

# SpringLake

## BREEZE

*Florida... the way it should be!*



### Meet Your Elected Officials

The Spring Lake Board of Supervisors are made up of five elected individuals: three Landowner Supervisors (3-year terms), and two Popular elected officials (4-year terms). It is their responsibility to provide oversight for the District finances, operations, and future planning. All current members are full time Spring Lake residents.

**TIM McKENNA:** First elected in 2011 Tim holds one of the four-year Popular positions and is currently the Chairman of the Board. Born in Washington, D.C. as the fourth of six children, the family moved to Hollywood Florida in 1966. He joined the Hollywood police department in 1977 and served for 27 years, retiring as a Detective. During that time, he earned an A.A. degree in criminal justice and a bachelor's degree in professional studies. He moved to Spring Lake in 2008 and is an avid golfer. Tim attends numerous functions in his role as Chairman and can often be seen driving his golf cart throughout the community and assisting residents. His term expires in January 2027.



**KAY GORHAM:** She and her husband Steve have been property owners in Spring Lake for 20 years and became full-time residents in 2015. Kay is a graduate of Central Michigan University with a degree in Business Management. She retired from the State of Michigan in 2010 after 33 years of service, 20 in management of information technology and human resources. Kay is currently on the Board of Directors of the Waterway Patio Homes and is employed by Sebring International Golf Resort. She enjoys golfing, reading, and traveling. She and Steve have 5 sons, 18 grandchildren, and 2 great grandchildren. Kay has held a Landowner position on the Board since 2019 and her new term expires in November 2024. She is the current Vice-Chairperson of the District Board.

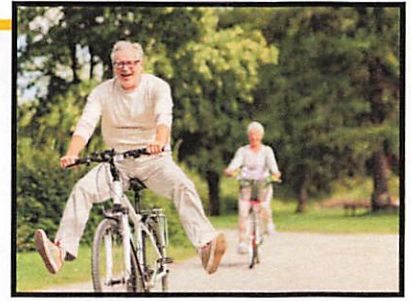
**SUE DEAN:** Sue is the senior resident on the Board, having moved to Spring Lake in 1973 where her parents bought a house in Village One. She and her husband Rusty built a home in 1989 and raised three children. She has 7 grandchildren. Rusty, who is deceased, was the Superintendent of the golf course and extremely popular with members and residents. Sue is an active member of the First Baptist Church of Lake Josephine and has been employed as a realtor with Re/Max Realty Plus since 2002. Her success has garnered a Realtor of the Year Award in 2017, Hall of Fame in 2021, 3 Congeniality awards, and yearly awards from Re/Max. Sue has served on several voluntary boards and contributed to many organizations. She joined the Board in 2020 and her term expires in November 2023. Sue is currently the Secretary of the Board.

**KEN KIRK:** Ken has had a lifelong interest in public service. He has served as a City Manager and Member of a Planning and Zoning Committee. He has served as a United Methodist Minister, acute care hospital chaplain, and 29 years as a United States Army Chaplain. He and his wife Jo are from Ohio and have been married for 49 years. Ken was a long-time volunteer fire fighter, emergency medical technician, and has been flying airplanes for almost 50 years. He currently serves as the Vice Chairman of the Highlands County Veterans Advisory Board. This is Ken's first term as a District Supervisor and holds a Popular elected position that will expire in January 2027.

**BUTCH COPELAND:** Originally from Martinsville, Indiana Butch started in the plumbing trade and then began a career at Indianapolis Power and Light. He started out as a power plant millwright maintenance man and became involved in the local union, starting as a Steward, then Chief Steward, Executive Board member, assistant business manager, and finally business manager. He retired in 2001 after 30 years as a supervisor. Bored with retirement he then started his own plumbing maintenance and repair service. He has been living in Spring Lake since 2013 with his partner, Linda Castle. Butch is starting his first term and holds a Landowner position on the Board thru November 2025.

