

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, February 10, 2021 at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Tim McKenna	Board Chairman
Bill Lawens	Vice Chairman
Kay Gorham	Secretary
Brian Acker	Asst. Secretary
Sue Dean	Asst. Secretary

Also present were:

Bill Nielander	District Attorney
Joe DeCerbo	District Manager
Clay Shrum	Director of Operations
Diane Angell	District Administrator

Residents & Guests	"See Sign in Sheet"
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**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. February 16<sup>th</sup>, HCBOCC @ 9:00 a.m.
- B. February 18<sup>th</sup>, RPAC @ 2:00 p.m.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from January 13, 2021 for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Kay Gorham, with all in favor the minutes from January 13, 2021 Board meeting was approved.
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**FOURTH ORDER OF BUSINESS**

**Approval of Financials**

The Board received copies of the January 2021 financials for review. There being no further questions.

ON MOTION by Bill Lawens, seconded by Brian Acker, with all in favor the financials from January 2021 were approved.

**FIFTH ORDER OF BUSINESS**

**Treasurer Report**

**A. Update**

No assessment deposits were received in January. FL Class interest is 0.12%. The money market account at First Southern Bank has been established. Interest for January was 0.76%. The financial statements are complete, and everything has been sent to the auditors for review. I hope to have a draft audit for the March meeting and the presentation by Grau at the April meeting.

Bill Lawens asked how many years remained on the contract with Grau. Diane said that it was a five-year contract, and this was the fourth year they have been doing the audit. Bill said he thought they were doing a good job and would like to see them continue doing the audit.

**B. Resolution 2021-02 SRF Water Construction Loan Agreement**

The construction loan is being finalized. This resolution is standard practice for the loan process.

ON MOTION by Brian Acker, seconded by Kay Gorham with all in favor Resolution 2021-02 SRF Water Construction Loan Agreement was approved.

**SIXTH ORDER OF BUSINESS**

**Manager**

**A. 2021-2024 Priority Projects**

Joe presented the final results and a copy is attached to these minutes. Each Supervisors rankings are in the Public Records files.

**B. New Direction Academy Rental**

Board agreed to use our standard rental contract and add utilities to be paid by New Direction, and custodial was their responsibility as well. SLID as an additional insured is also required.

C. 50<sup>th</sup> update

Everything is on schedule and the February issue of the Breeze updated the community.

**SEVENTH ORDER OF BUSINESS**

**Utility Operations and Plans**

Clay provided the Board with a brief operational update on the fleet and equipment evaluations. Diane will email the Board the fleet and equipment evaluations. The fleet is looking good and we have a good maintenance program in place. There are two pieces of equipment that scored high on the list for replacement. A 2013 John Deere Tractor and a 2002 Vactron. Discussion was held on purchasing a new John Deere Tractor in this year's budget using equipment as a trade in, funds in the current budget with the remainder funded from the lot mowing reserves.

ON MOTION by Brian Acker, seconded by Bill Lawens.  
with all in favor to purchase a new John Deere Tractor  
utilizing the State Bid list using funds in the current budget,  
lot mowing reserves and equipment trade-in was approved.

**EIGHTH ORDER OF BUSINESS**

**Attorney**

A. Comcast Building

The closing took place on the Comcast Building and it now belongs to the District.

B. Legal Update

EEOC made a request for additional information. We provided the requested information, and this will continue to be a lengthy process.

The Board was updated on the letter being sent to the Airport Director and their Board. Our Board will receive an e-mailed copy prior to mailing. Joe suggested Don Elwell represent the SLPA in his role as a new SLPA Board member.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Bill Lawens asked Phil Gentry from the Property Association who was elected in the recent election that was held. Phil said that Don Elwell is the newly elected member, and the rest of the Board Members stay the same.

Brian Acker asked Clay about the recent hack of a Water Treatment System in Florida. Clay said we had recently worked with Florida Rural Water Association to update our Vulnerability Assessment. This assessment addresses IT and Billing Software. We have alarms and safeguards in place to protect us.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Karen Palino asked for clarification that because of the cleaning process the community center will continue to be closed to residents. The Board responded correct.

Karen Palino said the extension for sale of land to Signature Group was up and asked for an update. Joe said that they had another month on the extension and H2 with Signature Group had informed him they were still on schedule.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting**

The next meeting will be on Wednesday March 10, 2021 @ 10:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Brian Acker, seconded by Kay Gorham,  
with all in favor the meeting adjourned at 10:37 a.m.

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Tim McKenna, Chairman

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Kay Gorham, Secretary