

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, October 9, 2019, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Gary Behrendt  
Tim McKenna  
Kay Gorham  
Bill Lawens  
Brian Acker

Chairman  
Vice Chairman  
Secretary  
Asst. Secretary  
Asst. Secretary

Also present were:

Bill Nielander  
Joe DeCerbo  
Clay Shrum  
Diane Angell

District Attorney  
District Manager  
Director of Operations  
District Administrator

Residents & Guests

“See Sign in Sheet”

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Upcoming Meetings/Events/Correspondence**

- A. October 15<sup>th</sup>, HCBOCC @ 9:00 a.m.
- B. October 16<sup>th</sup>, LMS @ 8:00 a.m.
- C. November 11<sup>th</sup>, Veterans Day – Office Closed
- D. November 13<sup>th</sup>, Annual Landowners Meeting @ 10:00 a.m.
- E. December 11<sup>th</sup>, Holiday Gathering 6:00 p.m. (RSVP required)

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from September 11, 2019 for review. There being no further questions.

ON MOTION by Kay Gorham, seconded by Bill Lawens with all in favor the minutes from September 11, 2019 Board meeting was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Financials**

The Board received copies of the September 2019 Financials for review. There being no further questions.

ON MOTION by Bill Lawens, seconded by Tim McKenna with all in favor the financials from September 2019 were approved.

**FIFTH ORDER OF BUSINESS**

**Treasurer Report**

**A. Update**

Diane reported that she is working on preparations for the FY 2019 audit.

**B. Motion to approve Bank Transfer**

After discussion and comments by President John Shoop the Board approved the staff recommendation.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor to move District accounts from CenterState Bank to First Southern Bank was approved.

**C. Asset Management Review by PGIT**

Joe shared the notebook prepared by Asset Works on all our facilities. This was provided at no cost by PGIT.

**D. Resolution 2020-01 SLID SRF DW**

The District proposes to borrow \$426,000 from the State Revolving Fund for planning and design of drinking water facilities. This loan will be amortized over a 30-year period with a 2% assumed interest rate.

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor to approve Resolution 2020-01 SLID SRF DW application.

**SIXTH ORDER OF BUSINESS**

**Attorney**

A. Managers Contract

Bill Nielander said there were very few changes in the existing contract. The salary is the same, there have been no increases in 5 years. Joe cancelled his term insurance on his own when the rate went from \$1,500 yr. to \$16,000, and has been eliminated from Section 12. The initial term is 3 years and the changes to the vacation and sick pay had already been approved. It was noted that the wording in Section 11 should be changed from days to hours and on Page 9 the word President should be changed to Chairman. Brian Acker said he thought Section 3 the term for cause and severance at 6 months seemed excessive and that Section 6 regarding the District automobile should say used for District business only. Brian said that he did not believe this contract was in the best interest of the taxpayers. Tim McKenna said he considered these perks and didn't see a problem with it. Resident Karen Palino said that this is much to do about nothing and shouldn't be addressed until you are hiring somebody else. As a taxpayer she didn't have a problem with it. It was stated this section has been in the contract for 10 years.

ON MOTION by Bill Lawens, seconded by Kay Gorham with Brian Acker opposed to approve the Managers Contract as corrected.

B. Motion to approve Resolutions

Resolution 2020-02 Surplus Lands Designation and Resolution 2020-03 Surplus Lands Transfer were tabled until November. Bill Nielander will make the necessary changes and contact the owner of Village IX and X. Joe will send him the contact information.

The District submitted a request to the Florida Legislature for an appropriation for wastewater infrastructure along Route 98. The Legislature presented the District with a grant agreement for sewer infrastructure in the amount of \$1,096,980.

ON MOTION by Brian Acker, seconded by Bill Lawens With all in favor to approve Resolution 2020-04 Legislative Project LPA0069 Sewer Infrastructure.

C. Motion to approve Letter of intent to Purchase 7.15 acres @ 2940 Duane Palmer Blvd.

Discussion was held on the benefit of the District purchasing the land next to the new wastewater treatment plant. Bill Nielander will prepare the letter and Joe will send him the contact information.

ON MOTION by Bill Lawens, seconded by Kay Gorham  
With all in favor to send a letter of intent to purchase  
7.15 acres @ 2940 Duane Palmer Boulevard for \$90,000.

**SEVENTH ORDER OF BUSINESS**

**Manager**

A. Duke Energy Update

Joe and Tim reported good progress at the October 2<sup>nd</sup> meeting with Gerald Rooks and anticipate much better communication and cooperation.

B. Highlands County Comp Plan Regulations for Water/Sewer Connections

Brian Acker questioned if the District could require existing residences or business to utilize District utilities under section 47 of the District Charter.

Joe Decerbo said the land development regulations and our District Charter will allow the District to ensure utility connections in the future.

C. Golf Course Easements

Once all of their re-design is finalized, Signature H has agreed to cooperate in developing all necessary easements.

D. Motion to approve "Out of District" utility rates/fees study

Joe stated this will be completed internally.

ON MOTION by Bill Lawens, seconded by Brian Acker  
With all in favor to conduct an "Out of District" utility  
Rates and Fees Study.

E. Personnel Update

Joe reported we have two staff retiring by year end, a third who may be going on disability, and an open position in utilities.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Gary Behrendt said, "it has become necessary for my wife and I to move out of state to improve the quality of life for our daughter who has MS. I have become involved with this community more than any place that I have ever lived. I have met and worked with other caring and devoted people who have a similar desire to make this community a better place to live. It is with a heavy heart that I have to say goodbye and submit my resignation as a member of the Board for the Spring Lake Improvement District." (Effective after meeting is adjourned)

**NINTH ORDER OF BUSINESS**

**Public Comments**

Karen Palino said she will pick up the petitions for Century Link internet and get them to Signature H to use in their negotiations to get better internet service in Spring Lake.

Marie Brower asked the Board if they had checked into Signature H being a legitimate company. They are asking us to send in money and they don't even own the golf course yet. Bill Nielander informed her if she had concerns, she needed to contact an attorney for legal advice. Jerry Moore said he is managing the club for them and the money is being paid into the current owner's club account.

**TENTH ORDER OF BUSINESS**

**Next Meeting**

The next Board meeting will be held on Wednesday, November 13, 2019 @ 10:00 a.m. Starting with the annual Landowners Meeting. There will be two landowner positions available, one to be voted on and one appointed to replace Gary Behrendt.

**ELEVENTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Tim McKenna, seconded by Kay Gorham with all in favor the meeting adjourned at 11:06 a.m.

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, Chairman

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, Secretary