## Sharing the Road with Cyclists

Florida Statute 316.2065 states that “every person propelling a vehicle by human power has all of the rights and all the duties applicable to the driver of any other vehicle” under the law. That means they should ride on the same side of the road as traffic heading that direction, NOT against traffic, and must obey all signals and signs. Bicycles are required to ride in a bicycle lane or as close to the right-hand edge of the road as possible. Bottom line....be cautious and respectful



## Spring Lake Facts and Figures

- Created in 1971, Chapter 71-699, Laws of the State of Florida
- Westinghouse Corp. the original developer
- Governed by 5 elected Board of Supervisors (33 different ones since 1971)
- Legislative District 55, Senate District 26, Congressional District 17
- The District interacts with over 50 local, state, and federal agencies.
  
- 3,825 residents and landowners
- 3,333 acres; 2,493 north of Rt. 98 and 840 south of Rt. 98
- District mowing program serves 1,320 lots and 133 acres.
- 36 miles of roadway, 16 miles of canals, 3 miles of levees
- 5 miles in length, east to west
- Land elevations vary from 65' on the west to 38' mean sea level to the east
- 10,000 + autos and trucks travel Rt. 98 thru Spring Lake daily
- 6 public parks, including the Bark Park and the ECO Park. Community center, tennis and pickleball courts, basketball courts, playgrounds, 5 pavilions, boat ramp/dock at Arbuckle Creek.
- District website over 15,000 page views per month: [www.springlakefl.com](http://www.springlakefl.com)
  
- Pump station has four 65,000 gallons per minute pumps (2 electric: 2 diesel)
- 2,305 acres served by the pump station in discharging storm water.
- 1,380 acres of off-site land served by the pump station.
- Over 1 Billion gallons of storm water was discharged during hurricane Irma, and 170 Million in a 32-hour period during IAN.
  
- 2 water plants and 1 sewer plant
- Just over 1,700 water meters and 320 sewer connections as of 1/1/23
- Over 1,000 ACH customers as of 1/1/23
- 400K gallon water storage tank, 250K gallon tank, 3 wells
- The Florida Aquifer underlies the entire District.



Board Chairman Tim McKenna welcomes new Supervisors Ken Kirk (L) and Butch Copeland (R)



Water breaks can be very troublesome and require quick response. Our staff is working with an infrastructure that was installed in the 1970's and breaks are a common occurrence. Unfortunately, we cannot uncover a problem before it occurs. We will do our best to inform residents of water breaks and any boil water notices. Call the District office if you notice any broken pipe or large amounts of water collecting on the ground.



Spring Lake resident Don Elwell takes the oath of office with his wife Sheri. Don was elected to a four-year term on the County Board and will be a key liaison between District projects with developers and the County.

## Board Approves Resolution on Utilities

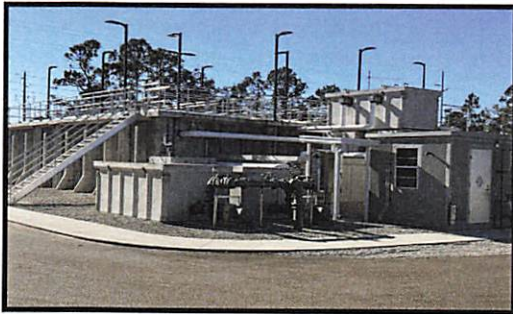
The District has received millions of dollars for the construction of a sewer plant, the renovation of a second water plant, extension of water lines into Pinedale Estates, and numerous infrastructure upgrades and repairs. As a result of the State funding we received, the District Board signed agreements with the State of Florida to have adequate reserves. The Florida Department of Environmental Protection (FDEP) engages Florida Rural Water Association (FRWA) to conduct a required Annual Fiscal Sustainability Plan for utility rates and fees. The District Board has a legal responsibility to abide by the FDEP agreements, and establish the rates, fees, and reserves recommended by FRWA.



