MINUTES OF MEETING
SPRING LAKE IMPROVEMENT DISTRICT

A Public Hearing on FY 2027 Budget and Utility Rates and Fees, and the regular meeting of the Board of Supervisors was held Wednesday, August 12, 2026, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Kay Gorham	Board Chair
Butch Copeland	Vice Chair
Tim Roland	Secretary
Phil Gentry	Asst. Secretary
Troy Marsh	Asst. Secretary

Also, present were:

Joe DeCerbo	District Manager
Bill Nielander	District Attorney
Diane Angell	District Administrator
Israel Serrano	Deputy Manager
Joesph Sliva	Utility Superintendent

Residents & Guests	“See Sign in Sheet”

FIRST ORDER OF BUSINESS **Call to Order**

Kay Gorham called the meeting to order and led the pledge.

Kay Gorham asked for a motion to move the Manager item 7d and the Attorney to the beginning of the meeting.

> ON MOTION by Tim Roland, seconded by Troy Marsh with all in favor of moving agenda items was approved.

SEVENTH ORDER OF BUSINESS **Manager**

7D. Advisory Referendum Resolution 2026-15

Joe explained the financial impediments to securing any kind of a loan to purchase the golf resort. Our existing loans with SFR, and the difference between an appraisal and a purchase price makes a loan impossible. Joe pointed out that Israel and Bill Nielander have been meeting with Joel Schachter and all parties agreed that any negotiations on a potential purchase were not in the District's best interest. The Board agreed that Resolution 2026-15 should be withdrawn.

EIGHTH ORDER OF BUSINESS **Attorney**

A. Legal Update

Bill Nielander reported that there were no updates on the two lawsuits.

B. MOU with SIGR

Bill Nielander and Israel Serrano explained the discussion that took place and revisions that were made to the MOU with SIGR.

Tim Roland made a motion, seconded by Phil Gentry to approve the MOU with SIGR. Butch Copeland requested this item be tabled until the document could be reviewed. The original motion was rescinded.

ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor to table approving the MOU until the document could be reviewed.

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

A. September 7th, Labor Day, Office closed

THIRD ORDER OF BUSINESS **Public Hearing – FY 27 Budget/Utility Rates**

Joe stated that all Board revisions had been made, and explained the standard funds carried forward that are used annually for the budget. There were no public questions, and Diane will now prepare all necessary Budget Resolutions for approval in September.

Joesph Sliva reported on several upcoming projects that will be needed at the water plant.

- Valving between water plants
- Ground Water Wells
- Lightning Protection

The FRWA Rev Plan shows that utility rates do not need to be raised until 2029. He requested that the Board reevaluate this and look at raising rates in 2028 to cover costs of these projects.

After discussion it was decided that the ground water wells and lightning protection needed to be priority projects, and the Board asked Joseph to get costs together and that reserve funds could be used.

Discussion was held on eliminating base rates for Churches, Schools, and Non-Profits. After discussion it was decided that at this time this rate would only be applied to Churches.

> ON MOTION by Butch Copeland, seconded by Phil Gentry with all in favor to eliminate Base Rates for Churches was approved.

Discussion was held on offering a reduced rate to Spring Lake residents when filling a new pool or making a repair to an existing pool. Residents will need to contact the office before filling the pool so that utility staff can obtain a before and after meter reading prior to any adjustments being made.

> ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor to offer a discounted rate for new swimming pools and pools needing repair.

Discussion was held on out of District rates and fees. The maximum allowed is 25%, and the current out of District rates are 20% higher.

> ON MOTION by Butch Copeland, seconded by Tim Roland with all in favor to increase out of District rates 5% to the maximum 25% allowance.

A resolution to adopt the Fiscal Year 2027 Rates and Fees will be presented to the Board for approval at the September 9th Board meeting. The new rates and fees will become effective October 1, 2026.

FOURTH ORDER OF BUSINESS **Approval of Minutes**

The Board received copies of the minutes from July 8, 2026, for review. There being no further questions.

> ON MOTION by Troy Marsh, seconded by Phil Gentry with all in favor the minutes from July 8, 2026, Board meeting was approved.

FIFTH ORDER OF BUSINESS **Approval of Financials**

The Board received copies of the July 2026 Financials for review. There being no further questions.

ON MOTION by Tim Roland, seconded by Butch Copeland with all in favor the financials from July 2026 were approved.

SIXTH ORDER OF BUSINESS Treasurer Report

A. Motion to approve FY'27 Budget and Utility Rates and Fees.

Resolutions adopting the FY 2027 Budget and Utility Rates and Fees will be presented to the Board at the September 9, 2026, meeting.

ON MOTION by Phil Gentry, seconded by Butch Copeland with all in favor for Diane to make the suggested changes and prepare resolutions for September Board meeting.

SEVENTH ORDER OF BUSINESS Manager

A. Updates

There were no questions about the updates in the Board Packets

B. Ramba Consulting Contract

Joe reviewed the contract with David Ramba for lobbying services relating to our Legislative Appropriations. It was acknowledged that the monthly retainer of $3,000 for 8 months was an exceptional fee.

ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor the Ramba Consulting Contract was approved.

C. Personnel Policies Resolution 2026-14

Several changes were made to the Personnel Policies regarding overtime and inconvenience compensation, worker's compensation and training and professional development. Israel informed the Board about a program that would assist with worker's compensation claims and will be providing additional information for the Board to review.

Israel will be meeting with staff in September to review Policy changes, review all procedures, and get signed acknowledgment forms.

ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor Resolution 2026-14 Personnel Policies and Procedures was approved.

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

Tim Roland showed a video of the upgrades and improvements that are being implemented at Arbuckle Creek Park. Work on the bathroom is progressing, and the park should be able to open to the public by the end of September.

TENTH ORDER OF BUSINESS **Festival update**

Phil Gentry reported we have 125 Vendors, 6 Food Vendors, and that Heartland Pet Rescue, and Barking Out Load will be attending. The Bark Park Club is looking into taking over the costume contest to continue the tradition established by Monica Griffith.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

Tim Roland said he had discussed with Israel and Randy abut grading and slagging Mount DeCerbo at the ECO Park.

Israel said he was working with Tiffany Weaver on setting up a self-guided walking tour of the ECO Park.

TWELFTH ORDER OF BUSINESS **Public Comments**

Tiffany Weaver said she had established the “Monarch Society” an events committee to continue working on community events in the District. Beginning September 20th a Farmers Market will be held at Bark Park. She wants to work with Israel to have a Chalk Art Festival and a food drive for the Spring Lake Community.

Leroy Kaylor had concerns about the high cost of the water and wastewater bills at the Villas.
Joe DeCerbo explained the process of how the District came to own the wastewater plant and the costs associated with this purchase.

Gary Wessel said he owned a villa and asked now that more customers are getting on the wastewater, when would the rates be going down.

Tish Jeffers said they were having problems with the bathroom over on Bobcat getting vandalized. They had a sign regarding no trespassing and asked the Board if they would install it. She was informed that we did not own that bathroom and directed her to contact Joel at the Golf Course.

THIRTEENTH ORDER OF BUSINESS **Next Meeting**

The next meeting will be on Wednesday September 9, 2026 @ 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS **Motion to Adjourn**

ON MOTION by Butch Copeland, seconded by Phil Gentry with all in favor the meeting adjourned at 11:14 p.m.

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Kay Gorham, Board Chair

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Tim Roland, Secretary