

**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 18, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.

Present and constituting a quorum were:

Ray Brooks	President
Craig Herrick	Vice President
Beverly Phillips	Supervisor
Michael Gilpin	Supervisor

Also present were:

Chris Shoemaker	General Manager
David Schumacher	District Attorney
Amanda Valentine	District Accountant
Joey Sliva	Supervisor of Utilities
Debra Border	General Office Clerk
Ariel Fells	Community Services Director
Kelly Banks	Recreation Manager
Bob Hilts	Security Supervisor
Billy Daily	Mid-Florida IT
Mike LaMere	Indigo Golf Partners
Jimmy Murphy	Indigo Golf Partners
Jay Meyers	Ferguson Water Works
Travis Crossing	Waterworks, Inc.
Ty Jackson	Waterworks, Inc.
Jody Cline	Kamstrup
Several Public Attendees	

*The following is a summary of the discussions and actions taken during the February 18, 2022 Sun 'n Lake of Sebring Improvement District Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order (ats: 0:00:12)**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance (ats: 0:00:17)**

- The Pledge of Allegiance was recited.

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42 **THIRD ORDER OF BUSINESS**

**Announcements (ats: 0:00:37)**

- 43 • The next regular meeting of the Board of Supervisors will take place on Friday March 4, 2022
- 44 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.
- 45 • Please silence or turn off your cell phones.

46  
47 **FOURTH ORDER OF BUSINESS**

**Consent Agenda (ats: 0:01:00)**

- 48 • **Minutes of the Board of Supervisors Regular Meeting held January 7, 2022**

49  
50 Mr. Herrick MOVED to approve the Minutes of the Board of  
51 Supervisors Regular Meeting held January 7, 2022 and Mrs.  
52 Phillips seconded the motion.

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- 54 • **Minutes of the Board of Supervisors Regular Meeting held January 21, 2022**

55  
56 Mr. Herrick MOVED to approve the Minutes of the Board of  
57 Supervisors Regular Meeting held January 21, 2022 and Mr.  
58 Gilpin seconded the motion.

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- 60 • **Minutes of the Board of Supervisors Regular Meeting held February 4, 2022**

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62 Mr. Herrick MOVED to approve the Minutes of the Board of  
63 Supervisors Regular Meeting held February 4, 2022 and Mr.  
64 Gilpin seconded the motion.

- 65
- 66 • **Minutes of the Board of Supervisors Landowners Meeting held February 4, 2022**

67  
68 Mr. Gilpin MOVED to approve the Minutes of the Board of  
69 Supervisors Landowners Meeting held February 4, 2022 and  
70 Mrs. Phillips seconded the motion.

- 71
- 72 • No Board or public comments were received on the minutes.

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74 On VOICE vote with Mr. Herrick, Mr. Gilpin, Mrs. Phillips and  
75 Mr. Brooks voting AYE the consent agenda was approved.

- 76
- 77 • Mr. Shoemaker stated starting March 4, 2022 they will be using GoToMeeting platform which
- 78 offers a few services.

- 79 ○ An hour after the meeting or the next day, they email the complete video and audio
- 80 of the meeting.

81           ○ The software package also includes a transcription function which does the voice  
82           recognition of the meeting, and this will help immensely in preparing the notes and  
83           the transcription of the minutes.

- 84   ● Mr. Gilpin asked about the cost of the software and was informed the cost is \$720 a year.
- 85   ● Mr. Brooks asked if there were any additional comments, there being none the next agenda  
86   item followed.

