



# Spring Lake BREEZE

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



## Festival Reception

The Sebring International Golf Resort will be sponsoring a reception the night before the Festival on Friday, October 27, from 5:00 – 7:00 p.m. at their newly renovated banquet and special events center, formerly the Resort restaurant. Additionally, the popular Speakeasy will receive guests as well. Complimentary appetizers will be provided, along with a cash bar. Plan to attend and see Spring Lake's only large event center and mingle with neighbors, friends, developers, and vendors who will have booths at the Festival on Saturday. No tickets or reservations are required.

SAVE  
the  
DATE

Spring Lake  
Festival  
*Saturday*  
October 28

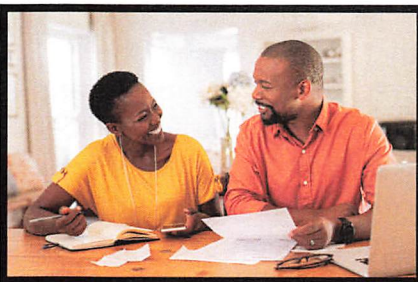
10 am - 6 pm

Pine Breeze Park

## Largest Festival Ever!

This year's event will surpass all others with over 100 vendors; food trucks; Oktoberfest tent; farmers market; car show; fishing contests; inflatables for kids; contests; games; music; exhibits; and fun, fun, fun! Our thanks to the Festival planning committee, the Improvement District staff, the Spring Lake Property Association, and Mr. Festival, Phil Gentry, for his leadership and organization.

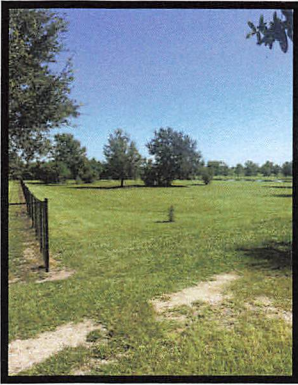
## Fiscal Year 2024 Assessments, Rates, and Fees



If you were living in Spring Lake in 2007 your annual assessment was \$284.80 per unit. There were years in between 2008 and 2023 that assessments fluctuated, and in 2021 the assessment was \$291.36. Thanks to the District Board and staff being good stewards of resident's taxes, the FY '24 assessment has been set at \$289.96 per unit or acre. All in-district utility rates and fees for both water and sewer remain the same, and newly instituted out-of-district for water and sewer increased 10%. A full copy of the budget can be viewed on the District website, or you can come to the District Office.



## Expansion of Parks



The District has made an application to the Florida Recreation and Development Assistance Program (FRDAP) to utilize the several acres of land east of the Bark Park. The grant request to FRDAP includes a covered playground; a shelter like the current one; picnic tables; grilles; benches; and the beginning of a Nature Trail that will go west towards the ECO Park.

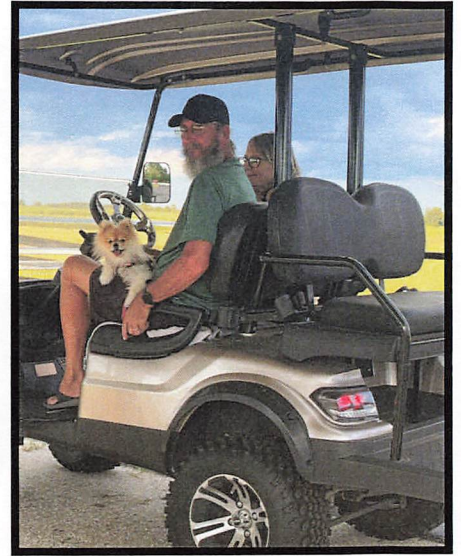
A second grant request has been sent to FRDAP for the renovation and upgrading of Arbuckle Creek Park to include enhanced boat ramp and dock; playground items; restroom; and repairs and replacement of other items.