Primary Water Plant

Resolution 2023-01 was presented and approved at a Public Hearing on November 9, 2022, at the Annual Landowners meeting. It reads:

**NOW, THEREFORE, BE IT RESOLVED THE DISTRICT BOARD SHALL ADOPT THE RECOMMENDED FRWA FISCAL SUSTAINABILITY PLAN AND YEARLY UPDATES, UNLESS A SUPER MAJORITY (4) OF THE SUPERVISORS CHOOSE TO MODIFY OR REVISE THE RATES AND FEES AT A DULY NOTIFIED PUBLIC HEARING. BE IT FURTHER RESOLVED THAT REVOKING THIS RESOLUTION SHALL TAKE A SUPER MAJORITY (4) VOTE AT A DULY NOTIFIED PUBLIC HEARING. THIS RESOLUTION SHALL BECOME EFFECTIVE THIS 9<sup>TH</sup> DAY OF NOVEMBER 2022**



Wastewater Treatment Plant

The next public meeting to review utility rates, fees, and policies will take place on Wednesday, August 9, 10:00 a.m. at the District Office. This discussion is part of the total FY '24 budget review, with new rates and fees going into effect October 1, 2023.

## Raceway Announces 2023 Events

While the Annual March 18 Mobil 1 Twelve Hours of Sebring headlines activities at Sebring International Raceway, additional events have been announced by Executive Director Wayne Estes, totaling 35 days and 15 separate weekends. In addition to ticketed events, nearly 300 total days of on-track activity draws hundreds of thousands of spectators, drivers, crews, and families.

February 10 – 12	Central Florida SCCA Regional Road Race and Enduro
February 23 – 26	SVRA Trans Am SpeedTour
March 15 – 18	SuperSebring, includes the 12 Hours
March 23	Porsche Spring Challenge
May 20	US Drift Circuit Season Opener
July 22	US Drift Circuit
August 26 – 27	US Drift Circuit
September 2 – 3	Central Florida SCCA Regional Road Race and Enduro
September 22-24	Fanatee GT World Challenge America
October 28	US Drift Circuit
November 10-12	World Racing League Eastern Championship
November 11	US Drift Circuit
November 24-26	Central Florida Regional SCCA Road Race and Test Day
Nov. 29-Dec. 3	Alan Jay Automotive HSR Sebring Classic



Further information is available at [www.sebringraceway.com](http://www.sebringraceway.com) or 863-655-1442

# SPANISH MOSS ECO APARTMENTS

This is the first of four 52-unit buildings. Spanish Moss ECO Apartments will be prominently located on approximately 22 acres located along HWY 98 accessible from Duane Palmer Blvd. This development includes many mature Live Oak Trees that are adorned with beautiful Spanish Moss. These trees and moss will be protected and preserved to compliment the development that bears its name. There will be a total of four 52 unit, 2 story, 27,275 sq ft, slab on grade, fully fire sprinklered apartment buildings arranged on the site. Each building has an apartment mix of 27-2 bedroom and 25 1-bedroom living units, open air court yard with barbequing patios and landscaping, there is a screened in porch area at the main entrance and the community room for socialization. There are a limited number of enclosed rental garages (15X22) also be available.



The Spanish Moss ECO Apartment buildings are being developed with living efficiency at the forefront of the design process. The exterior colors have their roots in complimenting the Live Oak trees with the Spanish Moss and are light colors to minimize heat gain.



The exterior walls are 4 ½ inch thick structural insulated panels (SIPS) are nearly 3 times better insulated than most walls in Florida. These walls have a wind rating up to 180 mph. These units will provide a safe haven during storms. The roof of the building is filled with fixed solar panels that provides the electrical energy that used within the building. Every unit has its own high efficiency, electric heat pump type mini-split air conditioning unit.