87

88   **FIFTH ORDER OF BUSINESS**

**Public Comment (ats: 0:04:46)**

- 89   ● Mr. Jim Serwas commented on:
  - 90           ○ Speed bump petition for the west end of Matanzas Drive. He indicated he spoke with  
91           the Sheriff regarding the speeding of cars and school buses.
  - 92           ○ Parking on the lawns and was told this was okay, but mentioned they have a rule  
93           which states they should park on hard surfaces and suggested they amend the rule,  
94           so it reads the way they wish for it to be understood. Further discussion ensued  
95           regarding the parking concerns.
  - 96           ○ He mentioned a resident puts his garbage out too early and leaves it out all week.
  - 97           ○ He stated Sun 'n Lake Realty sold \$10 million in residential property last year. In the  
98           last few years, four rental homes have been sold to full-time owner-occupied and they  
99           are about to close on a fifth one which is about to be owner-occupied.
- 100 ● Mr. Brooks indicated he will have Mr. Shoemaker follow up on some of Mr. Serwas'  
101   comments and get back to him with some answers.
- 102 ● Mr. Herrick asked if he has reported these concerns he identified to Code Enforcement. He  
103   stated he had, and further discussion ensued on this matter.
- 104 ● Mr. Schumacher stated they may need to define what constitutes parking. The main point of  
105   parking on a prepared surface is to prevent oil and vehicle leakage from entering the ground.  
106   However, if we want all car tires on the prepared surface then the rules should read that way.  
107   Further discussion ensued on the parking issue.
- 108 ● Mr. Brooks asked Mr. Schumacher to discuss this with Mr. Shoemaker and Mr. Hilt, to find  
109   out what is going on, check it against their policies, and if they have to make changes to their  
110   policies, bring it before the Board for updating.

- 111 • Mr. Hilt will be present during Staff Reports to discuss the speed petition from Matanzas.
- 112 • Mr. Norcross commented on the newsletter. He felt it was informative and feels the more
- 113 information disseminated to the community the better they will be.
- 114 • Mr. Brooks asked if there were any more public comments, there being none the next agenda
- 115 item followed.

116

117 **SIXTH ORDER OF BUSINESS**

**Message from Commissioner Scott Kiroauc**  
*(ats: 0:15:55)*

- 118
- 119 • Commissioner Kirouac was not present and no comments were received.

120

121 **SEVENTH ORDER OF BUSINESS**

**Board Workshop on Strategic Planning and**  
**Board Priorities** *(ats: 0:16:17)*

- 122
- 123 • Mr. Shoemaker stated they are moving into a portion of the meeting where they are not
- 124 taking votes or motions. It is intended to be an informative discussion and he presented
- 125 several items.
- 126 • He would like to hear from the Board members if there are any issues, they may be having
- 127 or issues they think they need to confront. This information will be used to update their
- 128 strategic plan, drive the budget and items placed in the budget. They may also look at the
- 129 information they are putting together in the strategic update and come up with a top 10 list
- 130 of priorities. He suggested possibly distributing via Survey Monkey, online or in the utility bill
- 131 a hard survey to the residents to see what they have to say.
- 132 • He would hope to get back a statistically significant or a valid sample number of respondents,
- 133 but it is always nice to be able to ask folks what they think.

134 **A. Review Board Strategic Plan** *(ats: 0:19:35)*

- 135 • Mr. Brooks asked if any Board member had comments on the strategic plan, strength,
- 136 weakness, opportunities.
- 137 • Mr. Shoemaker reviewed the strategic plan with the Board. He indicated they have goals, but
- 138 no objectives on how to get some of these goals done.
- 139 • One of the plans was the irrigation system on Deer Run, the objective is to fund and finance
- 140 rebuilding the system and this goal can be removed.

- 141 • With regards to re-building the infrastructure, the Board has taken those steps to fund the  
142 facilities plan which would require a DEP for a long-term low interest loan for the stormwater  
143 system and all the utilities. The Board has already taken steps which is an objective to achieve  
144 this goal.
- 145 • The next objective will be to sign a loan agreement and this decision will come up when Mr.  
146 Shoemaker presents a loan agreement with the financing terms to the Board.
- 147 • Mr. Herrick agreed that this is the type of thing which drives their budgets and if they got  
148 things to be done or want done, he sees there are a lot of opportunities in there with some  
149 of the strengths and weaknesses. The weaknesses identify, in his opinion, significant items  
150 which have been pushed aside for whatever reason and can no longer afford to be pushed  
151 aside.
- 152 • He feels they need to determine how they are going to improve the things which they  
153 neglected and be more proactive than reactive, as being reactive is costing them a lot of  
154 money. Proactive is going to cost them a lot of money as well, but it is going to keep them  
155 from having all these emergencies as they cannot keep ignoring the things that need to get  
156 done.
- 157 • Mr. Brooks would like to see this updated and presented before the Board, and they can see  
158 what Mr. Shoemaker interprets are their opportunities and weaknesses.
- 159 • Mr. Herrick asked about Unit 12, and Mr. Shoemaker stated it was still progressing. Mr. Gilpin  
160 had a question about Unit 12 and asked if they could go back there, as he is uncertain as to  
161 the property that Mr. Hornik purchased and those in foreclosure and those under ownership.
- 162 • Mr. Gilpin asked if they were still working on getting the lots on the other section done. Mr.  
163 Schumacher asked if they were talking about the tiny individual lots and was told yes. He was  
164 provided a list and sent communications to those individuals; unfortunately, most of them  
165 were returned as undeliverable and they do not know how to contact them.
- 166 • Mr. Herrick asked how they proceed if they are unable to reach these individuals, Mr.  
167 Schumacher stated this would be a conversation to have sometime in the future. Further  
168 discussion ensued on this matter.

