

**SUN'N LAKE OF SEBRING IMPROVEMENT DISTRICT
REGULAR MEETING**

A meeting of the Board of Supervisors of the Sun'n Lake of Sebring Improvement District was held on Friday January 21, 2022 at 9:00 a.m. at Community Center, 3500 Edgewater Drive, Sebring Drive, Sebring, FL 33872

Present and constituting a quorum were:

Michael Gilpin	President
Ray Brooks	Vice-President
Beverly Phillips	Supervisor
Neal Hotelling	Supervisor

Also present were:

Chris Shoemaker	General Manager
David Schumacher	District Attorney
Bill Dailey	MFIT
Ariel Fells	Community Service Director
Jimmy Murphy	Indigo Golf Partners
Mike LaMere	Indigo Golf Partners

Residents: Mark Camp; David Halbrig; Tom Costi

The following is a summary of the minutes and actions taken during the January 21, 2022 Sun'n Lake of Sebring Improvement District Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order (ats: 0:00:04)

- Mr. Gilpin called the meeting to order. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance (ats: 0:00:08)

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Announcements (ats: 0:01:19)

- A. Landowners' Election is scheduled for Friday January 28, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872
- B. Please silence or turn off your cell phones.

FOURTH ORDER OF BUSINESS

Consent Agenda (ats: 0:01:34)

- A. **Minutes of the Board Supervisors Regular meeting held November 12, 2021**
 - Mr. Gilpin presented the consent agenda to the Board.

Mr. Brooks MOVED to approve the consent agenda, and Mrs. Phillips seconded it.

- Mr. Brooks stated he made a request on December 12, 2021 as he was quoted incorrectly. He mentioned when he looks at the minutes online it had not been changed. Mr. Shoemaker informed him those changes had been made and these are minutes provided in today's package which reflects those changes.
- Mr. Shoemaker stated the minutes from the last meeting were not in the agenda package because there were some technical difficulties, outages, and the tape was not provided to public or the contractor (Inframark) until Friday, therefore, the minutes of January 7, 2022 will be in the next agenda package.
- Mr. Gilpin asked if there were any public comments on the consent agenda.
 - Mr. Camp addressed the video, audio, and the minutes. He stated this has been a subject of great discussion for a very long time. He discussed the tendency of individuals not speaking into the mic and in listening to the audio online he could hear background talking when trying to hear the individual who is speaking.
 - He mentioned the quality of the video from the December 10, 2021 meeting where there was a period of 40-minutes in which the screen was totally black and there is a need to have individuals properly trained with the equipment.
 - Mr. Camp provided his input and concerns as it relates to the minutes but stated he wanted to see the minutes from December or January and not the minutes which were included in the agenda package.
 - Mr. Camp further discussed the reserves and was totally surprised that neither the Board nor District could not come up with a good answer on how much they have in reserves. He felt there was confusion as to the exact amount and stated if Omar was here, he would have provided the requested information immediately, but was disappointed that no one seemed to have the answer between the District and the Board.
 - Once again, he mentioned the new technology and having appropriate individuals trained to run the equipment effectively.

- Mr. Shoemaker informed Mr. Camp the December 10, 2021 minutes were in the last agenda package.
 - Mr. Halbrig shared there were a few of them who were interested in going online to listen to the previous meeting to improve their recall of what occurred.
 - Mr. Halbrig asked about the minutes from the last meeting for which Mr. Shoemaker explained were not available. Mr. Halbrig suggested they go back to their local control with their finances, where at least they will have some accountability and have things done on-time.
 - Mr. Halbrig wanted to know from Mr. Kiroauc where the list is that he promised at the last meeting for the federal grant money. Mr. Shoemaker stated he received it this morning and has it in his office. Mr. Halbrig asked how they could get copies of this and Mr. Shoemaker stated he could provide copies and also mentioned he has a meeting with the County Administrator next week to discuss how they can insert themselves in their process.
 - Tom Costi mentioned his comments were not on the consent agenda. He was told at this time the comments being received were for the consent agenda and general comments can be presented during the public comment section of the meeting.
- Mr. Brooks stated they already approved November 12, 2021 minutes and already approved the December minutes, but the only one they have not approved is January, so he does not know what they are voting on.
- For this reason, no vote was taken for the consent agenda as the minutes were previously approved.

FIFTH ORDER OF BUSINESS**Public Comment** (*ats: 0:16:45*)

- Mr. Gilpin stated they now have public comment, and it is three minutes, but he will give two extra minutes.
 - Mr. Tom Costi stated he would like for the Board to obtain a legal opinion from District Counsel about the transferring of money from an enterprise fund to a governmental fund or vice versa. He also wanted to know if this is acceptable

according to standard government accounting practices and requested a written legal opinion. Further discussion ensued on this matter.

