

**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, 2019, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Gary Behrendt	Chairman
Tim McKenna	Vice Chairman
Kay Gorham	Secretary
Bill Lawens	Asst. Secretary
Brian Acker	Asst. Secretary

Also present were:

Bill Nielander	District Attorney
Joe DeCerbo	District Manager
Gene Schriener	District Engineer
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 Behrendt called the meeting to order. A moment of silence was held in remembrance of the victims of the 9-11 tragedy followed by the pledge.

**SECOND ORDER OF BUSINESS**

**Upcoming Meetings/Events/Correspondence**

- A. September 11<sup>th</sup>, Pam Hancock (PGIT) here @2:30
- B. September 18<sup>th</sup>, LMS Meeting @ 8:00 a.m.
- C. September 20<sup>th</sup>, Employee Lunch/Training District Office 11-1
- D. October 3<sup>rd</sup>, Legislative Delegation, 12:00, BOCC Room

Jeff & Arlene Klingbiel of 1117 Dogwood Terrace sent a thank you note to the SLID Employees thanking them for the help that was done on the storm sewers and all the work you do for the community. They will be sponsoring the employee training luncheon next week.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

The Board received copies of the minutes from August 14, 2019 for review. There being no further questions.

ON MOTION by Tim McKenna, seconded by Kary Gorham with all in favor the minutes from August 14, 2019 Board meeting was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Financials**

The Board received copies of the August 2019 Financials for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor the financials from August 2019 were approved.

**FIFTH ORDER OF BUSINESS**

**Treasurer Report**

**A. Update**

Diane reported no tax deposits were received this month. FL Class interest for August is 2.30%. In preparation for Hurricane Dorian staff filled the pump station generator fuel tanks. Diane requested a motion to move funds from unreserved to the fuel line item.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor to move \$6,600 from unreserved funds to fuel was approved.

**B. Resolutions**

Diane stated she had several resolutions to present to the Board adopting the final budgets and the General Fund, Lot Mowing, and Village I Parks Assessments.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor Resolution 2019-11 Adopting the Final Budgets for Fiscal Year 2020 was approved.

ON MOTION by Brian Acker, seconded by Bill Lawens with all in favor Resolution 2019-12 Levying a GF Maintenance Assessment of \$293.76 per unit was approved.

ON MOTION by Kay Gorham, seconded by Bill Lawens with all in favor Resolution 2019-13 Levying a Lot Mowing Assessment of \$140 per lot, \$180 per commercial acre was approved.

ON MOTION by Bill Lawens, seconded by Brian Acker with all in favor Resolution 2019-14 Levying a Village I Parks Assessment of \$43.69 per unit was approved.

ON MOTION by Bill Lawens, seconded by Kay Gorham with all in favor Resolution 2019-15 adopting Utility Rates and Fees for FY 2020 was approved.

Bill Lawens wanted it on record that he wants the District to look at higher water rates for Village I since they are not a part of the District.

C. Motion to appoint check signers for CenterState Bank

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor to add Kay Gorham, Secretary to the check signers list with CenterState Bank.

**SIXTH ORDER OF BUSINESS**

**Attorney**

A. Airport Easement

Bill Nielander reported that we had received the easement agreement back from the airport. He reviewed the agreement with the Board.

ON MOTION by Bill Lawens, seconded by Brian Acker with all in favor to approve the easement agreement.

B. Managers Contract

Bill Nielander and Gary Behrendt will meet with Joe DeCerbo regarding his Managers contract. This will be an agenda item at the October meeting.

**SEVENTH ORDER OF BUSINESS**

**Engineers Annual Report and Update**

Gene Schriener presented his annual engineers report to the Board. Brian Acker said he continued to have concerns about retention areas that we maintain be don't own. Joe said that we are going to be working with the new owners of the golf course on this.

