

**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 February 4, 2022 at 9:00 a.m. at the 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
Craig Herrick	Supervisor

Also present were:

Chris Shoemaker	General Manager
David Schumacher	District Attorney
Amanda Valentine	District Accountant
Stephen Bloom	Finance Director, Inframark (Via Telephone)
Joey Sliva	Supervisor of Utilities
Kelly Banks	Recreation Manager
Mike LaMere	Sun'n Lake Golf Club General Manager
Brian Rhodes	Indigo Golf Partners
Ronaldo Mederos	Mid Florida IT
Wicks, Brown and Williams, CPA	Election Consultants
Several Public Attendees	

The following is a summary of the minutes and actions taken during the February 4, 2022 Sun'n Lake of Sebring Improvement District Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order (ats: 0:18:12)

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance (ats: 0:18:15)

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Announcements (ats: 0:18:46)

- The next regular meeting of the Board of Supervisors will take place on Friday February 18, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872
- A.** Please silence or turn off your cell phones.

- Mr. Gilpin asked Ms. Banks to do a Supervisors' roll call:
 - Mrs. Phillips
 - Mr. Herrick
 - Mr. Brooks
 - Mr. Hotelling
 - Mr. Gilpin
- All Board members are present.

FOURTH ORDER OF BUSINESS

Adjournment of Board of Supervisors Meeting and Call for Recess Until Completion of Landowners Meeting and Voting (ats: 0:19:42)

- The Board of Supervisors meeting recessed at 9:02 a.m. until the completion of the Landowners Meeting and voting.

FIFTH ORDER OF BUSINESS

Reconvene Board of Supervisors Meeting (ats: 1:17:20)

- The regular meeting of the Board of Supervisors reconvened at 10:00 a.m.
- A. Presentation of Votes**
 - B. Oath of Office of Member for 4-year Team landowner Seat**
 - C. Nomination and Election of Board Officers**
- Mr. Hotelling nominated Mr. Ray Brooks as President.

Mr. Hotelling MOVED to nominate Mr. Ray Brooks as President and Mr. Herrick seconded it.

On VOICE vote with Mrs. Philips, Mr. Herrick, Mr. Brooks, Mr. Hotelling and Mr. Gilpin voting AYE, the nomination of Mr. Ray Brooks as President of the Board of Supervisors was approved. 5-0

- Mr. Hotelling nominated Mr. Craig Herrick as Vice-President.

Mr. Hotelling MOVED to nominate Mr. Craig Herrick as Vice-President and Mr. Gilpin seconded it.

On VOICE vote with Mrs. Philips, Mr. Herrick, Mr. Brooks, Mr. Hotelling and Mr. Gilpin voting AYE, the nomination of Mr. Craig Herrick as Vice-President of the Board of Supervisors was approved. 5-0

- Mr. Gilpin nominated Ms. Kelly Banks as Secretary.

Mr. Gilpin MOVED to nominate Ms. Kelly Banks as Secretary and Mr. Herrick seconded it.

On VOICE vote with Mrs. Philips, Mr. Herrick, Mr. Brooks, Mr. Hotelling and Mr. Gilpin voting AYE, the nomination of Ms. Kelly Banks as Secretary of the Board of Supervisors was approved. 5-0

- Mr. Gilpin nominated Ms. Amanda Valentine as Treasurer.

Mr. Gilpin MOVED to nominate Ms. Amanda Valentine as Treasurer and Mr. Herrick seconded it.

On VOICE vote with Mrs. Philips, Mr. Herrick, Mr. Brooks, Mr. Hotelling and Mr. Gilpin voting AYE, the nomination Ms. Amanda Valentine as Treasurer of the Board of Supervisors was approved. 5-0

SIXTH ORDER OF BUSINESS

Consent Agenda (ats: 1:20:11)

- A. Minutes of the Board of Supervisors Regular Meeting held December 10, 2021**
- B. Minutes of the Board of Supervisors Regular Meeting held January 7, 2022**
- C. Consideration of the Treasurer’s Report, November 2021**

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

- Mr. Brooks had questions about on the Treasurer’s report which he thinks may not be able to be answered at this meeting.
- Mr. Brooks asked for verification of page 28; they paid \$5,000 to Advent Health for a Golf Tournament. He asked if this was in the original budget and this was confirmed.

