

**SUN ‘N LAKE OF SEBRING IMPROVEMENT DISTRICT
ANNUAL LANDOWNERS MEETING
Friday, January 25, 2013**

MINUTES

The Annual Landowners Meeting of the Sun ‘n Lake of Sebring Improvement District was held Friday, January 25, 2013, at the Community Center, 3500 Edgewater Drive, Sebring, Florida 33872.

Order of Business:

President Gangemi called the meeting to order at 9:03 a.m. There were approximately 10 people in attendance. Acknowledgement of quorum present. President Gangemi requested nominations for Landowner Chairman.

Frank Guglielmi nominated Dick Diotte as Chairman and seconded by Richard Miller. There were no other nominations; nominations were closed. Dick Diotte was approved as Landowners Chairman by acclamation.

Chairman Diotte requested nominations for the position of Landowners Secretary.

David Halbig nominated Julixa Robinson as Secretary and Frank Guglielmi seconded. There were no other nominations; nominations were closed. Julixa Robinson was approved as Landowners Secretary by acclamation.

Chairman Diotte announced the election results, which consisted of Curtis McCullough being acclaimed as the new Board Supervisor being that he was the only candidate.

Landowners Secretary, Julixa Robinson, read the minutes from the 2012 Annual Landowners Meeting.

Richard Hulbert moved to approve the minutes and Tom Kosty seconded. The minutes were approved.

General Manager, Michael Wright, presented the 2012 Annual Landowners Report. The report included the following:

1. While many local Florida governments struggle to maintain the status quo, the Sun ‘n Lake of Sebring Improvement District continues to invest in its infrastructure, initiate new programs to improve the quality of life and the environment with a long term goal of making the District the most desirable community in Highlands County and central Florida.
2. Unfortunately, residents rarely notice the many improvements because they are often underground, take place over a long period of time or occur in out of sight locations. For example, the District videoed more than 15 miles of underground sewer lines, made dozens of repairs to broken or damaged lines, seals leaky manholes and essentially stopped the intrusion of ground water into the sewer system during times of heavy rains.
3. In addition to upgrades to the sewer system, the District is in the second year of replacing all of its 3,500 water meters with a next generation of meters that will more accurately record water usage.

4. The District initiated a new program to replace failing metal storm water culverts under its roads with reinforced concrete pipes that have more than a 50 year life expectancy.
5. District streets are being resurfaced on a consistent basis from a “worst to best” priority list.
6. On the environmental front, the District began its program of eradicating invasive plants in the District. This year, the dead trees will be mulched and removed.
7. The District continues to invest in its two golf courses, which are considered the best in Highlands County.
8. One significant change was made to the process for electing Supervisors to the two Landowner designated seats on the Board. No longer will nominations be made from the floor.
9. Two new residents were elected to the Board of Supervisors and one incumbent Supervisor, Dave Halbig, was reelected.
10. Two major lawsuits were settled in favor of the District. It won the Maguire lawsuit and the District successfully sued 5th/3rd Bank, which settled out of court agreeing to all the terms sought by the District.
11. In 2009, several thousand property owners did not pay County ad valorem taxes on vacant property in the District and no one purchased tax certificates on the property. Regardless of which course of action the County takes, it will have a profound effect on the future of the District.
12. Last year, the Board of Supervisors tabled a decision as to whether or not to continue with the current fire protection services or enter into an agreement with the West Sebring Fire Department to take over fire protection duties inside the District. Whether the District stays with the current part-time department, is absorbed by the West Sebring Department or decides to take another route such as funding paid department on a full-time basis will be one of the most important decisions it will make in 2013.
13. The District hired two new department heads. Greg Griffin is the District’s Public Works Director overseeing utilities, public works and environmental programs and Tenille Drury-Smith recently took over as the District Community Services Director heading up recreation, community events and marketing among other projects,

Tom Kosty motioned to approve the report and Richard Hulbert seconded. Motion was approved.

Tom Kosty commended District staff and the Board of Supervisors for their accomplishments during the year, specifically the lawsuits.

Chairman Diotte spoke on behalf of the landowners stating that he agreed with Mr. Kosty. He also thanked Frank Guglielmi for his time on the Board.

With no further business, the meeting was adjourned at 9:20 a.m.

Richard Diotte, Chairman

Transcribed by:

Julixa Robinson, Administrative Assistant/Board Secretary