

**SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
ANNUAL LANDOWNER'S MEETING
Friday, January 26, 2018
MINUTES**

The Annual Landowner's meeting of the Board of Supervisors of Sun 'n Lake of Sebring Improvement District was held Friday, January 26, 2018, at the Island View Restaurant-35468 Tee Time Circle, Sebring, Florida 33872.

The meeting was called to order at 9:09 a.m. by President Michael Gilpin.

ORDER OF BUSINESS:

There were approximately 49 people in attendance. Acknowledgement of a quorum present- Mr. Gilpin proposed Dr. Wally Edgell for Chairman; a second was provided. Mr. Gilpin asked if there were other nominations; with no response, nominations were closed. Dr. Edgell was named Chairman through unanimous consent.

Chairman Edgell announced the next item of business would be to open the floor for nominations of a Landowner's Secretary. He said the Board Secretary is typically appointed (due to her responsibility for transcribing minutes for regular Supervisor meetings). He opened the floor to nominations to which Ms. Hardman was nominated; a second was provided. Chairman Edgell asked if all were in favor; Ms. Hardman was named Landowner Secretary through unanimous consent.

Next order of business; the swearing in of William Stegall. Ms. Cannady announced Mr. Stegall was the only qualifying applicant for the Landowner's seat. The position was uncontested, therefore, (since he has already taken the Oath of office) Mr. Stegall was declared a Supervisor representing the Landowners.

Next order of business; the approval for the minutes of the Landowner's Meeting held January 27, 2017. Chairman Edgell announced a copy of the minutes was provided; a motion to approve the transcript was given from the floor, a second was provided. Chairman Edgell asked if all were in favor; minutes of the Landowner's Meeting held January 27, 2017 were approved through unanimous consent.

Next order of business; Annual Report by District Manager. Chairman Edgell announced Ms. Cannady would present her report to which she briefly explained the report's summations which included a list of completed projects, along with; statistics relating to recreation, Public works and Security/Code Enforcement. She recounted the conception of Sun 'n Lake in 1974 by Highlands County which led to the subsequent approval of the District's Charter via the Board of County Commissioners. The District is classified as an independent Special District; a governmental entity recognized by the State of Florida. She affirmed 2017 was challenging for Operations because of Hurricane Irma (which made landfall September 10th); the eye-wall of the storm went directly over the District, pounding citizens with Category 3 wind speeds and heavy rainfall. All facilities were operated through generator power until electricity was restored. Operations could maintain utility services for 3,700 residents and commercial businesses.

She continued with an announcement that the District's stability and financial health is in a strong position to support growth and development. The Maintenance Facility (which cost \$1.8 million to construct) was funded through the Utility reserve account (or Utility Renewal Replacement Fund). The District finished the fiscal year September 30th with a \$13 million budget (and no debt). Due to Hurricane Irma, there was over \$400,000 of additional repair costs; the expectation is, a majority of these expenditures will qualify for reimbursement by FEMA (sometime in 2018). Assessment and Utility rates remained the same; the only change was in golf fees which increased by 3%.

She reviewed projects completed in 2017 which included the Unit 23- Wastewater Treatment Plant Blower. Photographs of these projects throughout the different phases were provided in the printed version of the General Manager's report. Other (major) District projects included Unit 2's Palazzo rear lot drainage, the District office roof replacement, along with the Matanzas and Edgewater Drive Lift Station rehabilitations. Besides these accomplishments, the completion of the Phase I drainage remediation took place which encompassed main ditch cleaning throughout the District. The centerpiece of these projects was the realization of the Maintenance Facility. She reviewed photographs of damages from Hurricane Irma which included Deer Run and the fairways, the Community Center, tennis courts, along with flooding of the pond between the Driving range and putting green.

She moved on to Recreation statistics which yielded 310 golf members, 530 Fitness Corner attendants, 790 pool-goers and 510 racquet club members. She concluded her report with Code Enforcement/Security figures; 15 cases were presided over by the Special Magistrate resulting in \$17,000 of assessed lien revenue assigned to properties. Just over \$16,000 has been collected from this amount, year to date. A total of 80,870 miles were traversed during District patrols and over 430 incidents took place where Security officers were called. They performed a total of 8,500 watch orders for out-of-town citizens. She extended her appreciation to all in attendance to which Chairman Edgell thanked the Board of Supervisors, District Staff and Management for their efforts during Hurricane Irma.

