

**MINUTES OF MEETING  
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, August 9, 2023, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida. A public hearing on the FY 2024 Budget was held during the meeting.

Present were:

Kay Gorham	Board Chair
Butch Copeland	Vice Chair
Ken Kirk	Asst. Secretary
Phil Gentry	Asst. Secretary

Absent: Sue Dean, Secretary

Also, present were:

Joe DeCerbo	District Manager
Bill Nielander	District Attorney
Israel Serrano	Deputy Manager
Diane Angell	District Administrator
Clay Shrum	Director of Planning and Development

Residents & Guests	“See Sign in Sheet”
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Board Chair Kay Gorham called the meeting to order and led the pledge. A court reporter sent by the Airport was in attendance.

**SECOND ORDER OF BUSINESS**

**Convene Public Hearing on FY '24 Budget**

A. Legal Notice

A legal notice was published in the local paper twice. The District sent out an email blast, the Property Association put it in their newsletter, and it was on our website.

B. General Fund Budget Summary (3<sup>rd</sup> Draft)

The final draft of the FY 2024 general fund budget was presented to the Board. The Board requested \$30,000 in reserve funds be added to the budget, and the final general fund assessment for FY 2024 is \$289.96 per unit. After discussion it was decided to transfer funds from personnel reserves to cover the increase in health insurance costs.

C. Property and Liability Insurance Option

Property and Liability Insurance rates are increasing significantly. After discussion it was decided to amend the budget utilizing reserves once the actual costs have been determined. A resolution will be presented at the October board meeting.

D. Utility Rates and Fees

The Board received copies of the FRWA Rate Study for review. With continued development in the District there will be no increase in the rates and fees at this time. Resident Brian Acker asked about the increase in Debt Service in the FRWA study. Diane reported that they included the entire annual re-payment amount. The first semi-annual payment on the loan is currently scheduled in September of 2024, so only one payment was put in the FY 2024 budget. Resident Bob Rider thanked the Board for their diligence in not making any increases in the rates.

E. Establishment of Out of District Utility Rates and Fees

After a brief discussion, staff was directed to put together the appropriate Resolution for the September meeting.

Resident Bob Rider said he would highly recommend this.

F. Establishment of Out of District Stormwater Operational and Maintenance Fees

After a brief discussion, staff was directed to put together the appropriate Resolution for the September meeting.

Resident Tim Roland asked, does this include the Airport and Joe responded those properties are out of District.

Resident Brian Acker said he was on the District Board for 16 years. During his time on the Board the stormwater plan had to be revised with costs over 100K, the STA had to be implemented with costs in the millions. All these costs have been borne by the property owners within the District. We have had the support of the State and the County, but we have never had the support of the Airport and they should finally pay a fair share of the costs. He asked the Board to seek an Attorney General’s opinion prior to implementing any fees.

**THIRD ORDER OF BUSINESS**

**Adjourn Public Hearing**

ON MOTION by Butch Copeland, seconded by Phil Gentry the public hearing was adjourned.

**FOURTH ORDER OF BUSINESS**

**Upcoming Meetings/Events/Correspondence**

- A. August 14<sup>th</sup>, SLPA 6:00 p.m. (FRDAP)
- B. August 16<sup>th</sup>, Public Hearing (FRDAP)
- C. August 17<sup>th</sup>, RPAC, @ 2:00 p.m.
- D. September 4<sup>th</sup>, Labor Day, Office Closed

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from July 12, 2023, for review. There being no further questions.

ON MOTION by Butch Copeland, seconded by Phil Gentry, with all in favor the minutes from July 12, 2023, Board meeting was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Financials**

The Board received copies of the July 2023 financials for review. There being no further questions.

ON MOTION by Ken Kirk, seconded by Butch Copeland, with all in favor the financials from July 2023 were approved.

**SEVENTH ORDER OF BUSINESS**

**Treasurer Report**

- A. Update

An Assessment Deposit of \$77,777 was received putting collections for the year at General Fund 101%, Lot Mowing 109%, and Village I 97%.

- B. Resolution 2023-13 Financial Policies and Procedures

Updated Financial Policies and Procedures were presented to the Board. The purchase order threshold was raised from \$500 to \$1500.

ON MOTION by Butch Copeland, seconded by Ken Kirk with all in favor Resolution 2023-13 Financial Policies and Procedures was approved.

**EIGHTH ORDER OF BUSINESS**

**Manager**

A. Resolution 2023-14 FRDAP Funding

Joe outlined the Florida Recreation Development Assistance Program (FRDAP) and the requirement of a Board Resolution as part of the application.

ON MOTION by Butch Copeland, seconded by Ken Kirk with all in favor of approving FRDAP Funding.

**NINTH ORDER OF BUSINESS**

**Attorney**

The Board had no further questions for Attorney Nielander.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Accolades were given to Phil Gentry for his work on the Festival, there are now 100 vendors scheduled to attend.

Butch Copeland asked Israel to let the staff know that they are doing a great job getting their work done in this heat. Please give them our thanks for their hard work, and make sure they stay hydrated.

Butch asked that staff that take home vehicles keep a record of the times they come out after hours and what they are working on to see if it would be worthwhile to replace some of the equipment they are having to come out and repair after hours.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There being none.

**TWELVTH ORDER OF BUSINESS**

**Next Meeting**

The next meeting will be on Wednesday, September 13, 2023 @10:00 a.m.

Resolutions to adopt the Final Budget

ON MOTION by Butch Copeland, seconded by Ken Kirk,  
with all in favor the meeting adjourned at 10:50 a.m.

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Kay Gorham, Board Chair

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Ken Kirk, Asst. Secretary