

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, September 9, 2020, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

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

Also present were:

Bill 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**

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

**SECOND ORDER OF BUSINESS**

**Upcoming Meetings/Events/Correspondence**

Penny Ogg said "I wish to extend my sincere gratitude to the use of your facility as a polling location for the voters during the recent Primary Election, held on August 18, 2020. It is a pleasure to serve our community together with partners and organizations such as yours."

Connie Hardee said "Thank you Joe and all your SLID employees. You all do a fabulous job. You are appreciated."

Grace and Dave Hitt said "The new street lights are wonderful. They project the light where it is needed and we find them to be less intrusive. Thank you, Joe, for providing this community with a much-needed improvement. We thank you and the Board for all the positive things you do for Spring Lake. We have seen so many great improvements in the 25 years we have lived in the community. Especially, many of which were instituted the last years. Thanks, and we are proud to live here."

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from August 12, 2020 for review. There being no further questions.

ON MOTION by Kay Gorham, seconded by Melony Culpepper with all in favor the minutes from August 12, 2020 Board meeting was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Financials**

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

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

**FIFTH ORDER OF BUSINESS**

**Treasurer Report**

**A. Update**

Assessment deposit of \$1,312.00 was received. Collections for the year are General Fund 91%, Lot Mowing 91%, and Village I Parks 105%. FL Class interest is 0.35%.

**B. Resolutions**

Diane stated she had several resolutions to present to the Board adopting the final budgets and the General Fund, Lot Mowing, and Village I Parks Assessments and Fiscal Year 2021 Utility Rates and Fees.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor Resolution 2020-10 Adopting the Final Budgets for Fiscal Year 2021 was approved.

ON MOTION by Melony Culpepper, seconded by Brian Acker with all in favor Resolution 2020-11 Levying a GF Maintenance Assessment of \$291.36 per unit was approved.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor Resolution 2020-12 Levying a Lot Mowing Assessment of \$140 per lot, \$180 per commercial acre was approved.

ON MOTION by Bill Lawens, seconded by Brian Acker with all in favor Resolution 2020-13 Levying a Village I Parks Assessment of \$56.67 per unit was approved.

Bill Lawens said that he would like to see Village I pay higher utility fees than the rest of the District. Clay said out of District rates can be discussed the next time we review them.

Discussion was held on the wording in Section A for Water and Wastewater Capacity Fees in Exhibit A. Multiple Family Apartment, Small Village, and Resort Cabin Villas will be combined and listed as planned development.

ON MOTION by Kay Gorham, seconded by Brian Acker with all in favor Resolution 2020-14 adopting Utility Rates and Fees for FY 2021 as amended was approved.

**SIXTH ORDER OF BUSINESS**

**Manager**

- A. Motion to approve Resolution 2020-16 Pledge Revenues SRF

This resolution is a requirement of the SRF Loan process. The District must pledge revenues for Drinking Water Construction.

ON MOTION by Brian Acker, seconded by Melony Culpepper with all in favor Resolution 2020-16 Pledge Revenues for Drinking Water Construction SRF was approved.

B. Motion to approve Fiscal Year 2021 Meetings and Holidays.

Board members were given a copy of the Fiscal Year 2021 Meetings and Holiday schedule. There is no conflict in June for the FASD Conference in June. A copy of the Meeting Schedule will be published on the website.

ON MOTION by Bill Lawens, seconded by Melony Culpepper with all in favor to approve FY'21 Meetings and Holidays as presented.

C. Motion to approve Resolution 2020-15 Comp Time

Joe explained that this Personnel Policy simply states what the practice has been with non-exempt personnel over the years. Will avoid Auditor issues as well.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor to approve Resolution 2020-15 Comp Time.

D. Old WWTP and Fire Hydrants

Clay reported that work continues on removing the old Wastewater Treatment Plant. The contractor completed filling in the ponds, When the area dries up some they will begin grading.

Clay said you may have noticed some shiny fire hydrants in the community. 161 of the 223 fire hydrants have been flow tested and had maintenance performed. The project should be completed by the end of next week.

E. Inter-local with County on debris removal

No fiscal impact to the District and will be handled like IRMA. A new interlocal will be put in place for 2021.

ON MOTION by Bill Lawens, seconded by Brian Acker With all in favor to allow Board Chairman to sign the Inter-Local agreement with Highlands County on Removing storm debris.

F. Update of Airport project

(e-mail attached)

After Board discussion it was agreed to contact Counsel and resurrect litigation. Bill Nielander will speak to David Jackson on the parameters of the lawsuit and costs.

**SEVENTH ORDER OF BUSINESS**

**Attorney**

A. Surplus Land Closing

We are moving forward and this project will close by the end of the month.

B. Comcast Building

We finally have a good contact and hope to have some good news regarding this building by the next Board Meeting.

C. Legal Update

Attorney Nielander reported to the Board that we have received an EEOC Complaint.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Melony Culpepper informed the Board that she received a promotion to Planning Supervisor with Highlands County. She does not want to have a conflict of interest and would not be seeking re-election to her Board Seat. She felt she would better serve the residents of Spring Lake as the liaison with the County. She thanked the Board and said that she would attend the monthly meetings as the County representative. Tim McKenna thanked her for her service and that she had been a big asset to the Board. Everyone congratulated Melony on her promotion.

Tim McKenna said that he would not be able to attend the next Board meeting.

**NINTH ORDER OF BUSINESS**

**Public Comments**

Arlene Klingbiel congratulated Melony and said she was sad to see her leave the Board. She also complimented the District on the website. It is very informative and easy to find things.

**TENTH ORDER OF BUSINESS**

**Next Meeting**

The next meeting will be on Wednesday October 14, 2020 @ 10:00 a.m.

**ELEVENTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Melony Culpepper, seconded by Kay Gorham with all in favor the meeting adjourned at 11:00 a.m.

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Tim McKenna, Chairman

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Kay Gorham, Secretary

**Your Text of Yesterday**

Mike Willingham <mike@sebring-airport.com>

Thu 9/3/2020 9:10 AM

To: Joseph DeCerbo <jdecerbo@springlakefl.com>

**Good morning, Joe:**

As you know, we have been in negotiation with Star Farms to acquire real property for runway extension. To lessen impact to Star Farms operation and to significantly reduce acquisition costs, we looked at relocating their master stormwater facility to Airport property. This approach has been rejected by Star Farms. We cannot force them to construct master pond off-site (even in a taking action).

As you know, we were looking at ways to use your stormwater infrastructure to compensate for real property lost to construction of replacement master pond on Airport. As this idea is off the table, it is no longer necessary to pursue joint use of infrastructure for runway extension project. Of course we can continue to work on mutually beneficial opportunities as they occur in future.

Hope this finds you and yours well and do let me know should you have questions.

**Mike Willingham**

Executive Director

Sebring Airport Authority / 128 Authority Lane / Sebring FL. 33870

Direct: (863) 314.1300 / Fax: (863) 655.6444

Website / E-Mail