**EIGHTH ORDER OF BUSINESS**

**Manager**

A. Updates

The SRF Water Project funding got approved for engineering. It will take Gene around four to sixth months to have everything in place and we should be able to start projects next fall.

Mitch Holmes and Emily Brown with FDEP met with Joe and had a tour of all of the District projects.

Joe and Diane had a meeting with John Shoop about First Southern Bank. Further information will be presented in October for the Board to consider changing banks.

Joe introduced H3 with Signature H Group. H3 said that their organization took over the operations of the golf course on Sunday. They will be working on new golf memberships and making some minor adjustments and procedural changes in preparation for the closing in about 4 to six weeks. They are looking forward to working with the community and he welcomes everyone that sees him to introduce themselves.

Joe and Diane are setting up a meeting with a Duke Business Manager and will report back to the Board in October.

B. Motion to Adopt FY '20 Meeting and Holiday Schedule

There were no conflicts in the meeting schedule. All meetings will be held the 2<sup>nd</sup> Wednesday of the month @ 10:00 a.m.

ON MOTION by Bill Lawens, seconded by Kay Gorham  
With all in favor to approve the 2020 Meeting and  
Holiday schedule was approved.

C. Motion to Adopt Resolution 2019-16 Personnel Policies/Employee Handbook

The personnel policies and employee handbook were updated with some new language.

ON MOTION by Brian Acker, seconded by Tim McKenna  
with all in favor Resolution 2019-16 Personnel Policies  
Employee Handbook was approved.

The new handbook will be reviewed with staff at the employee meeting scheduled for September 20<sup>th</sup>.

**D. Motion to Adopt Resolution 2019-17 Per Diem Expenses**

Per Diem expenses had not been reviewed since 2007. A resolution was presented to the Board raising the per diem expenses to \$10 for breakfast, \$15 for lunch, and \$25 for dinner. Brian Acker stated that he agreed that they needed to be raised but we should actually follow the federal guidelines which raise the per diem to \$55 per day.

ON MOTION by Bill Lawens, seconded by Brian Acker  
With all in favor to approved Resolution 2019-17 per  
Diem expenses as amended to \$11 for Breakfast,  
\$16 for Lunch, and \$28 for Dinner was approved.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Kay Gorham thanked Clay for all the help the staff did for preparing for Hurricane Dorian.

Tim McKenna thanked staff for all of the hurricane preparations as well.

Bill Lawens said he was glad that Dorian turned and that we don't have to deal with FEMA.

Brian Acker said he would like to have discussion about sewer line hookups and research municipalities that have that authority in place. We should be looking into updating our Charter so that we are prepared. Joe said he is working with the County and the Land Development regulations to achieve this, and will also contact Terry Lewis for Legislative strategies. Charter change is costly and should be a last option.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Arlene Klingbiel of 1117 Dogwood Drive said that she liked the changes to the website and that it was much easier to find things. She asked if she was going to be shell shocked when she got her sewer bill in October. Diane told her that the wastewater base rate was going up \$28.00.

Pat Greski of 225 Dells Drive asked if there was anything, we could do to help with Century Links service. H3 of Signature H said this was brought up by his management company. He has been in contact with Comcast Cable about this. They have a source station on the other side of the raceway but the system is antiquated and will cost millions to upgrade. He has letters from the County as well as Joe in support. Gary Behrendt said there is power in being the developer. Karen Palino of 300 Glen Mar Circle said you can utilize the Next-Door Neighbor app and get a petition going.

Phil Gentry of 725 Woodmont Street gave Joe some information about Duke Energy relevant to power outages. Joe will share this with the Duke Business Rep. he and Diane are meeting with.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting**

The next Board meeting will be held on Wednesday, October 9, 2019 @ 10:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Motion to Adjourn**

ON MOTION by Bill Lawens, seconded by Kay Gorham  
with all in favor the meeting adjourned at 10:40 a.m.

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Gary Behrendt, Chairman

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Kay Gorham, Secretary