- 169 • If they are unable to reach the owners based on the information, the only option is to
- 170 foreclose if there are outstanding assessments. If they do not have a good address because
- 171 the individuals failed to update their information with the property appraiser, they can still
- 172 foreclose, but it is a lengthy process. Mr. Herrick asked if there are any outstanding
- 173 assessments on those particular lots, and Mr. Schumacher stated it would be something he
- 174 would have to check.
- 175 • Mr. Brooks stated there were two issues, one was how to proceed with the lots they do not
- 176 own which may have outstanding assessments, and secondly, updating the strategic plan
- 177 report. He asked Mr. Shoemaker when he would have this report updated and was informed
- 178 it should be ready for the March 18, 2022 meeting. He also asked Mr. Schumacher when he
- 179 would have information on the items discussed, and he indicated he would have it by March
- 180 4, 2022. Further discussion ensued regarding the lots

181 **B. Review Organizational Chart and Staffing (ats: 0:30:01)**

- 182 • Mr. Shoemaker reviewed the organizational chart and indicated it was updated at the last
- 183 meeting in which they transferred a \$500,000 line item to the operational side.
- 184 • Mr. Shoemaker introduced Deb Border, the new Board Secretary, and discussed her
- 185 background. He also indicated Vox Dickenson was promoted to the Permitting and Project
- 186 Administrator role. Ms. Dickenson is currently employed by the District and had been
- 187 assisting Ms. Valentine.
- 188 • He discussed part of the funding is to hire a website consultant, as he has received numerous
- 189 comments about the website being antiquated and needs updating since it is currently not a
- 190 workable product or ADA-compliant. He has allocated in the budget \$10,000 to have the
- 191 District website made to be more user-friendly, and keeping it up-to-date, as well as being
- 192 ADA-compliant.
- 193 • Mr. Shoemaker stated everything done like hiring Inframark and Paycheks, eliminating some
- 194 positions have saved the District money.
- 195 • Mr. Gilpin would like these things taken care of now.
- 196 • Mr. Brooks asked if there were any additional comments.

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- 197 • Mr. Herrick questioned whether the positions have been posted. Mr. Shoemaker stated he  
198 was waiting to hear from the Board to see if they wanted to move forward with this.
- 199 • Mr. Brooks asked about the website consultant and he thinks, as a Board, they need to decide  
200 what they want their website to represent. He believes two websites are one for the Sun 'n  
201 Lake District, which they currently have, and one for Sun 'n Lake Golf Club, and everything  
202 should work out for those two. He does not know if they can intertwine the two, but that is  
203 what they would be looking for. Further discussion ensued regarding the website.
- 204 **C. Discuss Board Priorities for FY22- FY23 (ats: 0:47:23)**
- 205 • Mr. Shoemaker stated they had conversations a few weeks ago about the dog park, this is  
206 something that is simple, but there are issues with some misbehaved pet owners, and he  
207 pointed out they do not have a formal policy like they do for the golf course, as they do not  
208 have a formal membership in which if people break the rules, they can be suspended like the  
209 golf club does, and it may be something to investigate.
- 210 • Mrs. Phillips stated this an important issue, and there are a lot of important things to be done,  
211 like the infrastructure, but the dog park they have she thinks is something they need to put  
212 on a list to get the little things secured in their community.
- 213 • Mr. Gilpin agreed with Mrs. Phillips to get policies, and hopes they start on it as it needs to  
214 be done, and he would like to look at enlarging the dog park this summer on the next budget.  
215 Mr. Gilpin mentioned the incident in which a dog attacked two dogs, and he indicated they  
216 need a policy to make the dog park larger.
- 217 • Mr. Brooks asked when Mr. Shoemaker would be able to present a dog park policy. Mr.  
218 Schumacher indicated there are dog park rules and regulations, which is part of the policy  
219 manual already. Mr. Brooks requested a copy of the dog policy be provided to all Board  
220 members for discussion at the March 4, 2022 meeting. Mrs. Phillips asked Mr. Shoemaker to  
221 present a proposed budget on the cost for swipe cards and memberships to the dog park for  
222 non-residents. Further discussion ensued regarding this matter and Mr. Schumacher will  
223 follow up.
- 224 • Mr. Shoemaker indicated right now they are working on the facilities plan for stormwater,  
225 and this would involve borrowing \$5 million, the utility side would involve borrowing \$10

