

**MINUTES OF MEETING
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, July 10, 2024, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Kay Gorham
Butch Copeland
Tim Roland
Phil Gentry
Troy Marsh

Board Chair
Vice Chair
Secretary
Asst. Secretary
Asst. Secretary

Also present were:

Bill Nielander
Joe DeCerbo
Israel Serrano
Diane Angell
Clay Shrum
Randy Nelson

District Attorney
District Manager
Deputy Manager
District Administrator
Lead Operator
Field Superintendent

Residents & Guests

“See Sign in Sheet”

FIRST ORDER OF BUSINESS

Call to Order

Kay Gorham called the meeting to order and led the pledge.

SECOND ORDER OF BUSINESS

Oath of Office

Troy Marsh was sworn in to Board Seat # 4 and took a seat at the table.

THIRD ORDER OF BUSINESS

Upcoming Meetings/Events

- A. July 11th, Catalyst Design, Joe and Tim, Orlando
- B. July 12th, Planning Council Meeting, County Offices @ 10:00 a.m.
- C. July 12th, Managers meeting, County Offices @ noon.
- D. August 5th, FASD zoom meeting, @ 1:00 p.m.

FOURTH ORDER OF BUSINESS

Approval of Minutes

The Board received copies of the June 5, 2024, Minutes for review. There being no further questions.

ON MOTION by Butch Copeland, seconded by Phil Gentry with all in favor the minutes from June 5, 2024, Board meeting were approved.

FIFTH ORDER OF BUSINESS

Approval of Financials

The Board received copies of the June 2024 Financials for review. There being no further questions.

ON MOTION by Tim Roland, seconded by Butch Copeland with all in favor the June 2024 Financials were approved.

SIXTH ORDER OF BUSINESS

Treasurer

A. Updates

The District received deposits of \$189,131, \$30,509, and \$33,249 putting collections for the year at General Fund 105%, Lot Mowing 97%, and Village I 97%. The deposit for \$33,249 was for payment of County Held Tax Certificates.

B. Resolution 2024-10 Budget Amendment

Discussion was held on various line items in the Budget amendment.

ON MOTION by Butch Copeland, seconded by Tim Roland with all in favor Resolution 2024-10 was approved.

C. Audit Selection

The District received one proposal from Grau and Associates. They are the District's current auditor and specialize in governmental audits. Diane said she is satisfied with the service we receive.

ON MOTION by Tim Roland, seconded by Butch Copeland with all in favor to accept Grau and Associates proposal for auditing services.

D. Amendment No 3 SRF DW280531 Water Construction

The District requested an extension on SRF Loan for project construction to be completed by September 15, 2025. The first semiannual loan payment will begin March 15, 2026.

ON MOTION by Butch Copeland, seconded by Tim Roland with all in favor to request construction extension.

SEVENTH ORDER OF BUSINESS

Manager

A. Updates

There were no questions on the updates sent out by Joe.

B. 2nd draft of budget discussion

Joe reviewed several areas of the second draft and answered questions, primarily in Personnel. Phil recommended that the interest income be carried forward, and still give the Board the option of moving more funds forward at the public hearing next month.

C. Resolution 2024-09 Water Control Plan

Joe had previously met with each Board member to discuss the Water Control Plan process and Gene was in attendance to answer any questions. After a brief discussion it was agreed to develop a 10-year WCP.

ON MOTION by Butch Copeland, seconded by Phil Gentry with all in favor to adopt Resolution 2024-09 Water Control Plan.

D. Utility Policies and Procedures draft

Staff has updated the utility policies and procedures that had not been reviewed since 2017. The Board received copies of the updates and were encouraged to meet with the staff to answer any questions or concerns. It will be discussed at the public hearing in August.

E. Medians and Right of Way's

The County attorney is still reviewing the updated agreement for the District to continue to maintain the medians and right of ways.

F. Class Action Litigation, PFAS Chemical

The District was informed at the FASD Conference that we can be a part of a class action suit regarding the PFAS chemical in the water supply. There are no legal costs to the district, and the law firm is Lewis, Longman, who have been part of FASD for decades.

ON MOTION by Butch Copeland, seconded by Tim Roland
With all in favor to direct staff to complete the application for
PFAS class action litigation.

G. Sick Days

Discussion was held on employee sick days and staff will have more details at the next Board meeting.

EIGHTH ORDER OF BUSINESS

Attorney

Bill Nielander said he spoke to the Attorney General's Office and the case is continuing to move along.

NINTH ORDER OF BUSINES

Supervisor Requests

Butch asked if we should put a "Call for Vote" in the minutes.

Tim said he has had residents asking if the sewer costs would go down when the Eco apartments and APEX connected to the system. Joe responded that we would know by the August public hearing where things stand.

Tim asked staff to investigate putting a fence in at the ECO park to keep ATV's from driving over the berm.

Phil gave an update on the District Festival. There are 83 reservations, 6 food trucks, and 4 exhibitors scheduled.

After Butch Copeland requested The Breeze go electronic, both Apartments owner Brad Kortbein and resident Bob Rider requested it continue to be published, as it is a valuable tool. Joe noted that we are mandated to do a June issue regarding the Annual Water Report, and that an issue in January and June work along with monthly shortened versions that can go as an e-mail blast.

TENTH ORDER OF BUSINESS

Public Comments

Brad Kortbein of Spanish Moss ECO Apartments said he appreciated the Board members who attended the sneak peak of the apartments. They had 25 residents walk through and they received lots of positive comments. He hopes to get the CO on the apartments this month.

ELEVENTH ORDER OF BUSINESS

Next Meeting

- Wednesday August 14, 2024 @ 10:00 a.m.
 - Public Hearing on FY '25 Budget and Utility Rates and Fees, and Utility Policies and Procedures.

TWELVTH ORDER OF BUSINESS

Motion to Adjourn

ON MOTION by Butch Copeland, seconded by Tim Roland with all in favor, the meeting adjourned at 11:42 a.m.

Kay Gorham, Board Chair

Tim Roland, Secretary