

# **SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT**

**OCTOBER 7, 2022**

**AGENDA PACKAGE**

**<https://meet.goto.com/cshoemaker>**

**Call-in Information 571-317-3122 Conference ID: 424-147-405**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

## Meeting Agenda

Friday, October 7, 2022 – 9:00 a.m.

<https://meet.goto.com/cshoemaker>

**Call-in Information (571) 317-3122 Conference ID: 424-147-405**

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**1. Call to order – President Brooks**

**2. Pledge of Allegiance**

**3. Announcements:**

- The next regular meeting of the Board of Supervisors will take place Friday, **October 28, 2022, at 9:00 a.m.** at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872
- Please silence or turn off your cell phone

**4. Consent Agenda**

- A. Minutes of the Board of Supervisors Regular meeting held September 23, 2022

**5. Public Comment**

**6. Message from Commissioner Scott Kirouac**

**7. Action Agenda**

- A. Hurricane Ian Damage Assessment and Remediation
- B. Irrigation Project Change Order Turtle Run Greens Loop
- C. Reconsideration of Pool Suspensions

**8. Add-on items**

**9. Petitions and Communications**

**10. Staff Reports**

- A. General Counsel
  - i. Unit 12
  - ii. Summary List - Changes/Ordinances

**Public Comments:** ALL public comments, including those related to action items, are initially limited to three minutes, however, an additional two minutes may be allowed at the discretion of the Board president. A maximum of five minutes is allowed per individual for public comment on each agenda item. Inquiries not addressed during this time will be addressed in a forthcoming written response if directed by the Board

**Meeting Location:**  
**COMMUNITY CENTER**  
3500 Edgewater Drive  
Sebring, FL 33872

*iii.* 5901 Granada Update on Lien

**B.** General Manager

*i.* AARP Planning

*ii.* Board Direction for Cortez/Schumacher with County

**C.** Golf

*i.* Chef Mac / Restaurant

**D.** Restaurant Report Review

**E.** Restaurant Committee – Mike Hurley

**F.** Presentation on Drainage and Paving Work for FY22-FY23

*i.* 4256 Stormwater Update

**11. Follow Up Items**

*i.* Sheriff's Dept/Stop Signs – Bob Hilts

*ii.* Basketball Court Update – Bob Hilts

*iii.* Review Code Enforcement Brochure

*iv.* Decorative Banners, cost replacements – Bob Brumfield

**12. New Business**

**13. Discussion to/from Board**

**A.** Letter from David Halbig - Turtle Run Greens Loop Irrigation

**14. Adjournment**

## **Fourth Order of Business**

**4A**

**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, September 23, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.

Present and constituting a quorum were:

Craig Herrick	Vice President
Michael Gilpin	Supervisor
Michael Hurley	Supervisor
Beverly Phillips	Supervisor

Also present were:

Chris Shoemaker	General Manager
David Schumacher	District Attorney
Coral Benka	Admin and Board Secretary
Sundee Fox-Dickerson	Permit & Project Manager
Bob Brumfield	Roads & Drainage Supervisor
Bob Hilts	Code Enforcement
Miguel Hernandez	Security
Mike LaMere	Sun 'n Lake Golf Club General Manager
Jimmy Murphy	Golf Course Superintendent
Stephen Bloom	Inframark
Residents	

*The following is a summary of the discussions and actions taken. Please note there was an issue with the beginning of the recording so some of the audience comments may not have been included.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

- Mr. Herrick 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, October 7, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.

- Please silence or turn off your cell phones.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of the Board of Supervisors Regular Meeting Held September 9, 2022**

Mr. Gilpin MOVED to approve the minutes of the September 9, 2022 meeting and Ms. Phillips seconded it.

- There were no comments.

On VOICE vote with all in favor the motion as previously stated passed. 4-0

**B. District Financials**

Ms. Phillips MOVED to approve the District Financials and Mr. Gilpin seconded it.

- There were no comments.

On VOICE vote with all in favor the motion as previously stated passed. 4-0

**C. Golf Financials**

Mr. Gilpin MOVED to approve the golf financials and Ms. Phillips seconded it.

- There were no comments.

On VOICE vote with all in favor the motion as previously stated passed. 4-0

**FIFTH ORDER OF BUSINESS**

**Public Comment**

- Mr. Halbig addressed issues regarding the Turtle Run Green Loop project. He is concerned decisions were made by motion and not by resolution. He also addressed the RFP for the Deer Run irrigation.

- Ms. Turner of Advent Health Foundation addressed the Board regarding the wellness center project they are working on through their Sebring foundation. She provided the Board with information. They have been in discussions regarding a \$500,000 gift from the District to support the campaign initiative. They had a goal of \$5 Million to be finished by 2024 with a groundbreaking schedule of 2025. They must have 80% of funds in hand to break ground on this project. At the end of this year, they are projected to have \$1.2 Million in hand towards this project. She provided information regarding the amenities which would be available to the District and its residents.
- Mr. Puffenberger addressed the Board regarding the looping of the greens on Turtle Run. He feels the Board has taken advantage of both the utility funds and the general fund for major projects in the golf operation. He addressed what he feels are other operational issues.
- Mr. Vasher discussed an incident outside the lobby at the pool where his wife was threatened by a couple of individuals for the second time. He feels the District suspending them for 90 days without a warning for using a swear word to defend his wife, is too much. Mr. Shoemaker stated that would need to be added to the next agenda for reconsideration.
- Ms. Vasher addressed an incident where a box blew over to their lawn due to a storm and within an hour, they received a notice regarding garbage which did not belong to them. She is concerned with the field in front of their home and their big pile of garbage. Mr. Herrick noted they would review these issues with code enforcement.
- Ms. Strike thanked the Board for fixing the streetlight across the street from her property. She also addressed the pool incident with Mr. and Mrs. Vasher and stated they were unjust at what happened to them. Mr. and Mrs. Vasher had no complaints or warnings; however, the other group had several complaints and warnings. A week ago, Monday she was verbally attacked by one person, and they only received a warning. She also addressed the sewage backup issues.



- Ms. Garza addressed the pool incident and said they were attacked. She would like their pool privileges back. She reviewed her recollection of the incident.
- Mr. Price stated he was affected by the sewer backup. He had an inch of sewer in his house and will be out of the house three to four months. He expressed anger and frustration.
- Ms. Smith addressed the sewer backup. She had sewage backing up in her shower. She said the next morning Mr. Shoemaker was at her house and told her what to do. She was handled graciously and appreciates it.
- Ms. Quintana addressed the Board regarding a ditch near her duplex on Calatrava Avenue near the golf course, which causes flooding. Mr. Herrick explained there is a current project to address drainage issues within the District.
- Mr. Norcross asked if the District qualifies for any FEMA funds. Mr. Shoemaker responded he will have to look into it, but noted the incident was isolated to a small area and the fix will be to see how the piping was done for the affected units. They are investigating with ground penetrating radar to locate where the lines are and where they tie in.
- Mr. Cruz noted it is not just a golf course community. There are a lot of residents who live here, and their homes are an investment. A lot of things need to be addressed for the residents.

