

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**June 1, 2021 Minutes of the Public Hearing and Regular Meeting**

**Minutes of the Public Hearing and Regular Meeting**

The Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, June 1, 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 Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, June 1, 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*
- Paul Woods           Landscape evaluation vendor, OLM
- Patrick Boser         Aquatics service provider, Cardno

There were approximately 40 audience members in attendance in person and 3 residents in attending via conference call.

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

Many residents spoke sharing their views on the lake conditions, the lake and dock rules, the dock application rates, who owns the lake, and the desire for the HOA and CDD to work together to accomplish tasks for the community.

**3. RECESS TO PUBLIC HEARING**

Mr. Reidt directed the Board to open to the public hearing.

45 **4. PUBLIC HEARING ON ADOPTING RATES & RULES FOR DOCK APPLICATIONS**

46 **A. Open the Public Hearing on Adopting Rates & Rules for Dock Applications**

47  
48 MOTION TO: Open the public hearing.  
49 MADE BY: Supervisor Kidwell  
50 SECONDED BY: Supervisor Keipper  
51 DISCUSSION: None further  
52 RESULT: Called to Vote: Motion PASSED  
53 5/0 - Motion Passed Unanimously

54  
55 **B. Staff Presentations**

56  
57 Mr. Reidt and Mr. Eckert went over the rates and answered some of the residents' questions from  
58 earlier in the meeting.

59  
60 **C. Public Comments**

61  
62 Residents commented on the review process and rates.

63  
64 **D. Consideration of Resolution 2021-10; Adopting Rates & Rules for Dock**  
65 **Applications**

66  
67 The Board, Mr. Reidt, Mr. Chang, and Mr. Eckert discussed the rates. The District Engineer said he  
68 would not charge residents or the District if approval was straight forward, complete, and took less  
69 than 15 minutes to review; if the review was over 15 minutes, then he would charge the District the  
70 \$170.00. Mr. Eckert suggested continuing the meeting to July 6, 2021 so that he and Mr. Chang  
71 could redraft the resolution based on Mr. Chang's comments. The Board agreed.

72  
73 **E. Close the Public Hearing on Adopting Rates & Rules for Dock Applications**

74  
75 MOTION TO: Continue the public hearing meeting to the July 6,  
76 2021 at 6:30 pm at the Lucaya Lake Clubhouse  
77 located at 11301 Lake Lucaya Drive Riverview,  
78 Florida 33578.  
79 MADE BY: Supervisor Brown  
80 SECONDED BY: Supervisor Bigelow  
81 DISCUSSION: None further  
82 RESULT: Called to Vote: Motion PASSED  
83 5/0 - Motion Passed Unanimously

84  
85  
86

87 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

88

89 Mr. Reidt directed the Board to return and proceed to the regular meeting.

90

91

92 **6. STAFF REPORTS**

93

**A. District Engineer**

94

**i. EPC – Dock Master Plan**

95

96 Mr. Chang reported that all of the weir repairs have been made. He also went over the lake  
97 plantings that were required by SWFWMD on Lake Lucaya and the discussed EPC impact and  
98 dock plan. Supervisor Brown went over the history of the plantings. If the developer did not  
99 install the required plantings Mr. Eckert recommended for District Management to get a quote to  
100 determine the cost of the required plantings and then Mr. Eckert will take the quote to the  
101 developer and ask for them to fund it. The Board agreed.

102

103

**B. District Counsel**

104

105 Mr. Eckert reported that they have drafted the proposed deeds to convey the two parks from the  
106 HOA to the CDD and the HOA to the CDD. There is a real estate question related to the park  
107 behind the gate that needs to be addressed, and then the proposed deeds will be sent to the HOA  
108 attorney for review.

109

110 Mr. Eckert also provided a legislative update. The COVID-19 immunity bill passed with a one-  
111 year statute of limitations and a high burden of proof. There will also be changes to the yearly  
112 audits and electronic publication of meeting notices. Required ethics training for Board members  
113 did not pass, and sovereign immunity limits did not change.

114

115

**C. District Manager**

116

**i. Action Item List**

117

**ii. Community Inspection Reports**

118

119 Mr. Reidt reviewed the action item list and community inspection reports with the Board. The  
120 Board asked about the well pump issue. Mr. Reidt said there is one test remaining and they could  
121 add one more pump if needed. The Board was also concerned about a truck being driven over  
122 CDD property at the end of Emerald Shore to access a pool, and this is where new turf will be  
123 going in next week. Mr. Reidt noted that a letter will be going out to the resident.