- Mr. Gilpin stated they are going to discuss the golf course and there will be public comment on that as well.
 - Mr. Camp stated one of the things he noticed under the capital improvement fund they have allocated 1.25 million to the water meter system and 1.35 to the Deer Run irrigation system and the Turtle Rim, Green Loops are \$350,000 which has been transferred to that particular fund. The quotes they are getting for the irrigation system on Deer Run is somewhere in the amount of \$2.35 million. It appears as though they have a little shortfall and have to come up with approximately \$900,000.
- Mr. Gilpin asked if there were any additional public comments, there being none the next agenda item followed.

SIXTH ORDER OF BUSINESS

Message from Commissioner Scott Kiroauc *(ats: 0:24:14)*

- Mr. Kiroauc, County Commissioner, indicated at the last meeting he was tasked with a couple of items. One was to arrange a meeting with the General Manager and the County Administrator, and he has received email confirmation this meeting will occur one week from today with Randy Vosburg the County Administrator.
- He was also asked about the County's assistance in grants and the Administrator reported back to him on the State Revolving Fund. He indicated they did reach out to the District and brought this concept to them and offered for the District to apply jointly with the County but decided to apply on their own.
- He also mentioned it was reported to him but does not know what the acronym stands for FRDAP grant, but believes it is the recreation grant which Mr. Shoemaker referenced in his email to him. Mr. Kiroauc stated they applied on the Districts' behalf and Liz Barber worked with Ariel Fells who reviewed the application, and the County Administrator signed it.

- As it relates to the Water Management District issues, these are issues the District has to take care of on their own as the County cannot assist them on the Water Management District grant process.
- A question was asked about the ARPA plan the County adopted and as the understanding is it was sent to Mr. Shoemaker this morning. The legislative grant coordinator is on vacation starting yesterday and so he knows the ARPA spending plan was provided to Mr. Shoemaker this morning.
- Mr. Kiroauc discussed recycling and securing the location for the Sebring at Max Longfield in Sebring, but Avon Park has been dragging their feet and no response has been received from them thus far. They are taking a little bit different approach with the City of Avon Park to try to secure a piece of City property for the recycling collection facility. They do have a backup plan for that if they cannot get the City to come on board with that and it will be closer for Sun'n Lake. There is a restaurant north on 27, Senor Jalapenos, near the lake right there where a County public boat ramp is located, and the County owns some property. This is a potential location for the recycling drop off if they cannot work something out with the City of Avon Park.
- He noted on the seventh order of business, item C, the Board was looking at a resolution for the Highlands County to pave Schumacher Road if the Board wishes for him to stick around while they discuss this, he would be happy to do so and if the Board has any questions, he would be happy to respond.
- Mr. Gilpin asked if the Supervisors had any comments or questions.
- Mr. Brooks stated this was news to him as he was not aware the District was doing all of these things. Mr. Kiroauc stated it is a good thing connecting their County Administrator Randy Vosburg with the Districts' General Manager to work on scheduling regular meetings so they can keep the District in tune with everything and help the District understand what is going on within the County. He looks forward to the meetings between the two of them.
- Mr. Gilpin agreed and understands why they are not involved in a lot of things because they never had a representative. They never thought about this earlier as they should have somebody from Sun'n Lake on those Committees being involved but does not

know who to blame. Mr. Kiroauc stated they all could take some blame on some short sightedness but moving forward they can bridge this gap once there is communication between the District and the County Administration. He wants to make sure they move forward in a positive manner and see what they can accomplish together.

- Mr. Gilpin provided his input on this discussion.
- Mr. Kiroauc discussed the spending plans and mentioned that each one of those projects will come back before the Commissioner and some of those projects will not require the funding that has been airmarked for them, but they are eligible project. Further discussion ensued regarding eligible projects. He indicated he looks forward on working together and bridging the communication gaps.
- Mr. Brooks asked Mr. Kiroauc to review the grant information he was speaking of. Mr. Kiroauc provided the review as requested.
- Ms. Fells mentioned the grant which Mr. Kiroauc is speaking of is the FRDAP grant with regards to the playground. Mr. Brooks stated there are lots of things that are not reported, and Ms. Fells indicated the FRDAP grant has been reported on several times.
- Mr. Kiroauc has spoken with his County Administrator to schedule regular meetings with the General Manager, and they will be kept up to date.
- Further discussion ensued regarding the recycling location.
- Mr. Gilpin asked if there was any additional public comment on Mr. Kiroauc's discussion.
 - Mr. Costi wanted clarification if Highland's County is a non-charter County, meaning because Highland County does not have a charter the County is responsible for all the citizens of the County including those citizens of Sun'n Lake. Highland County created Sun'n Lake as a special District during a very short period when the County's had the ability to create an independent special District. They are the only ones left in the State under those former statutes. The time it was Florida Statute 125 which was where Sun'n Lake was created.
 - It seems like the County is putting it on the Board and the citizens of Sun'n Lake to lead the charge for whatever they need when it's the Countys' responsibility to see that the District has those services. He asked if he was incorrect with this.