**SIXTH ORDER OF BUSINESS****Message from Commissioner Scott Kirouac  
(ats: 00:07:22)**

- Commissioner Kirouac reported the following:
  - They had their meeting Tuesday, September 20, 2022 and the County adopted its budget.
  - There is a millage decrease this year. The previous millage rate was 8.55 and it was reduced to 8.1.
  - Those with homestead exemption are protected by a 3% valuation cap of their property. The millage was reduced by 5.5%.

- They approved the grant for Sun 'n Lake for sidewalk extension. The sidewalk will be on the north side of Sun 'n Lake Boulevard past the first circle where the sidewalk now ends. It will be approximately 1,600 feet of sidewalk. This project is due for completion July of 2023.
- Rainfall in Highlands County as of September 20, 2022 exceeded almost 40% of the County's annual rainfall. This is causing flooding issues. The County is going to review drainage improvements.
- Mr. Herrick asked about the addition of a second turn lane off US Highway 27 they had been approved for. Mr. Kirouac will look into it and follow up.

**SEVENTH ORDER OF BUSINESS****Action Agenda (ats: 00:12:40)****A. Water Meter Replacement Project**

Mr. Gilpin MOVED to approve the water meter replacement project and Ms. Phillips seconded it.

- Mr. Shoemaker stated this is a follow up from March of last year. The water meters were put out to bid and the project was delayed to this fiscal year. They still have the bids out and in place. He requested a formal vote from the Board to nullify the bids and authorize staff to reissue the RFP in October of 2022 and include metering as a service.

On VOICE vote with all in favor the previous bids were nullified, and staff was authorized to reissue the RFP in October of 2022 and include metering as a service. 5-0

**B. Golf Tournament Schedule 2022-2023**

Mr. Gilpin MOVED to approve the 2022-2023 golf tournament schedule and Ms. Phillips seconded it.

- Mr. Herrick questioned how the MGA Quad 4 was included on a day the Board has a meeting.

- Mr. LaMere responded they always have a conflict with the MGA Quad 4 because of where it falls in November. It cannot be moved to a week before or a week after due to several events and Thanksgiving.
- Mr. Herrick requested the November 18, 2022 meeting be moved to November 11, 2022.
- It was noted the District office is closed on November 11, 2022 due to Veteran's Day.

Ms. Phillips MOVED to reschedule the November 18, 2022 meeting to November 14, 2022 at 9:00 a.m. and Mr. Hurley seconded it.

- There were no comments.

On VOICE vote with all in favor the motion as previously stated rescheduling the November 18, 2022 meeting to November 14, 2022 passed. 4-0

- Mr. Herrick asked if all the non-member golf events were returns. Mr. LaMere responded the only one that is new is the Elks State Golf Event and it is pending.

On VOICE vote with all in favor the motion to approve the golf tournament schedule passed. 4-0

#### **EIGHTH ORDER OF BUSINESS**

#### **Add-on Items (ats: 00:21:20)**

- There being no add-on items, the next agenda item followed.

#### **NINTH ORDER OF BUSINESS**

#### **Petitions and Communications (ats: 00:21:24)**

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

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports (ats: 00:21:29)**

##### **A. General Counsel**

- Mr. Schumacher reported the following:
  - Mr. Rhodes who is handling the litigation has not been available due to having Covid-19. He has a scheduled meeting with him on October 6, 2022.

- He provided a checklist of what he is working on regarding changes to the ordinances and District policies.
  - Changes in ordinance moving to five popular seats to take place in the 2024 election.
  - There will be a memorandum on right-of-way code enforcement and charitable giving restrictions in the next Board package.
  - Code of conduct and suspensions.
- Mr. Herrick requested an update on the Granada purchase. Mr. Schumacher has not heard back from the Assistant County Attorney. He will try to get an answer for the next meeting.
- He will be starting office hours Tuesdays and Thursdays from 8:30 a.m. to 12:00 p.m. starting October 4, 2022

**B. General Manager**

- Mr. Shoemaker reviewed his report, and the following was discussed:
  - There were some flooding issues after the rain event on September 16, 2022. There were complaints about water in the ditches and on the roads, but he is not aware of any homes that were damaged or flooded.
  - The drainage ditches were designed so that they flood into the road before they flood the houses. Everything was so backed up and saturated, it took a while to drain.
  - Utility teams were out because a couple of lift stations had electrical issues on the panel and a starter motor that tripped. There were four workers out there between 11:00 p.m. to 5:00 a.m. doing service work.
  - There were 65 calls to the emergency line, four of which were sewer issues.
  - The road also collapsed out of Balboa Boulevard. Everything was dried out by Sunday, September 18, 2022.
  - There is still some standing water on Sun 'n Lake Boulevard. This water is draining and coming off the elevated lot next to Sun 'n Lake Boulevard.

- The wastewater treatment plant normally does 350,000 to 370,000 gallons a day. They had almost 700,000 gallons go through the plant that day. It is all pouring to the system from leaks, breaks, cleanouts, and things like that. This is part of the facility's plan they are working on asking the State for a long-term interest loan of \$10 Million to upgrade the plants and collection system.
- They have some smoke testing and infiltration repairs starting in the next fiscal year.
- He is working with the residents whose houses flooded and they are doing a detailed investigation of how those homes are piped into the system since those four houses are the only ones that had the issues.
- Mr. Herrick asked if there were any vacant homes from snowbirds affected. Mr. Shoemaker responded he is not aware of any.
- Ms. Phillips stated the mosquito population is going to explode shortly and asked whether there is a mosquito spraying policy in place. Mr. Shoemaker responded yes; they are out spraying regularly. They can increase the amounts of treatments.
- Mr. Shoemaker had consultants out over the past weeks, and they have detailed the performance of the water and wastewater plants. There are several things they can do to make it function better.
- They also looked into the chlorine injection system at the plant and the way some of the chemical injections are going.
- The consultants created a punch list. A lot of these items were included in the projects for the ARPA funds, and they are moving forward to implement those projects.
- Mr. Herrick asked if he had an estimated cost on the Cortez Boulevard extension. Mr. Shoemaker responded it will be at least \$300,000. This is due to inflation.
- Mr. Herrick would like to know what the District's position is regarding any payment for Schumacher Road. Will the County pay for it all or will the District make some nominal payment as a landowner.
- Mr. Gilpin stated he met with all the commissioners last week. One of them told him he would not vote in favor of the extension unless the District paid for half of

Schumacher Road. He is in favor of sharing the cost equally with the church and the rancher.

- Mr. Schumacher noted the District does not own all the lots and the District can assess all those properties on the District's side of the road.
- Mr. Hurley asked what the cost of the whole project is. Mr. Shoemaker stated the last estimate was \$500,000.
- Discussion ensued and Mr. Herrick noted they should be unified as a Board on how to proceed.
- Mr. Herrick asked for an update on the process for Unit 12. Mr. Schumacher responded he reached out to Mr. Horneck's attorney but has not received a response. He will follow up.
- Mr. Hurley would like to see Mr. Jones at the next meeting. He has questions on the three houses. Mr. Shoemaker responded he will be here to discuss drainage and the paving plan. He was supposed to be here today but could not attend due to not feeling well.

**C. Utilities**

- This was discussed under the General Manager's report.

