

**SUN ‘N LAKE OF SEBRING IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING
Friday, January 25, 2013**

MINUTES

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

The meeting was called to order at 9:00 A.M. by President Eugene Gangemi.

SUPERVISORS PRESENT:

Mr. Eugene Gangemi, President
Mr. David Halbig, Vice President
Mr. Frank Guglielmi
Ms. Richard Hulbert
Mr. Richard Miller

The District General Manager, Michael Wright; Board Secretary, Julixa Robinson; Finance Director, Tanya Cannady; Public Works Director, Greg Griffin; Community Services Director, Tenille Drury-Smith; Kitson and Partners, Ron Wonderling; and District Attorney, John McClure were present. There were approximately 10 people in attendance.

1. Call to order – 9:00 A.M.
2. Pledge of Allegiance
3. Announcements:
 - a. Next regular meeting is scheduled for Friday, February 8, 2013 at 9:00 A.M. at the Community Center, 3500 Edgewater Drive, Sebring FL 33872

4. CONSENT AGENDA

- a. Minutes of the Regular Board of Supervisors Meeting held Friday, January 11, 2013
- b. Acknowledge receipt of the Treasurer’s Report including District Financials and Golf Operations Financials for the month of December 2012

Supervisor Miller moved to approve and Supervisor Guglielmi seconded

Supervisor Guglielmi-Y, Supervisor Halbig-Y, Supervisor Miller-Y, Supervisor Hulbert-Y,
President Gangemi-Y

Consent Agenda was approved 5-0

Motion to adjourn to conduct Landowners Meeting

President Gangemi: At this time we entertain a motion to adjourn to conduct the Landowners Meeting.

Supervisor Miller moved to approve and Supervisor Halbig seconded.

There were no public comments.

Supervisor Halbig-Y, Supervisor Miller-Y, Supervisor Hulbert-Y, Supervisor Guglielmi-Y,
President Gangemi-Y

Motion was approved 5-0

Mr. McClure: I would note for the record that was an adjournment in the interim while we do the landowners meeting. It's not an adjournment of the Board meeting.

Reconvene Regular Meeting

President Gangemi reconvened regular meeting at 9:20 AM

President Gangemi: Thank you, Mr. Diotte, for attending and presenting the Landowners Meeting.

At this time we will swear in Mr. McCullough, our new supervisor.

Ms. Robinson administered the following oaths and Mr. McCullough repeated after her:

I, Curt McCullough, do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of Board of Supervisor on which I am now about to enter, so help me God.

I, Curt McCullough, a citizen of the State of Florida and of the United States of America, and being an officer of the Sun 'n Lake of Sebring Improvement District Board of Supervisors and a recipient of public funds, do hereby solemnly swear (or affirm) that I will support the Constitution of the United States and the State of Florida, and that I will honestly, faithfully, and impartially perform the duties entrusted to me while in office as Supervisor of the Sun 'n Lake of Sebring Improvement District Board of Supervisors, and will not neglect any duty imposed upon me by law (so help me God). (Applause)

President Gangemi: At this time I'd like to thank Mr. Guglielmi for his service to the Board and welcome Mr. McCullough, our newest Board member and also, Mr. Halbig, which I missed last meeting. I appreciate both of you standing up and willing to serve the Board. It'll be fun, but it'll be a lot of work. I'm sure you'll have a lot of enjoyment and good feelings about it.

5. ACTION AGENDA

President Gangemi: Do we have a motion to go through the Action Agenda? Mr. McClure: I think the first order of business is to nominate the new officers for the Board to move forward. President Gangemi: Okay.

a. Election of Officers to the Board

1. President

President Gangemi: At this time, do we have any nominations for President of the Board?

Supervisor Miller nominated David Halbig for President and Supervisor Hulbert seconded.

President Gangemi: Are there any other nominations for President of the Board? Seeing none, by acclamation, do we need to take a vote? Mr. Halbig is now President of the Board.

2. Vice President

Supervisor Halbig nominated Dick Miller for Vice President and Supervisor Hulbert seconded.

Supervisor Gangemi: Are there any other nominations for Vice President of the Board? Seeing none, Mr. Miller, by acclamation, is the new Vice President of the Board for year 2013.

3. Treasurer

Supervisor Gangemi: Are there any nominations for Treasurer of the Board?

Supervisor Halbig nominated Tanya Cannady for Treasurer and Supervisor Gangemi seconded.

