

**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 April 1, 2022 at 9:03 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
Michael Hurley	Supervisor

Also present were:

Chris Shoemaker	General Manager
Ariel Fells	Director of Community Services & Human Resources
Mike LaMere	Golf Club Manager
Drew Jones	District Engineer
David Schumacher	District Attorney
Jeff Cathey	Troon
Deb Border	General Office Clerk

*The following is a summary of the discussions and actions taken during the April 1, 2022 Sun 'n Lake of Sebring Improvement District Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

- The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Announcements**

- The next regular meeting of the Board of Supervisors will take place on Friday April 22, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.
- Please silence or turn off your cell phones.
- The Code Enforcement has been moved to the April 22, 2022 meeting.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the Board of Supervisors Regular Meeting held March 18, 2022**
- B. Treasurer's Report, October 2021**
- C. Treasurer's Report, February 2022**

Mr. Gilpin MOVED to approve the consent agenda and Mrs. Phillips seconded the motion.

- Mr. Brooks indicated on the February 2022 Treasurer's report on page 9 there is a difference in golf carts and page 21 it mentions impact fees. The Board requested additional clarification on:
  - Impact and connection fees – revenue is lower this fiscal year compared to last year.
  - GL detail for water and operation supplies expenses.
- Public comments were received from David Halbig:
  - The golf course
  - Financials being done off site.
- In discussion, the Board questioned whether there should be a second audit. After further discussion, the Board will meet with the current auditors when the 2021 audit report is ready. Discussion will be held at a later time regarding conducting a second audit.

On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Gilpin, Mr. Hurley, and Mr. Brooks voting AYE the consent agenda was approved. 5-0

**FIFTH ORDER OF BUSINESS**

**Public Comment**

- Mr. Brooks asked if there were any public comments on anything not pertaining to what they are going to discuss on the agenda.
- Alexandra commented on:
  - Pickle ball courts great for social events.
  - Improvement is needed.
- Julie and Sara commented on:

- Pickle ball being major income potential.
- Bill Norcross inquired when golf will be discussed and was informed it will be later in the meeting.
- Dana Adams commented on:
  - Drop-In fees for pickleball. A lot of revenue was lost due to not having a daily rate for play. It was suggested to look into the system that Punta Gorda has or possibly have volunteer court monitors.
  - Would like to dialogue with the Board of Supervisors to improve pickleball courts.
- Mr. Brooks informed Mr. Adams that the Sun'n Lake residents come first.

**SIXTH ORDER OF BUSINESS**

**Message from Commissioner Scott Kirouac**

- Commissioner Kirouac's comments were received on:
  - Trash can pickup
  - Property values increases
  - Reducing taxes due to property increases
  - Issues with Avon Park regarding recycling location and Sun'n Lake or Highway 27 still a possibility.
- A list of residents who do not wish a recycling bin will be extended until April 21, 2022.
- At the April 22, 2022 meeting, the total number of homes not wishing a recycling bin will be discussed with Commissioner Kirouac.
- If the County decided to move on this initiative, Sun'n Lake will contact the residents involved with any updates when this will be available from the County.

**SEVENTH ORDER OF BUSINESS**

**Action Agenda**

**A. Adoption of Enforcement Policies Dog Park Rules**

Mr. Herrick MOVED to approve the enforcement of dog park policies and rules and Mr. Gilpin seconded the motion.

- Discussion was had regarding having three strikes and you are out policy.

- Mr. Hurley asked as it relates to violations who will this be turned into and who tracks this. He asked if they could report these violations to the Security and/or turn the violations into the District office.

On VOICE vote with Mr. Hurley, Mrs. Phillips, Mr. Herrick, Mr. Gilpin, and Mr. Brooks voting AYE for the enforcement policies of the dog park rules were approved. 5-0

**B. Purchase of AC System for Island View Kitchen**

Mrs. Phillips MOVED to approve the purchase of an AC system for Island View Kitchen and Mr. Herrick seconded the motion.

- Mr. Herrick would like to move forward with this purchase. Further discussion ensued on this matter.

On VOICE vote with Mrs. Phillips, Mr. Herrick, Mr. Gilpin, Mr. Hurley and Mr. Brooks voting AYE to purchase of an AC system for Island View Kitchen was approved. 5-0

**C. Emergency Stand-by Generator Replacement**

- The Board of Supervisors requested a warranty for the generator replacement.
- David Halbig commented and stated to obtain a 200-gallon tank.
- Mark Camp commented and asked if there is federal funding available

**D. Website Construction**

Mr. Gilpin MOVED to approve the website construction and Mr. Herrick seconded the motion.

- The question was asked whether there is money in the budget for this. Mr. Shoemaker stated funds were available and is currently working on this.
- It was requested to have this information at the next Board meeting.

**E. Golf Memberships. Various types of membership offered before the budget process begins**

- Discussion was had regarding the rates and change the age range from 18 to 50 years of age.
- Mr. LaMere is currently working on the new membership.
- Resident, David Halbig stated 25 years ago they only had two types of memberships and low rates.