**D. Roads & Drainage**

- Mr. Brumfield reported the following:
  - He provided everyone with the latest code enforcement brochure. It will be on the website and in the office to handout to people. Mr. Herrick requested the Board review it for discussion at the next meeting.
  - He showed pictures of some of the culverts, which is a result of all the water they had. There were two washouts on Balboa Boulevard. The first one was found on September 12, 2022 and the second one was on September 17, 2022.
  - There have been flash flood conditions due to the rain events.
  - All the water comes underneath Balboa Boulevard, which is the end of the last road out west. They added another culvert in between the two washouts to alleviate the amount of water.

- They have about 80 trash cans. They had to take the wheels off and stack them up.
- The waste connection representative contacted him to arrange to pick them up. They have not picked them up yet.
- He provided a picture with the latest update of the tracking of the potential hurricane.
- They have been spraying regularly for mosquitos for several months. Due to weather conditions, they have only been able to spray once over the last two weeks. They have mosquito dunks, but they have likely expired. He will contact the County to see if they can obtain more to hand out to residents.
- He is working on a presentation for October 5, 2022 regarding the roads and drainage budget for next year.
- They trimmed palm trees around the community center, the tennis courts and on Ortego Street. They have not trimmed them on Sun 'n Lakes Boulevard because they are growing near powerlines. They will have a professional tree trimming company do that.
- Mr. Herrick asked about the banners on the south entrance to Sun 'n Lakes Boulevard. Some are missing and others are faded. He requested staff look into replacing them.
- They have been busy cleaning out catch basins, swales, and culverts.

**E. Code Enforcement**

- Mr. Hilts reported the following:
  - They had a busy month and wrote 200 violations.
  - There were two cases of high grass for one hearing and both properties were found to be in default.
  - Mr. Herrick asked about the garbage out on Soprano Street. Mr. Hilts went out there after receiving the call on it. The resident just moved in. When Mr. Hilts arrived, he had already contacted Waste Connection and paid the money to come collect it. He believes it is gone now.
  - The grass on Pebble Beach Drive has been cut.

**F. Security**

- Mr. Hernandez reported the following:
  - There were 103 calls in August.
  - Two tires were repaired on the vehicle. They went from 862 to 9,303 miles last month.
  - No significant issues to be aware of.

**G. Community Service & Human Resources**

- Mr. Shoemaker reported the following:
  - The agenda package included the latest drawings and layouts of the proposed recreation facility.
  - Recoding will be done on the pickleball courts on September 26, 2022.
  - They are wrapping up with the new air conditioning system being installed for the kitchen.
  - Ms. Phillips asked about the security report for the basketball courts. Mr. Hilts responded it has been compiled but has not been completed yet. It will be completed by the next meeting.

**H. Golf**

- Mr. Murphy reviewed his golf report, and the following was discussed.
  - They have completed holes 1 through 9 of the Deer Run irrigation. Holes 10, 18, 11, 12 and 13 will be done today. The mainline should be nearing 15 green by this afternoon.
  - They had an issue with the hydraulic feed with the old system.
  - They repaired the cart passes which were broken during construction.
  - They laid 12 pallets of Bermuda grass in all the trench lines that did not heal properly.
  - He had Bahia grass set up for this past week but could not do anything due to the wet conditions. They have 35 people on the crew working on it now and are working weekends to get everything completed by the deadline of October 1, 2022. He expects it to be completed the first week of October.



- All the tees were fertilized.
- They sprayed preventative fungicide in the greens due to the amount of rain received.
- They rolled and smoothed the aerified greens. They looked good this morning and there is a tournament there tomorrow. It will be shut down after the tournament.
- Mr. Herrick asked if they are still pumping water at hole 1. Mr. Murphy responded the issue is the water table is so high it is coming back up to the drain. He spoke with their pro this morning about it.
- They met with the tour greens rep yesterday regarding the driving range. They will try to get the mat done by November.
- Mr. LaMere provided an update on memberships. It is slightly below last year's pace but right at the two-year prior pace.
- They estimate approximately \$11,000 of revenue loss for being closed for four days. They did save on labor so the bottom line should not be as high.
- They have the Choices Tournament tomorrow. There are approximately 180 players. They will have a full field on Turtle Run and then a third of the tournament will be on the front side.
- The executive chef has been in the newspaper regarding his acceptance with the CRA grant. There have been multiple conversations and they will sit down with him to discuss how the timeline will work.
- Ms. Phillips noted if the executive chef is already committed to this program, the District should start their search now for a new chef.
- It was noted the chef has committed to this season.
- Ms. Phillips emphasized she thinks he is a great chef; she just does not want to be behind the eight ball again.
- There will be some food and beverage increase starting October 1, 2022, most of which will be alcohol prices.
- To efficiently operate the restaurant without going into overtime or possibly hiring unqualified people, they made the decision to open Tuesday nights for dinner but

remain closed on Mondays for dinner through October. There are five Mondays in October. Three of those Mondays, they will be opened for events.

- Mr. Herrick disagreed. He would like to have a restaurant that is not continuously being restricted. He does not understand why a buffet dinner had to be restricted to 120 people.
- Mr. LaMere explained they had 120 people for the event so they could remain open to other guests who were not attending the event.
- Mr. Herrick would like to see the daily number of entrees served at lunch and dinner per day in the weekly report.
- Mr. LaMere is expected to be on vacation next week unless they are affected by the impending hurricane.
- Mr. Hurley asked Mr. Murphy if they will get as-builts when they finish the course. Mr. Murphy responded yes, everything is being GPS.

**ELEVENTH ORDER OF BUSINESS****Follow-up Items (ats: 01:23:23)**

- Mr. Herrick asked for an update on welcome packages, who is responsible and when will they be received. Mr. Shoemaker responded they will bring that to the Board on October 7, 2023.
- Mr. Herrick asked if they have done anything about the \$1,600 wedding chapel and gazebo. Mr. Shoemaker responded he needs to look into a stable area to install it.
- Mr. Shoemaker reported they have not done anything with the newsletter. They are still working on the website. They hope to have that operational in November.
- Mr. Herrick asked about the lighting package for Manor Hill. Mr. Shoemaker responded he does not have the cost from Duke Electric yet.
- Mr. Herrick asked for an update on the dog park. Mr. Brumfield responded they are planning on starting the fence the last week of October. It will be closed for a couple of days. Once the fence is installed, they will prepare some areas for parking and walking paths.

**TWELFTH ORDER OF BUSINESS****New Business (ats: 01:27:11)**

There being none, the next agenda item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion to/from Board (ats: 01:27:15)**

- Mr. Hurley asked what percentage they will be giving for the employee raises. He would like to give them a 6% increase.
- Mr. Herrick stated this is up to Mr. Shoemaker to provide it in the budget, which it is in the budget for 3%.
- Mr. Shoemaker stated the standard is 3% in the budget and then it depends on the individual employee reviews. It is not a cost-of-living raise.
- Ms. Corals wanted to know if the employees received an increase last year and what the increase was. She was told they have been 3% increases for several years.