- On page 30, he asked about Chase credit card services under repairs and maintenance. There was a charge of \$3,871. He does not know why this would be placed on a credit card; especially that type of the amount. He stated he can send the information or tell them where it is, but he would like for them to get back to the Board. Ms. Valentine stated they will.
- Mr. Brooks reviewed several additional items on the report.
 - Mr. Mark Camp discussed the minutes and the delay in viewing the video after the meetings. He also mentioned he was not present at the January 7, 2022 meeting; however, it is noted he provided public comments when he was not there.
 - Mr. Bill Norcross mentioned the water meter system and requested a rebate for the water meters. Mr. Schumacher stated they are current in litigation on this matter.
- Mr. Brooks stated the way they are receiving the minutes and the audio for their meetings is totally unacceptable. He relies on it to prepare himself for the next meeting. He stated Inframark needs to figure out how to get the minutes to them within two to three days after the meeting.
- Mr. Hotelling also stated it is preferred to have the minutes from the prior meeting at the next meeting not a month after.
- Mr. Brooks proposed they should have minutes and the audio within three days of the meeting.
- Mr. Herrick asked if there is a technical reason why they cannot.
- Mr. Shoemaker stated getting within that three-day window would be Monday, Tuesday and Wednesday and their agenda is submitted on Tuesday.
- Mr. Shoemaker stated they would make arrangements, some way or the other, to make it happen whether they do it inhouse or a service company.
- Mr. Gilpin asked if there was an extra cost to do it that quickly. Mr. Shoemaker responded the contract that they set was based on a two-hour meeting and the meetings have been going up to four hours.
- Mr. Herrick asked if Mr. Shoemaker could email the Board on what can be done so the Board can decide if it is acceptable or not.

Mr. Brooks MOVED to have minutes typed within three business days of the meeting and Mr. Herrick seconded it.

- Further discussion ensued.

Mr. Brooks MOVED to withdraw the above motion due to conversation and considering the feasibility of the request.

- Mr. Hotelling stated they had already approved the December 10, 2021 minutes at a prior meeting and the January 7, 2022 minutes appear to be wrong. His recommendation would be to pull those two items from the consent agenda and table the entire consent agenda until those changes are made.
- Mr. Shoemaker stated they can make the changes and approve it contingent of the corrections.

Mr. Hotelling MOVED to withdraw the motion to approve the consent agenda as one unit.

Mr. Herrick MOVED to approve the December 10, 2022 minutes and Mrs. Phillips seconded it.

On VOICE vote with Mrs. Philips, Mr. Gilpin, Mr. Hotelling, Mr. Herrick, and Mr. Brooks voting AYE, the December 10, 2022 minutes were approved. 5-0

- Mr. Schumacher stated based on the conversation and comments they are going to bring back the January 7, 2022 to the next meeting once it has been corrected.

Mr. Herrick MOVED to approve the Treasurers Report dated November 2021 and Mrs. Phillips seconded it.

- Mr. Brooks asked if there are any Board or public comments on the Treasurer's report. No comments were made.

On VOICE vote with Mrs. Philips, Mr. Gilpin, Mr. Hotelling, Mr. Herrick, and Mr. Brooks voting AYE, the Treasurers Report dated November 2021 was approved. 5-0

SEVENTH ORDER OF BUSINESS

Public Comments (*ats: 1:40:19*)