- Mr. Kiroauc responded it is his understanding the County has an interlocal agreement with the District on whose responsibility road maintenance is and which roads are maintained by the County. The County maintains Sun'n Lake Boulevard and all other roads out here are maintained by the District. They have had these conversations before. If there is a desire by the Board of Supervisors to direct staff to look at the County taking over the maintenance of the roads out here at Sun'n Lake, they can certainly look into that and can bring back details on this.
 - Mr. Costi continued his discussion regarding the road maintenance. Mr. Kiroauc stated he was told when these roads were built that they do not meet County standards. If they want the County to take over maintenance of these roads, it will have to be addressed and a plan for the County to maintain the road. Further discussion ensued regarding the roads.
- Mrs. Phillips stated they already had this discussion and voted to remain independent.
- Mr. Shoemaking asked if the Board would entertain having Mr. Hotelling participate in this meeting via phone and have the ability to vote at this meeting. The Chair stated no they had already mentioned his absence at the beginning of the meeting and Mr. Brooks stated if you are not here you cannot vote.

SEVENTH ORDER OF BUSINESS

Action Agenda (ats: 0:43:34)

A. Deer Run Golf Course Irrigation Project

Mr. Brooks MOVED to approve the purchase of the pipe provided by Westco Turf in the amount of \$1,139,057.46 and labor and general conditions cost by GT Irrigation in the amount of \$1,100,000 for the Deer Run golf course irrigation project for a total price of \$2,239,057 and designate the source of funds, and Mrs. Phillips seconded it.

- Jimmy Murphy, Director of Agronomy, Indigo Golf Partners noted he knows there has been quite a bit of work done on this and they are trying to keep the pricing as stable as they can. If the Board elects to push this to the next meeting, they are fine with whatever the Board decides.

- He mentioned Carl has a couple more opportunities and his quote is \$105,000 less than what Landeer provided. He thinks they need to get it done as soon as they can in order to award it to somebody because they only have two contractors at this point and everyone tries to start their construction between May and June, so he believes this needs to be taken under consideration as well as the pipe pricing.
- Mr. Brooks asked if they approve this, when does he estimate they will start. Mr. Murphy stated June 6, 2022 is their tentative start date and the report that Carl provided was they were looking at 60 to 70 working days for completion of this project.
- Mr. Murphy stated with this project when it starts, they are not tearing up the whole entire golf course and have to repair it and he does not see why they can't work around a lot of schedules.
- Mr. Brooks asked which of the two contractors does he recommend? Mr. Murphy stated if it was his money, he would go with the \$105,000; Mr. Brooks stated it is his money. Mr. Murphy stated he called all of Carl's references and he comes highly recommended, and he has no issue with going with GT Irrigation. Further discussion ensued on this matter.
- Mr. LaMere stated when he read through it all it did state that they would do it when it is economically feasible for the District. If they delay this any longer, like Mr. Murphy stated, they have two contractors one is \$100,000 less than the other and if they hold it off any longer, they can lose those contractors as they want to have a job. If they wait another two or three weeks, they can state they have taken another job and this is what makes him nervous, Mr. Murphy as well.
- Mr. Gilpin asked if there were any additional comments.
- Mr. Shoemaker stated Amanda Valentine the finance officer has put together four pages of data with the background information. She took an original projection which was done at budget time and revised and updated it. The front sheet is all the Districts' assets, certificates of deposits, local government investment pool and the status of the reserve account if they make the expenditures for the meters, irrigation, and Turtle Loop. Mr. Shoemaker asked Ms. Valentine to provide an overview of where they are

with these reserve accounts and if they spend the money on the irrigation meter project where they will end up.

- Mr. Gilpin welcomed Ms. Valentine to the meeting. Ms. Valentine stated Mr. Shoemaker wanted her to speak to the Board about the reserves which was asked at the last meeting. One the first page of the report it shows the cash they have as of November.
 - Approximately 11.9 million dollars.
 - 3.5 million dollars set aside in the capital improvement fund and is restricted for capital projects.
 - 3.4 million dollars they have it diversified for a few different accounts.
 - They have a checking account with TD
 - There is a certificate of deposit. This certificate of deposit of 1.1 million dollars will mature next month. This will be the first money they will use to do this project. This will be moved into a checking account.
 - They also have some funding as the Capital Improvement plan that are in local government investment pools that are approved Board local governments and Florida Fit with Water Walker.
 - They have 1.7 million dollars in Water Walker which probably is where they will go next. They will cash out the CD first, and cash out Water Walker next to pay for these projects.
- Ms. Valentine provided a summary at the bottom of the report.
- Mr. Brooks asked they speak in layman's terms because he understands Mr. Costi is challenging whether the Board has the ability to do what they are doing. Ms. Valentine stated the golf fund is a governmental fund and not an enterprise fund, but the utility is an enterprise fund.
- Ms. Valentine explained the only way they can pay for these projects they would use the capital improvement fund for these large projects. Their other capital project which they have approved, they will use the reserves that are in their cash accounts like TD. They currently do not have anything budgeted to put more money in this capital improvement plan this year. They will have to work on future budgets to figure out how to replenish it.