226 million dollars, the positive side is that it is a low interest loan over 20 years, and all their new  
 227 residents will help pay this bill. The other item Mr. Shoemaker was planning to put in the  
 228 budget which the Board can keep or choose not to, is a reserve study, which is just a budget  
 229 planning tool that identifies all their infrastructure and replacement values. He indicated  
 230 typically a consultant will develop a plan at a cost of approximately \$20,000, and what it  
 231 would tell you is how much should be saved each year in the reserve account.

- 232 • Mr. Shoemaker review additional items in his budget proposal with the Board.
- 233 • Mr. Brooks asked if the Board had a copy of the revised budget based on the changes made  
 234 at the last meeting, which is ending the year with a little over \$7 million.
- 235 • Mr. Herrick provided his comments on the revised budget. After discussion, it was decided  
 236 what was presented would be part of the budget.
- 237 • Mr. Brooks asked if the recreation money was \$350,000, and Ms. Fells indicated it was. He  
 238 also wanted to know based on the latest information whether the \$350,000 will be spent this  
 239 fiscal year. Ms. Fells stated it is looking that way and they should hear back from the State  
 240 with regards to the grant money they applied for. She is thinking sometime in July, but does  
 241 not think they can decide on this until they get the information. Mr. Brooks said they cannot  
 242 spend and have that project completed in this fiscal year.
- 243 • Mr. Herrick thought at the last meeting they discussed moving these monies into 2022-2023.  
 244 Mr. Brooks stated they do not need to update this, but Ms. Fells needed to update this for  
 245 her records, and they will transfer the \$350,000 out of 2021-2022 and put it in 2022-2023,  
 246 and they will resubmit it during the budget process. Theoretically, they should be at \$7.4  
 247 million ending this year if all things stay the way they should, but does not think they need to  
 248 revisit this once this change has been made.
- 249 • Mr. Brooks asked if there were any additional comments regarding items A, B and C of the  
 250 Board workshop. There being none, he opened it up for public comments.
- 251 • Mr. Norcross asked if they were talking about taking \$350,000 out of the recreation budget.  
 252 Mr. Brooks stated they are taking \$350,000 out of the capital budget that was allocated for  
 253 recreation.

254 **EIGHTH ORDER OF BUSINESS**

*Action Agenda (ats: 1:03:06)*

255 **A. Proposed Revised Rules and Regulations – Golf**



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Mr. Herrick MOVED to approve the golf proposed revised rules and regulations, and Mr. Gilpin seconded the motion.

- Mr. LaMere stated the Board may have gotten the old rules and regulations, which he brought to the last meeting. At the last meeting the Board approved items one and two and deleted item three.
- Mr. Brooks requested this item be tabled since the incorrect documents were provided to the Board.

On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Brooks and Mr. Gilpin voting AYE, to table the golf proposed revised rules and regulations will be presented at the March 4, 2022 meeting when the correct document is provided. 4-0

**B. Proposed Budget Schedule for FY22 – FY23 (ats: 1:05:16)**

Mr. Gilpin MOVED to approve the proposed budget schedule for Fiscal Year 2022 – Fiscal Year 2023 and Mr. Herrick seconded the motion.