- Mr. Ken LaGrow of KDL stated he has been working on the District’s infrastructure, and has been the first contractor in Sun’n Lakes, since the 1970s when it was established. He is a former resident of Sun’n Lakes and he has a concern about the infrastructure and the shape it is in. Since the District has hired him many times someone has to come in and let them know what they are facing and the shape of the infrastructure including:
 - Underground utilities in disarray and they are looking at major repairs.
 - Drainage is in bad shape.
 - Sewers and manholes are deteriorating, and the bottoms are rotting out.
 - Waterlines in the asbestos cement pipe that need replacement.
- Mr. Ken LaGrow stated, out of courtesy for the District, he wanted the Board to be aware of the imminent major expenses they are facing. He stated they have an emergency right now where the water table comes up and comes down, and anywhere there is a leak in the drainage or manholes it sucks the dirt down in it, creating potholes in the community. If they drive around and look at the manholes in the middle of the street, and they see patches around the manholes, they have either been repaired or are deteriorating at this point and time.
- Mr. Hotelling and Mr. Herrick acknowledged the comments made by Mr. LaGrow and requested Mr. Shoemaker and Mr. Sliva meet with Mr. McGrow to discuss his priority list and come up with solutions to present to the Board.
- Mr. Bill Norcross shared his point of view regarding the previous comments and asked how they pay for this without grants, and additional money they are not currently privy to. He feels the community is being short-changed and change is needed for them to be eligible for additional funding, which he believes other communities are receiving.
- Mr. Brooks wanted to thank Mr. Gilpin for his year of service as Board President and appreciates the job he did.

EIGHTH ORDER OF BUSINESS

Message from Commissioner Scott Kirouac
(ats: 1:47:29)

- Commissioner Kirouac, Highlands County Commissioner District 3, stated the HCBOS Board met Tuesday and staff presented a recommendation of funding for an impact fee study. Currently their impact fee has been suspended for some time now and they are experiencing a lot of growth in the County, but the Board did not approve the \$116,000 for a new impact fee study. They feel there is more due diligence that needs to be done by staff to meet with the realtors' association and to meet with builders and developers here in the County. He has concerns about impact fees with the price of housing as it is. He knows builders and developers pay the impact fee during the permitting process, but it gets passed on to the cost of the home. This does not only affect the price of new homes. It affects the price of existing homes so he has some concerns there, but there will be more to come on impact fees.
- He discussed the zoning issues for Spring Lake for eco-friendly two-story apartment complexes, which will be 90% solar powered. It will be 204 units; Phase I will be 102 units, and was already zoned properly, and Phase 2 is an additional 102 units, which needs a zoning change. This was previously approved by the Planning and Zoning Commission, but final approval must come from the Commission. It was passed 5 to 0 for this project to move forward.
- Commissioner Kirouac stated Commissioner Roberts for District One, which is Avon Park, has had meetings with some officials regarding recycling locations they have spoken about.
- Commissioner Kirouac indicated at the last Sun 'n Lake Board meeting there was a request for the General Manager, Chris Shoemaker, and Mr. Randy Vosburg, the County Administrator for Highland County, to meet. They met last Friday and meetings have now been scheduled quarterly to discuss upcoming District needs.
- Mr. Herrick asked about Waste Connections pick up schedule for extra cans. Commissioner Kirouac indicated he had not heard but he can call Waste Connections if he would like for it to be picked up. They are working on a coordinated effort to go to other communities. He will report back to the Board on this