- Mr. Gilpin had a question for Mr. Schumacher. He indicated he liked Mr. Costi's idea and asked if he had an opinion on that. Mr. Schumacher stated he did not at this moment but would be happy to do some research and bring it back.
- Mr. Brooks stated he did not understand the adopted pages and Ms. Valentine explained it to him and further discussion ensued on this.
- Mr. Brooks suggested postponing the Green Loops indefinitely until they figure out a way to pay for them. Mrs. Phillips disagreed with Mr. Brooks and stated they should table the Green Loops and maybe they don't do it until 2023 but felt the Deer Run project has to go forward.
- Mr. Gilpin asked if there were any public comments.
 - Clark Camp wants to make sure he understands correctly what was said. He asked if they were thinking of taking out the \$550,000 for Green Loops on Turtle Run and the recreational upgrades for \$900,000. Ms. Valentine stated \$350,000 is included in this for the playground upgrade. Mr. Camp continued and stated this is a little bit close to \$950,000 and they have a deficit of one million to do the irrigation system on Deer Run. He questioned if they are just taking the money which was budgeted for next year for the recreation and taking the Green Loops out of it.
- Mr. Shoemaker stated for clarification to Mr. Camp, when they are using that figure \$504,000 for the recreation, \$350,000 is their budget, \$200,000 is grant money and they cannot spend the grant money or use it as savings because if they do not do that project the \$200,000 goes away.
- Mr. Gilpin asked if there were any other public comments.
- Mr. Gilpin asked what they should do as there are three supervisors present. Mr. Brooks stated he could not vote on this until they made the changes he suggested.
- Mr. Schumacher stated the current motion, as based on the agenda item, is to approve the purchase of the pipe provided by Westco Turf in the amount of \$1,139,057.46 and labor and general conditions cost by GT Irrigation in the amount of \$1,100,000 for the Deer Run golf course irrigation project for a total price of \$2,239,057 and designate the source of funds, and that motion was made and if they want to make any changes to it they would require a motion and a second to change it.

Let the record reflect Mr. Hotelling joined the meeting at 10:05 a.m.

- Mr. Gilpin stated he would vote No whatever comes up until they have more explanation. The question was asked what explanation, and he continued to say if they are doing things right and whether they could afford it. They have to do the water meters, that is a must and that is 1.8 million dollars. Mr. Shoemaker stated he thought they would be able to get the golf course issue resolved with the money they have left since staff will be coming back to the next meeting with five options to pursue on the meter project.
- Mr. Gilpin felt they should do the irrigation system, but the way they are doing it right now he is not comfortable with as well with what they have to spend for the meters. Mr. Brooks stated he would like to do the irrigation system, but they cannot spend all this money and some of the money in the way they want to spend it.
- Mr. Hotelling stated one of the points he brought up at the last meeting, which was not followed up on as they were not approving this at the last meeting, but they had budgeted 1.3 million dollars for the irrigation project, and they could go to the golf membership for an assessment to pay for the difference over the next 10 years which would be a couple of hundred dollars a year per member. This would be the only way that he would be willing to go forward on this.
- Mr. Brooks stated for the sake of the community they have to do the irrigation. They need the golf course to maintain itself for various reasons, to keep the property values where they are. He stated trying to charge the membership at this point in time is just not right. He thinks that maybe down the road they can look at doing something that is a possibility, but just because they got themselves into a corner, he does not think it is necessarily the right answer.

<p>On VOICE Vote with Mrs. Phillips and Mr. Brooks voting AYE and Mr. Hotelling and Mr. Gilpin voting NAY the purchase of the pipe provided by Westco Turf in the amount of \$1,139,057.46 and labor and general conditions cost by GT Irrigation in the amount</p>

of \$1,100,000 for the Deer Run golf course irrigation project for a total price of \$2,239,057 and designate the source of funds failed.
2-2.

- Ms. Valentine asked if they would like her to revise the report tabling Turtle Run clubhouse.
- Mr. Brooks stated they wanted to end the year to have \$6 million dollars but right now if they do everything that is on the table, they end at \$5.1 million, if they make adjustments between where it comes up to \$6 million dollars, then he thinks they are good, and it is easy to do if they take out the Green Loops and recreation they will be there. Will they still have a problem for next year, the answer is yes.
- Mr. Schumacher stated this agenda item has been voted on and voted down. Based on Mr. Brooks comments, they are asking District staff to rework it where some of this can be done and where they will be left with a \$6 million balance at the end of the year. In his opinion based on what is on the agenda, this item should be placed on the next agenda.
- Mrs. Phillips mentioned the prices will change.