- Mr. Shoemaker stated this is the proposed budget schedule for this upcoming fiscal year. He indicated there were some errors on the one he sent, but the one provided approximates as close as possible to the schedule of last year. This gives plenty of time prior to the legal deadline of September when the budget has to be submitted to the Tax Collector and Property Appraiser.
- They have the same number of hearings and Board meetings to address each issue, and they are getting started in March.
- Mr. Brooks asked if Mr. LaMere was satisfied with August 19, 2022 date when they approve the final golf rates. Mr. LaMere stated it was very close as they will need to have all of their membership packages ready, prepared and sent in August in order to prepare the paperwork because they start taking membership September 1, 2022. Mr. Brooks stated currently it is scheduled for August 19, 2022, and Mr. LaMere requested to move that forward. After discussion it was decided on the date of July 22, 2022.

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Mr. Gilpin MOVED to amend the date for approval of the golf rates from August 19, 2022 to July 22, 2022, and Mrs. Phillips seconded the motion.

- Mr. Brooks asked if there were any public comments on the change. , There being none,

On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Brooks and Mr. Gilpin voting AYE, amendment of the date for approval of the golf rates from August 19, 2022 to July 22, 2022 was approved. 4-0

- Mr. Brooks asked if there were any additional comments on the proposed budget schedule. No additional comments were received.

On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Brooks and Mr. Gilpin voting AYE, the proposed budget schedule for FY22 – FY23 was approved. 4-0

**C. Proposed FY21 – FY22 Capital Improvement Schedule for Drainage**  
**i. Update on FY21 – FY22 Road Paving Work (ats: 1:09:46)**

- Mr. Shoemaker indicated he provided and discussed at the last meeting where they were on the budget with drainage. They have \$275,000 which was budgeted for drainage maintenance and repair. They have expended more than \$100,000 on emergency repairs on Belmar at Sunrise, and Pebble Beach, and it appears they did get a quote from KDL, which is approximately \$100,000, and this would complete Phase I of the drainage program, which was schedule for this year, but still leave them with approximately \$40,000 for something which may or may not happen. If they get through the rainy season without any major issues, they will go back to some preventive maintenance, as they are taking some steps to try to improve the work they are doing.

**D. Proposed Increase to Utility Connection Fees and Workshop Hearing Date(ats: 1:12:19)**

Mr. Herrick MOVED to approve the proposed increase to Utility Connection Fees and Workshop hearing date, and Mr. Gilpin seconded the motion.

- 328 • Mr. Shoemaker stated they received the study from Florida Rural Water Association  
329 regarding their connection fees, and the recommendation is when they are implementing  
330 something which impacts many people, Rural Water requested a meeting with them, and  
331 to advertise a Public Hearing since this will have a significant impact on the rates and fees  
332 which are going to be charged. In the chart provided it shows some of the surrounding  
333 utilities and where the District is in comparison. Avon Park just finished a similar study to  
334 raise their connection fees based on Rural Water, and Mr. Shoemaker listed both their  
335 existing fees. One is the proposed total replacement which is a huge number, but it is a  
336 good comparison when you look at what Avon Park has and what the District has, and if  
337 wonder why are our proposed fees for total replacement are much higher. This is because  
338 they have a lot more infrastructure to replace. Even with the lower level, it is a 100%  
339 increase politically, and there are limitations on how much you can increase the fees  
340 which were enacted by the Governor last year as the economy got better, and a lot of  
341 local government wanted some huge increases in their fees. He said if you are going to  
342 increase them over the 50% mark, you will have to do so over a two-year period. Mr.  
343 Shoemaker is asking whether they will publicize a Public Hearing for the March 4, 2022  
344 meeting, and they will have a proposal for the Board to approve.
- 345 • Mr. Brooks stated this will be discussed further at the March 4<sup>th</sup> meeting, and asked if  
346 there were any Board or public comments.
- 347 • Mr. Norcross had comments on the road paving.

