

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

April 5, 2022, 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 **April 5, 2022, 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 5, 2022, at 6:32 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair
Ruth Brown	Vice-Chair
William Kidwell	Supervisor
Christine Nieves	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Kutak Rock LLP	
Eric Dailey		
Patrick Boser		<i>via conference call</i>

There were approximately 20 residents in attendance.

2. PUBLIC COMMENT ON AGENDA ITEM

A resident residing at 1322 LLD reported on the midge fly issue and dead tree.

Other residents from 112340 and 12352 Blue Pacific spoke on the licensing agreement.

3. STAFF REPORTS

A. District Engineer

Mr. Chang reviewed the land transfers of tract E as they are in progress.

Mr. Chang is working on obtaining quotes to repair the erosion at the end of the peninsula and will have those for the May Meeting.

SWFWMD had issues with their mailing system on mitigation reporting and he has corrected that. He will also transfer the SWFWMD mailing point to Halifax Solution.

46 The Board then took up business item A. Discussion of Blue Pacific Licensing Agreements.
47 Mr. Keipper reported all but one where in some form of completion with only one resident a definitive
48 no to signing.
49

50 A Motion was made by Mr. Kidwell with second by Mr. Keipper to direct staff to clear up the
51 submissions that needed small clerical revisions and draft a letter to the one resident refusing to sign
52 requiring removal of all structures, trees and plants placed by them.

53	MOTION TO:	Approve to clear up the submissions that needed small
54		clerical revisions and draft a letter to the resident refusing
55		to sign requiring removal of all structures, trees and plants.
56	MADE BY:	Supervisor Kidwell
57	SECONDED BY:	Supervisor Keipper
58	DISCUSSION:	None further
59	RESULT:	Called to Vote: Motion PASSED
60		4/0 - Motion Passed Unanimously

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62 Assistant Secretary Mary Christina Nieves joined the meeting by phone at 6:45pm.
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64 **B. District Counsel**

65 **i. Ratification of Bright View Acknowledgement of Withdrawal of Notice of**
66 **termination.**
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68 The Board reviewed the acknowledgment and motioned to approve the notice of termination.
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70	MOTION TO:	Approve the Ratification of Bright View
71		Acknowledgement of Withdrawal of Notice of termination.
72	MADE BY:	Supervisor Kidwell
73	SECONDED BY:	Supervisor Brown
74	DISCUSSION:	None further
75	RESULT:	Called to Vote: Motion PASSED
76		4/0 - Motion Passed Unanimously

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78 **b. Memo of best practices reviewed with the Board by Mr. Eckert.**
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80 The Board discussed the memo and no further action needed.
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82 **C. District Manager**

83 **i. Action Item List**
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85 Mr. Reidt reviewed action item list which most will be addressed in this agenda.

86 Mr. Reidt thanked the Board for the opportunity to serve as their DM and wished them well moving
87 forward with Halifax Solutions.

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89 **4. BUSINESS ITEMS**

90 **A. Discussion on Blue Pacific Licensing Agreements**

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93 **B. Discussion on Midge Fly Larvae Treatment**

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95 Mr. Eckert requested that Mr. Boser change the quote from a proposal to a work order. The Board then
96 discussed treatment options and fish stocking needs. They asked Mr. Boser to prepare a fish stocking quote
97 for the spring and fall this coming year. Motion by Mrs. Brown with second by Mr. Kidwell to approve two
98 (2) treatments approximately fifteen (15) days apart and one (1) additional thirty (30) days from that.
99 The Board will then review the need for additional treatments following that.

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MOTION TO:	Approve two (2) treatments approximately fifteen (15) days apart and one (1) additional thirty (30) days from that.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/1 - Motion Passed – Christine Nieves opposed

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111 **C. Discussion on Pond Planting Proposal**

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113 Mr. Eckert again request that Mr. Boser Change the quote from a proposal to a work order. The Board
114 reviewed the proposal and with motion by Mrs. Brown with second by Mr. Keipper to approve plantings.

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

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123 **D. Discussion on Rules of Procedure – Rule 1.3 Public Meetings, Hearings, and Workshops**

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125 Mr. Eckert reviewed the increased needs for meeting advertising notifications and future possibilities of
126 modest revisions moving forward if the State passes further laws. He will research the possibility of using
the Osprey Observer.

