

**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 14, 2022, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Tim McKenna
Bill Lawens
Kay Gorham
Brian Acker
Sue Dean

Chairman
Vice Chairman
Secretary
Asst. Secretary
Asst. Secretary

Also present were:

Bill Nielander
Joe DeCerbo
Diane Angell
Clay Shrum
Israel Serrano

District Attorney
District Manager
District Administrator
Director of Planning and Development
Utilities Superintendent

Residents & Guests

“See Sign in Sheet”

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. September 29th, FDEP Director Jennifer Carpenter here for visit
- B. October 29th, Festival 10-4
- C. November 9th, Landowners Meeting

Phil Gentry thanked SLID staff for their timely repair of a water leak.

THIRD ORDER OF BUSINESS

Approval of Minutes

The Board received copies of the minutes from August 10, 2022, for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Sue Dean with all in favor the minutes from August 10, 2022, Board meeting was approved.

FOURTH ORDER OF BUSINESS

Approval of Financials

The Board received copies of the August 2022 Financials for review.

Brian Acker asked about why the General Fund Trial Balance showed a higher balance in operating reserves instead of the Money Market. Diane responded that she moved the funds to FL Class as the interest rates were currently better than the money market account.

Brian Acker asked when we would be getting the next payment from Village X. Joe responded that it would be here by the end of the month.

ON MOTION by Kay Gorham, seconded by Bill Lawens with all in favor the financials from August 2022 were approved.

FIFTH ORDER OF BUSINESS

Treasurer Report

A. Update

An assessment deposit was received in the amount of \$22,095. % Of Budget for the year are General Fund 111%, Lot Mowing 138%, and Village I Parks 97%.

Surplus equipment was taken to auction on September 10, 2022, and the District will receive \$16,655 for items sold.

B. Resolutions

Diane stated she had several resolutions to present to the Board adopting the final budgets in the General Fund, Lot Mowing, and Village I Assessments and Fiscal Year 2023 Utility Rates and Fees. Note: Brian Acker said he could not support the budget with the increase in personnel costs and not instituting the recommended rates and fees proposed in the FRWA study.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor but Brian Acker who opposed, Resolution 2022-09 Adopting the Final Budgets for Fiscal Year 2023 was approved.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor but Brian Acker who opposed, Resolution 2022-10 Adopting FY 2023 Utility Rates and Fees was approved.

ON MOTION by Sue Dean, seconded by Bill Lawens with all in favor but Brian Acker who opposed, Resolution 2022-11 Levying a General Fund Assessment of \$283.64 per acre was approved.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor but Brian Acker who opposed, Resolution 2022-12 Levying a Lot Mowing Assessment of \$170 per lot and \$200 per commercial acre was approved.

ON MOTION by Kay Gorham, seconded by Bill Lawens with all in favor but Brian Acker who opposed, Resolution 2022-13 Levying a Village I Assessment of \$92.69 per acre was approved.

SIXTH ORDER OF BUSINESS

Manager

A. Update

There were no questions for Joe regarding the reports that he included in the Board Packets.

B. Motion to approve Fiscal Year 2023 Meetings and Holidays.

Board members were given a copy of the Fiscal Year 2023 Meetings and Holiday schedule. A copy of the Meeting Schedule will appear in a legal notice.

ON MOTION by Sue Dean, seconded by Bill Lawens with all in favor to approve FY'23 Meetings and Holidays as presented.

C. Resolution 2022-14 Utility Capacity Commitment

Joe explained that this Resolution would give developers the needed utility commitment from the Board regarding service to their projects. There were two-word changes recommended in the Resolution. Staff will present capacity requests that they are recommending for Board approval.

ON MOTION by Bill Lawens, seconded by Sue Dean with all in favor Resolution 2022-14 Utility Capacity Commitment was approved.

D. Resolution 2022-08 ARPA Library Project

A motion was approved at the August meeting to move forward with this project, but a Resolution was needed.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor Resolution 2022-08 ARPA Library Project was approved.

E. Draft Resolution regarding Utilities

Joe explained his reasoning behind the development of this Resolution and asked the Board to review it and let him know if there were any comments or suggestions. Joe answered several questions that were posed. This item will be on the October agenda and a decision will be made to move forward with it at a public hearing at the landowners' November meeting.

F. Succession Planning (Bill Lawens)

Bill Lawens handed out an update on the succession planning process. It included a proposed operational chart, a job description for Clay's new position as Director of Planning & Development, as well as updated personnel requirements. He would like to see an employee training program for staff to learn how to operate the District's Track hoe, and Skid Steer. Bill will continue to work with Joe on his contract and will update the Board next month.

SEVENTH ORDER OF BUSINESS

Attorney

A. Levee Recommendation

Bill, Tim, and Randy went to the levee to view the fencing and gate. Joe met with Mr. and Mrs. Paul-Hus and they have agreed to install another fence on the west side of the levee and that the District would control access thru the gate. There was no disagreement with this plan.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Brian Acker made a motion to schedule a public hearing on Utility Rates and Fees at the October Board meeting to establish fees based on FRWA Rate Study recommendations that were made in the January 2022 study.

Discussion was held and the motion failed to get a second.

NINTH ORDER OF BUSINESS

Public Comments

Resident Bob Rider stated there were errors in the FRWA studies and the Board should consider other guidelines. Joe responded that FRWA is the arm of FDEP that does the studies and oversees the SRF loan process. Joe further explained that the draft resolution that was previously discussed, if approved, will ensure compliance with the loan contract we have.

Butch Copeland asked if the size of the gate on the levee is of sufficient size for the Boom Mower to enter. Clay Shrum responded that true access would be thru the pump station but yes, they had taken this into consideration and there would be no problems.

TENTH ORDER OF BUSINESS

Next Meeting

The next meeting will be on Wednesday October 12, 2022 @ 10:00 a.m.

ELEVENTH ORDER OF BUSINESS

Motion to Adjourn

ON MOTION by Brian Acker, seconded by Sue Dean
with all in favor the meeting adjourned at 11:10 a.m.

Tim McKenna, Chairman

Kay Gorham, Secretary