NINTH ORDER OF BUSINESS**Action Agenda (ats: 1:52:06)**

- Mr. Brook asked about the budget update.
- Mr. Shoemaker stated they prepared a sheet which showed their revenues, expenses and projected expenses related to the two projects.
- Ms. Valentine discussed the five-year equipment and maintenance plan and indicated it had been adjusted from the last meeting. It is showing the carry forwards for the projects from Fiscal Year 2021. She has added the general fund capital and added the amount they are going to do for the paving, which was not done during Fiscal Year 2021. She has also added the amount of equipment they did not get paid for by the golf fund. This has now been added to the current year budget for capital. She added a line item for \$500,000 for the utility fund operations, which is a request from the General Manager of things he sees that may be needed for this fiscal year.
- Ms. Valentine has adjusted it from what was approved on the adopted budget and has also adjusted the capital improvement fund estimates from the \$2.9 Million to \$4.5 Million.
- Ms. Valentine stated they will see in the current budget if they do all the spending that they have. She has also adjusted Fiscal Year 2021 to actual numbers now. Now they will be able to see if they spend everything as is, they will be down to \$4.6 Million estimated for the end of the year whereas they are at \$10 Million right now.
- Mr. Brooks explained the reason why he is doing this is because he wanted everybody to see if they approve everything as it is, what it will do to their bottom line. In this case, the original bottom line they did not want to go below is \$6 Million. If they do a little of this without making any changes, they go to \$4.6 Million. The first thing they want to decide is how comfortable they are with this before they can even consider proceeding.
- Mr. Hotelling stated from his prospective, particularly with the reinforcement they just had as it relates to the infrastructure problems and they do not know what emergencies might come up in the short-term while they are looking for the long-term solution, he is not comfortable draining the District's funds this much.
- Mr. Shoemaker informed Mr. Brooks they added on the bottom line about \$500,000 extra and was not planning on spending the \$500,000 dollars right now as they are looking at

capital they have for asbestos pipes and redirecting a force main, which may not need to be done because it was an infiltration meter issue which has been corrected. In their existing capital budget, they have \$400,000 dollars which can get them through some of those needs and trainings for this fiscal year.

- Mr. Hotelling stated, while this is true, they are still inspecting the manholes and they know they have some rotting bottoms which will require expenses. He is uncertain they have enough budgeted for this. Mr. Shoemaker agreed and indicated they are taking steps to increase their operating capital in the utility department with the proposal to increase the connection fees, which will be put into place and brought before the Board at a public hearing to be held this month or next month. Further discussion ensued on this matter.
- Ms. Valentine stated if you look at the general fund capital and the carry forward, she added the \$300,000.
- Mr. Brooks stated they could allocate money for both projects, or talk about it, or they can look at the capital and see if anything can be removed.
- Mr. Herrick stated he does not like the idea of financing, and they are already behind the eight ball as a lot of the improvements need to be made. To think that they are not going to do because of the budget constraints he understands, but then again they might be able to get one percent money from the State provided on over draining the capital.
- Mr. Hotelling questioned whether they can hold off on the meter project a little longer as it is and hire staff to manually read them. They can reassess this project in another year.

A. AMI Water Meter System Recommendations (ats:2:01:28)

- Board discussion was had regarding the funding options and feasibility.
 - Mr. Camp suggested the comment made by Mr. Hotelling to hire people to read this manually for accurate readings and correct billing or spend \$1.8 million. He asked if there is a way to use the revolving fund. Mr. Camp is in favor of hiring staff and discussed further funding options for this project in future years. He mentioned the reserves is dropping low.

- Mr. Norcross stated a computerized system is helpful. The human factor has human errors and is time consuming. He stated a service company would be a temporary fix but having funding would be beneficial.
- Mr. Holmes agreed with Mr. Camp; however, he feels an increase in water/sewer fees could help fund them.
- Mr. Hurley stated this has been delayed for many years. He indicated staff has researched properly and thoroughly to present valuable options and these meters are needed as they are losing money with leaking meters.
- Further Board discussion ensued on this matter.

Mr. Herrick MOVED to not award the bids and move forward with Option 4 with additional staff hired for manual reads until further financial options can be explored and Mr. Hotelling seconded it.

- Mr. Schumacher clarified the bid process which is currently open and stated if this project is presented again the process would have to be started over for bids.
- Continued discussion ensued between the Board and staff on this matter.

On VOICE vote with Mr. Hotelling, Mrs. Phillips, Mr. Herrick, and Mr. Brooks voting AYE, and Mr. Gilpin voting NAY, Option 4 with additional staff hired for manual reads until further financial options can be explored was approved. 4-1

B. Deer Run Golf Course Irrigation Project (ats: 2:26:34)

Mr. Herrick MOVED to approve the Deer Run Golf Course irrigation project: GT Irrigation at a cost of \$1.1 Million dollars with parts \$904,000 but not to exceed \$2.2 million dollars, and Mrs. Phillips seconded it.

