

SpringLake BREEZE

Florida... the way it should be!



Golf Course Sold



The Signature H Group has successfully purchased the Spring Lake Golf Resort and surrounding properties. After months of negotiations and due diligence, Helmut Wyzisk Jr. and Helmut Wyzisk III, principal partners of Signature H, have begun to make renovations to the golf course and facilities. Plans are underway for the construction of multi-family homes; villas and condo's; a town center;

senior living facility; a small home village; and amenities. The enclosed insert was prepared by Signature H to begin communicating with residents.

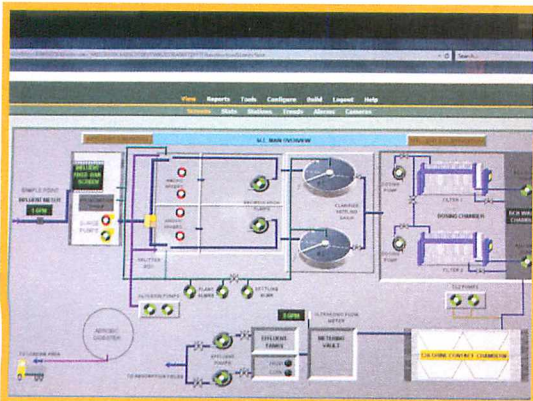
Signature H has been very proactive in working with both the District and the County to ensure that their plans for Spring Lake are compatible with long range strategies already developed. With water and sewer lines now available along Rt. 98 their commercial plans will also be positively impacted.

We are very excited to work with Signature H and look forward to a changing landscape for our community and surrounding area.

New Plant In Full Operation

After several years in development, the \$3.345 million wastewater treatment plant is operational. Thanks to a 30 year no interest loan from the State of Florida, construction was made possible. The old plant, located on the golf course, is in the process of being

abandoned. The new plant will service over 320 current users, as well as commercial and residential properties that will be built along Rt. 98 from the sewer plant, to just west of Floral. Lines will also be extended east of Arbuckle Creek to accommodate the 300 RV sites that are being built on the south side of Rt. 98, between the Creek and the Gator Shack.



County Funds Bark Park Restroom

At their November meeting, the Highlands County Recreation and Parks Advisory Committee unanimously approved a \$42,000 grant for the construction of a restroom facility at the Bark Park.

The restroom will be modeled after the previous County funded restrooms currently in operation at the ECO Park and the Pine Breeze Park and Shelter. This brings to almost \$200,000 that Spring Lake has received from the County for our parks and recreation programs just over the past several years.

Upon completion of this facility, dog owners will be offered the opportunity to have their dog's face and name painted on the outside walls for a small fee. All proceeds will be held in a restricted account for use by the Pawsitively Dog Club towards their activities at the Bark Park. Artist Maureen Fulginiti, who painted the current restrooms, has agreed to paint the dog portraits.



Pawsitively Dog Club had their first Halloween Party

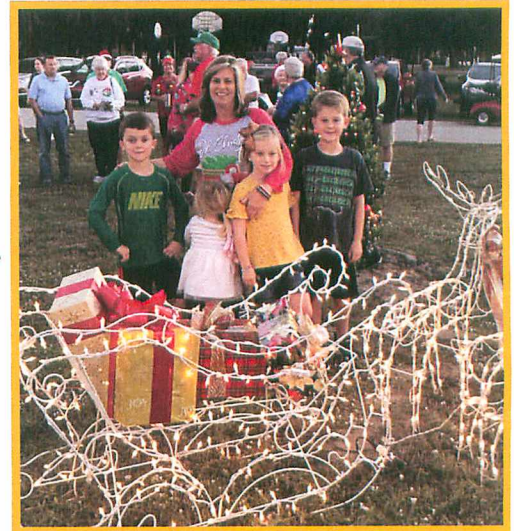


Ponds are being cleared behind the Bark Park for fishing and bird watching

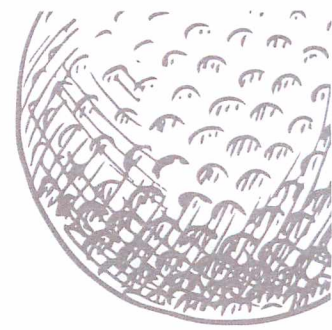
Festival of Lights

Thanks to Spring Lake resident Karen Palino for organizing the Second Annual Festival of Lights, held at Pine Breeze Park/Community center on December 14th. Karen was supported by the Spring Lake Property Association and a host of volunteers.

Local resident and realtor Sue Dean donated the second tree planted on the site. A golf cart parade was organized by Kay Gorham from the Golf Resort, ending at the Festival site. Cash prizes were awarded for the best home decorations and the best golf cart decoration.



