MINUTES OF MEETING
SPRING LAKE IMPROVEMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, December 10, 2025, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Butch Copeland	Vice Chair
Tim Roland	Secretary (via telephone)
Phil Gentry	Asst. Secretary
Troy Marsh	Asst. Secretary

Absent: Kay Gorham, Board Chair

Also, present were:

Bill Nielander	District Attorney
Joe DeCerbo	District Manager
Israel Serrano	Deputy Manager
Diane Angell	District Administrator
Residents & Guests	"See Sign in Sheet"

FIRST ORDER OF BUSINESS **Call to Order**

Butch Copeland called the meeting to order and led the pledge.

SECOND ORDER OF BUSINESS **Upcoming meetings, events, correspondence**

A. December 15th, Sandy Neal, Utilities Director, here 10:30
B. December 17th, Holiday Lunch, Community Center, 1:30
C. December 24th – 26th, Office closed, Christmas
D. January 1st – 2nd, Office closed, New Year's

THIRD ORDER OF BUSINESS **Approval of Minutes**

The Board received copies of the minutes from November 12, 2025, for review. There being no further questions.

> ON MOTION by Tim Roland, seconded by Phil Gentry with all in favor the minutes from November 12, 2025, Board meeting was approved.

FOURTH ORDER OF BUSINESS **Approval of Financials**

The Board received copies of the November 2025 Financials for review. There being no further questions.

ON MOTION by Tim Roland, seconded by Troy Marsh with all in favor the financials from November 2025 were approved.

FIFTH ORDER OF BUSINESS **Treasurer Report**

A. Update

Deposits totaling $589,919 were received and tax collections for the year are General Fund 41%, Lot Mowing 26%, and Village I 49%.

B. Resolution 2026-04 Lake Istokpoga Management

Resolution 2026-01 FY 2026 is to appoint Israel Serrano as the voting member, and Joey Sliva as the alternate for the Lake Istokpoga Management Committee.

ON MOTION by Tim Roland, seconded by Troy Marsh with all in favor Resolution 2026-04 Lake Istokpoga Management Committee was approved.

C. Resolution 2026-05 Electronic Sign

Resolution 2026-05 is a budget amendment for FY 2026 for the new Electronic Sign at the Spring Lake Boulevard entrance.

ON MOTION by Troy Marsh, seconded by Phil Gentry with all in favor Resolution 2026-05 was approved.

D. FY 2026 Budget

Diane requested a motion from the Board to move funds in several line items in the budget from Unreserved Funds and Renewal and Replacement.

ON MOTION by Tim Roland, seconded by Troy Marsh with all in favor to move funds in FY 2026 Budget was approved.

SIXTH ORDER OF BUSINESS **Manager**

A. Special Presentation

Joe presented retiring Raceway Executive Wayne Estes with a Proclamation from the Board recognizing his 10 years at the track. He introduced the new Executive, Matt Muha.

B. Updates

There were no questions from the Board regarding the written updates.

C. Supervisor Guides

Joe distributed the revised sections of the Guides and urged the Board to discard the old items.

D. Staff Licenses

Joe informed the Board that Israel has given three staff members until the end of February to secure their mosquito licenses or forfeit any salary increases and reimburse the District for their training.

E. Review of District FY timetable

The Board was satisfied with the current financial policy on this item.

SEVENTH ORDER OF BUSINESS **Attorney**

Bill Nielander updated the Board on the Airport's appeal and reviewed the process.

***The Board meeting was recessed after the Seventh Order of business.

ON MOTION by Troy Marsh, seconded by Tim Roland with all in favor to recess the December 10, 2025 Board meeting until 9:00 a.m. on December 17, 2025.

EIGHTH ORDER OF BUSINESS **Golf Course Land Option**

Board Chair Kay Gorham read a statement that is attached to these minutes. Joel Schachter answered numerous questions from the Board and the public and it was agreed that Joel would put together a new plan and meet with Kay, Joe, and Israel for presentation at the January 14 Board meeting.

NINTH ORDER OF BUSINESS **Parks Master Plan Update**

Tim updated the Board on the status of the Bark Park and Arbuckle Creek Park renovations. Equipment should arrive later this month.

TENTH ORDER OF BUSINESS **Supervisor Requests**

There being none.

ELEVENTH ORDER OF BUSINESS **Public Comments**

There being none.

TWELVTH ORDER OF BUSINESS **Next Meeting**

The next meeting will be on Wednesday January 14, 2026 @ 10:00 a.m.

THIRTEENTH ORDER OF BUSINESS **Motion to Adjourn**

ON MOTION by Butch Copeland, seconded by Tim Roland with all in favor the meeting adjourned at 11:27 a.m.

Kay Gorham, Chair

Tim Roland, Secretary

Kay Gorham
Chairperson
December 17, 2025
9:00 a.m. Board meeting recessed from Decembre 10

Since this is a very important agenda item that we will be discussing, I have written my opening remarks to ensure that they are accurately on the public record, and to ensure appropriate transparency.

We have been discussing the purchase of golf course land for a number of months, ever since Joel was approached by a potential buyer. He was aware of the Districts water control plan, as well as the District wanting to protect the land from future unfavorable development. He approached us with an option to purchase approximately 200 acres of land, but not the golf, food, or beverage components. Nor the golf course facilities. We have all met one on one with Joel on at least two occasions and reviewed his various proposals.

Today is the first opportunity that all five of us can sit at the table with Joel and discuss this land purchase option. The most difficult part of this discussion is the fact that the true impact of our decision will affect several future generations of Spring Lake residents. Ensuring land is available for future stormwater rules and regulations and protecting the land from unfavorable development are both going to dictate the future growth of our community.

We will not have any public comments or input until after all Supervisors have asked their questions. After that I will entertain comments from the public.

Finally, let me state that the minutes of this agenda item will be a very short summary of our discussion and will state that a recording is available upon request. Any motions will be duly recorded in the minutes.

I would like to start by welcoming Joel and ask him to give a formal overview for the record. Afterwards, each of us can ask our questions.

With that, Joel you have the floor.