Supervisor Gangemi: Are there any other nominations for Treasurer of the Board? Seeing none, Tanya, congratulations, you are now Treasurer of the Board once again.

4. Secretary

Supervisor Gangemi: Do we have any nominations for Secretary of the Board?

Supervisor Miller nominated Julixa Robinson for Secretary and Supervisor Hulbert seconded.

Supervisor Gangemi: Are there any other nominations for Secretary of the Board? Seeing none, Julixa, congratulations for Secretary of the Board another year. Thank you.

6. Add-on items

Supervisor Gangemi: Do we have any add-on items? Supervisor Miller: You need to pass the chair?

Mr. McClure: You should probably turn it over to the newly elected president. President Halbig: Oh, I thought it was next week. Supervisor Miller: No, no.

7. Petitions and Communications

8. Staff Reports

Mr. Wright: They're attached. If there are any questions, we'll be glad to try and answer them.

- a.** Security Report
- b.** Code Enforcement Report

9. General Counsel Report - John McClure

I have several things. First, we are still waiting on Fifth Third signed copy of the settlement agreement. I know that Mr. Gonzalez is working on that. I do not mean to signal in any way that that's in jeopardy. It's not; it's just the formality of getting it finished.

We're also working with the Deer Run Homeowner's Association to get in place the additional covenants under their documents. It's just a thing that has to be done, but there also has to be a vote taken and they have a provision much like we do that you can't vote unless you are current in payment of assessments. I guess one of the issues that's come up that we're trying to get resolved is making sure that percentage only applies to the ones that are authorized to vote as opposed to all of the owners. We're trying to get that cleared up.

Number three, January 31st is coming upon us and we're still within that 30 day mandate window on Maguire. After the 31st comes, we'll check and see what happened and let the Board know whether or not they did seek a petition.

Number four is the amended conservation easement. We're working diligently on that one. That turned out to really morphine to something much larger than we had envisioned. We had transferred the properties west of Balboa to the county and some that are, I forgot the name of the road, but to the northern part of the property; to the trustees. We've lost a couple of lots due to a tax deed; a failure to pay taxes that some guy picked up. We have two aspects to the conservation easement. One is the original conservation easement and those lots are all subject to that easement. Then we have the amended easement, which is everything else. We're having to break out all of the properties and determine which is which and what it applies to, to record the new document. I'm hopeful that will be done today. We've been working on it very hard the last couple of days.

Next to last is I sent an email to Lewis, Longman & Walker to request that Mr. Lewis, as the general counsel and lobbyist for the Association of Special Districts State of Florida, consider some legislative enactment that would establish procedures for establishment of assessments by special districts and more importantly, establish a procedure to challenge those as in statute and then finally, have a one year statute of limitations so that we... It's just like the county. You set the tax space, you have a challenge procedure and when that's over, it's over; it doesn't keep dragging on. The reason this was brought out is this Maguire lawsuit where we had this case in Spring Lake that says you have a four year statute of limitations, which I think is unacceptable for a governmental entity that budgets on an annual basis to be subject to this type of potential budgetary hit three or four years later when the money may or may not be there. I hope you're in agreement with that. I think that's a very important thing that we need to address. I don't know if Mr. Lewis will address that next Friday when he's here or not. I think it's

something that maybe should be at least discussed among the membership at the meeting and then, perhaps, see what the other members think of such a procedure.

Finally, I've not yet heard from Mr. Macbeth regarding the Board of County Commissioners' Hearing to adopt the code enforcement changes that we set up some period back. I don't expect there's an issue with that. I do expect that Mr. Macbeth is likely rewording all of that the way he likes to do everything. Until he gets that done then it's not going to be able to be presented to the Board. As soon as that's done we'll let you know.

That's all I have. Thank you.

Supervisor Halbig: The County never gets in a hurry when Sun 'n Lake's name is on anything. Mr. Wright: Trust me. Mr. Macbeth never gets in a hurry on anything. (Laughter)