- Mr. LaMere, the Sun'n Lake Golf General Manager, provided a report on pricing. He indicated the driving range mat and air wall in the restaurant projects have been cancelled.

- Mr. Hotelling stated this project was planned to cost \$1.3 Million, which he would support with the Golf membership being assessed.
- Mrs. Phillips stated there is not an option to pass this project as they are \$549,000 short due to increases and feels voting needs to commence.
- Mr. Herrick stated membership rates increased 5.5% this year and there is a plan to increase the golf membership rates an additional 5.5% next year.
- Mr. Gilpin asked Mr. Shoemaker to provide the losses on the Golf Course from previous years.
- Mr. Shoemaker stated \$340,000 was moved from the utility fund to the golf fund last year and Indigo’s monthly reports are assisting with this transparency.
 - Mr. Camp requested clarification for the Deer Run project pricing. He indicated this irrigation system needs to be implemented. However, a special assessment of the approximately 330 annual golf membership should be assessed over a 10-year period to better serve the members.
 - Mr. Norcross is in favor of the irrigation project but stated they should research if SFWMD could help with funding as this is a requirement from them.
- Further Board discussion ensued, and Mr. Brooks stated this is the reason for an accurate budget.

On VOICE vote with Mr. Herrick, Mrs. Phillips, and Mr. Brooks voting AYE and Mr. Hotelling and Mr. Gilpin voting NAY, the Deer Run Golf Course irrigation project: GT Irrigation at a cost of 1.1 million dollars with parts \$904,000 but not to exceed \$2.2 million dollars was approved. 3-2

TENTH ORDER OF BUSINESS

Add-on Items (ats: 2:42:55)

- No add-on items presented.

ELEVENTH ORDER OF BUSINESS

Petitions and Communications (ats: 2:43:10)

- Mr. Gilpin requested use of the pickleball courts for men’s pickleball on Tuesday, March 1, 2022 from 10:00 a.m. to 2:00 p.m. There was Board consensus for use of the pickleball courts as requested.

- Mr. Herrick stated drop in by security is beneficial and needs to be increased.

TWELFTH ORDER OF BUSINESS

Staff Reports (*ats: 2:48:54*)

- Mr. LaMere stated Sun 'n Lake Golf memberships are currently at \$1,187,000 which is \$240,000 ahead of last year's budget.
- The directory will be updated and presented in the next few weeks. He also mentioned the billboard is now operational and stated additional advertising will be beneficial. He discussed course maintenance and stated #9 green on Deer Run has drainage issues. It will be aerified to assist.
- Mr. LaMere and Mr. Murphy would like to tour the course with the Board members and discuss the upcoming tournament schedule.
- Mrs. Phillips asked if there is a summer membership plan. Mr. LaMere confirmed there is and it is \$895.
- Mr. Brooks asked about the following:
 - CPR classes which Mr. LaMere stated Ms. Fells has implemented this plan.
 - Banquet room curtains. Mr. LaMere stated this should be completed today if the curtains arrive ontime.
 - Leave of Absence Policy. Mr. LaMere stated this will be on the Board of Supervisors agenda for the February 18, 2022 meeting.
 - Recorded financials from two events, the Citrus Golf Trail Opening and Ladies Invitational. Mr. LaMere will provide this information to Mr. Brooks.
- Mr. Herrick asked if the Citrus Golf Trail Opening was returning next year. Mr. LaMere was confident this will return.

THIRTEENTH ORDER OF BUSINESS

General Counsel Report (*ats: 2:59:36*)

- Mr. Schumacher discussed litigation council which is being sought. He stated the bondholder requested the District send foreclosure letters for multiple properties and the responses received. The current option is to pay what is due or deed the property back to the District.
- Board discussion ensued regarding the plans for gaining litigation council to complete the open tasks.