348  
349 On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Brooks  
350 and Mr. Gilpin voting AYE, the proposed increase to the  
351 Utility Connection Fees and Workshop Public Hearing date  
352 was tabled. 4-0  
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354 **C. Proposed FY21 – FY22 Capital Improvement Schedule for Drainage - continued**  
355 **i. Update on FY21 – FY22 Road Paving Work (ats: 1:17:15)**

- 356 • District Engineer Drew Jones from Polston Engineering introduced himself and presented  
357 an overview on the drainage issue. They spent their budget on emergency projects this  
358 year which Mr. Shoemaker discussed. They have had multiple issues on Sunrise near  
359 Hampton Woods, and Sunrise intersections. He informed the Board the contractor took

360 pictures which they could see later if they wished. He discussed the condition of the inlets  
 361 which are over 25 years old.

- 362 • Mr. Jones spoke about the fiscal year drainage projects; they have a number of locations  
 363 which need some heavy ditch cleaning toward the end of Cortez at the back lots  
 364 approaching Balboa. It has been some time since they have done maintenance to those  
 365 back ditches and some of these are in the SRF drainage program which has already been  
 366 discussed recently. This area is impacting some homeowners who live toward the end of  
 367 Cortez who have been telling them to do something for three years and this is the year  
 368 they got it in the budget. They have proposals to do the work, and it will involve removal  
 369 of trees in a lot at the back easements, and reshaping of the area. There are some  
 370 optional ditch cleanings which the contractor provided quotes for and further discussion  
 371 ensued on this matter.

372  
 373 Mr. Gilpin MOVED to approve the FY21-FY22 capital  
 374 improvement schedule for drainage and updates to the  
 375 FY21-FY22 road paving work, and Mr. Herrick seconded the  
 376 motion.

- 378 • Mr. Brook asked if there were any Board or public comments.
- 379 • Mr. Holmes stated he has been wanting them to repair the drainage west of the Pink  
 380 Palace to no avail. This location is near the wetland.
- 381 • Discussion was had regarding the culvert replacement and repairs, and Mr. Jones was  
 382 asked by Mr. Brooks to follow up and provide an update to the Board at the March 18,  
 383 2022 meeting.

384  
 385 On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Brooks  
 386 and Mr. Gilpin voting AYE, the FY21-FY22 capital  
 387 improvement schedule for drainage and update on the  
 388 FY21-FY22 road paving work was approved. 4-0

- 390 • Mr. Gilpin indicated to Mr. Jones they need to budget better for drainage since  
 391 emergencies are depleting their budget. Mr. Herrick asked Mr. Jones to develop a history  
 392 of emergency work done over the years.

- 393 • Mr. Brooks stated the Phase 7 drainage is not to be changed, but to add the amount which
- 394 would be an emergency repair. He also mentioned there are some roads, which were
- 395 repairs but are not up to standard for which Mr. Jones indicated he is working with a
- 396 contractor to rectify this and will report back on the status to the Board.
- 397 • Further discussion ensued and Mr. Brooks requested a follow-up with a five-year road
- 398 plan be presented at the next meeting.

399

400 **NINTH ORDER OF BUSINESS**

**Add-on Items (ats: 1:34:54)**

- 401 • No add-on items were presented.

402

403 **TENTH ORDER OF BUSINESS**

**Petitions and Communications (ats: 1:35:01)**

- 404
- 405 • Mr. Shoemaker mentioned a couple of residents were complaining of the golf hazard on
- 406 Hole 5 on Turtle Run.

407

408 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports (ats: 1:37:02)**

409 **A. Community Services**

- 410 • Due to her difficulty speaking today, Ms. Fells will provide her Community Services report
- 411 directly to the Board via email.
- 412 • Mr. Brooks received a call from a resident, and he and his wife are members of the golf
- 413 club who tried to take their in-laws to the shuffleboard court, so they could play, and our
- 414 policy states guests must buy a \$25 monthly membership. The resident was upset as it
- 415 was going to cost \$50 for the couple to play shuffleboard for one day. Mr. Brooks stated
- 416 this is the policy they approved, but felt the \$25 charge was too high. He continued and
- 417 stated \$25 for people who live in Highlands County who are not members of Sun 'n Lake
- 418 is fine, but if someone has a guest from out of town, \$25 for one day is asking too much.
- 419 Ms. Fells provided her comments on this discussion, and further discussion ensued
- 420 between the Board and Ms. Fells.
- 421 • Ms. Fells will present a solution to this issue to the Board. In the meantime, Mr. Brooks
- 422 would like to see the \$25 fee waived until they have the budget conversation.