**FOURTEENTH ORDER OF BUSINESS**

**FY 22-FY 23 Budget Review, Public Hearing, Adoption (ats: 01:31:23)**

**A. Budget Presentation – All Funds (ats: 02:38:02)**

- i. Budget Summary*
- ii. Capital Plan*
- iii. Golf Budget*
- iv. Utility Budget*
- v. General Fund Budget*
- Mr. Shoemaker stated there were a few minor changes at the last meeting for some capital items. The Turtle Run green loops were moved from Fiscal Year 2023-2024 to Fiscal Year 2022-2023. Also, a piece of capital equipment for a wood chipper.
- A line item was moved to make it more transparent. The transfer of funds to the golf course, which reflects the contribution made by the golf course lot owners of \$70 a year for cutting the grass between their property and the open area. It is approximately \$42,000.
- Mr. Bloom provided an overview of the budget.
  - The budget is balanced on all three funds.
  - There is an estimated total of 747,000 of funds that will be transferred out from both the general fund and the utility fund into the golf fund to cover the capital projects.
  - Between the three funds there is about \$2.6 Million in capital items, which were in the capital plan.

- There were no changes to the operating budget since the last version.
- He reminded everyone there is the grant revenue in the utility fund, which will also be covering some of the capital spending.
- The utility fund has approximately \$60,000 worth of reserves in contingency.
- There is no use of prior reserves to fund any of the projects.
- There were no Board comments.

**B. Public Comment**

- Mr. Mark Camp asked for clarification on how much was transferred for the green loops project. Mr. Shoemaker responded \$375,000.

**C. Board Resolution to Adopt FY22-FY23 Assessment Amounts and Budget**

- Mr. Shoemaker reviewed Resolution 2022-09/23-2.
- Mr. Gilpin noted he will vote no on this budget because of the golf.

Ms. Phillips MOVED to adopt Resolution 2022-09/23-2, increasing the assessments 5% and adopting the final budget and Mr. Hurley seconded it.

- A resident asked if they were going to raise assessments by 5% for this year. The Board responded yes. The resident expressed concern over some organizations in the budget that are losing money.

On VOICE vote with Ms. Phillips, Mr. Hurley, and Mr. Herrick voting aye and Mr. Gilpin voting nay, the motion as previously stated passed.

**FIFTEENTH ORDER OF BUSINESS****Future Meetings (ats: 01:40:40)****A. October 7, 2022**

- Mr. Camp made the following comments:
  - The current website is difficult to follow when trying to get the agenda packages and minutes of the meeting. He stated sometimes the minutes are posted and sometimes they are not.
  - He could not find the RFP he was looking for.

- He asked what constitutes the need for a resolution with a signature. Mr. Schumacher responded there is no legal requirement that there be a written resolution. They can pass items by motion.
- A resident named Dennis commented on a safety issue with people running the stop sign at Edgewood Drive and Sunrise Boulevard. He expressed concern with people walking with their backs to traffic. Also, truck drivers are speeding over the bumps.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment (ats: 01:49:00)**

- There being no additional business to be brought before the Board, the meeting adjourned.

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Ray Brooks, President

## **Seventh Order of Business**

**7B.**



**To:** Board of Supervisors  
Sun 'n Lake Improvement District

**From:** Chris Shoemaker, General Manager

**Date:** October 7, 2022

**Subject:** Turtle Run Greens Loop Irrigation Project

**Requested Motion:** Approve a Change Order in the amount of \$371,000 to GT Irrigation for labor and materials to install the Turtle Run Greens Irrigation System. This price is subject to change due to the volatility of the materials used.

**Background:** The Board previously approved an Agreement with GT Irrigation for the installation of a new irrigation system for the Turtle Run Golf Course at an approximate cost of \$2,000,000. GT has provided a proposal dated August 9, 2022, to install a new irrigation system for the Turtle Green Loops. This work will be approved as a change order to the existing contract with GT.

**Staff Recommendation:** Approve a Change Order in the amount of \$371,000 to GT Irrigation for labor and materials to install the Turtle Run Greens Irrigation System. This price is subject to change due to the volatility of the materials used.





**GT Irrigation, LLC**

**South Carolina Office**

1985 Riviera Drive  
Suite 103-190  
Mount Pleasant, SC 29464

**Florida Office**

8461 Lake Worth Road, Suite 442  
Lake Worth FL 33467  
Mobile: (843)743-5340

Tuesday, August 09, 2022

Sun N' Lakes Golf Club  
Jimmie Murphy  
4431 N. Columbus Blvd  
Sebring, FL 33872

Project: Turtle Run Greens Irrigation

Re: Proposed Irrigation Cost for the installation of a new irrigation for greens

This proposal is based on the plans dated 6-21-22. Please note that the material cost for this project is subject to change due to the volatility of commodities. Upon approval and ordering of all materials GT will update all quotes and provide any cost increases as a change order to the project. GT will honor all labor cost associated for this project for a 2022 installation.

Lump Sum Total- Labor & Materials	\$371,000.00
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**Special Note: If the project is pushed to 2023 it is estimated to have a cost increase on labor/materials of around \$95,000.00. This is only an estimation on the current trends of related cost.**

**The CONTRACTOR understands that the scope of work to be performed is as described.**

- GT Irrigation will require one hole minimal at a time to be closed during construction. Note: Hole pins can be moved forward on closed holes if required
- GT will be responsible for the removal of all existing sprinklers on greens
- GT will trench, backfill compact and level the trench lines
- All plow lines will be rolled as required.
- It will be the owner's responsibility to locate all existing private utilities, GT will not be responsible for the repairs of any damages unmarked private during the installation.
- Any additional grassing is by owner.
- Owner is to provide additional fill material as needed per hole.
- Owner will provide a staging area location suitable for all equipment.
- Staking and GPS as-builts are included in this cost
- GT Irrigation will provide a One (1) year warranty on all workmanship from the day of final acceptance.