10. General Manager Report - Michael Wright

I have one item I want to talk with the Board about today and try to get some direction. Up in the extreme northeast corner of the District, there's about a 3 ½ acre parcel of land that's not encumbered by the conservation easement and it's owned by the District. It's a triangular piece of property that has about 118 feet of highway frontage. It's got a wetland on the south, it's got conservation to the west, it's got a sewer plant and a school bus sales lot to the north. Mr. Cannady is pulling up the survey of the property now. We were trying to figure out what to do with the property and we got to looking at it and we said there's a billboard on the property. I know it's been there for, at least, 10 years and maybe as long as 25 years. We couldn't find any record. First of all, we went and surveyed the boundary to see exactly what we had and the billboard is just inside the survey. Then we went to the courthouse to make sure there was no recorded lease or agreement or anything else in the public records that would allow the billboard to be there. When we couldn't find anything, we contacted the billboard owner. She is the widow of the developer, which is a local man named John Borgemeister who owns a number of properties around the county and a number of billboards. I think I sent you all some of that information yesterday. They came back to us and said they couldn't find anything either. They did say they'd like to keep the billboard and would like to enter into an agreement with us to do so. What I'm looking for today is some direction from the Board on how you would like to proceed. I think there is agreement that the billboard is on our property, it doesn't have a right to be there and our options are pretty much what you would think. We could sell them a piece of property, which I would not recommend because

of the very narrow frontage that we have and how much the billboard would encumber. Two, we could enter into a lease agreement, we could ask them to remove the billboard or we could ask them to abandon the billboard and we would take it over. We also checked with the county to see what the options were for that and I sent that out to you as well. You can have something as large as 500 square feet, but it can't be more than 25 feet above the grade of US 27 and it has to be permitted annually by the Florida Department of Transportation. A year or so ago we did some checking on billboards and, generally, along 27 they'll rent from \$8,000 to \$10,000 a year. This is a billboard on the smaller size. I don't believe it's lit and it's an old one that's been there, like I said, it's the old, I call it telephone pole type billboard as opposed to a metal billboard.

Supervisor Miller: Excuse me. Do you have any idea of what a lease agreement with the District would have returned to us? Mr. Wright: What I haven't been able to discover yet is we've tried to talk to one other billboard owner, but he was involved with this billboard so he didn't want to give us the information. We haven't been able to ascertain what the ground leads would be worth to us yet, but we think the retail value of the pole is between \$8,000 and \$10,000 a year. It's going to be less than that. How much? I don't know yet. Supervisor Miller: I guess what I'm getting at is, is there some way we could negotiate for their lack of lease payments to, maybe, have that billboard for a year or two to advertise Sun 'n Lake? Mr. Wright: I think that's certainly one of the options although, I think, you're limited by statute of limitations to four years. Supervisor Miller: That's still four years. Mr. Wright: By the way, I think we acquired that property, if memory serves me, back in '84 so we've had it for a long time. The billboard may have been there since then. Some of the other billboards that this gentleman owns probably date back to the late 70's.

President Halbig: There's a phone number on that billboard. Is that Borgemeister's...? Mr. Wright: That's the billboard owner; the people that we've been talking to. President Halbig: That's Borgemeister's? Mr. Wright: Yes, sir. President Halbig: There's also, as I went down through 27, there are four other billboards between that one and Sun 'n Lake Boulevard heading south. Are any of those on District property or could we look to make sure that they're not? Mr. Wright: I don't believe that they are. President Halbig: We might have another situation just like this one. We may have more than one situation like this. Mr. Wright: I will double check, but we have... About the only property that we own along the Frontage Road is where our entrance sign is and then, I believe, we have some of the wetland property south of the Maronda Homes entrance. President Halbig: That could be private owners. Mr. Wright: Yes, I think they're privately owned. President Halbig: There is a power pole

connected to... There's a meter there so it could be lit. Mr. Wright: Right. President Halbig: Since they haven't paid anything before... I mean they haven't been paying for this thing all along. Maybe we ought to pursue getting some back rent and rent going forward unless they just want to transfer it over to us because we could probably use that billboard. Mr. Wright: That's the direction I'm looking for today.