FOURTEENTH ORDER OF BUSINESS

General Manager's Report *(ats: 3:02:52)*

A. Development Projects

- Mr. Shoemaker stated staff held an organizational meeting with Prominence Homes on January 20, 2022 and were provided with a list of the 303 lots purchased. He questioned whether water/sewer and roads were available at that location. The permitting process was reviewed, and they are still working on due diligence. When this is completed, they will move forward quickly with six to ten lots at a time.
- Mr. Lorenzo Cutaia, Land Acquisition Manager for Century Complete, which is the sixth largest builder in the United States, met with Mr. Shoemaker and staff to discuss permitting, utilities and roads as they would like to build homes in Highland County and are moving forward with the land acquisition in Sun 'n Lake, Sebring and Lake Placid.
- Mr. Shoemaker received an application for the final development order education site at 4615 Sun 'n Lake Boulevard. This will be an 8,800 square foot modular building which is planned for the 0.918 acres.

B. Highlands County

- Mr. Shoemaker shared that the Local Mitigation Strategy Workshop's first quarterly meeting of 2022 was held on January 18, 2022. He stated District staff will participate and have a seat at the table for mitigation project funding.
- Mr. Shoemaker met with the County Administrator on Friday January 28, 2022 to discuss Federal grant programs and other opportunities for cooperative projects and improved communication between the County and Sun 'n Lake.
- The Board requested additional follow-up from Mr. Shoemaker about researching information from the County.

C. Utility Connection Fee Project

- Mr. Shoemaker stated a draft report was submitted on January 4, 2022 and reviewed by staff. An online meeting with FRWA staff will be held the week of February 7, 2022 to complete edits and comments. The final report will be presented for consideration and a date for a public hearing will be set at the February 18, 2022 meeting.

- Mr. Gilpin informed Mr. Shoemaker a resident requested follow-up on the completion of the speed bumps previously approved on Monza Drive.
- Mr. Herrick requested the Board of Supervisors present Dr. Fucetti with another gift card to the Island View.
- Mr. Brooks asked about the status of the Magnolia Place Road turnover to privatize their roads. Mr. Shoemaker informed the Board they are awaiting a response from the Magnolia Place HOA Board on the actions required by Highlands County to vacate the road.
- Mr. Brooks stated they need to develop a budget schedule and was informed an update will be presented at the February 18, 2022 meeting.
- Mr. Brooks asked about the new resident social, and Ms. Banks confirmed this is scheduled for February 24, 2022 at 5:30 pm at the Island View Restaurant.

D. Billboard

- Mr. Shoemaker stated there are new opportunities available which they will be capitalizing on.

E. Drainage Project

- Mr. Shoemaker indicated current plans are underway with Mr. Drew Jones of Polston Engineering and the recommendation from staff will be presented to the Board.

FIFTEENTH ORDER OF BUSINESS

Unfinished Business (ats: 3:11:17)

- There being no unfinished business the next agenda item followed.

SIXTEENTH ORDER OF BUSINESS

New Business (ats: 3:11:18)

A. Appointment for Popular Seat on the Board of Supervisors for the Remainder of the Term (January 11, 2023)

- Mr. Schumacher stated the Board has 45 days to appoint a replacement for seat vacated by Mr. Hotelling and interested parties may submit applications for the current opening.
- The Board requested a publication of opportunity to be emailed, posted on the website and signs posted on the doors in office, golf club and restaurant. The request is to receive applications by March 1, 2022 and present it at the March 4, 2022 Board of Supervisors meeting for consideration by the Board.

SEVENTEENTH ORDER OF BUSINESS

Committee Reports *(ats: 3:15:20)*

- There being no committee reports the next agenda item followed.