Warm regards,

Karl C. Interrante

**President**

**GT Irrigation, LLC**

**(843)743-5340**

**[Karl@GTIrrigation.com](mailto:Karl@GTIrrigation.com)**

# SUN 'N LAKE TURTLE GREENS LOOPS



**SUN 'N LAKE**  
GOLF CLUB



A.S. ALTUM & ASSOCIATES  
Irrigation Design & Consulting

(843) 743-5340

## TORO SATELLITE SYSTEM PROPOSAL

SEBRING, FLORIDA

QTY.	UNIT		DESCRIPTION	PRICE	TOTAL
			<b>TORO SATELLITE SYSTEM</b>		
			EXISTING SATELLITE CONTROLLERS (ADDITIONAL STATIONS REQUIRED)		\$0.00
	EA	12	STATIONS (HOLE 1 AND 2) (24 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 3) (24 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 4) (24 STATIONS)		\$0.00
	EA	12	STATIONS (HOLE 5 AND 6) (32 STATIONS)		\$0.00
	EA	5	STATIONS (HOLE 7) (32 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 8) (32 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 9) (32 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 10) (32 STATIONS)		\$0.00
	EA	18	STATIONS (HOLE 11, 12, AND 14) (32 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 13) (24 STATIONS)		\$0.00
	EA	12	STATIONS (HOLE 15 AND 16) (32 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 17) (24 STATIONS)		\$0.00
	EA	6	STATIONS (HOLE 18) (32 STATIONS)		\$0.00
13	SATS	107	STATIONS ADDITIONALLY REQUIRED		
			EXISTING SATELLITE CONTROLLERS (STATIONS TO BE REUSED)		
	EA	8	STATIONS (HOLE 1 AND 2) (24 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 3) (24 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 4) (24 STATIONS)		\$0.00
	EA	8	STATIONS (HOLE 5 AND 6) (32 STATIONS)		\$0.00
	EA	5	STATIONS (HOLE 7) (32 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 8) (32 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 9) (32 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 10) (32 STATIONS)		\$0.00
	EA	12	STATIONS (HOLE 11, 12, AND 14) (32 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 13) (24 STATIONS)		\$0.00
	EA	8	STATIONS (HOLE 15 AND 16) (32 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 17) (24 STATIONS)		\$0.00
	EA	4	STATIONS (HOLE 18) (32 STATIONS)		\$0.00
13	SATS	73	STATIONS TO BE REUSED		
			<b>TORO SPRINKLERS</b>		
30	EA	INF34-338-26	INFINITY		\$0.00
150	EA	INF35-328-26	INFINITY		\$0.00
180	EA	TSJ-12ST-12-4-10A	TORO SWING JOINT 1.25" ACME INLET X 1" ACME OUTLET W/SADDLE 12" LAY		\$0.00
			<b>QUICK COUPLING VALVES</b>		
18	EA	474-44	TORO 1" QUICK COUPLING VALVE (PURPLE CAP)		\$0.00
18	EA	TSJ-10ST-18-4-10QC	TORO SWING JOINT 1" ACME INLET X 1" QC OUTLET W/SADDLE 18" LAY		\$0.00
18	EA		HARCO STABILIZER FITTINGS		\$0.00
			<b>ELIMINATE TAP ON APPROACH</b>		
18	EA		?		\$0.00
	EA				\$0.00
	EA				\$0.00
			<b>RECONNECT FAIRWAY LOOP (PVC) (48 TOTAL)</b>		
48	EA		2" PVC TEE (SXSXT)		\$0.00
48	EA	65-323202	2" TRANSITION FITTING		\$0.00
48	EA		2" PVC REPAIR COUPLING		\$0.00
40	FT		2" PVC CLASS 200		\$0.00
100	EA		DBY-6		\$0.00
	EA				\$0.00
			<b>CUT AND CAP (PVC) (5 TOTAL)</b>		
10	EA		2" PVC CAP? (ONE ON BOTH ENDS OF CUT PIPE)		\$0.00
	EA				\$0.00
	EA				\$0.00
			<b>REMOVE EXISTING STATION (1)</b>		

			#6 AT T7 GREEN		\$0.00
1	EA		NOT SURE WHAT TO DO HERE		\$0.00
			WIRE		
			VIH		
15,000	FT	#12 AWG/1 PE	COMMON (WHITE ONLY)		\$0.00
135,000	FT	#14 AWG/1 PE	CONTROL WIRE (RED)		\$0.00
150,000					
400	EA		DBY-6		\$0.00
	EA		3M 3/4" x 66' Vinyl Electrical Tape		\$0.00
			DR 13.5 PIPE BIMODAL HIGH PERFORMANCE		
			LATERAL		
2,500	FT	DR13.5 4710 HDPE	3" (50' LENGTHS)		\$0.00
10,000	FT	DR13.5 4710 HDPE	2" (2,000' COILS ONLY)		\$0.00
			HDPE FITTINGS		
			LATERAL FITTINGS SOCKET FUSE		
5	EA		3" 90		\$0.00
5	EA		3" 45		\$0.00
18	EA		3" X 2" REDUCER		\$0.00
18	EA		3" X 2" SIDEWALL FUSION SADDLE		\$0.00
			ISOLATION VALVES 3" TO BE CONNECTED TO EXISTING 6" PVC		
18	EA	806804	HARCO 6" X 2" SADDLE FOR PVC (FIPT OUTLET)		\$0.00
18	EA	65-323202	2" TRANSITION FITTING		\$0.00
18	EA		3" HDPE BALL VALVE		\$0.00
18	EA		3" X 2" HDPE REDUCER		\$0.00
			VALVE BOXES		
18	EA		10" RD VALVE BOX/GREEN LID (ISO VALVES)		\$0.00
18	EA		6" RD VALVE BOX/GREEN LID (QUICK COUPLER)		\$0.00
100	FT		8" NDS DOUBLE WALL PIPE		\$0.00
	EA	15' X 300'	GEO FABRIC		\$0.00
	EA		BRICKS		\$0.00
	CY		PEA-3/4 GRAVEL		\$0.00
			TOTAL		
			DISCOUNT		
			SUB TOTAL		\$0.00
			TAX	%	
			GRAND TOTAL		\$0.00

**7C**

Chris Shoemaker, *General Manager*  
Dane Garlinghouse, *Finance Director*  
Ariel Fells, *Director of Human Resources*



Raymond Brooks, *President, Board of Supervisors*  
Craig Herrick, *Vice President, Board of Supervisors*  
Mike Gilpin, *Board of Supervisors*  
Beverly Phillips, *Board of Supervisors*  
Michael Hurley, *Board of Supervisors*

Lisamarie Garza  
Gilberto Garza  
4127 Navarre Ave  
Sebring, FL 33872

September 16, 2022

Dear Lisamarie Garza & Gilberto Garza,

It has come to the attention of the Sun 'n Lakes Board of Supervisors that a violation of the District's Pool Rules and Regulations has occurred. This letter is a formal notice of that violation and its consequence.

The District's Pool Rules and Regulations clearly state: "Any inappropriate or out of control behavior may result in dismissal without refund."

During an inappropriate incident that took place on Sunday, September 4, 2022, at the community pool, your unacceptable behavior, gestures, and language was witnessed by pool members and others in attendance.

As a result, the Board of Supervisors, at a regularly scheduled meeting on September 9, 2022, chose to immediately suspend without refund, your amenity privileges, which includes the pool, for a total of 90 days, with a start date of September 9, 2022, ending December 9, 2022.

The Sun 'n Lake Improvement District ask that you, and those who took part in this violation, adhere to this suspension notice. Failing to do so will involve law enforcement, as an appearance at the pool will be legally deemed trespassing.

The District can appreciate that the regrettable incident in question, will in all likelihood, never occur again and look forward to you once again enjoying the Recreation Complex's main attraction, the lagoon pool!

Please know that at Sun 'n Lake, Florida's Centerpiece Community strives to provide an ideal Florida location, an outstanding quality of life, and enjoys a diverse population of families, professionals, couples, singles, and retirees. There are activities for all ages, a fitness center, restaurant, golf, tennis, and pickleball. To maintain its aesthetics, the District has a Code Enforcement department and for your safety, 24/7 security. These are probability only a few of the many reasons you call Sun 'n Lake home!

Should you have questions regarding this matter, please feel free to contact me at [cshoemaker@snldistrict.org](mailto:cshoemaker@snldistrict.org).