Mr. Hotelling MOVED to approve of the pipe provided by Westco Turf in the amount of \$1,139,057.46 and labor and general conditions cost by GT Irrigation in the amount of \$1,100,000 for the Deer Run golf course irrigation project for a total price of \$2,239,057 and to assess the members over 10-years, and Mr. Gilpin seconded it.
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- Mr. Camp is not opposed to the idea from Mr. Hotelling but is opposed to the 10-years as they do not know what that assessment is going to be to make up the deficit of a million dollars which will be assessed to the golfers. They have an item here that the public does not even know about and is not an agenda item; he thinks it would be prudent to put this as an agenda item at the next meeting and they would have to get another hall as the meeting space will be filled. They need the details of what that assessment is going to be as you cannot say a blanket assessment.

- Mr. Costi asked if there next meeting is seven days from now. Mr. Gilpin stated they are having a meeting on February 4, 2022 but that was two weeks from today.
- Mr. Halbig stated the members are not as stupid as they think. It is easy arithmetic to figure out they are better off paying by the day rather than being a member. He does not think it is a very good idea, and it is not going to fly.
- Mr. Gilpin asked if there was any further discussion from the Board. Mr. Brooks stated he just wanted to know what they were doing.
- Based on Mr. Hotellings' comment, Mr. Schumacher stated they can take a vote in order to determine what the Board direction is, but they will have to bring it back at the next meeting as an official agenda item.

On VOICE vote with Mr. Hotelling, Mr. Brooks, Mrs. Phillips and Mr. Gilpin voting NAY to approve of the pipe provided by Westco Turf in the amount of \$1,139,057.46 and labor and general conditions cost by GT Irrigation in the amount of \$1,100,000 for the Deer Run golf course irrigation project for a total price of \$2,239,057 and to assess the members over 10-years failed. 0-4

- Mr. Schumacher stated since the motion failed, he asked for District staff to work on the figures suggested by Supervisor Brooks and bring it back to the next meeting.
- Discussion was had regarding the meters and the conversation regarding this in October.
- Mr. Shoemaker stated they will be bringing the options back because of some of the financial implications at Deer Run and taking additional money from the utility reserve fund. If they did the meter project and the golf course project, they would have spent every bit of the reserve and have zero money in the bank on the reserve side. They are looking at some options to bring forward to doing a million dollars or do they buy the equipment then finance the top end to put some flexibility in case the Board started to move ahead today and were short on cash to do the work.
- Mr. Gilpin stated the water, the meters have to be done in full. They are getting the money to do the golf course from the water. Why would they hesitate on doing the

meters, as this has to be done, the irrigation does not have to be done. The water department is in such bad shape.

- Further discussion ensued regarding the water and meter system.

B. Stormwater Facilities Plan Proposal for SRF Funding by Polston Engineering in the Amount of \$20,000 (atm: 1:26:59)

Mrs. Phillips MOVED to approve the stormwater facilities plan proposal for SRF funding by Polston Engineering in the amount of \$20,000, and Mr. Hotelling seconded it.

- Mr. Shoemaker discussed the stormwater facilities plan proposal for SRF funding last summer which the Board started moving toward applying for a grant from the State for approximately five-million dollars to rehabilitate the stormwater systems within the District. Mr. Shoemaker discussed this process further and provided more details.
- Mr. Gilpin asked if there were any comments from the Supervisors. Mr. Brooks asked if this has to be done in order for them to get the money and Mr. Shoemaker confirmed yes. Mr. Brooks also asked if there is any other chance of getting funding for the five-million and Mr. Shoemaker stated the only available option they do not have any grants for that. Further discussion ensued.
- Mr. Gilpin asked if there were any public comments.

On VOICE vote with Mr. Hotelling, Mr. Brooks, Mrs. Phillips and Mr. Gilpin voting AYE for the stormwater plan facilities proposal for SRF funding by Polston Engineering the amount of \$20,000 was approved. 4-0

C. Resolution to Highlands County to Pave Schumacher Road (atm: 1:32:16)

Mr. Brooks MOVED to approve Board direction to the District Attorney for resolution to be provided to Highlands County Board of Commissioners to pave Schumacher Road with no cost share by the District and authorizing execution by the Chair and Board Secretary, and Mrs. Phillips seconded it.