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Mr. Herrick MOVED to eliminate the \$25 fee and allow resident members to bring a guest at no charge subject to the guest signing a waiver of liability, and Mr. Gilpin seconded it.

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On VOICE vote with Ms. Phillips, Mr. Herrick, Mr. Brooks and Mr. Gilpin voting AYE elimination of the \$25 fee and allowing resident members to bring a guest at no charge subject to the guest signing a waiver of liability was approved. 4-0

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**B. Utility**

436

- Mr. Joseph Sliva shared his February report .

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- o Performed six new water and waste connections.

438

- o Four more scheduled this month.

439

- o Performed 16 underground utility locators.

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- o Six low pressure sewer calls during working hours.

441

- o Seven low pressure calls after hours.

442

- Mr. Sliva shared more of his report with the Board, but they requested a hard copy of his report.

443

444

**C. Golf**

445

- Mr. Murphy presented his report to the Board.

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- Mr. Murphy and Mr. Shoemaker will be meeting with GT Irrigation to sign the contract as well as doing the site visit. He would like him to work from the pumphouse and work back to number 1, as he thinks it makes more sense to work the pumphouse out and to go over some scheduling and explain how they want to keep 27 holes and at least 9 holes on Deer Run at all times.

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- If they have tournaments on the weekend, he wants to be able to open on Saturday or limit the contractor to only Monday through Friday.

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- Mr. Murphy shared a further overview of his report with the Board.

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- Mr. LaMere reviewed the membership for this year's revenue, and he indicated the restaurant is busy and doing well.

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**D. Security**

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Sun 'n Lake of Sebring Improvement District

- 457 • Mr. Hilt discussed the speed bump request on Matanzas Drive. He indicated a traffic  
 458 study was conducted and provided the report to the Board. He reviewed the report and  
 459 indicated the following:
- 460 ○ 625 readings.
  - 461 ○ 524 over speed limit.
  - 462 ○ Average speed approaching the speed trailer is 19.32 mph and driving away 19.15  
 463 mph.
  - 464 ○ One reading of 45 mph plus driving away.
  - 465 ○ Two readings to 45 mph approach.
  - 466 ○ 28.26% of traffic going over 25 mph toward and 19% away.
- 467 • Mr. Hilt stated there is no justification for placing a speed bump, as 50% of traffic must  
 468 be going over the speed limit.
- 469 • Mr. Brooks asked if there were any comments as Mr. Hilt's recommendation is not to  
 470 install speed bumps.
- 471 • Mr. Sewas stated if they ever get a speed bump that it is right in front of his house. The  
 472 speed sign was two-thirds down to the west when most of the traffic is east of that, and  
 473 where most of the people exit. He wonders if the study takes into account there are many  
 474 golf carts that are only going 19 mph while other carts are going 15 mph. The sign was in  
 475 the wrong place to catch the speeders.
- 476 • Mr. Hilt states when they place the signs, they have to place them on their easement or  
 477 their property as they cannot place their traffic sign on private property, so he must take  
 478 the best vantage point when he installs the sign.
- 479 • Board discussion was had regarding this matter. Mr. Hilt asked if the Board would like for  
 480 him to place it on Mr. Sewas' property as he has suggested, and do another study for next  
 481 month. The Board concurred to place the sign on Mr. Sewas property as he suggested  
 482 and do a comparison to the results discussed today.

483

**TWELFTH ORDER OF BUSINESS****General Counsel Report (ats: 2:13:28)**

- 484 • Mr. Schumacher indicated after Mr. Lecony's passing, they have retained counsel for the  
 485 litigation for the Castro matter, Mr. Mark Sessum is going to handle this, and he has a  
 486

487 ZOOM meeting with him today as he has already been retained. Hopefully a quick  
 488 resolution will be attained on this matter. Today's meeting is about concluding this  
 489 matter.

- 490 • Mr. Cliff RHodes Office has agreed to review the other files regarding other litigation.
- 491 • All of the demand letters went out, and deeds have been incoming in slowly. He has been
- 492 informed by the bondholder they have been receiving payments. Sometime in the future
- 493 they will be receiving directions from the bondholder on how many foreclosures they
- 494 would like to pursue, and he will bring this to the Board once the decision has been made.
- 495 • Mr. Schumacher reminded Mr. Hotelling and Mr. Herrick there are financial disclosure
- 496 forms which need to be completed and submitted.