EIGHTEENTH ORDER OF BUSINESS

Discussion to/from Board *(ats: 3:15:32)*

- Mr. Gilpin thanked Mr. Hotelling for serving the community for over three years.
- Mr. Hotelling stated it has been an honor and was proud to serve. He will remain active in the community and at Board meetings.
- Mr. Brooks asked if they can add additional assessments at closing for new home buyers. He was informed by Mr. Schumacher they are unable to apply an additional year of assessments; however, they can explore additional funding options.
- Mr. Brooks asked which account do the water/sewer impact fees go into. Ms. Valentine stated it is sent to the GL account number of General Utilities Fund.
- Mr. Brooks requested a consensus from the Board on interest in hosting a recycling location if awarded from the County. The Board requested recommendations for potential locations from staff.
- Mr. Brooks stated the District website is mismanaged and needs updating. He was informed a requested staffing report will include an employee to update and manage the website. Mr. Shoemaker stated they will need professional help to update the website as there is the component of the ADA requirements.

NINETEENTH ORDER OF BUSINESS

Adjournment *(ats: 3:24:14)*

- There being no additional business to be brought before the Board, the meeting adjourned at 12:14 p.m.

Ray Brooks, President

**MINUTES OF LANDOWNERS' MEETING
SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT**

The Landowners' Meeting of the Sun 'n Lake of Sebring Improvement District was held on Friday, February 4, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring Drive, Sebring, FL 33872

Present and constituting a quorum were:

Michael Gilpin
Ray Brooks
Beverly Phillips
Neal Hotelling
Craig Herrick
Chris Shoemaker
David Schumacher
Amanda Valentine
Stephen Bloom
Joey Sliva
Kelly Banks
Mike LaMere
Brian Rhodes
Ronaldo Mederos
Wicks, Brown and Williams, CPA
Several Public Attendees

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Request Nomination for Landowner
Chairman and Approve Chairman (ats:
0:20:17)**

- Mr. Chris Shoemaker was nominated as Chairman for the Landowners' meeting.

<p>On MOTION by Mr. George Puffinburger, seconded by Mr. Ray Brooks, with all landowners in favor, the nomination of Mr. Shoemaker as Chairman for the Landowners meeting was approved.</p>

THIRD ORDER OF BUSINESS

Request Nomination for Landowner Secretary and Approve Secretary (ats:0:21:15)

- Ms. Kelly Banks was nominated as Secretary for the Landowners' meeting.

On MOTION by Mr. Craig Herrick, seconded by Mr. George Puffinburger, with all landowners in favor, the nomination of Ms. Banks as Secretary for the Landowners meeting was approved.

- Mr. Shoemaker stated they had several weeks of voting and had 180 ballots casted. Voting is open this morning to give everyone a chance to vote. Representatives from Wicks, Brown and Williams, CPA are validating the votes casted. They will come out with the final numbers and make an announcement.

FOURTH ORDER OF BUSINESS

Public Comments (ats:0:25:00)

- Mr. Shoemaker stated this part of the landowners' meeting is similar to that of the Board of Supervisors Meeting for public comment at this time.
- Members of the public have five minutes each to make any comments.
- Mr. Bill Norcross indicated a Public Risk Management of Florida report requests pictures be taken of areas of concern. He would like residents to take pictures of some of the concerns they have like the stop sign being changed. He also suggested more police protection.

FIFTH ORDER OF BUSINESS

Convene the Voting Process until all Present have had the Opportunity to Vote

- Landowners were voting.

SIXTH ORDER OF BUSINESS

Votes to be turned over to Election Consultant, Wicks, Brown, and Williams, CPA for Counting and Certification

- Ms. Catherine Ortiz from Wicks, Brown, and Williams, CPA provided the count for the elections.
 - Craig Herrick received 187 votes
 - Frances Johnson received 12 votes
- Ms. Ortiz declared Mr. Herrick the winner of the election.

February 4, 2022
Landowners Election

Sun'n Lake of Sebring Improvement District

- Mr. David Schumacher being a Notary Public of the State of Florida administered the oath of office to Craig Herrick.

SEVENTH ORDER OF BUSINESS

Adjournment of Landowners Meeting

- Landowner's meeting adjourned at 10:00 a.m.