Chairman Edgell asked if there was Unfinished business to which there was no response. He proceeded to New business and announced he received a letter to the Board of Supervisors, however, it would be read aloud to the audience. The letter was from the Sun 'n Lake Veterans Relief Fund (written by Denise Williams, County Veteran's Service Officer for Highlands County) which extended a commendation for the efforts of the organization in providing Christmas dinners to veterans. The correspondence gave special honor to Curtis McCullough (for his act of handing out Walmart Gift Cards), Mr. Hurley, Gene O'hara and Howard Humphress. Chairman Edgell recounted many fundraisers and trips Mr. McCullough organized for veterans in local hospitals, and the times when Mr. McCullough handed out money to those in need. He asked when citizens see Mr. McCullough to extend their appreciation for all his work. Chairman Edgell noted he had also received a correspondence from Agnes and Brian Snowball (pertaining to the dog park) and announced the message would be discussed at the next regular meeting for Board consideration. Chairman Edgell asked for additional New Business (requesting speakers provide their name for the record).

Bob Shaw- Stated it had been a year since Mr. Hurley (and his staff) had been on-site to work on servicing the ditch (between Matanzas Drive and Neda Street). He declared no clearing or excavating had been done and announced the area has become overgrown. He asked if a schedule is confirmed for the project to begin to which Ms. Cannady replied the bid opening (for the project) took place January 25th. The bids will be reviewed and presented to the Board of Supervisors for approval sometime in February. Once awarded a schedule will be provided by the vendor and they will notify residents.

Jim Vanhorn- Asked if the front ditches and culverts for Matanzas Drive are scheduled for work to which Mr. Hurley confirmed work will be conducted by District staff, however, the bid award (previously mentioned) will include this project; once a schedule is received homeowner's will be notified. Mr. Vanhorn asked if that project is to take place sometime in 2018 to which Mr. Hurley confirmed.

Paul McCallister- Inquired whether there is an update on the pond near Hole #12 of Deer Run. He owns property in the back of that location and stated there is debris and dead fish. He asked when the pond will be cleaned because he reported it on January 22nd and they have taken no action to which Mr. Hurley noted Operations knows of the request but as of now; he isn't sure when it will be scheduled.

Bob Shaw- Asked if the free golf membership program is still in place (for first-time homeowners') to which Ms. Cannady affirmed. Chairman Edgell announced they schedule the New Member's and Visitor's Reception for February 6th. Ms. Cannady added it is to be held at the Island View Restaurant at 6:00 p.m.

Mark Friely- Inquired whether a determination has been made of the impact, not having the PGA Canadian/Latinoamerican Tour had on revenue to which Chairman Edgell recounted the decision of the Board was to drop out of hosting the tournaments. Ms. Cannady confirmed Chairman Edgell was correct and addressed Mr. Kurtzeborn for a response to which he recounted the reasoning behind the decision (which included damage to the turf and displacement of members). He affirmed January financials have not been closed out, so a verdict is premature. He noted the information may not be accurate as well because of the weather impacts of this year's colder winter.

Ray Hegele- Asked if other locations have been considered for the dog park mentioning as a returning "snow-bird", he did not have any kind of information concerning the dialogue that took place. Chairman Edgell confirmed many discussions had taken place, and they included the information in the newsletter. He recounted they initiated the project as a response to a 100+ signature petition received from citizens. Other locations were They considered other locations but didn't pan out for many reasons. He reassured the Public that the area will have no effect on the condominium's view of the lake because fencing will only be 5 feet tall.

Lonnie Rickert- Inquired if a speed hump on Granada Boulevard could be reconsidered to which Chairman Edgell counseled that to proceed, a percentage of the residents in the area would need to sign an agreement. Mr. Rickert asked why it's necessary to receive 100% approval to which Mr. Hurley confirmed its 65 or 70% resident endorsement; without the signatures, no further action can be taken.