497  
 498 **THIRTEENTH ORDER OF BUSINESS** **General Manager's Report (ats: 2:18:26)**

- 499 • Mr. Shoemaker stated he had a few items. He mentioned the Highland Regional
- 500 Transportation Authority is the poster child of bureaucracy and control projects in this
- 501 area for DOT funding, and their next meeting will be March 14, 2022. He will be present,
- 502 along with the County Commissioners from each County.
- 503 • Mr. Shoemaker did a walk-through with the President of the Golf Club and restaurant.
- 504 One of the items identified was air conditioning circulation in the cooking area which is
- 505 not working. This is something which needs to be addressed. When the system was
- 506 placed in the kitchen remodel, a few corners were cut. He contacted Miller Air who will
- 507 do an evaluation. He has another company coming in to see what the cost will be to fix
- 508 this issue. Mr. Gilpin and Mr. Brooks provided their input in this discussion.
- 509 • Mr. Brooks and Mr. Shoemaker had a discussion regarding staff reports and Mr. Brooks
- 510 felt it was not necessary to have staff reports twice a month, but instead having it done
- 511 once a month. The Board concurred staff reports will be presented at the second meeting
- 512 only.

513 **FOURTEENTH ORDER OF BUSINESS** **Unfinished Business (ats: 2:22:17)**

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

515  
 516 **FIFTEENTH ORDER OF BUSINESS** **New Business (ats: 2:22:18)**



- 517 **A. Appointment for Popular Seat on the Board of Supervisors for the Remainder of the**
- 518 **Term (January 11, 2023)**
- 519 • Mr. Schumacher stated to date, only one application has been received, and it was from
- 520 Mr. Francis Johnson who ran against Mr. Herrick for the landowner seat. He expressed
- 521 he would like to talk to some of the Board members.
- 522 • Mr. Brooks stated a decision will be made at the next meeting.
- 523 • Mr. Shoemaker will facilitate a meeting with the potential applicant with each Board
- 524 member.
- 525 • Mr. Herrick asked about the number of individuals attending the meet and greet. Ms.
- 526 Fells stated there are about 75 individuals.
- 527 • Mr. Gilpin asked Mr. Shoemaker to speak with Duke Energy about getting the electricity
- 528 in a specific area.
- 529 • Mr. Brooks stated they are still missing many reports on golf and the District. He stated
- 530 they are missing November, December and January golf financials.
- 531 • Mr. Brooks asked Mr. Shoemaker to explain the purpose for the \$25,000 study.
- 532 Discussion continued and the purpose explained for having a consultant was given by Mr.
- 533 Schumacher. No additional Board or public comments were received.

534

**SITEEXNTH ORDER OF BUSINESS** **Discussion to/from Board (ats: 2:37:46)**

- 536 • Mr. Gilpin asked if they contacted Dr. Debra Fushetti on the Monza speed bump. Mr.
- 537 Shoemaker will follow up with Mr. Hilts. Mr. Gilpin suggested it be added to the next
- 538 agenda so they can see the report and Mr. Shoemaker will include the report on March
- 539 4, 2022 meeting package.
- 540 • Mr. Brooks discussed the letter received on January 25, 2022 from Mr. Bob Butts
- 541 regarding his concerns about the builders at Placid Lakes doing inferior work. Mr. Brooks
- 542 stated they did not have control over who builds, and Mr. Schumacher confirmed this.
- 543 • Mr. Schumacher stated they do not have control regarding building on private property.
- 544 The question was asked if it was the County or the State who approves the building, and
- 545 it was confirmed to be the County Building department.

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Sun 'n Lake of Sebring Improvement District

- 546       • Mr. Schumacher stated they do not enforce County building codes and further discussion  
547       ensued on this matter.

548

549 **SEVENTEENTH ORDER OF BUSINESS**

**Adjournment (ats: 2:42:04)**

- 550       • There being no additional business to be brought before the Board, the meeting  
551       adjourned at 11:41 a.m.

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Ray Brooks, President