
Date Filed

Thomas P. Bigelow
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.