124

125 Supervisor Brown provided an update on her discussion with Florida Reserve Advisors. Their  
126 report will likely be on the agenda for next month.

127

128 Supervisor Keipper would like to work on not having last minute items being added to the  
129 agenda so there is enough time to review before the meeting. The Board decided that agenda  
130 items need to be sent in no later than ten days before the meeting unless it is an emergency item.

131

132 The Board briefly discussed the mulching, landscaping, and irrigation.  
133  
134

135 **7. BUSINESS ITEMS**

136 **A. Discussion on OLM Agreement**  
137

138 Paul Woods from OLM went over his background and the services OLM provides for inspecting  
139 and evaluating landscaping and for preparing the RFP for landscape maintenance vendors. The  
140 Board had some questions regarding the details of the proposal, other communities OLM services,  
141 and the contract and fees. Mr. Woods answered.  
142

143 The Board discussed the OLM agreement and agreed to table it until the July meeting so Mr.  
144 Woods can work on a revised proposal based on the Board's discussion and direction, and the  
145 Chair, District Manager, and HOA President can also work together on a joint approach.  
146

147 **B. Discussion on Draft Agreement of the Lake and Dock Rules and Policies**  
148

149 Mr. Eckert briefly went over Section 190 and explained that it allows the CDD to adopt rules and  
150 policies related to legal property that it owns. The Board discussed the rules and a change of "dawn  
151 to dusk" to "sunrise to sunset" was mentioned. The Board also discussed wanting clarification on  
152 the wording for fishing on the lake, the motorized vessels section and making sure that "or" was  
153 clear, and the use of "ensure" vs. "insure."  
154

155 The Board continued to discuss and said they would like to have more time to review. The Board  
156 agreed to table the draft agreement of the lake and dock rules and policies until the next meeting and  
157 continued public hearing at the July 6, 2021 meeting.  
158

159 **C. Discussion on CDD-Owned Easements**  
160

161 The Board briefly discussed and agreed to table the discussion on the CDD-owned easements to the  
162 July 6, 2021 meeting as well.  
163  
164

165 **8. CONSENT AGENDA**

166 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 4,**  
167 **2021**

168 **B. Consideration of Operations and Maintenance Expenditures April 2021**  
169

170 The Board reviewed the minutes and O&Ms.  
171

172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207

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

**C. Review of Financial Statements Month Ending April 30, 2021**

Mr. Reidt reviewed the financials with the Board.

**9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no additional supervisor requests.

Residents commented on Robert’s Rules of Order, getting documents with enough time before the meeting to review, the CDD and the HOA working together, why the lake rules and policies are being updated now, what happens if the CDD and HOA have different rules, dry and dead landscaping in the community, vegetation around the retention ponds, the rule changing to two boat cradles on a dock, cooperation between the CDD and HOA and forming a committee, who will enforce the rules, wanting to get the beneficial plants installed ASAP, and getting an update on the lake conditions. The Board, Mr. Reidt, and Mr. Eckert answered residents’ questions.

Patrick Boser with Cardno reviewed the treatment plan and planting needs with the Board. Mr. Boser stated the developer completed all plantings required by the permits and that some of those plantings subsequently died. He will prepare a quote for plantings with a phased approach for installation based on need.

There were some more resident comments about lake erosion, the lake rules and policies, finding unbiased non-resident experts to weigh in during the workshop of the rules, and if they could have one person per household comment to limit the meeting length.

208 **10. ADJOURNMENT**

209

MOTION TO:	Adjourn at 9:35 p.m.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

216

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

218

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

220

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

224

225 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
226 meeting held on 7/15/2021.

227

228 *Paul L. Reid*

229 Signature

230

231 Paul L. Reid

232 Printed Name

233

234 Title:

- 235  Secretary  
236  Assistant Secretary

237

238

239

240

241

242

243

244

245

246

247



227 *Warren C. Keipper*

229 Signature

231 WARREN C. KEIPPER

232 Printed Name

234 Title:

- 235  Chairman  
236  Vice Chairman

Recorded by Records Administrator

*Mary*

Signature

7/27/2021

Date