The kitchen is fully furnished with Energy Star refrigerator, electric range, dishwasher, combination range hood microwaves, clothes washer and electric dryers that vent directly to the exterior. All of the

flooring is a direct glue down luxury vinyl tile for ease of cleaning and limits slip and stumble hazards. The units have handicap accessible entrances for convenient access from all the site amenities to every apartment. An elevator is provided for access to the 2<sup>nd</sup> floor living units.

The expectation is that these units will be in high demand with the other three buildings being built over the next two years. The project includes a total of 208 residential units; 100 – 1 bedroom and 108-2 bedrooms. The ground floor in each building features a screened porch near the main entrance for protected outdoor activities and socialization. Resident's mail is provided at exterior cluster boxes



located at each end of the building near the entry door to the building. These buildings are non-smoking and secured. Residents access their living unit via a central corridor. There is an internet-based building access system located at the Main Entrance near the Managers Office to allow residents to buzz in

# SPANISH MOSS **ECO** APARTMENTS

## 1 AND 2 BEDROOM APARTMENTS AVAILABLE



**Reserve Yours Now**

Visit us online at [www.EcoLivingFlorida.com](http://www.EcoLivingFlorida.com)  
**941-626-9995**

deliveries, guests and visitors. Each apartment has its own high-speed fiber-optic network wifi. Residents will not need to carry a key as their phone will provide access into the building and the apartment. The apartments can also be monitored for heating and cooling from anywhere in the world. These buildings are secure and have a monitoring system that allows access for guests and or other delivery individuals.

We are including 100% of all amenities and utilities in rent; stove, dishwasher, refrigerator, microwave, disposal, sewer, water, domestic hot water, all unit air conditioning, unit electricity, and Internet. The resident will have no utility costs, the rents range from \$1995 to \$2450.

All of the materials that have been selected are environmentally friendly, we also will include hard surfaces in the kitchens and bathrooms such as quartz kitchen countertops and molded marble in the bathrooms.

We are estimating that the apartments will be available for renting early fall 2023.

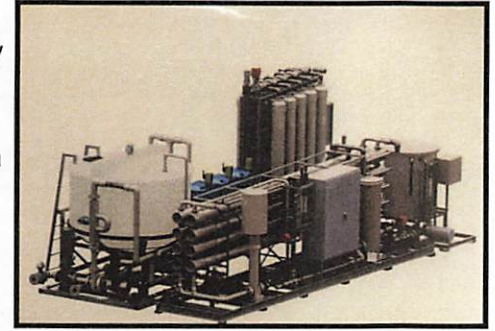
For information about the Spanish Moss Eco Apartments call us at (941)626-9995 or visit our website at [www.EcoLivingFlorida.com](http://www.EcoLivingFlorida.com) for tracking progress of the Spanish Moss Eco Apartments and to be put on the list for leasing applications.

# SPANISH MOSS **ECO** APARTMENTS

## Spring Lake Secures Major Field Test

ECO World Water Corporation, located in Ft. Lauderdale, has a patent for an innovative wastewater treatment process. The unit has performed successfully in African and Central American countries. In seeking a permit for the equipment to be used in the United States it must be field tested under very specific guidelines prior to the Florida Department of Environmental Protection approving it for use.

Starting in April of 2022 District Engineer Gene Schriener began working with ECO Water to secure the field test for Spring Lake. District Manager Joe DeCerbo got involved in June and several meetings were held, information shared, and a site visit made in September. When it was announced that Spring Lake was chosen from among many cities as the site, the Board of Supervisors gave unanimous approval



to sign a letter of intent and have the equipment installed. Without going into all the engineering specifics of the process, here is the main benefit. While the current plant must discharge its effluent onto acres of land, which is costly, the effluent from this equipment is so pure that it can be discharged into a canal, pond, lake, or other waterbody, greatly reducing the cost. The field testing will determine if the quality of the effluent can be discharged into the water body. The equipment will be placed behind our plant and the effluent will be tested before it goes into our existing plant. When permitted, this equipment will not need a plant to discharge its effluent, it will go straight to the water body.