A MESSAGE FROM YOUR NEW NEIGHBOR



Dear Spring Lake Resident,

I'm writing this letter to introduce myself, our company, and our vision, so you understand how excited we are about the future of the Spring Lake Golf Resort and this beautiful community.

My name is Helmut Wyzisk III and my company is Signature H Property Group. We are a team of experienced real estate experts which specialize in the revitalization of golf course communities.

Our business is saving golf courses through a combination of investment, operational improvements, and building new in-demand components.

Over a year ago, we visited Spring Lake and fell in love with its stunning landscapes, nature and serenity. It felt like a uniquely authentic Florida resort and the potential was palpable. Since then we have been actively working on our plans for the resort. On November 8th, we proudly became the new owners! We now embark on building the resort's next evolution.

This vision includes:

- New, re-designed 27-hole golf course
- New 12-hole short course for all ages
- A renovation to our clubhouse including the restaurant, bar, banquet space and pro shop
- New resort name and logo
- New restaurant concept and new menu
- New stay-and-play villas
- New single-family and multi-family residences
- New on-site senior housing facility
- New walking-biking trails and pocket parks
- New pool and outdoor amenities
- New grand entrance into the neighborhood
- And more to be announced...

While we have already executed some of our initial plans (new management team, overseeded golf course, new sand in bunkers, extended operating hours), we will take a methodical approach with many of our significant additions happening each off season (May-Oct).

Finally, as we steward this resort into its next chapter, we will do so with a fresh name and identity. We are proud to announce the resort will be renamed the Sebring International Golf Resort.

We believe this new brand will attain prominence in both the Sebring and International markets, while more closely aligning us with our neighboring airport and raceway.

Thank you for allowing me to introduce myself and share some details of our plans. I will continue to provide updates through letters, emails and informative events. I look forward to seeing you up at the club, and being part of this community for many years to come.

Sincerely,



HELMUT WYZISK III
PRESIDENT

H3@SIGNATUREH.COM

Signature H
PROPERTY GROUP

OUR FUTURE IS BRIGHT



SEBRING INTERNATIONAL
GOLF RESORT

NEW BRAND IDENTITY



39-HOLES OF GOLF



TOWN CENTER



NEW DINING CONCEPT AND MENU



NEW AMENITIES



SINGLE FAMILY & MULTIFAMILY HOUSING



SENIOR HOUSING



COMMERCIAL DEVELOPMENT

Village X Update

Since Spring Lake was created in 1971 the land between Arbuckle Creek and the Gator Shack restaurant, known as Village X, has been used for cattle grazing. There have been several past efforts to develop the property, but plans were never finalized.

Carl Salafrio, President of EC&D purchased the property and has plans for 265 RV unit pads. The property, as shown right, will contain a recreation center, convenience store, pickleball courts, dog parks, a gate house, and RV storage areas.

Surveying and permitting is currently in process, and District water and sewer will be connected to the development. No announcement on breaking ground has been made.



Pavilion Gaining Popularity

Located in Pine Breeze Park, adjacent to the tennis courts, this shelter is becoming popular for birthday parties, family gatherings, and picnics. The playground area, basketball courts, baseball field, and restrooms provide everything you need for your event, and a barbeque and water fountain are also available. The facility can be used daily on a first come basis



SPRING LAKE

IMPROVEMENT DISTRICT

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Meet Your Board

The Improvement District Board of Supervisors is comprised of five elected officials. Three members are landowner seats based on one acre (or residence) equals one vote. These Board seats are for 3-year terms and there is a Landowner election at every November Board meeting.

Popular seats are based on one person, one vote. Terms are 4 years and names of candidates appear on regular voting ballots administered by the Board of Elections on Election Day.

Pictured left to right are the current members of the Board.



Tim McKenna serves as Chairman of the Board. Tim was first elected to his popular seat in 2011 and his term expires in 2023. He retired to Spring Lake in 2003

Kay Gorham is Secretary of the Board and was appointed to her landowner seat in 2019, filling the unexpired term of Leon Van, who moved north. Her term expires in November 2021. She first came to Spring Lake in 1999 and moved here 2015. She is currently employed at the Golf Resort in management.

Melony Culpepper was appointed to her landowner seat in 2019. She is filling the unexpired term of Gary Behrendt, who moved north. Her term expires in November 2020. She has been a resident since 2013, and works as a Planner for the Highlands County Planning and Development Department.

Brian Acker has been a member of the Board since 2006, holding a popular seat which expires in 2023. He retired to Spring Lake in 2003.

Bill Lawens has been a Board member since 2007; his term expires November of 2022. He is currently Vice-Chairman of the Board. He moved to Spring Lake in 2002.

Any Spring Lake resident and/or landowner qualifies for either a landowner position, popular position, or both. If you are interested in serving the District as a member of the Board stop by the District office to meet with the District Manager and discuss the roles and responsibilities of being an elected official in Spring Lake.