Respectfully,

Christopher Shoemaker, General Manager of Sun 'n Lake Improvement District  
On behalf of the Sun 'n Lake Improvement District's Board of Supervisors

Chris Shoemaker, *General Manager*  
Dane Garlinghouse, *Finance Director*  
Ariel Fells, *Director of Human Resources*



Raymond Brooks, *President, Board of Supervisors*  
Craig Herrick, *Vice President, Board of Supervisors*  
Mike Gilpin, *Board of Supervisors*  
Beverly Phillips, *Board of Supervisors*  
Michael Hurley, *Board of Supervisors*

Meri Ann Vasher  
Robert Vasher  
4527 Navarre Ave  
Sebring, FL 33872

September 16, 2022

Dear Meri Ann Vasher Robert Vasher

It has come to the attention of the Sun 'n Lakes Board of Supervisors that a violation of the District's Pool Rules and Regulations has occurred. This letter is a formal notice of that violation and its consequence.

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Should you have questions regarding this matter, please feel free to contact me at [cshoemaker@snldistrict.org](mailto:cshoemaker@snldistrict.org).

Respectfully,

Christopher Shoemaker, General Manager of Sun 'n Lake Improvement District  
On behalf of the Sun 'n Lake Improvement District's Board of Supervisors

## **TENTH ORDER OF BUSINESS**



**10Bii.**



Board of Supervisors  
Raymond Brooks, President  
Mike Gilpin, Supervisor  
Craig Herrick, Supervisor  
Beverly Phillips, Supervisor  
Mike Hurley, Supervisor

April 4, 2022

The Honorable Kathleen G. Rapp, Chairperson  
Highlands County Board of County Commissioners  
600 S. Commerce Avenue  
Sebring, FL 33870

Subject: Resolution No. 2022-01/21/01 Sun N' Lake of Sebring Improvement District  
Request for County Appropriation to Pave Schumacher Road

Dear Chairperson Rapp:

In January of 2022, Mike Gilpin, President of the Board of Supervisors, and I met with County Staff, including Clifton Howerton, P.E., Johnathan Harrison, and Tanya Cannady, to discuss the potential for county funding to pave Schumacher Road. This meeting was a follow-up to a 2017 effort where the SNL District purchased property and paid for engineering plans to construct an extension of Cortez Boulevard in anticipation of the county paving Schumacher.

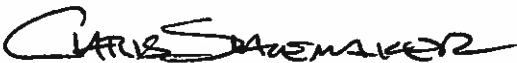
This joint project failed due to the County Policy to pay for 50 percent for road paving and the residents on that road pay the remaining 50%. While the County Policy is appropriate for local collector and neighborhood roads, the District's position is that Schumacher is the only ingress-egress for SNL besides the main entrances off US 27. And the increasing growth in the District will require a secondary access in addition to Sun N' Lake Boulevard.

A fast-growing population is driving this request as the District issued more than 100 building permits in 2020, 118 in 2021 and plan to issue 150 or more in 2022. Without additional access from Schumacher, SNL Boulevard will need to be four-laned to handle the daily traffic and emergency access for this growing community.

These issues were discussed by the Board on January 7, 2022. The Board passed a Resolution on January 21, 2022, requesting the paving of Schumacher Road by Highlands County with no cost share from the District.

The District understands this request is not just a simple paving project due to significant issues with traffic counts and access to US 27 from Schumacher that will demand improvements to that intersection. There are also road alignment and drainage concerns.

The District understands that this paving project is a significant undertaking with a potential \$1 million dollar price tag for engineering, permitting and construction. It will take a cooperative effort to make this plan become a reality and the elected officials, residents, and staff of the Sun N' Lake of Sebring Improvement District are ready to work together with Highlands County to move this effort forward.

A handwritten signature in black ink, appearing to read "CHRIS SHOEMAKER". The signature is stylized with a large, looping "C" and "S".

Christopher Shoemaker, General Manager  
Sun N' Lake Improvement District of Sebring

Copy: Commissioner Kevin Roberts  
Commissioner Scott Kirouac  
Commissioner Arlene Tuck  
Commissioner Chris Campbell  
Randy Vosburg, County Administrator

**RESOLUTION NO. 2022-01/21-01**

**RESOLUTION OF THE SUN 'N LAKE OF SEBRING  
IMPROVEMENT DISTRICT REQUESTING THE  
HIGHLANDS COUNTY BOARD OF COUNTY  
COMMISSIONERS AUTHORIZE THE PAVING OF  
SCHUMACHER ROAD TO CONNECT WITH CORTEZ  
BOULEVARD.**

**WHEREAS**, the Sun 'n Lake of Sebring Improvement District (hereinafter "District") was created by Ordinance Number 74-4, Highlands County, Florida, as codified at Section 9-81, et seq., Code of Ordinances, Highlands County, Florida, as amended from time to time (hereinafter "Enabling Act"); and

**WHEREAS**, in 2014, pursuant to Resolution 2014-03/14-10, the District authorized the general manager to negotiate with Highlands County to facilitate the paving of Schumacher Road to connect with Cortez Boulevard for additional ingress/egress to the District; and

**WHEREAS**, in 2017, an interlocal agreement for the paving of Schumacher Road to Cortez Boulevard was proposed to the District pursuant to Resolution 2017-06/23-36, but was rejected because the Board of Supervisors disagreed with the financial burden placed on the District by the County for the project; and

**WHEREAS**, the District has experienced significant growth since 2017, with construction permits for over 100 new residences being issued in both 2020 and 2021; and

**WHEREAS**, the District believes the Schumacher Road / Cortex Boulevard connection project should be reconsidered by the County and placed on its road improvement plan as quickly as practicable; and

**WHEREAS**, the Board of Supervisors has determined that creating additional ingress/egress to the District at the Schumacher Road / Cortez Boulevard location will be beneficial to the District.

**NOW THEREFORE BE IT RESOLVED** by the Board of Supervisors of the Sun 'n Lake of Sebring Improvement District as follows:

1. That the "Whereas" clauses above are true and correct and incorporated herein by reference.

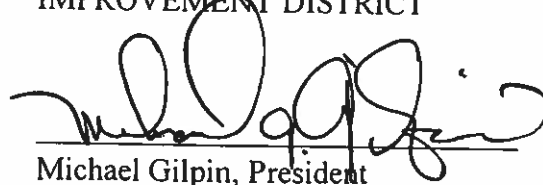
2. That the Board of Supervisors formally requests the Highlands County Board of County Commissioners place the Schumacher Road / Cortez Boulevard pavement project on its list of road improvement projects as soon as practicable.

3. That the Board of Supervisors hereby grants authority to the General Manager to negotiate with County staff to assist in developing an interlocal agreement related to this project.

4. That all Resolutions or parts of Resolutions that are in conflict herewith be and the same are hereby revoked.

APPROVED AND ADOPTED by the Board of Supervisors of the Sun 'n Lake of Sebring Improvement District of Highlands County, Florida, this 21<sup>st</sup> day of January, 2022.

SUN 'N LAKE OF SEBRING  
IMPROVEMENT DISTRICT



Michael Gilpin, President  
Board of Supervisors

Attest

  
Christopher Shoemaker, General Manager

**10D**

---

THIS REVIEW CONTAINS SUGGESTIONS AND DIRECTIVES BASED ON OBSERVATIONS AND DISCUSSIONS OBTAINED DURING THIS SITE VISIT. WHILE AT THE PROPERTY WE MET WITH AND ATTENDED MEETINGS WITH: MIKE LAMERE, SANDRA DURBIN.