FDEP Regional Director Jennifer Nelson Carpenter with District Manager Joe DeCerbo (right), and Utility Superintendent Israel Serrano. Jennifer toured the field test site and discussed the process with our staff.

This has an incredible future impact on the treatment of wastewater and is a game changer for Spring Lake, as we already know that our current facility will not be adequate to meet future development needs. Our engineer has estimated a new plant will cost close to \$12 million, but our letter of intent with ECO Water allows us to purchase the equipment, when permitted by FDEP, for just under \$2.2 million

and would give the District a 345,000 gallons per day operation as opposed to the 80,000 gallons we currently have. With this lower equipment cost, and the addition of new residential and commercial customers, rates for wastewater will start to decrease substantially.



This project has garnered interest from several highly placed officials who understand the implications for all of Florida. State Senator Erin Grall, State Representative Kaylee Tuck, and FDEP Regional Director Jennifer Carpenter have already visited Spring Lake for an orientation to the system and will remain involved as the project seeks permitting from FDEP. These photos show their visit to the District.

State Senator Erin Grall is very interested in the results of the testing and the potential impact on the entire State



Rep. Kaylee Tuck learns about field testing

Single family homes and duplexes continue to move forward. Developers continue to purchase water meters at a record pace.



Cocktails, snacks, and watching the sunset at the ECO Park! Many residents get together and take advantage of this great meeting place with their friends and family.

Water Plant #2 close to completion



## History of the Breeze

When Westinghouse Corporation established Spring Lake, a publication was produced in the mid 70's on a quarterly basis and lasted for 10 years. When the company sold their remaining lands in the mid 80's the publication ended.

In 2007 a discovery was made of several old editions of The Breeze and the start of our "history and revival project" began. All the early articles and pictures were recorded, and they formed the basis of our 50<sup>th</sup> Anniversary Booklet that was published in 2021. From 2007 thru 2009 The Breeze was published in newspaper form by a company in Ft. Myers, and advertising paid the printing and mailing costs. In 2010 Creative Printing, in Sebring, took over publishing. The District Manager provides the copy, and Creative does the graphics, layout, printing, and mailing. The Breeze is not mailed on any set schedule but gets printed when there is enough pertinent news and information to report. It is mailed to every resident who has a water account, and landowners who own vacant lots can request to be put on the mailing list. It is probably only a matter of time before The Breeze will only be available electronically, but for the time being we will continue as is.

Every issue of The Breeze, as well as the 50<sup>th</sup> Anniversary booklet, can be viewed on the District website at [www.springlakefl.com](http://www.springlakefl.com) Along with the past issues, there is a pictorial section that contains hundreds of old pictures going back to the 70's. Going thru all the issues is truly an historical journey, and being on the website ensures that future generations will enjoy reading the history of Spring Lake.

## Developers Reserve Utility Capacity

With two water plants, guaranteeing service to developers is no problem. The same is not the case with wastewater, as our current plant has a daily capacity of 80,000 gallons. Developers who want to guarantee sewer is available must submit a 50% deposit on the capacity that is approved by our Utility staff. That request is brought to the Board of Supervisors, who vote on accepting the commitment. In the last 90 days the District has received just over \$300,000 in reservation fees. The article discussing the field testing of a new wastewater system explains the potential of the District expanding its current capacity. When permitted, the District's new equipment will add 345,000 gallons per day to our system. Readers can view developer progress on our website by looking at the Board packets.