Chairman Edgell asked for additional New Business; with no response, he asked for Public comment. An audience member questioned if District staff have looked into potential liability from having a dog park to which Chairman Edgell confirmed they have involved the District Attorney. He asserted the Board of Supervisors approved the project, however, Board members can't talk about this topic (amongst themselves) because it may come up for a vote (as dictated by the Sunshine Laws). He confirmed the concerns of the Public will be presented to the Board of Supervisors with the minutes for this meeting. It will be up to them to discuss it at the next meeting; at this point, the only topic that can be discussed is resident concerns.

Lola Dickson-Asked if parking has been considered to which Chairman Edgell responded parking was a subject deliberated on. Mr. Hurley confirmed they will add no parking to Edgewater Drive and recounted how in the past seven years, he has received the most complaints about dog owners not picking up animal waste. A majority of these complaints came from residents of the condominium; a dog park will allow people to walk their dogs in a fenced-in environment and avoid this kind of mess. He confirmed the least amount of trees (as possible) will be removed and the fence will be 5 feet high (designed to blend in with other District fencing). Chairman Edgell confirmed the area where storage units are located (near the Golf clubhouse) will be the permitted parking location and "no parking" signs will be posted along Edgewater Drive. He stated Security will patrol the area and encouraged residents to report parking violations. Ms. Dickson voiced her concern for the owls who nest in the area to which Mr. Hurley stated the owls have been returning for years. She further related her anxiety concerning parking (providing the fourth of July event as an example; people park wherever they want) to which Mr. Hurley stated Security will need help from residents in the condominium; they need to report violators of the parking policy. He agreed Security will have to increase policing efforts and reassured her that he didn't believe this change will be clear. Ms. Dickson said a letter was never sent and attributed this to the reason residents in the area are caught off guard to which Ms. Cannady noted discussions started in May 2017 and agreed they had not sent a letter.

Ms. Dickson asked if the park will be open 24 hours a day to which Mr. Hurley replied they will not lock the park, however, he didn't foresee people walking their dogs at 3:00 a.m. Ms. Cannady announced the hours for the park will be dawn to dusk (as all other District facilities).

Dave Halbig- Said he has no problem with a dog park, however, the District should have empathy for these citizens because it'll hurt property values and quality of life. He noted the property where the park is to be located is zoned as an R-3. He cautioned that the land is too valuable to place a dog and that the way the County has the property zoned; a two story property could easily be constructed blocking the view of the lake. He suggested erecting a sign at the new dog park which lists a disclaimer (for liability) and a "District resident ONLY" warning.

Michelle Archer- Addressed Ms. Dickson and reassured her there is nothing to worry about for the owls. She provided statistics and cautioned that if they do not erect the dog park, the District will be behind the times. She further stated dog parks raise property values and suggested individuals should look up the statistics before making assumptions to which Chairman Edgell agreed. He noted the information the Board received (as far as data) came from real estate agents.

Margaret Jennings- Said someone had made a previous comment about dog owner's not picking up animal waste and surmised with a dog park, that won't get any better. She asked if the District will be responsible for cleaning up the mess to which Mr. Hurley stated they will maintain the area. Ms. Cannady announced waste stations will be available for the Public to which Chairman Edgell noted dog owners will also assist because they don't want their pets around animal waste.

Jim Jonas- Stated he is concerned about parking because he rents a unit at the Cart Barn and asked if they will post signs to advise vehicle owners not to block storage entry to which Mr. Hurley agreed.

Judy Doran- Said she isn't against a dog park but disagrees with the location. The view the condominium has is a focal point for the District and a main reason why a lot of homeowner's purchased in the District; in her opinion fencing will take away from the area's aesthetics.

Shirley Shuman-Alegre- Stated she doesn't have a dog and suggested citizens make sure they keep up with the minutes (and activities) happening within the District because it's a homeowner's responsibility; she voiced her elation to see so many citizens in attendance.

Chairman Edgell mentioned that a new Board President would be appointed (once the regular meeting reconvenes). He complimented President Gilpin for his service to the District and asked that everyone give him a standing ovation.

With no further Public comment, the meeting was adjourned through unanimous consent.

The meeting was adjourned at 9:52 a.m.

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