- Mr. Schumacher stated this is a resolution to go to the County to authorize the General Manager and himself to start working with the County trying to make the Schumacher Road, Cortez connection happen. This is to start the process to get on their radar. Based on his research in 2014 when it got started, 2017 it fell apart because the County was asking for more money than the District was willing to spend. They are now trying to get back into their long-term plan and authorizing the General Manager to take on this burden and getting it on the County's agenda to vote on, so hopefully, when it does come up for consideration by the Board, they can have their presence there to get it accomplished.
- Mr. Brooks stated he think it is important that they show good face to the County and he would like to see them commit to extending Cortez on their own dime if they do Schumacher on their dime. Further discussion ensued on this matter.
- Mr. Gilpin asked if there was any public comment
 - Mr. Camp stated since he is not privy to all the information, they all have, he questioned if Sun'n Lake Boulevard is owned by the County and the answer was yes. He asked if the County would be responsible for widening Sun'n Lake Boulevard or is there any responsibility on their part to do that. Discussion ensued on this matter.
- Mr. Shoemaker stated the whole intent of this resolution and getting in front of the Board and having dialog with the County Commissioner getting used to seeing and talking to the Board and bringing some of these issues in front of them.
 - Tom Costi stated it has been a while since he read the County's long-term plan but 5 or 6 years the extension and paving of Schumacher and the entrance to 64 through the District which he believes at that time when they widened and paved Cougar the plan was for them to continue Schumacher to the end where there is a blueberry operation. Further discussion ensued on this.
- Mr. Kiroauc stated he understands the motion in front of them is to authorize their General Manager to start the conversations to see what this project would look like, which he supports. Mr. Kiroauc informed the Board that the county has a policy when it comes to road paving so they should let Mr. Shoemaker start the dialogue and if it is the Boards' desire to direct Supervisor Hotelling to be the Supervisor representative

involved in those conversations to come back with a plan on what the Board is discussing.

- Whatever the plan would be, this plan would come before the Board of County Commissioners to vote on, and it would be an action agenda item that would be open for public comments. There are a lot of moving pieces when there is the discussion of extending and paving roads. All five of the Commissioners are members of the Highland Regional Transportation Planning Organization (HRTPO), an organization which is about State funded road projects, long range road plans and they meet quarterly and that is not in the long-range plan right now on the HRTPO. They are looking for authorization to start the conversation to the Board on what County staff is willing to recommend to their Board for approval.
- Mr. Hotelling stated this is where they have the dead lock with their meeting with County staff, and that is why they have to find a way to get it to the Board of Supervisors.
- Mr. Kiroauc stated the Board needs to authorize Mr. Shoemaker to direct what language the Board wants placed on the agenda. As the Districts' Commissioner, he will request it gets put on one of their future agendas coming up for consideration of their entire Board. He asked the Board to remember that he is one of five to approve any change in the current policy that the County has when it comes to paving roads.
- Further discussion ensued on this matter.
- Mr. Schumacher recommended this be approved by the Board so they can sit down and negotiate something the Board approved, and hopefully will recommend to the County for approval. Further discussion ensued regarding paving of the road.
- Mr. Kiroauc stated if the Board wanted the policy to be changed this would have to come before the Board of Commissioners.
- Mr. Brooks stated it is obvious if they wish to go further with this, they have to approve this resolution and Mr. Shoemaker goes and works with them. If they do not wish to approve it, just forget about it.
- Mr. Hotelling stated Mr. Kiroauc brought up another avenue which they need to discuss and that is the Highland Transportation Board. Should they work on getting it on their

radar so they can look at extending Schumacher to 64 in which would this still be a County issue or beyond the County. Mr. Kiraouc suggested having Mr. Shoemaker reach out to staff who will put him in touch with the Highland Regional Transportation Board. There was further discussion on this matter.

Mr. Hotelling MOVED to approve Board direction to the District Attorney to work with the County and the Highland Regional Transportation Planning Organization for resolution to be provided to Highlands County Board of Commissioners to pave Schumacher Road with no cost share by the District and authorizing execution by the Chair and Board Secretary, and Mr. Brooks seconded it.

- Mr. Hotelling feels the resolution should be amended to state District Counsel to work with the County and the Highland Regional Transportation Planning Organization (HRTPO).
- Discussion ensued regarding extending Cortez.

On VOICE vote with Mrs. Phillips, Mr. Brooks, Mr. Hotelling and Mr. Gilpin authorizing the District Attorney for resolution to be provided to Highlands County Board of Commissioners to pave Schumacher Road with no cost share by the District and authorizing execution by the Chair and Board Secretary was approved. 4/0

D. Lift Station Structural Rehabilitation Proposal from MAXX Environmental in the amount of \$13,140 (ats: 2:05:00)

Mrs. Phillips MOVED to approve the lift station structural rehabilitation proposal from MAXX Environmental in the amount of \$13,140, and Mr. Brooks seconded it.

- Joseph Silva introduced himself, he is the Supervisor of Utilities. He provided some background on the wet well. He sees this as a safety issue for bystanders and his technicians if they step in that area and it caves.

- They did patch this leak two years ago to try to save some money but obviously this did not work so now they have to go in and seal the whole station. MAXX Environmental has done several stations for the District and he believes they will remedy this issue.
- Staff recommendation is to move forward with this due to safety issue.
- Mr. Gilpin asked if there were any Supervisor questions on this item. There being none, he asked if there were any public comments. No public comments were received.

On VOICE vote with Mr. Hotelling, Mr. Brooks, Mrs. Phillips and Mr. Gilpin voting AYE the lift station structural rehabilitation proposal from MAXX Environment in the amount of \$13,140 was approved. 4-0

E. Purchase 240 Feet of 42-inch HDPE Pipe for Stormwater System Rehabilitation (ats:2:07:05)

Mrs. Phillips MOVED to approve the purchase of 240 Feet of 42-inch HDPE pipe for stormwater system rehabilitation, and Mr. Brooks seconded it.