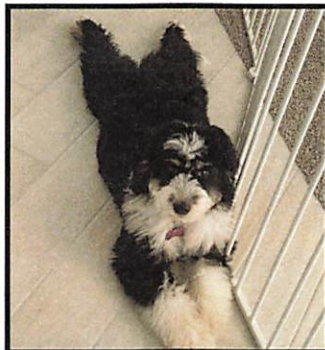
## Festival a Huge Success

The Annual Spring Lake Festival held in October was the largest ever conducted. More than 1,800 people visited over 100 vendors, a Developer Showcase, exhibitors, food trucks, contests, and demonstrations. Resident Phil Gentry led this cooperative venture with the Improvement District and the Spring Lake Property Association. Mark your calendars for next year's event: **SATURDAY, OCTOBER 28, 2023**



Debris pickup after IAN was slow, but District staff assisted the County and got the job done

*Our fur babies continue to find happiness not only with their owners, but at the BARK PARK. Thank you to all owners who take good care of the park*

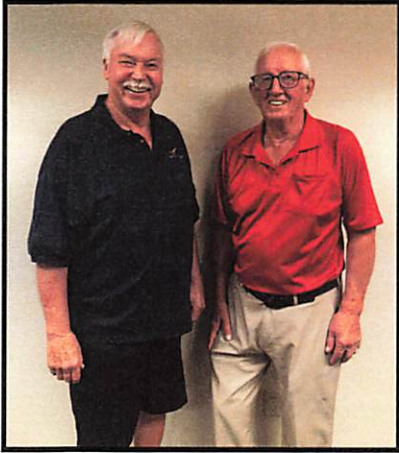


Generator being installed at Water Plant #2 as part of the renovation and upgrading project. This back up plant is located on the west side of the District on the site of the former power plant.

## IMPROVEMENT DISTRICT

115 Spring Lake Blvd.  
Sebring, FL 33876  
863.655.1715 phone  
863.655.4430 fax

## Thank You For Your Service



The District lost 31 years of government service with the recent resignations of Brian Acker (pictured left), and Bill Lawens. Brian held a popularly elected seat on the Board since 2006 and Bill a landowner position since 2007. Both men were highly dedicated to the oversight of the District and diligent in their efforts to represent constituents. They served multiple terms as Board Chairman, and led working groups: Brian specifically with finances, and Bill with personnel. Back when they joined the Board the District had organizational items that needed to be fixed including policies, procedures, standards, engineering, and legal. Regardless of what was asked of them, they performed with diligence, commitment, and integrity. Their dialogue at meetings will be missed, and they leave the Board knowing they made an impact on the District. Brian plans to remain in Spring Lake, but Bill and his wife have sold their home and will be moving back to Michigan to be with children and grandchildren. The District owes a huge THANK YOU to Brian and Bill, and we wish them luck in the coming years.

## District Safety Grant

One of the District's insurance carriers, Preferred Government Insurance Trust, awards safety grants to government agencies who excel in safety training for their staffs. The grants help to offset the costs of the training. Pictured above, Board Chairman Tim McKenna accepts a check for \$2,259.25 from PGIT representative Pam Hancock. Over the years the District has secured almost \$10,000 from PGIT because of our excellent safety record and training.



## Library Services Coming to Spring Lake

Through a partnership with the District and the Highlands County Board of County Commissioners, the Highlands County Library System has formally announced exciting news for our community.

The Library will be installing a new resource called the ILS AutoLend Library. The AutoLend will resemble a snack machine but will contain library materials. Using a free Heartland Library Cooperative Library Card, and by pressing a few buttons, residents will be able to borrow anything from books to movies to games to internet hotspots: all in Spring Lake. The machine will be located on the outside wall of the west end of the Community Center, next to the parking area. It will be enclosed, and several picnic tables and benches will be provided if people want to sit and review their books or other items.



In anticipation of this new service, library staff will be available at the Community Center on **THURSDAY, FEBRUARY 9<sup>TH</sup>, FROM 6:00 P.M. TO 8:00** to register new patrons, update current members, discuss the installation of the machine, and answer questions.

For more information or questions, contact Vikki Brown at 863-402-6716 or at [vikki@myhlc.org](mailto:vikki@myhlc.org).

For the latest news and events... visit [www.springlakefl.com](http://www.springlakefl.com)