127

127 **E. Discussion on Fuel Surcharge from BrightView**

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129 The Board tabled until next meeting, for clarification of what the surcharge amount would be as it was not
130 clearly defined.

131
132 **F. Discussion on Mulch Proposals**

133 **G. Discussion on Palm Pruning Proposals**

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135 The Board tabled until next meeting. The Board needs a better clarification of the number and location of
136 palms and locations of mulch placement.

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138 **H. Discussion on Field Services Proposal- Rizzetta & Company**

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140 The Board has approved to contract with Rizzetta & Company for field services management and the RFP
141 process starting May 1, 2022. John Toborg will be the point person for the inspections and the RFP process.
142 He will be contacting bidders once the RFP is approved at the May meeting. Our timeline is looking at the
143 Board selecting a vendor in late June with a new contract start date of August 1st. This means your current
144 agreement will remain in place until that time.

146	MOTION TO:	Approve the Field Services Proposal -Rizzetta & Company.
147	MADE BY:	Supervisor Brown
148	SECONDED BY:	Supervisor Kidwell
149	DISCUSSION:	None further
150	RESULT:	Called to Vote: Motion PASSED
151		4/0 – Motion Passed Unanimously

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153 **I. Acceptance of Resignation of Board Member – Tom Bigelow**

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155 Motion by Mrs. Brown with second by Mr. Keipper, to accept resignation of Board Member Tom Bigelow,
156 declaring seat 1 vacant with Mr. Reidt and Mr. Dailey to reach out through Town Square with email
157 requesting applications for the vacant seat. The term of office for seat 1 will be up for election in November
158 2022. Mrs. Alvarez has contacted Mr. Bigelow regarding the proper paperwork he needs to file.

160	MOTION TO:	Approve the Acceptance of Resignation of Tom Bigelow.
161	MADE BY:	Supervisor Brown
162	SECONDED BY:	Supervisor Keipper
163	DISCUSSION:	None further
164	RESULT:	Called to Vote: Motion PASSED
165		4/0 - Motion Passed Unanimously

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168 **J. General Matters of the District**

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170 Mr. Reidt reported that the meeting have been handled and Meritus/Inframark will work with Mr. Eckert
171 to issue credit for dissemination overcharges. Mr. Dailey suggested revisions to the agenda format if the
172 board was comfortable with that. Which they were. He also covered transition items.

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174 **5. CONSENT AGENDA**

175 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting March 1, 2022**

176 **B. Consideration of Operations and Maintenance Expenditures February 2022**

177 **C. Review of Financial Statements Month Ending February 28, 2022**

179	MOTION TO:	Approval of all Consent agenda items A-C, with the
180		agreement that he two Meritus invoices dissemination
181		would be credited back.
182	MADE BY:	Supervisor Kidwell
183	SECONDED BY:	Supervisor Brown
184	DISCUSSION:	None further
185	RESULT:	Called to Vote: Motion PASSED
186		4/0 - Motion Passed Unanimously

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

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191 Pressure washing final invoice should be held until property survey is complete.

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193 Shadowing on some walls are visible and may need to be corrected if it is a cleaning issue.

194
195 OLM payments were made last year but review by legal and demand for some refund for services due
196 to two failed RFP's will be requested by Mr. Eckert.

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198 Questions were asked on Kolter and Ryan walk through by Mrs. Brown and Mr. Keipper and Mr.
199 Reidt responded.

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201 Board by consensus agreed they were now responsible for the community moving forward.

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203 Mr. Reidt asked to follow-up on the turf by the entry behind the Ryan model home.

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Resident Comments

HOA requested clear mapping of property and Mrs. Brown will work with Mr. Chang and then management will provide to HOA.

Discussion on pedestrian gate lock down by the HOA took place.

Comments requesting board work with Boy Scouts to install Bat Houses.

Parkside Equipment needs repair. Mr. Reidt responded it is in process.

Question on Audit was addressed by Mr. Eckert.

Sink hole on Blue Pacific reported and that will be HOA.

7. ADJOURNMENT

MOTION TO:	Adjourn at 8:57 pm
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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*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 June 20, 2022.

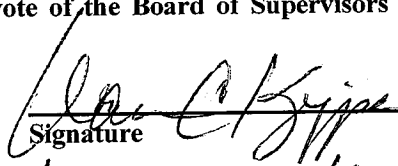


Signature

ERIC DAUBY

Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

WARREN C. KEIPPER

Printed Name

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator



Signature

6/22/22

Date