The District is expecting to hear from FRDAP within the next several months and if approved, the District Board will review the funding agreements and proceed accordingly. Additional parks and recreation expansion programs are in the development stages.



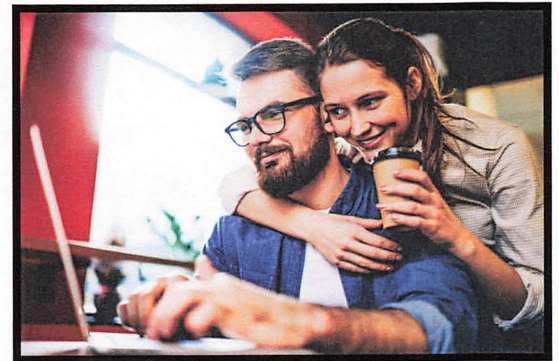
*Joe and Linda Turk with Dickens*

*Ron and Kathy Gatton take Annie for a ride around the ECO Park*



## High Speed Internet Update

Most residents have approached, or soon will, their one-year anniversary with COMCAST. Unless you contact Xfinity direct, you may see a significant increase in your monthly service. The new Government liaison visited the District office last month to review the rates and fees schedule, and discussed the various discounts that are available. As a service to residents, Xfinity will have a booth at the Festival to assist customers, and answer questions and concerns.



## Development Continues



Whether you travel along Rt. 98 or the roads in the District, development continues to move forward at a record-breaking level. Commercial groups such as APEX, pictured above, meet with District staff to ensure their projects and site plans conform to District standards and receive District utilities. There are many individual builders constructing homes and duplexes, and they are reserving their water meters as well. You can stay abreast of the progress being made on the major developments on the

District website at [www.springlakefl.com](http://www.springlakefl.com) and going to the Board Agenda section where a developers update is available each month, along with a map showing the location of all projects. All major developers will have booths at the October 28<sup>th</sup> Festival.





9/10TH MILE FROM SEBRING RACEWAY

## SEBRING'S ULTIMATE MOTOR GARAGES & MAN CAVES

### DESIGNED FOR RACERS & CAR ENTHUSIASTS!

- LESS THAN A MILE FROM TRACK
- AC, SHOWERS, BATHROOMS & LOFT STANDARD IN ALL UNITS
- MULTIPLE SIZES AVAILABLE
- 14FT OVERHEAD DOOR
- 60FT WIDE ENTRANCE DRIVE
- 150AMP ELECTRICAL SERVICE
- 3000 SF CLUBHOUSE + POOL



### MULTIPLE SIZED UNITS:

- 25' x 55' WITH 14' X 14' OVERHEAD DOOR
  - 30' x 55' WITH 16' X 14' OVERHEAD DOOR
- (OR COMBINE UNITS FOR THE ULTIMATE SPACE)

### UPGRADES & OPTIONS:

- KITCHENETTE
- FLOORING
- SOUND SYSTEMS
- WET BAR
- LIFTS
- WALL FINISHINGS
- LOFT RAILINGS
- CEILING FANS
- ...AND MORE!!!



Bayfront Realty-Broker

**BILL KLOHN**

239.329.0586 / bklohn@me.com

APEXMOTORGARAGES.COM





# SPRING LAKE'S HIDDEN GEM

## FOR GOOD TIMES AND GOOD EATS

HEARTLAND  
**SPEAKEASY**  
IS  
**NOW  
OPEN!**



Hand-tossed pizza  
Burgers & Wings  
Steaks & Salads  
Craft Cocktails  
Happy Hour  
Taco Tuesday  
Free Pool  
Free Darts  
Live Music  
Karaoke Night  
NFL Sunday Ticket  
Sunday Brunch



### OPENING HOURS

SUNDAY	10:00 AM-8:00 PM
MONDAY	CLOSED
TUESDAY	11:00 AM-8:00 PM
WEDNESDAY	11:00 AM-8:00 PM
THURSDAY	11:00 AM-8:00 PM
FRIDAY	11:00 AM-11:00 PM
SATURDAY	11:00 AM-11:00 PM