- Mr. Shoemaker stated this is a request to approve a quote by CIF Distributing Incorporated, dated December 7th for \$18,000 for 240 feet of 42-inch HDPE inflow double wall pipe rehabilitation of the stormwater system. They have a couple of projects which they need to get working on where they had issues with the pipe being compromised. Belmar is one location and with pricing changes the lead time to get these materials they want to move forward and get those materials on site, so we have it when they are ready to start the project.
- Mr. Gilpin asked if there were any questions from the Supervisors.
- Mr. Brooks asked for the drainage proposal for this year. He knows he got one on roads but has not seen one on drainage. The reason why he asked is they made an adjustment based on last year how they finished up. Mr. Brooks stated he would have a hard time approving this not knowing what was going on with the drainage account.
- Mr. Shoemaker stated this is reactionary to things that are collapsing. Mr. Shoemaker will follow-up with Drew on this plan.

- Mr. Brooks stated they got the road plan but not the drainage plan. Mr. Gilpin asked if the rest of the Board agrees with Mr. Brooks. A lot of the problems, they are having is Mr. Brooks asking for items and they cannot get a consensus and he expects them to come back. Mr. Gilpin would like the drainage report from Drew and suggested getting a Board consensus on the request made by Mr. Brooks to hold off on approval until the Board sees the drainage proposal and plan for this year.
- Mrs. Phillips stated this needs to be done as she does not wish anyone to get hurt. Mr. Hotelling stated they are in consensus that they need to have the plan for the drainage funds for this year, but this is a priority item which needs to be approved.
- Mr. Gilpin asked if there were any public comments. No public comments were received.

On VOICE vote with Mrs. Phillips, Mr. Hotelling and Mr. Gilpin voting AYE and Mr. Brooks voting NAY a proposal from CIF Distributing Incorporated in the amount of \$18,000 for the purchase 240 Feet of 42-inch HDPE pipe for stormwater system rehabilitation was approved. 3-1

- Mr. Gilpin asked Mr. Shoemaker to follow-up on this. Mr. Shoemaker stated the cones on the road are there as the structure is compromised, so it is taking soil and causing miniature sink holes all along the roadway.
- F. Board Planning Workshop Date (ats:2:13:09)**
- Mr. Shoemaker would like to set aside an hour for a Board workshop. There will be no motions or voting as it will be just a general discussion and he has a list of staff priorities, and the organizational chart to go over with the Board.
 - The Board agreed to having the workshop but felt the next meeting would be too difficult. Further discussion ensued and on Board consensus the workshop was scheduled on February 18, 2022.

EIGHTH ORDER OF BUSINESS

Add-on Items (ats: 2:19:39)

- None.

NINTH ORDER OF BUSINESS

Petitions and Communications (ats: 2:19:42)

- Mr. Shoemaker informed the Board there was a request for speed tables from the residents on Metansis. A petition was provided to the Board as it relates to this concern and code enforcement security will set up and will start getting the speed data to provide this back to the Board. They do not have a line item to install speed bumps it is in general maintenance, but in next year's budget there is an actual line item.
- The folks from Manor Hill requested 20 streetlights; 11 are essential and 9 are desirable and they are looking into the cost and the process of doing that. Board discussion ensued on streetlights.

TENTH ORDER OF BUSINESS

Staff Reports (ats: 2:22:57)

A. Golf Policies

- Mrs. Phillips asked how they get the golf irrigation for Deer Run back on the agenda for next month. Mr. Schumacher stated the agenda item which was voted down today and what staff is going to try to do is come up with a way to accomplish what Mr. Brooks requested so we are at a six million should be added to the next meeting agenda.
- One thing the golf team was asked to bring back to the Board was related to their membership leave-of-absence policies. A couple of Supervisors stated what was provided previously was insufficient and wanted them to bring back more suggestions. He did email this to the Board, and they are one Supervisor short, and that Supervisor was the one who was adamant about having this conversation.
- They will have a discussion today and based on their discussion he can bring back a resolution to adopt the changes the Board would like to see.
- Discussion was had regarding the membership stages. Mr. Gilpin provided his input on this discussion.
- He discussed:
 - First time members membership
 - Past members membership
 - Leave of absence policy
- Further discussion ensued and it was decided to have just one and two and remove number three as it relates to membership and he will prepare this and provide it to Mr. Shoemaker to present to the Board at the next meeting.

