

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, June 10, 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
Diane Angell	District Administrator
Clay Shrum	Director of Operations

Residents & Guests	“See Sign in Sheet”
--------------------	---------------------

**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**

A. July 3<sup>rd</sup>, Office Closed

Correspondence was received from the following:

John & Linda Kolorik “Dear Joe, Board, and Staff, as residents of Village VIII, we would like to thank you for all your excellent service on all of our behalf. It was great to read about breaking ground on the next project to make our community better. We’ve been permanent residents now for over a year and couldn’t be better pleased with our new community. Our sincere thanks to every one of you for the individual part you play in this success story. Thank you so much. A donation for the water angel program is enclosed.”

Michael Smith “On behalf of the Country Club Villa Board and Villa owners, I want to thank Joe DeCerbo, the SLID Board & Water Department personnel for the cooperation & help you gave us in relocating the water lines & providing the much-needed valves. Also, a special thanks to JR., who was with us as much as possible from planning thru completion. In addition, I especially want to express our sincere gratitude for SLID’s financial assistance in sharing the

cost of relocating these aging lines that were no longer accessible. Thank you for your support of this project as well as the many other ongoing & future projects you're sponsoring to make our community a better place to live."

Penny Ogg "Thank you for being a supporter of the election process in Highlands County. The partnership shared with the Elections' Office is valued and I trust you know how much we appreciate your willingness to help in the Electoral Process."

Tim McKenna "Just a brief note to acknowledge all the hard work you and your staff have accomplished since the April 2020 SLID Board meeting. In this short period of time (4 weeks) you and staff were able to finalize the easement agreement with the golf course (Spring Lake Partners) and SLID. Adopt Resolution 2020-06 regarding the sale of surplus land which would increase the Districts tax roll and bolster the number of waste water customers. Come to a written agreement with Village X regarding supplying water and wastewater to their development of some 250 additional customers. It would be difficult to find another District that has accomplished so much in such a short time. Let's keep in mind the day to day operation you and staff do that make Spring Lake a safe, attractive place to live. Please extend a great big thank you to our engineering company Craig A. Smith and Associates, our Attorney William Nielander, Corbet Alday our Grant Coordinator and Diane Angell who somehow always seems to get the job done while juggling numerous projects at once. Thanks again for all you are doing to make the SLID future a bright one."

Tim McKenna said that Diane Angell received a certificate of achievement from FEMA reaffirming her dedication to serve in times of crisis through continued professional development and completion of the independent study course.

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes**

The Board received copies of the minutes from May 13, 2020 for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Kay Gorham with all in favor the minutes from May 13, 2020 Board meeting was approved.

### **FOURTH ORDER OF BUSINESS**

#### **Approval of Financials**

The Board received copies of the May 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 May 2020 were approved.

**FIFTH ORDER OF BUSINESS**

**Treasurer Report**

A. Update

Assessment deposit of \$25,937 was received. Collections for the year are General Fund 82%, Lot Mowing 76%, and Village I Parks 99%. FL Class interest is 0.71%.

B. Resolution 2020-07 FY 2020 Budget Amendment

A resolution moving funds from operating reserves to meter costs was presented to the Board. This will be an ongoing project until all meters are replaced.

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor Resolution 2020-07 moving operating reserves to meter costs was approved.

**SIXTH ORDER OF BUSINESS**

**Attorney**

Nothing to report.

**SEVENTH ORDER OF BUSINESS**

**Manager**

A. Surplus Property Bids

Joe reported there were four phone conversations but only one bid submitted by Signature Group, in the amount of \$160,000. After reviewing some financial information provided by Joe the Board agreed to accept the bid. Joe will be meeting with Signature to ensure that the back canal and at least 100ft. remains in District Ownership.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor to accept the bid from Signature Group with the District retaining ownership of a minimum 100 feet around the back canal.

B. Golf Course easements for maintenance and utilities

Joe has met with Signature to develop a maintenance schedule pertaining to the easement agreement approved by the Board. They are reviewing the other easement documents Nielander gave to Joe and will be getting back to Joe as to how they want to handle them as they move forward with development.

### C. SRF updates, Water projects and WWTP Expansion

Facility Plan is almost complete and then Corbett will develop a Request for Inclusion to include funding for the water projects. After acceptance, the plan is to remain proactive and develop a PER for the expansion of the WWTP and secure SRF funds.

### D. FRWA Rate Study

Clay did a lot of work on this while he was out, and he and Joe met with FRWA on June 5<sup>th</sup> to review the work that has been done up to this point. The plan is to have the report completed by mid to late July and include in the August Board Packet for review and discussion at the Public Hearing.

### E. MOU Taylor Oil

Joe secured a memorandum of understanding to ensure adequate supplies of Regular and Diesel fuel in the event of emergencies. The MOU ensures up to 96 hours of Diesel fuel to run facility generators.

### F. Century Link

Thanks to the efforts of Signature, Century Link has agreed to survey the District and provide high speed fiber service. A meeting will be held in the office on June 16<sup>th</sup> to begin the process.

## **EIGHTH ORDER OF BUSINESS**

### **First Draft FY '21 Budget**

Joe and Diane pointed out the main aspects of developing the first draft and urged the board to continue funding our Reserves. Joe stated the ECO Park was evaluated by the County and the multi-use path is in poor shape and needs to be resurfaced. After discussion, it was agreed that the paving will be included in the budget and that 25% of ECO Park expenses will be charged to the Parks budget. The basketball court will also be resurfaced.

Joe pointed out the issue of using Utility income to offset General Fund expenses and the problems he saw with that. He urged the Board to maintain their current position and during the next fiscal year have further discussions on how to ensure that the Utility funds are not hijacked by future Boards. The general feeling was that we would probably have to have a referendum.

Joe discussed the high cost of Health Insurance and the need to have discussions on future options for the District. We are hoping for a minimal increase this year and perhaps we can move to a phase in program for any changes that might be needed. Staff will secure data on other options being used by government and businesses, and discuss with our own Insurance company (PRIA)

**NINETH ORDER OF BUSINESS**

**Supervisor Requests**

Bill Lawens asked about the future of the old WWTP site. After discussion, Joe stated that staff will discuss options and bring them back to the Board.

Brian Acker asked about mandatory utility hook ups and both Joe and Melony felt it pertained more to new developments instead of existing homes and businesses. The current County permit process protects our District if a developer does not want to use our utilities.

**TENTH ORDER OF BUSINESS**

**Public Comments**

There being none.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting**

The next meeting will be Wednesday, July 8, 2020 at 10:00 a.m. The Board will receive the 2nd draft of the FY '21 Budget.

**TWELVTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Kay Gorham, seconded by Bill Lawens  
with all in favor the meeting adjourned at 11:10 a.m.

---

Tim McKenna, Chairman

---

Kay Gorham, Secretary