Supervisor Gangemi: Mr. Wright and Mr. McClure, this is, I guess you said it was established somewhere around 1984...? Mr. Wright: That's when I think we acquired the land if I remember right. Supervisor Gangemi: Okay. Seeing we acquired the land over 20 years ago, do we have any legal stand as far as adverse possession on this? Mr. McClure: I had a note here to... I knew that would come up in the conversation and we need to talk about that. I think they have openly and notoriously possessed the property. It's hard to say they could do more so with the billboard sitting on 27. They have not paid any taxes on the property. They have never been billed for taxes on the property. We've been paying all of the taxes and that's against them. It would be a crapshoot as to how the court would determine it, but in my opinion, it's been there since the 70's and we're just now getting around to raising our hand. I think that we would have somewhat of a problem. We need to, in my opinion, negotiate with these people. They want to move forward with it and they want to keep it so that's good; that means future revenue for the District. How far back we'd go? I would expect they'd be willing to some period going back. How far depends on where we draw that line. I think we should handle this through negotiation gently. Supervisor Gangemi: I think that gentle negotiation would probably work a lot better because if we take it over we're going to be responsible for the maintenance and being a wood telephone pole structure, I don't know how much damage there is on it. Mr. McClure: Mr. Wright just made a good point. He said the question is whether you can conduct adverse possession against the governmental entity and I haven't researched that lately, but I think it depends on the type of governmental entity as well. We're always on the bottom end of that pole as opposed to the top end; the county, state and feds being the highest. I'm not sure where it'd end up against us in that type of discussion. Supervisor Gangemi: Okay. Alright. I just wanted to throw that out there.

Mr. Wright: Another option you've got is to basically make... If you want to lease the land out then you basically openly market it and lease it. You may get a brand new billboard. It appears to be a decent billboard location although I don't think the sign is currently... I think it's vacant at the moment. That's another option I forgot to mention; just to simply make it available for any billboard company. Supervisor Gangemi: Right now it just faces south.

Supervisor Miller: A few months ago, we had quite a discussion on billboards and whether or not the District should start to advertise Sun 'n Lake. It seems to me that this might be an opportunity to, at least, negotiate or work some deal where we could accomplish that goal. Have you had any feedback or discussions with these people other than just...? Mr. Wright: I haven't but I believe Ms. Cannady has. They indicated the willingness... They want to keep the billboard and they want some type of arrangement with us so they can keep it and they would compensate us. How much? I can't tell you yet. Supervisor Miller: Now might be the time that we think seriously about advertising Sun 'n Lake on 27; I don't know. Mr. Wright: If you ever wanted a billboard then this is the best opportunity you've got to get one at a decent price. Supervisor Miller: That's my thought.

President Halbig: I wouldn't expect to pay anything for it since it's sitting on our property to be quite honest about it. It may not be the right location... I think it'd be a good location to advertise the District from a close proximity to the entrance, but as far as getting some impact on... I think maybe we need to look... We need to look at some point in time at some billboard maybe up the road a little further or maybe in a different position. This is a great opportunity. I would like to see us acquire that thing and it looks to be in pretty good shape but it's obviously not a very good location for a billboard because all five of those billboards from that one on to the one that comes into Sun 'n Lake are available. People don't seem to be gobbling them up too much. If it's got lights... Like Dick said, it's an opportunity for us to get a hold of a billboard that we can use for a while and if the thing deteriorates to the point where it's no longer any good then we can abandon it or tear it down. To me, it's a fairly good opportunity.

Supervisor McCullough: Have you looked into the cost of actually advertising on it as far as the printed...? Mr. Wright: No, I have not. Supervisor McCullough: You don't know? Mr. Wright: No. They're doing, basically, vinyl wraps now so it won't be that expensive. Supervisor McCullough: Okay.

Supervisor Miller: You need some direction, is that correct? Mr. Wright: Well, I thought I heard the consensus from the Board to basically go and see if we can acquire it. Is that the consensus? Obviously, I can't do anything without you voting on it. President Gangemi: That would be my opinion to try and see if we can acquire it at no cost and see what they say especially if you throw out a fairly high number for rent going forward. It might be an incentive for us to get it. That's my thought on it. Supervisor Gangemi: I agree. I think we ought to just take a gentle approach and see if we can come to some

agreement and derive some revenue from it for the last 20 some odd years we haven't. I think it'd be a good opportunity or at least a starting point for a billboard to advertise Sun 'n Lake.

Public Comment:

1. George Cruickshank: Who owns it? Somebody just asked why we don't acquire it if it's on our property. Do we own it? Who owns it? President Halbig: It's owned by Borgemeister. I knew the guy and he owned a home here on Edgewater and Sunrise at some time. He was a developer/contractor and that's who supposedly owns it, I guess. They got the phone number off of the billboard and called him and they said they own it. I don't know what kind of background they've got to prove that they own it. Mr. Cruickshank: Somebody built a house on my property and I think I own the house. President Halbig: That's a good point. Mr. McClure: I'm with Mr. Cruickshank here. (Laughter) It's an improvement on property that is owned by the District and there is no legal right of ownership that they might have other than a potential undetermined claim based on adverse possession. Mr. Cruickshank: If you go into a negotiation and say you want to acquire it, you're already giving up the idea that we don't own it. I would take the other attitude if nothing else. President Halbig: I think that's a good point. I think John just confirmed that with what he said. Mr. McClure: Mr. Wright and I were discussing that prior to the meeting; that same issue.
2. Rex Bond: You've got the wrong name as to the property over here on the corner of... Supervisor Miller: Rex, do you want to state your name, please? Mr. Bond: Oh, I didn't give you that. I'm awfully sorry; Rex Bond. Our twin brothers, John and Borgemeister, their family owned a motel here at one time. I think the most recent use of the land is for a little fast food restaurant. Both of them are dead now. Borgemeister was the guy that had the house over here on the corner and, of course, Bill just blasted out of the water and I would not want people to think that John... John was a reputable realtor here in town. It's customary for the sign people to lease a spot where they want to put their sign. If you own the lot, they lease it. There's an established program or rate for that. The only thing I would offer would be for them to go ahead and walk away from it and then if you feel that the sign as-is is worth something, fine and dandy. To try and beat them over the head, no, I wouldn't do that. That piece of property probably is only worth what it's being used for now. It's

close to the Avon Park sewer treatment plant. They had some erosion problems at one time there and they put some goats in there and goats follow each other like whatever. They had some erosion and some of the banks of their holding ponds spilled over into our property. When I say our property, I mean Sun 'n Lake property. If somebody would have spent a little money, I don't know who paid for it, but somebody had to spend a little money to get that stopped. My point is if you get the sign for practically nothing, fine and dandy. As to who owns the property, I don't know. Have we been paying taxes on it? Mr. Wright: Yes. Mr. Bond: We have? Mr. Wright: Yes, we own it. Mr. Bond: Okay. So we're paying taxes on it. I don't see where we need a lot more real estate. Frankly, this is the worst time, the second worst period of time that I've seen in the past 50 years for the renting of outdoor billboards. Unfortunately, merchants advertise a lot when business is good. Stop and think about it. When business is good they do a lot of advertising. When it's bad and they need business, they don't do any advertising. Thank you, Mr. Chairman.

Mr. Wright: One thing I would like to add is the City of Avon Park has interest in purchasing that land from the District to expand their sewer plants. It is an isolated piece of property. I'll make you aware of that as well.

President Halbig: At this point what you're going to do is probably go back and say we're taking slaughter's rights on that unless there's a problem with it. If they can't produce any lease, agreement or anything... Mr. Wright: They've already told us they don't have anything. President Halbig: Well, then, we've got a billboard. Mr. Wright: But they have an agreement to put one on property immediately south of ours. If I were to speculate, I think whenever they put the billboard up, they put it on the wrong piece of property. That's what I think happened. President Halbig: Okay. Mr. Wright: It's not unheard of. That's all I have, Mr. President.

Supervisor Miller: I have one question. Mike, are you completely satisfied that we have a correct and doable protocol in place for conducting landowner elections in the future? We've gone round and round on this and we dodged the bullet this time. Mr. Wright: We had a lot of those procedures worked out. I suspect we'll probably readdress it to make sure in about 18 months before we start down this path again. I think we were extremely close on getting it and I think we'll probably look at it one more time 6 months prior to the next election just to make sure. Supervisor Miller: Why do we wait? Mr. Wright:

I guess we could do it now. We could probably take what we've worked on, Mr. Diotte and I worked on, to make sure they're comfortable with it. Supervisor Miler: I'd like to see that. I'd like to see that in hand. Mr. Wright: Okay. Supervisor Miller: You also have to evaluate, I guess, the role of SDS or the non-role of SDS in all of this. Mr. Wright: Well, they were just the ones that were selected this year. If you remember back to our procedures, we just said a third party auditor or third party elections consultant; it could be anyone who has that ability. We're not married to SDS.

Supervisor Miller: The other thing I note is we have an extremely disappointing turnout for the annual landowner's meeting. I just wonder if we're doing everything we possibly can to advertise that and make that an event. I remember for years we had a great turnout; we had issues, we had questions and so forth. I know we didn't have an election this year, but I think we're letting that slip through the cracks as far as the importance. Mr. Wright: My experience has been that unless people have a personal interest in something that's occurring at a meeting, they won't come. In this particular case we didn't have a contested election and we don't have any issues so you have a relatively small turnout; that's pretty consistent with my experience. Supervisor Miller: Yes, but I guess it's up to us, isn't it, to generate, at least, the information necessary so that people know that there's a landowner's meeting? Mr. Wright: We can certainly advertise it more; yes, sir.