## KEY SUBJECTS DISCUSSED

**Staff Training and Development** - Goal: to improve the dining experience through detailed steps of service and engagement.

- Sandra is taking a positive lead in implementing new service standards and SOPs
- Recommend the team adopt an ongoing training culture in which all leaders focus on immediate coaching and reinforcement of desired behaviors – done in pre-shift meetings and in the moment discussions. Certificates and/or badges/pins/nametag enhancements are a positive way to praise employees for completion and allow them to visibly distinguish the achievement with Members.
- Establish a pre/post shift meeting standard and/or incorporate a weekly Family Meal session to build teamwork, improve knowledge and collaborate on department goals. Meetings to be timely, all staff standing and attentive in full, consistent uniform. Consider outlining daily topics 30 days in advance. Incorporate 1 service standard topic; review the food and beverage special(s) of day. MOD's should check for understanding and engage team in conversation to get buy-in. Make learning/service topics fun and engaging.
- Update staff communication boards to include assigned opening & closing side work and require staff's signature/acknowledge pre-shift sheet for anyone not present during meeting. Delegate the responsibility of completion to supervisor for added buy-in.
- Rewards & Recognition program – Create an all F&B staff program to thank staff for practicing desired behaviors and skills. Encourage peer-to-peer recognition too. Use program in hiring and recruiting literature.
- Recommend utilizing POS/Reservation software application to capture details on Member profiles including likes/dislikes, dining preferences and historical orders to help new staff personalize service.

**Culinary** - Goal: ensure BOH is operating efficiently and is value to the Member/Guest dining experience.

- New EC hired; start date late Aug.
- Based on kitchen capacity and operational limitations, Chef and Sous Chef should focus their efforts on value-added tasks like production efficiency, dish consistency, training and floor walks instead of prep.
- Consider conducting a cost assessment of purchasing pre-portioned and/or pre-cut proteins and vegetables as a solution to reduce labor and improve consistency.
- Identify who BOH member will be on the expo line during each meal period. Chef to approve every dish for plating presentation, preparation and order accuracy prior to being served
- Re-work menu dishes to reflect a flash finish model vs. an a la minute approach to quicken speed of service and improve product consistency.

- 
- Establish menu category production times to improve speed of service. Example: appetizers prepared within 7-9 mins; lunch entrees 10-12 mins; dinner entrees 12-18 mins.
  - BOH to adopt and implement a formal onboarding and training plan. Example 3-5-7 days agendas are available upon request.
  - Team to create and highlight "signature" dishes/items that capture the Club's history, personality, and uniqueness and create stories around each to better the Member's connection to F&B.
  - Consider formatting menu to reflect the "Classics" or Member favorites on one side and the seasonal creations to appeal to the newer Members on the other page.
  - Next season menu launch is Oct 10<sup>th</sup> – recommend the Chef complete recipe, cost and plating guide with pictures for training and planning aides.
  - Begin pulling monthly data from POS to input into the Troon Menu Analysis, in order to identify what our members and guests are voting for with their wallets. Corporate completed the past 12 months of rolling data, **see attached**

**Operations** - Goal: establish KPI's (Key Performance Indicator) and adopt a financial forward approach improve department's budgetary performance.

- Consider adopting a pager solution to non-verbally communicate to servers when the food is ready to help speed of food delivery and keep servers visible in dining room.
- Observe staff activity during the meal period and look for redundancies and unnecessary movement/tasks that can be changed to
- Inventory Software – Consider adopting BevSpot or other solution to improve visibility of COS info, waste, item turnover trends and recipe costs.
- Surveys – consider implementing a daily dining survey specific to F&B. Paper comment cards or digital solutions are helpful. Request for feedback should be targeted to Members/Guests that have dined at Club within past 14-30 days in order to make relevant, timely action plans.
- B&C – Updated menus and bar packages are needed
- Consider adopting an online order solution to provide members/guests with a flexible dining option.
- Team mentioned that buffets are not well-received by Members. Recommend seeking feedback to identify the reason – temperature, value, presentation, flow and equipment can easily be addressed to improve this perception.

**Social Programming** – Goal: improve Member/Guest engagement by providing ample time for people to make plans/reservations.

- Develop and publish a social calendar for the 2022-23 season. All department events to be reflected. Example F&B events could include: wine, spirits, beer dinners; cooking classes; Battle of the Chef dinners; pre-fixe menu nights; Iron Chef specials; football season specials; holiday menus; catering menus; etc.
- Member Communication Plan – Consider utilizing Club app to send push notifications and post menus.





- Establish a weekly/monthly communication schedule with topics specific to F&B like specials, upcoming events, new menu launches, promotions, team and staff highlights, etc. that is sent to Members on a reoccurring, pre-determined schedule.

**10Fi**



# QUOTE

22-0922-01

Date: September 22, 2022

RE: SUN N LAKE IMPROVEMENT  
REPAIR & MAINTENANCE DRAINAGE  
00-1546019-54120-5000

ATTN:

Sundee Fox-Dickerson  
Sun N Lake Improvement District  
5306 Sun N Lake Blvd  
Sebring, FL 33872

Salesperson	Job	Location
Kenneth LaGrow	Install 240' 30" HDPE pipe	Gerona Ave Sun N Lake

Qty	Description	Unit Price	Line Total
240'	30" HDPE DLB Wall pipe		\$ 28,940.00
24 loads	Clean fill spread & compacted		\$ 5,520.00
4	30" Mitered ends		\$ 3,800.00
	Sod		\$ 1,440.00
TOTAL			\$39,700.00

**Thank You For The Opportunity To Provide You With This Quote!**

GERONA AVE.

EXISTING INVERT: ±89.5  
- CLEAN VEGETATION FROM  
AROUND EXISTING MITER  
ALONG WITH PROPOSED  
CULVERT AREA (IF NEEDED)

