

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, September 11, 2024, 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:

Bill Nielander	District Attorney
Joe DeCerbo	District Manager
Israel Serrano	Deputy Manager
Diane Angell	District Administrator
Randy Nelson	Field Superintendent
Residents & Guests	“See Sign in Sheet”

**FIRST ORDER OF BUSINESS**

**Call to Order**

Kay Gorham called the meeting to order, and Mary McKenna led the pledge.

**SECOND ORDER OF BUSINESS**

**Moment of Silence**

A moment of silence was held to remember 9/11.

**THIRD ORDER OF BUSINESS**

**Upcoming Meetings/Events/Correspondence**

- A. September 20<sup>th</sup>, 11:00 a.m. District Office, Catalyst & Hale Meeting
- B. September 22<sup>nd</sup>, SLID was created in 1971.
- C. October 9<sup>th</sup>, Insurance presentation to Board @ 10:00 a.m.
- D. October 9<sup>th</sup>, Insurance presentation to Staff, noon

**FOURTH ORDER OF BUSINESS**

**Supervisor Requests/Questions for Field**

Butch Copeland thanked Randy and his staff for the work they did on the drainage ditches on Hwy 98, they look so much better.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from August 14, 2024, for review. There being no further questions.

ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor the minutes from August 14, 2024, Board meeting was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Financials**

The Board received copies of the August 2024 Financials for review. There being no further questions.

ON MOTION by Tim Roland, seconded by Butch Copeland with all in favor the financials from August 2024 were approved.

**SEVENTH ORDER OF BUSINESS**

**Treasurer Report**

**A. Update**

The District received \$5,607 from a county held tax certificate.

Diane gave the Board instructions on how to access the Employee Calendar on Outlook.

Diane reported that Phil Gentry and Troy Marsh had completed the 4-hour Ethics course, and all Board Members have now been certified.

**B. Resolutions**

Various resolutions were presented to the Board for approval.

ON MOTION by Tim Roland seconded by Butch Copeland with all in favor, Resolution 2024-14 adopting the Final Budgets for FY 2025 was approved.

ON MOTION by Troy Marsh, seconded by Butch Copeland with all in favor, Resolution 2024-15 adopting Utility Rates and Fees for FY 2025 was approved.

ON MOTION by Butch Copeland, seconded by Phil Gentry with all in favor, Resolution 2024-16 Levying a GF Maintenance Assessment of \$319.85 per unit was approved.

ON MOTION by Tim Roland, seconded by Troy Marsh with all in favor, Resolution 2024-17 Levying a Lot Mowing Assessment of \$200 per lot and \$230 per commercial acre was approved.

ON MOTION by Phil Gentry, seconded by Butch Copeland with all in favor, Resolution 2024-18 Levying a Village I Assessment of \$140.43 per unit was approved.

ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor, Resolution 2024-21 amending the FY 2024 Budget was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Manager**

A. CIP cost estimates for Resolution 2024-12 passed last month.

Joe updated the Board on the County Board approving our two RPAC grants totaling \$179,000. We are still waiting for the new medians and right of way agreement.

Joe explained the need for cost estimates and timelines for our FRDAP grants to be included into Resolution 2024-12

ON MOTION by Butch Copeland, seconded by Phil Gentry with all in favor to approve cost estimates and timelines for FRDAP grants to be included in Resolution 2024-12.

B. Utility Policies and Procedures, Resolution 2024-19

There were no questions regarding Utility Policies and Procedures.

ON MOTION by Phil Gentry, seconded by Tim Roland with all in favor Resolution 2024-19 District Utility Policies and Procedures was approved.

C. Personnel Policies and Procedures, Resolution 2024-20

There were no questions regarding Personnel Policies and Procedures.

ON MOTION by Butch Copeland, seconded by Troy Marsh with all in favor Resolution 2024-20 District Personnel Policies and Procedures was approved.

D. Review of Past Resolutions

Joe will be reviewing past Resolutions starting in 2007 to see if updates, revisions, or new Resolutions need to be done. Bill Nielander will review the status of each Resolution prior to going to the Board.

**NINTH ORDER OF BUSINESS**

**Operational Updates**

A. Drainage/Field Maintenance Job Description

A revised job description for Drainage and Field Maintenance was updated in June 2023 that includes winter job functions when lot mowing is no longer needed. Israel said that staff have plans to work on trimming and cleaning up all the trees in the medians and right of ways when the mowing season ends.

B. Mechanic Position

Israel reported the District has hired a new Mechanic Foster Peffer. He has some incredibly good qualifications and on-the-job training and feels he will be a valuable employee for the District.

C. ECO Water status

The equipment has been installed. We are waiting for the pipe work to get connected and the electrical panel to be installed. We have shown the system to various groups and have received positive feedback. Israel recommended anyone interested should go to the ECO World website and watch the video about the system and said anyone interested in a tour of the site to schedule a visit.

#### D. AED Units

Discussion was held on purchasing two AED units for the District. One will be installed at the shop, and the other will be at the Pickleball Court. The machines will be compatible with the units the County uses.

#### **TENTH ORDER OF BUSINESS**

#### **Festival Update**

Phil gave an update on the Festival. There are 112 vendors, 7 food trucks, 7 youth activities, 3 developers, and 4 participants in the Farmer's Market inside the Community Center. The District Parks maps will be on display at the Community Center, and it was suggested that we have Board and staff on hand for questions. A sign-up sheet will be created to schedule staff. The property association will be donating to the District for the DJ and Inflatable's. Don Elwell said that Alan Jay Automotive will donate as well. Discussion was held on getting a photographer. It was suggested that we could all take pictures while at the festival and email them to the office. Advertising is the last remaining thing that needs to be addressed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Attorney**

Bill Nielander reported that the recent article regarding the airport land was an article from over a year ago.

Summary judgement and partial summary judgement are on the Courts calendar for November 22<sup>nd</sup>. If the case goes to trial, it will be scheduled sometime in March.

#### **TWELFTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Butch asked if it was advisable to have a committee amongst the Board to review the personnel policies annually. Joe said that this is a staff function, and necessary changes would be brought to the board for approval.

Kay said she recently met with staff at Mid Florida IT for computer assistance and was really pleased with the service she received.

Joe said that Seat #1 is up for election in the upcoming landowner's election at the November Board meeting. Proxies are available.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Public Comments**

Arlene Klingbiel asked Diane several questions regarding how year-end reserves were distributed.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Next Meeting**

The next meeting will be on Wednesday October 9, 2024 @ 10:00 a.m.

**FIFTEENTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Butch Copeland, seconded by Tim Roland  
with all in favor the meeting adjourned at 11:02 a.m.

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Kay Gorham, Board Chair

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Tim Roland, Secretary