Mr. McClure: Before we go much further, sir, could we go back and revisit the billboard? I have a concern based on Mr. Wright's last statement. I'm almost positive that you can only have billboards in certain intervals of each other. You can't just have a wall of billboards, in other words. That being the case and because the Borgemeister's do indeed have a lease for an easement or something for a billboard immediately south of where they're at... Mr. Wright: Yes, but this one is in place and you've got a grandfather situation. Mr. McClure: I'm just saying it might not be over yet. I don't know. Mr. Wright: I think we've got a strong position, John. That's all I have, sir.

President Halbig: Michael, you've got the message on this billboard thing, right? Mr. Wright: Yes, sir. I'll update the Board. President Halbig: I just want to make sure.

11. Unfinished Business

1. William Hayes: I've always wondered and maybe the Board has considered this in the past, is a light on the sign of Ortega and Schumacher. Has that ever been considered by the Board? It would certainly help as you approach that rather nice south entrance. At

night it's absolutely pitch dark and it doesn't help our image by not identifying ourselves. I wondered if the Board had ever considered that. Mr. Wright: If you remember, when we were adding street lights we added additional street lights to the entrance to make that intersection a little more viable. We didn't install ground mounted lights and I don't remember the exact reason why, but we opted to put in an additional street light for the entrance. Supervisor Miller: I think Mr. Hayes' point is that it's dark when you come up there. Is that correct? Mr. Wright: The only lights are right there at the intersection. Mr. Hayes: There's some illumination but there's no light on the sign. Mr. Wright: No, there is no up light on the sign. Mr. Hayes: I think the other signs in the District... It would really help the image of the District, I would think, coming in from that end. Thank you. President Halbig: That's a good point. Mike, you want to bring that back to us after you find out what it's going to cost to do that? Mr. Wright: Got it.

12. New Business

13. Committee Reports

14. Public Comments

1. Sheryl Bryant: I am a resident of Sun 'n Lake and I am also president of the Crafts and Conversations Ladies Group that meets every Wednesday at 10:00. I am also the president of the Sun 'n Lake Ladies Social Group that meets October through April; the third Monday of each month for their game night. I'm asking today, and I understand that I should have brought this letter in sooner, but I'd like to at least give you some idea of what I'm asking for. Both the Crafts & Conversations and the Ladies Group would like to put on a Bizarre March 9th, which is a Saturday from 8 until 2 here at the community center. They haven't had a Bizarre since 2010 and I wasn't here for that so this is my first rodeo, so to speak. At the Bizarre we would be serving refreshments, we have a trash and treasure section, a new craft section, etc. We'd like to rent tables for vendors to come in and we're, kind of, following the same procedure that they did in 2010. We'd also like to be able to put some signs up to advertise the Bizarre as a Sun 'n Lake function. I'd like to get with, maybe, the security people to find out exactly where we could place the signs, but I can work that with security if possible. Mainly what I'd like to do today is to present a letter asking for your approval. If you have to take it into consideration or if you could approve it today, whatever can happen? Also, I have a flyer of how we would like to advertise it. We would advertise in the newspaper, local businesses and also on the radio; I would put a flyer out if the

