

**MINUTES OF MEETING
SPRING LAKE IMPROVEMENT DISTRICT**

The Landowners meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday November 11, 2020 at 10:00 a.m. at the District Office, 115 Spring Lake Boulevard, Sebring, Florida. The regular meeting immediately followed.

Present were:

Tim McKenna	Chairman
Bill Lawens	Vice Chairman
Kay Gorham	Secretary
Brian Acker	Asst. Secretary
Melony Culpepper	Asst. Secretary

Also, present were:

William Nielander	District Attorney
Joe DeCerbo	District Manager
Clay Shrum	Director of Operations
Diane Angell	District Administrator

Residents & Guests	"See Sign in Sheet"
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FIRST ORDER OF BUSINESS

Call to Order and Pledge

Chairman McKenna called the meeting to order and led the Pledge.

SECOND ORDER OF BUSINESS

Convene Annual Landowners Meeting

A. Appoint District Manager to conduct meeting

Tim McKenna appointed Joe DeCerbo to conduct the landowners meeting. He also noted for the record that the Landowner Election was duly noticed in the local newspaper.

B. Determine number of voting units present and hold election

Joe polled the landowners in attendance. There were 369 voting units represented.

Joe asked who was seeking a seat on the Board, and how many votes they have. Sue Dean presented Joe with a proxy representing 356 votes.

THIRD ORDER OF BUSINESS

Reconvene Regular Board Meeting

A. Certifying results of election (Diane)

Diane said she had certified the voting units represented.

B. Motion to accept Certification Resolution

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor Resolution 2021-01 Canvassing and Certifying the results of the Landowners Election was approved.

C. Candidate is seated and Board Attorney gives Oath of Office

Bill Nielander recited the oath of office to Sue Dean and she accepted the position of Board Supervisor of Spring Lake Improvement District. This Board position is a three-year term that runs through November 2023.

FOURTH ORDER OF BUSINESS

Nomination for officers of the Board

A. Chairman

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor to name Tim McKenna as Board Chairman

B. Vice Chairman

ON MOTION by Brian Acker, seconded by Kay Gorham with all in favor to name Bill Lawens as Vice Chairman

C. Secretary

ON MOTION by Bill Lawens, seconded by Brian Acker with all in favor to name Kay Gorham as Secretary

FIFTH ORDER OF BUSINESS

Upcoming Meetings, Events, Correspondence

- A. November 14th, Race Day
- B. November 18th, SRF Board meets to approve projects
- C. November 26th – 27th, Thanksgiving Holiday, Office closed
- D. December 3rd, 50th Anniversary Planning Meeting, 11:45 District Office
- E. December 9th, Holiday Gathering, 6:00 p.m. (RSVP by December 1st)

Letter from Penny Ogg said “Thank you for being a supporter of the Election process in Highlands County.”

Linda Malie called and said, “Thank you to Matt and Kyle for handling her water leak on October 20th so quickly and efficiently.”

SIXTH ORDER OF BUSINESS

Approval of October 14, 2020 Minutes

The Board received copies of the October 14, 2020 Minutes for review. There being no further questions.

ON MOTION by Kay Gorham, seconded by Brian Acker with all in favor the Minutes from October 14, 2020 meeting were approved.

SEVENTH ORDER OF BUSINESS

Approval of October 2020 Financials

The Board received copies of the October 2020 Financials for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor the October 2020 financials were approved.

EIGHTH ORDER OF BUSINESS

Treasurer Report

A. Update

Diane said that FL Class interest is 0.23%. An assessment deposit was received in the amount of \$31,904 and collections for the year are General Fund 3%, Lot Mowing 2%, and Village I Parks 4%.

Diane said that work on the Fiscal Year 2020 audit is progressing.

NINETH ORDER OF BUSINESS

Manager Update

Joe reported that SRF meets a week from today and they have received the final document they needed from DEP in Fort Myers.

Joe said that with the upcoming Holidays we had been approached about the use of the Community Center. Due to the cleaning responsibilities the staff recommends keeping the center closed until January 15th as planned. The Board agreed.

TENTH ORDER OF BUSINESS

Attorney

A. Surplus Land Closing

H2 with Signature H Group addressed the Board about their commitment to the community. The uncertainty of capital markets has made it difficult. They are committed to the property and anticipate closing once things get resolved.

ON MOTION by Kay Gorham, seconded by Brian Acker with all in favor to grant Signature H Group a 120-day extension on the surplus land sale contract.

B. Comcast Building Closing

Bill reported that we had received a contract from Comcast Cable. They are requesting a \$10,000.00 deposit and to split closing costs. The Board directed Diane to cut a check to Nielander Law Trust and have Bill proceed with closing the deal with Comcast.

C. Legal Update

Bill said the EEOC is progressing.

Bill said we received a letter yesterday from Persoon, Cohen & Mooney. The Board needs to decide if they want to hire an attorney who has water rights experience, or a local attorney. Brian Acker said he would prefer we use an outside attorney with water rights experience other than local since this deals with the Airport. Bill Lawens asked about Terry Lewis who works with FASD.

After discussion, the Board directed staff to investigate local attorney's and come back to the Board with options. This will be an agenda item for the December meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Tim McKenna said this was the last meeting before the Holiday gathering if the Board wished to discuss a Holiday bonus for staff.

ON MOTION by Brian Acker, seconded by Kay Gorham with all in favor to give the staff a \$300 holiday bonus was approved.

Kay thanked Clay for helping her with a water issue at one of the rental units.

Tim thanked Clay for helping to get some brush clearing done.

Clay said we have a good team.

TWELFTH ORDER OF BUSINESS

Public Comments

Karen Palino said that her house is full of Christmas things and she will begin working on decorating the entrances. She thanked Sue Dean for her donation of a new Joy decoration that will be placed by the Christmas Trees in the Park.

THIRTEENTH ORDER OF BUSINESS

Next Meeting

The next meeting will be held Wednesday, December 9, 2020 @ 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS

Motion to Adjourn

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor the meeting was adjourned at 10:40 a.m.

Kay Gorham, Secretary

Tim McKenna, Chairman