**4.8**



86 Reviews

Located at 100 Clubhouse Lane

 heartlandspeakeasy

 863-655-5555

 Heartland Speakeasy



  
**COUPON**  
**10% OFF**

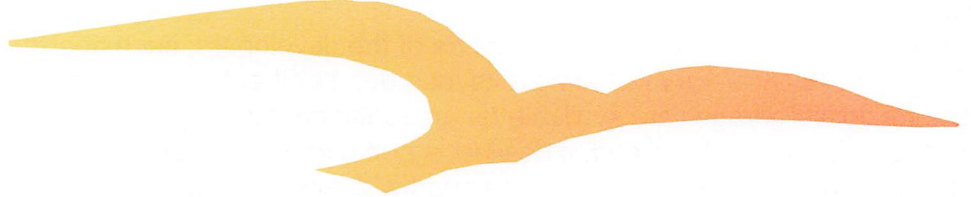
YOUR FIRST ORDER  
DINE IN ONLY  
VALID UNTIL  
NOVEMBER 1, 2023



## Your Award Winning District



For the fifth consecutive year, the District has received a Safety Award from Preferred Insurance Group, the company that provides our workmen's compensation and liability policies. Each year applicants submit their safety training programs, as well as any costs the District incurred in providing the training. This year's award was \$2,803.47. Over the years, Spring Lake has received over \$10,000.



### Community Educational Tours

You are invited to take a tour of our District Facilities every 3<sup>rd</sup> Friday of the month. We require at least a group of 5 residents to come together to make the most out of your tour. Please schedule your tour with our District office.

#### Did You Know?

Spring Lake has been working on upgrading two Water Plants to serve our community. We are getting close and would love to show them to our residents.

#### No More Flooding

The Spring Lake Pump Station is our most important asset. Our pumps allow us to stay dry, it's no wonder our community looks as nice as it does.

#### The Future

As Spring Lake continues to grow, the District will begin implementing upgrades and additions to the District such as Parks, Wastewater Treatment Plants, Community Centers and much more! Our Future is Bright! We can't wait to share it with you.

**Schedule Your Tour with Friends and Family.**







Excitement is growing as construction continues on the first of four buildings of the Spanish Moss Eco Apartments. Residents will choose from one bedroom (670 sq. ft.) or two bedroom (964-1076 sq. ft.) luxury apartments with modern and upscale amenities.

Apartments will include contemporary kitchen appliances with quartz counter tops; the laundry room is equipped with a washer and dryer. Luxury vinyl flooring

throughout and marble counters in the bathrooms add to the stylish look of each home.

Safety and security are foremost in the minds of the developers; each apartment is equipped with keyless entry including a keypad dead bolt entrance and monitoring system. Enclosed garages are available for an additional monthly fee, providing ample space for your vehicle and, if desired, a golf cart. Utilities are included in the monthly rent and the space has been designed with energy efficiency in mind. A high speed fiber optic network means residents will always be connected.

Spanish Moss Eco Apartments are pet friendly and a nearby dog park provides the perfect play area. The community also offers parks, walking trails and pickle ball courts, with golf, auto racing and water sports located nearby. The community is easily accessible by personal vehicles and an airport is just down the road. Spring Lake is centrally located in Florida, making travel to either coast or any theme park an easy trip.

Rent for these apartments will range from \$2095 to \$2495.



Spanish Moss Eco Apartments are proudly family owned and operated. We will be accepting applications in the near future - watch for notification on our web page [EcoLivingFlorida.com](http://EcoLivingFlorida.com). If you would like more information or to be notified when we are accepting applications, please contact us via the web page or call us at (941) 626-9995.

Don't miss this incredible opportunity to enjoy quality living that suits your style in Sebring, FL

# SPANISH MOSS ECO APARTMENTS

## Theresa Tee

*Property Manager*  
Theresa has proudly been in the hospitality business for over 30 years and is an expert in customer service. She loves fashion & design, traveling, and is ready to assist you in attaining a piece of paradise in Sebring FL.