PROP. CULVERT  
INV: ±89.5

EXISTING DITCH  
BOTTOM: ±89.6

EXISTING EDGE OF  
PAVEMENT: ±89.9

TOB: ±92.0

DITCH BOTTOM: ±89.5

TOB: ±92.3

TOB: ±92.1

PROPOSED 24" DIA. CULVERT  
- MORE IDEAL WAYS  
- INTER. WITH EXISTING DITCH  
- PREVENT FLOODING

DITCH BOT: ±89.5

DITCH BOT: ±89.6

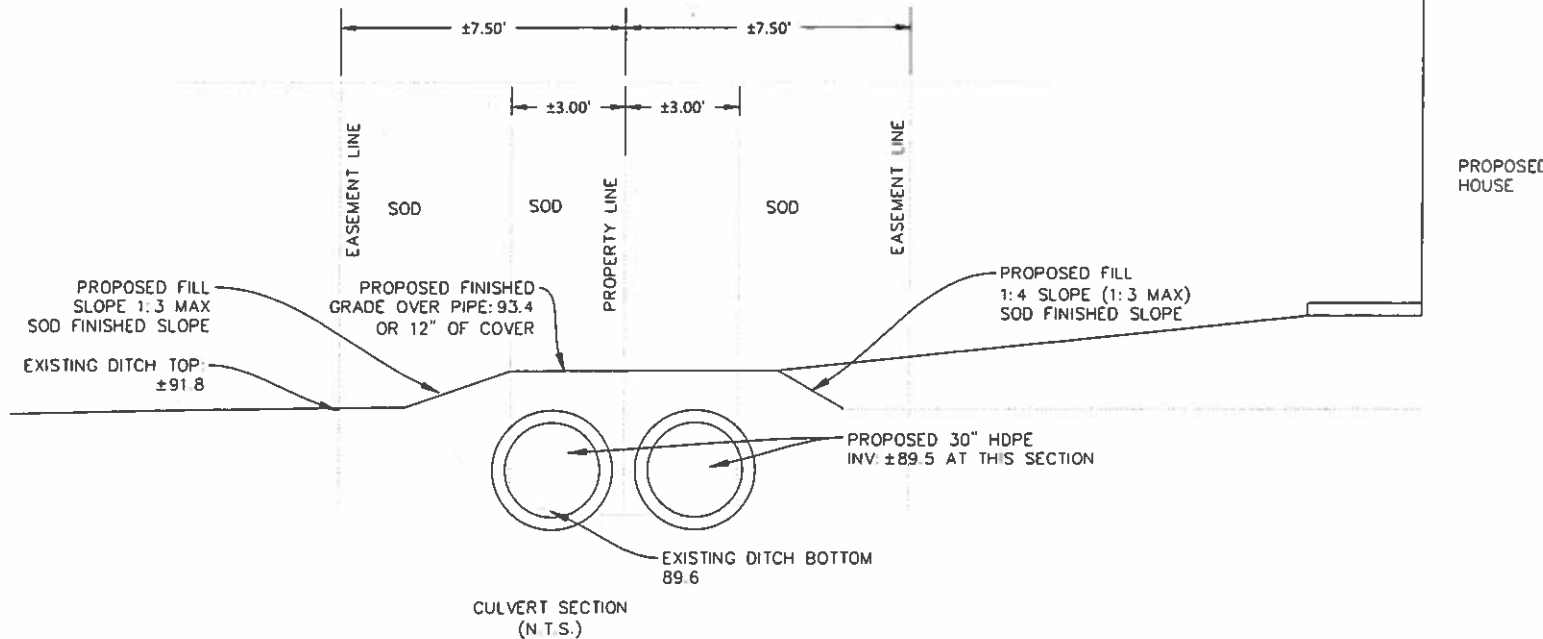
- TOPO SHOWN IS FROM ADJACENT LOT TOPO  
FROM 4256 GERONA CONSTRUCTION PERMIT.  
- GRADES ARE APPROXIMATE.  
- DUAL 30" CULVERTS SHALL BE INSTALLED  
WITHIN THE AREA OF THE EXISTING SIDE DITCH.  
- CULVERT LENGTHS ARE APPROXIMATELY 120  
FEET EACH FOR A TOTAL OF 240 FEET OF  
CULVERT.

SCALE: 1" = 10'	SHEET: 1	OF: 2	JOB: 1	14079
APPROVED BY:	DATE:	REMARK:	DATE:	REMARK:

2025 KERRI WORTH BLVD.  
SEBRING, FLORIDA 33570  
TEL: 888-366-4487 FAX: 888-366-4487  
CERTIFICATE OF AUTHORIZATION # 1000  
ROGER DALE POLSTON P.E. # 93027  
SUN'N LAKE OF SEBRING P.E. # 93028



SUN'N LAKE OF SEBRING  
UNIT 11 DRAINAGE  
4256 GERONA AVE SIDE CULVERT INSTALL



# CULVERT NOTES:

- EXISTING DITCH BOTTOM TO BE EXCAVATED TO CONSTRUCT CULVERT AT PROPOSED GRADES.
- BACKFILL TO BE CLEAN FILL, COMPACTED FOLLOWING FDOT CULVERT INSTALLATION PROCEDURES.
- SIDE SLOPES TO BE SODDED WITH BAHIA SOD IF DISTURBED.
- DITCH BOTTOM ADJACENT TO PROPOSED MITERS TO BE CLEANED OF VEGETATION.
- NO SOD ON WET DITCH BOTTOMS.
- SIDE SLOPES TO BE 1:3 MAX, 1:4 PREFERRED IF AREA ALLOWS.

<b>SUN'N LAKE OF SEBRING</b> UNIT 11 DRAINAGE 4256 GERONA AVE SIDE CULVERT INSTALL		<b>Polston Engineering Inc.</b> <small>2525 KENNELWORTH BLVD., SEBRING, FLORIDA 33976          PHONE: 889-3882 FAX: 889-3882-9462          CERTIFICATE OF AUTHORIZATION # 3446          ROBERT DALE POLSTON P.E. # 33182          CADD/PROJECT NO. 17-1-14-009</small>		SCALE: 1"= M.T.S. APPROVED BY: [Signature] DATE:	SHEET: 2 OF 2 JOB #: 16079 ORIGINAL SUBMITTAL DR. [Signature]	DATE REVIEW DRCH
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# **Thirteenth Order of Business**

**13A.**

## Communication To Board October 7

To All concerned:

The only legal basis for tailgating the Turtle Run Green Loop project to the current Deer Run contract is the \$180,000 cost saving presented by our Golf Management Contractor at the September 9<sup>th</sup> Board meeting.

The Board of Supervisors were a victim of a HOAX perpetrated by our Golf Management Co.. The \$180,000.00 mobilization cost savings has no basis in fact. The mobilization cost for the Deer Run project as noted on the first line of the cost rollup was only \$75,000.00. This it appears is an attempt to supersede the policy to bid this project by a contractor in order to gain an advantage over all of his competition. This contractors bid on the completed Deer Run looping was two times the cost we paid another contractor.

I have attached a copy of a letter sent to Jimmie Murphy dated August 09<sup>th</sup>, 2022. This is obviously a quotation solicited by someone that may or may not have had the authority to act in the behalf of the District. I believe this letter was mentioned by our Golf management people at the Sept. 09th meeting. Sent to all the members of the Board of Supervisors and our General Manager prior to the September meeting when the Turtle Run project was first mentioned. It was not a part of the Sept. 9<sup>th</sup> packet or the packet in the meeting held on Sept. 23<sup>rd</sup>. The letter also mentions plans dated 6-21-22. I have searched for this plan and cannot find it anywhere. It was not a part of the consultants plans developed for the Deer Run Irrigation project.



The \$180,000.00 cost savings discussed comes from the differential of a hypothetical number in our capital plan and the \$371,000.00 unauthorized quotation sent to Jimmie Murphy on Aug 09,2022.

It appears that there were things done in the dark regarding this project. A copy of the letter sent to all the members of the Board and our General Manager looks to be a problem when it was distributed prior to the issue taking place at an upcoming meeting. I believe contractors are subject to the Sunshine Law, but that needs to be clarified by the Districts Attorney.

The proper thing for the Board regarding this project is to follow the Policy and have this project bid rather than to evade doing what is the right thing to do.

Regards  
Dave Halbig

Chris:  
Please include this e-mail and the attachment in the correspondence section of the next meeting of the Board  
Thanks