- Mr. Hotelling stated his preference would be to increase the rates where they make money and pro-rate whether they join late or leave early.
- Mr. Gilpin asked for Mr. LaMere's opinion on Mr. Hotelling's input on this discussion was.
- Mr. Brooks asked about the policy regarding the remaining membership term upon an annual members death; why is only six months offered. There was discussion on this matter and the consensus was to leave it as is.
- They are \$225,000 ahead of last year. On the restaurant update his goal is to be open fully for dinner tonight and they have around 50 reservations. They have been operating at half speed for about week if he gives it a guess it is about \$15,000 revenue was lost and they did their best to save labor during that period.
- The Hartland of Realtors has their annual banquet there every year and it is slated for February 10, 2022 and they have always closed the building for them in the past. They have made that request. Past event revenue was about \$7,000.
- Mr. Brooks discussed a number of items on the golf report and further discussion ensued on a number of the report items.
- Ms. Fells stated in previous years the District has participated in an event called the Hartland Senior Games. The cycle portion of this event was held at the district. This year the YMCA and South Florida State College have joined forces to try and grow the event. One of the contacts for this event reached out to Ms. Fells and they are proposing that Sun'n Lake be the main hub, so they are looking to add some events to the overall program such as 5K, pickleball tournament. Her understanding is they are going to be doing a golf tournament, they are really looking to grow the program. For this particular year the two elements they are proposing to the program is to host the 5K and a pickleball tournament. They will have staff who will be conducting the event, so it is not an expense for Sun'n Lake and what they are asking is to host those facilities at our location. It has been very preliminary conversation at this point, and they are willing to do an in-kind sponsorship to make Sun'n Lake part of the promotions for this event. These are very early conversations, but she wanted to bring this to the attention

of the Board. As she learns more, she will update the Board via email. Further discussion ensued on this matter.

- Mr. Hotelling questioned whether Ms. Fells had a rough idea of the dates for these events. Ms. Fells stated it is her understanding that they would like to have all of the events concluded by the end of April and by the end of March potentially for the pickleball tournament and sometime in April for the 5K or vice-versa.
- Board discussion ensued for this matter between Ms. Fells and the Board.
- A quick utility update was provided to the Board.

ELEVENTH ORDER OF BUSINESS

General Counsel Report *(ats: 2:58:16)*

A. Resolution of Highlands County to Pave Schumacher Road

- Mr. Schumacher stated based on today's discussion he is going to prepare a legal opinion about transferring funds between accounts and will try to have it ready by February 11, 2022 to have it included in the February 18, 2022 meeting.
- He received all the documentation from Scott Leconi's office. There is a mountain of digitized information to go through but he is in the process of going through it and executing all the demand letters.
- Mr. Brooks asked about 5801 Granada, Mr. Schumacher stated he has not had any updated information. If they are in the position to cite them for code violations or if they would like for him to get with Mr. Bromfield. Further discussion ensued on this matter and Mr. Schumacher asked the Board for direction on this. He will follow-up on this and provide an update to the Board.

TWELFTH ORDER OF BUSINESS

General Manager's Report *(ats: 3:00:56)*

- Mr. Shoemaker informed the Board they got started with the paving project on Balboa according to their workplan. They ran into issues on Balboa with 30-inch pipes which were rusted out and he had to obtain an estimate to fix it at a cost of \$9,600. This is another example of deteriorating infrastructure and he plans to move forward to get excavation points to replace that culvert while they are out there working.
- Mr. Shoemaker sat down with three representatives from Prominence Homes who bought the 306 lots. He provided them a spreadsheet of all their lots and showing

which ones had roads and which had water and sewer. They spoke about the permitting process with the HOAs. He also had someone come in from Century Homes and he stated they were the sixth largest home builder in the United States, and they want to move into Sun'n Lake. He sat down and went through the permitting and the Century Homes representative has given him the green light from his company to start buying properties. He went over all the bond issues, but they are moving forward and are very interested.

- Mr. Gilpin provided his input on this discussion.
- Mr. Shoemaker stated he had a request from a homeowner to take down four trees on their property because the limbs are coming over his and the pine needles drop on his Yorkies. He explained to the resident the Florida Law as it relates to trees hanging over one's property.
- Mr. Shoemaker provided more updates from his report to the Board and further discussion ensued.

THIRTEENTH ORDER OF BUSINESS

Unfinished Business *(ats: 3:15:58)*

- No unfinished business.

FOURTEENTH ORDER OF BUSINESS

New Business *(ats: 3:16:02)*

- No new business.

FIFTEENTH ORDER OF BUSINESS

Committee Reports *(ats: 3:16:03)*

- No committee reports.

SIXTEENTH ORDER OF BUSINESS

Discussion to/from Board *(ats: 3:16:08)*

- Mr. Hotelling stated based on the complete resistance to attend meetings remotely, he has a few things coming up which will not allow him to attend a number of meetings in person. He submitted his resignation from the Board effective after the February 4, 2022 meeting.

SEVENTEENTH ORDER OF BUSINESS

Adjournment *(ats: 3:17:51)*

January 21, 2022

Sun'n Lake of Sebring Improvement District

- There being no further business to come before the Board, the meeting adjourned at 12:17 p.m.

Michael Gilpin, President