approval is accepted. Supervisor Miller: Is this for charity? Ms. Bryant: Part of the proceeds from this Bizarre, plus in the past we donated to a lot of charities, Highlands County specifically and homes for abused women. We do can good drives and clothing drives. Some of the proceeds will go to charity. We have no other functions during the year to keep us functioning money wise; we don't profit anything. Everything that we do for the year goes out either in a charity or to sustain us through the year. Seeing that's been since 2010 since we've had a Bizarre, our funds are low. We made quite a healthy contribution to the Salvation Army in Sebring this year and we also did for Fairway Pines for Christmas, we made Christmas stockings and filled them. We do contribute to the community. President Halbig: This has been done before; the same format that you had before? Ms. Bryant: Correct. I'm just using pretty much what the other president passed to me. I understand about every two years they've had one in the past. We're asking if we could do it again. The Crafts & Conversations and the Social Group has been around here 20 years. Supervisor Miller: You would hold that here? Ms. Bryant: Yes. Mr. Wright: What she's asking for is free rent and free janitorial services, which we pay for to an outside vendor. That's what I think she's asking for today. Their group meets in here as one of the local groups that uses it for free during the week. I think what she's asking for is basically not to charge her anything and to let her hold a fundraiser for her group. Is that essentially what you're asking? Ms. Bryant: Correct. I didn't know exactly because I'm new at this. I didn't know exactly what I had to ask for. President Halbig: Is the facility available that day? Mr. Wright: I don't know. Ms. Bryant: Yes. President Halbig: Did you check that? Ms. Bryant: Well, we've been talking with Tenille and Diana and we've, kind of, earmarked it. Plus, we would need the night before, which is a Friday and I believe that's whenever your Board meeting is held, but we would like to get in later in the afternoon so that the vendors could come in and we could get everything set up. President Halbig: Your organization would do the set up and tear it down and we just have to do a...? Ms. Bryant: Just the tables you would... Mr. Wright: No, we would set it up. Ms. Bryant: Yes, they would set up the tables and tear them down when it's over. That's pretty much what JR and his group does for our weekly meetings. President Halbig: Okay. I don't have any problem with it if it's something we've done in the past and if the proceeds are used for what you say they're used for. Ms. Bryant: Yes, I could provide a list of the different organizations that we have. I don't have the list with me of what we've provided in the past for contributions of charity. President Halbig: What do you need, Mike? Do you need a consensus here? Mr. Wright: No, I need a motion.

President Halbig: You need a motion? Mr. Wright: Basically recognize that you're going to incur costs and what you're basically doing is waiving it and absorbing it. President Halbig: Okay. Supervisor Miller: Do you know what we've done in the past on this? Mr. Wright: No, sir, I do not. Ms. Bryant: I have a list of the tables set up and I know that the community center is set up for us. As far as cost goes, I don't know. We supply the food and all of the things because we are going to have refreshments. We'll provide the cups, saucers and the plates; they're all provided. Mr. Wright: We don't have that now. We don't have the dinnerware or the silverware... Ms. Bryant: Oh, no, we do. We provide that. That'll come out of our budget. Mainly, what I'm asking for is the table setup and then whatever cleaning needs to be done. In the past we've been pretty self-cleaning with our organization; we clean up pretty well. Supervisor Gangemi: I just have one comment to make. You mentioned you were going to have vendors come in here. Ms. Bryant: Yes, sir. Supervisor Gangemi: How many vendors? Do you know roughly? Ms. Bryant: Well, in the past I think there was about 15 or maybe 18. We're going through the old vendor list we have. I've talked to JR already and we could set up 24 tables. I know my husband is going to get a table from us and a couple of our local folks are going to get tables so that they can... Supervisor Gangemi: Do you think it's possible that the vendors that you have coming in could sponsor a donation of, let's say, \$10 or \$15 toward the cost that we're going to incur? Ms. Bryant: We ask for a \$10 table rent. In the past, I believe, all of that money went to the Crafts & Conversations ladies. Supervisor Gangemi: Okay. That's the only thing that I see. It's a great facility, great kitchen facility, great restroom facilities and if vendors are going to come in and use this to sell their wares even though they may contribute to your organization, I would just like, maybe, to see them contribute so much for the cost we're going to incur. It's a great organization and I know you do a lot for charities. There are other organizations in Sebring that do a lot for charities, too, but they also have tax. That's the only question I have. Ms. Bryant: I don't know what additional cleaning fees would be. I haven't got into that so I don't know how much extra it would cost or how much... Mr. Wright: We have a contract with an outside cleaning company. Anytime we have an event with food, we wind up doing the floors; \$100, \$150, \$200... Do you remember off the top of your head? It's in that range. Ms. Bryant: If you would like us to defray some of the cost, I'm sure we could help defray some of the cost of the cleaning. Or if somebody wanted to come in and check to see if it is in good shape. President Halbig: If you were an outside

group I would say maybe, but you're a Sun 'n Lake Crafts & Conversations group and I think we can pick that up, in my opinion. Of course, I'm only one of five.

President Halbig moved to approve to waive the set up and the cleaning cost for the March 9th use of the Community Center if it's available for the Crafts & Conversations group to have their use of the annual Bizarre.

Ms. Bryant: I believe we'll probably need to start set up on the afternoon of the 8th; that's a Friday. We're going to open up the Bizarre on Saturday morning at 8:00 so we really need this set up on the 8th. Mr. Wright: We would do the set up on the 8th to avoid overtime.