**F. Strategic Plan Updates**

- It was discussed and the Board stated this needs to be updated each year, but this is a good start. They would like to go line by line of the strategic plan.

**G. Revised 6-Year Roadway Plan**

- The 6-year roadway preliminary plan was discussed and Mr. Herrick suggested a serious look is needed to see what needs to be done.
- Discussion was had regarding the Matanzas condo and Pink Palace. In further discussion, it was noted the ditch does need to be corrected to stop the washout.
- Option: Sun'n Lake will do their part and the homeowner can do theirs. Mr. Shoemaker has sent a letter and had contacted them by phone.

**EIGHTH ORDER OF BUSINESS**

**Add-on Items**

**A. Vendor Presentation**

**i. Jeff Cathey from Troon**

- Jeff Cathey from Troon provided a vendors' presentation to the Board. He discussed the golf course and greens on how:
  - How it happened.
  - How to get it back.
  - How long it will take.
- He discussed the turf grass.
- Mr. Herrick was asking for clarification. He indicated Indigo and Troon are responsible to bring it before the Board to make a good decision.
- Further discussion ensued on this matter.
- Mr. Gilpin felt this is unacceptable that this has happened and is disappointed with Troon.
- Resident comments were received from Dave B, Linda Camp, Gary Lilly, Bob Ross, Pat Holms, Bill Norcross:

- Sun'n Lake must have accountability
- Troon should not be here to make excuses for Sun'n Lake Management.
- Local financial accountability.
- Problems and questioned why they are pushing so many people through.
- Mr. LaMere stated during events they will get into what is needed to recover the greens. He stated there is a game plan in place.
- Public comments continued:
  - Gary Lilly Discussed how bad the greens are.
  - Bill Norcross questioned what is happening on 4, 5, 6 and now 7 and how to get rid of it permanently.
  - Areas with and without sand which stunts growth.
  - Pat Holmes stated mats can add stress.
  - Bill Norcross discussed service problems, drainage.
  - Workers are not communicating on what is going on out there.
  - Hope they go forward with Troon.

**NINTH ORDER OF BUSINESS**

**Petitions and Communications**

- There being no petitions and communications presented, the next agenda item followed.

**TENTH ORDER OF BUSINESS**

**Unfinished Business**

- There being no unfinished business, the next agenda item followed
- Mr. Schumacher apologized for not being present at the last meeting.
- He discussed the bondholders and how to tackle the list.
- The question was asked who will pay the foreclosure cost, will it be the District. The answer is yes, the District will, but will be paid back through sales.
- Mr. Shoemaker indicated he will be attending the Highlands County EMS/LMS on April 20, 2022 and discussed FEMA money. A resident mentioned there are trees on his property. Mr. Shoemaker contacted a forester who will be coming to take a look next week.

**ELEVENTH ORDER OF BUSINESS**

**New Business**

**A. Natural Resources Conservation Service (NRCS) Letter regarding Grazing land Onsite Study with Map**

- Item not discussed; the next agenda item followed.

**B. Polston Engineering Inc. cover letter and the Public Supply Annual Report for General and Individual Permits Report**

- Permit fees and no fees have not been changed in a long time. Mr. Shoemaker will bring this back to the Board at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Discussion to/from Board**

i. Budget Discussion, Budget Guidelines

- Mr. Brooks requested a change in the budget process. The Board will give the department a goal to meet, and the budget is then developed with the goal in mind. There was a consensus to try this method and the fiscal year 2022/2023 goals will be set at a later date.

ii. Popular Election for All Seats

- The popular election seats will not be decided today. This was challenged to only five seats: not landowners.
- David Halbig commented that 10 years ago there was normal transition by letting the people choose. He also asked if there was federal funding for a rescue plan. Mr. Shoemaker responded he was already looking into grants and the applications will be submitted to the County the week of April 4th.
- Paul Kolowski asked for an update on the water meters and billing system. Mr. Brooks informed him water meters are being checked manually.
- Mrs. Phillips asked if it would be possible to purchase two benches on both sides of the Dog Park. Mrs. Fells is looking into the actual cost and believes it could be done in the budget.
- The CPR classes have been scheduled for the recreation employees for Wednesday April 20, 2022. This certification will be good for two years. Golf is not mandatory, but optional.

- Public comments were received from:
  - Bill Norcross commented on the importance of a Golf Committee. He feels it will release stress and give a voice.
  - Paul Kolowski mentioned the Sun 'n Lake District website and indicated it would be nice for there to be an area for notes.
  - Resident, Robert stated they should encourage residence to attend the Board of Supervisor meetings. He mentioned he plays pickleball with his wife twice a week and enjoy it very much.
  - Linda Camp stated the golf course ladies' rooms are much cleaner. However, the ice and water area are breaking and crystals missing in the flags. However, her biggest concern is the restaurant, running out of food items. She suggested they use a different food distribution company.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

- There being no additional business to be brought before the Board, the meeting adjourned at 11:51 a.m.



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Ray Brooks, President