Visit us on site at the Spring Lake Fall Festival October 28th to make your application or get additional information!



## Jessica Kortbein

*Property Manager*  
(Jessica has been in the rental business for over 20 years. She enjoys riding her motorcycle and taking in all the natural beauty of the Sebring, Florida area. She also loves her horse Derby and new puppy Deena, along with her sundry of chickens!





## Water-Sewer Billing Web Portal

Spring Lake is excited to announce our **NEW Customer Web Portal**, enabling you to manage your utility account and make **payments online 24/7/365**. Creating your account is simple. First, start by navigating to the NEW Customer Web Portal using one of the three options below.





1. Go Online to the Spring Lake's Website: [www.springlakefl.com](http://www.springlakefl.com)  
Click "**Customer Portal**"
2. Or navigate to the portal by going to <https://springlakefl.epayub.com>
3. **Scan the QR Code below** using your smartphone camera.

Once you have navigated to the Customer Web Portal, select "**Register**" to create an account. Once your account is created, you can pay your water-sewer bills, view your payment and usage history, and much more. Under the User Profile section, you can also sign up for text notifications. For example, you can receive text alerts once your bill is generated each quarter to let you know it is available to be viewed and paid online.

You can also select "**Quick Pay**" to make a payment online without creating an account.

Currently, Spring Lake Improvement District accepts the following Credit Cards/Debit Cards: Visa, MasterCard, and/or Discover. A per transaction Service Fee of 3% or \$2.25 minimum will be charged by the payment processing company for this service.

# SAVE TIME. SKIP THE LINE. PAY ONLINE.

-  **VIEW USAGE HISTORY**
-  **VIEW PAYMENT HISTORY**
-  **SET UP RECURRING PAYMENTS**
-  **SIGN UP FOR PAPERLESS BILLING**



Spring Lake Improvement District  
115 Spring Lake Boulevard  
Sebring, FL 33876-6143





## IMPROVEMENT DISTRICT

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

## ECO Park Update

The ECO Park continues to be the most popular and used park in the District. The parking area was recently coated, fishing piers have been installed, and the Audubon group installed a memorial tree and bench. Whether you sit under a shelter to just relax; watch a sunrise or sunset; or walk, bike, or use a golf cart, this is truly a hidden gem for our Spring Lake residents.

The Highlands County Board of County Commissioners recently donated 22 acres of land to the District. The property is west of the current ECO Park and is at the corner of Duane Palmer Blvd. and Blue Heron Drive. District staff will be rehabilitating the land for fishing, picnicking, and walking trails. Access will be from Blue Heron Drive or the levee that connects the ECO Park to this parcel. Thank you, Highlands County!



## Landowners Election

Every year at the November Landowners Meeting, one of the three elected Landowner positions is up for election. On November 8, 2023, Seat #3, currently held by Sue Dean, will be voted on. Interested candidates can secure their proxies at the District Office for presentation to the Board at the meeting. The Board meets the second Wednesday of each month, 10:00 a.m. Here are the functions of all District Supervisors:

- Fulfill the oath of office
- Protect the public interest
- Understand and comply with the requirements of the Florida Sunshine Law
- Responsibility for participating in developing, and oversight of, the budget
- Provide oversight of District operations and expenditures
- Attend Board meetings monthly
- Meet with District Manager on a regular basis
- Review Board packets prior to meetings
- Check individual Board box in District office for mail, memos, etc. weekly
- Authorize and sign checks when available
- Attend District events and functions, locally and out of town, upon availability
- Familiarize yourself and be able to reference District Charter; financial policies; personnel policies; employee handbook; and other pertinent documents
- Stay abreast of the District website at: [www.springlakefl.com](http://www.springlakefl.com)
- Be advocates for the District at all public forums and events