Supervisor Miller seconded that motion with one comment. Supervisor Miller: It would be nice if some of the proceeds would stay in Sun 'n Lake, perhaps, donation toward the planning that we do every spring in terms of our stuff on Sun 'n Lake Boulevard; the Beautification Committee. It would be nice if you could perhaps funnel a few shackles over to that... Ms. Bryant: I could certainly make that happen. Sure, I could do that and if there's anything else you have in mind. We're always looking for different charities. We gave a pretty hefty donation to the Salvation Army last year. We want to help the community. We also went to Fairway Pines and helped them out at Christmas time with stockings and such. Supervisor Miller: That's good. Ms. Bryant: That's fine. Thank you.

Do I need to leave the letter with you then? Mr. Wright: Board Secretary. Ms. Bryant: I also have the flyer. Is it permissible to maybe put some of the flyers up in the District Office? Mr. Wright: Sure, we'll do that. President Halbig: Yes. We probably have to have public comment.

There were no public comments.

Supervisor McCullough-Y, Supervisor Gangemi-Y, Supervisor Miller-Y, Supervisor Hulbert-Y, President Halbig-Y

Approved 5-0

Ms. Bryant: Thank you.

15. Discussion to/from Board

Supervisor Gangemi: Could I start? President Halbig: Yes. Supervisor Gangemi: First of all, I want to thank the Board for their support and the president of 2013. I would like to thank a bunch of people; Mr. Wright for his insight and upon his resources to be able to accomplish some of the projects that we have accomplished. Also Mr. Griffin for his timely acceptance of being hired as Public Works and his great initiative in preventing a major environmental spill at the major lift tank. Tanya for her great job at streamlining our budget and getting it to the Board with minimal amount of corrections. Mr. McClure, Mr. Loboazzo and Mr. Gonzalez for their expert representation for the District in the cases that we have completed and pending cases. I want to thank you and Mr. Loboazzo. Please pass this on to Mr. Gonzalez. Mr. McClure: I will. Supervisor Gangemi: Julixa for her work in providing the best minutes we've ever had in Sun 'n Lake and all of the other documents that you have. Our security staff for going beyond the call of duty whether it's rescuing dogs, putting baby owls back in their nest, going and painting a house for someone who couldn't afford to do it or wasn't able to do it, and countless times of just dropping off paperwork and seeing that everything runs smoothly and doing all of the multiple house checks that they do. The Golf Association and the golf personnel for doing an excellent job in keeping the best courses you see in Sun 'n Lake. We welcome Tenille, a fellow New Englander who's probably very happy to be in the warm climate here versus being up in New Hampshire. We really witnessed several major changes this year. Mr. Wright acknowledged that in his report to the landowners meeting. We've had tremendous response from the district personnel as far as doing their job and going beyond what is required of them. There are a lot of things that happened with the District employees that a lot of people do not know about. They take up collections for people that are really needy, they turn around and do check books for people that can't do it and they just have a great attitude, which is a tremendous change in the attitude from previous years. We've included our Sheriff as a substation in here and that was a tremendous benefit to us. Now we have outside police visibility. We started a mosquito control program, completed a SDS audit, we did the best we could with what we had to work with and you can't discount SDS for not doing the job that they did. You look back and I've been on the Board for three years. I look where we were three years ago and I look where we are today; we've come a long way. We've got some major projects coming up, we've got a new Board and I suspect that we're going to continue the progress that we made. We've collected \$750,000 from outstanding O&M delinquencies because of the efforts of our District staff to do that. Again, I appreciate the time that people put in for the Board and for the residents that attend the meetings. God willing, I hope to be on the Board for many, many years. It's a great honor, a great privilege and

sometimes it's even a lot of fun. (Laughter) Welcome the two new Board members. I congratulate Mr. Halbig, who is excellent, and Mr. Miller on their appointments. Thank you.

President Halbig: I want to add something here. I want to thank Gene for his extra work. There is a lot of extra work involved in that job; job well done. I want to thank ex-Supervisor Guglielmi for the work that he did. It's not much fun because I know every time before you start a round of golf, you've always got questions to ask. It's a full-time job, believe it or not. I want to welcome Curt and I want to welcome Rick to the Board. Hopefully we'll have progress in the future like we've had in the past.

Anybody else?

16. Adjournment – 10:20 AM

Date signed: _____

Eugene Gangemi, President

Transcribed by Julixa Robinson, Administrative Assistant/Board Secretary