



**BOARD OF DIRECTOR/MEMBER MEETING MINUTES**  
**Monday, January 10, 2022**

**Attendees:** Phil Gentry, Leroy Kaylor, Dori Schmiedeknecht, Michael Keiber, Karen Palino, Don Elwell, Marianne Cecere, and Paul Paton

**Treasurers Report**

Accountant Doug McLean informed the office that due to the excellent financial condition of the SLPA, he did not feel it was necessary to attend each meeting. He was not at this meeting.

Marianne Cecere gave the profit and loss statement for December. She stated that the assets were great and collections strong and generally everything was in great shape.

Don Elwell made a motion to accept the Treasurers report as given, Karen Palino seconded it and the motion passed unanimously.

**LEAD RESPONSIBILITIES**

**PERMITS: Paul Paton**

Paul reported that 18 permits were issued in December. Permits were issued for 29 new homes in 2021.

**LIAISON: Phil Gentry for Eldy**

Eldy Gall has moved from Spring Lake and Mr. Gentry stated that later in the meeting he will discuss developmental updates in Spring Lake.

**NEIGHBORHOOD WATCH: Monica Griffith**

Monica did not attend the meeting but her report was given as follows:

- |                               |                     |
|-------------------------------|---------------------|
| ● 5900 block Thunder          | Fraud/Theft         |
| ● 300 Block Madrid            | Warrant Arrest      |
| ● 6300 block Candler Terr     | Grand theft         |
| ● Castile Ct./Castile Rd.     | Narcotics Violation |
| ● 100 block Spring Lake Blvd. | Vehicle theft       |

**VIOLATIONS: Leroy Kaylor**

Leroy reported that there were 84 violations in December. Leroy explained that the biggest problems are bulk and yard waste set out too early, lawns needing maintenance, and residents not putting away their trash cans.

**WELCOME PACKETS: Karen Palino**

Karen reported that 13 Welcome Packets will be delivered this week.

## OLD BUSINESS

### DEVELOPMENTAL UPDATE – Phil Gentry and Joe Decerbo

Mr. Gentry did a power point presentation illustrating the updates for the developments going on in Spring Lake. The first two, Inn the Woods and Unique Storage are already under construction and seem to be moving along as planned.

In the Blue Heron area a change was made to the contractor being used. Instead of Robax, Florida Home Builders, Inc. will be used to develop this area. This organization will also be building the Senior Living Estates project.

Currently, Robax is looking to purchase around 20 lots to develop.

Living Well Estates is a senior living facility based on senior nutrition and will be built east of the Spring Lake Improvement District office. They will employ approximately 200 people when it is completed.

Spanish Moss Eco Apartments have been in the planning stages since November of 2019. A social membership to the Spring Lake Golf course will be included in the monthly rent. The monthly rent will range from \$1100 to \$1800 and will be all-inclusive. They have two properties, one in Village VII and one in Fairway Lakes Villages (neither one of these properties are in this HOA) and the first phase of planning for this development has already been approved.

M & M Family Dollar which was going to build a store next to SLPA's office has backed out of their agreement and are now looking at other locations.

Balki backed out of their agreement to build more duplexes and another developer has plans to build a shopping center near Floral and Highway 98.

Joe DeCerbo stated that there will be a pre-bid meeting for contractors interested in installing fiber optics in Spring Lake. The bids have to be in by January. They have received 1.25 million dollars in grants to help pay for this project and it is their intention to install to as many areas as this amount of money will allow. The income from service provided and rental of the "hub", which will be near the water tanks, will allow expansion of the system in the future. Initially, all homes will not be reached but will be added to on an annual basis. SLID will own the fiber optics and will determine who will use the lines to provide service. This will allow the district to keep the cost of internet down for residents and businesses. Bids will be applied for in February and installation will begin in March. The new service will be for 2 GB – 100-200 mbs and will be beneficial to entice new businesses to this area.

Mr. DeCerbo went on to explain that the Spanish Moss Eco Apartments have been mistakenly labeled as "Hud" or low income housing. Pace has agreed to help with 25% of the funding of this project if it is all solar. To qualify for this, the contractor is required to post a symbol for Equal Housing Opportunity and Handicapped accessible on their paperwork. Mr. DeCerbo feels that this is where the misunderstanding occurred, that residents believed that meant these would be low income apartments. Mr. DeCerbo stated he expects construction to begin in February. With 200 more residents on the new sewer lines, this will be very beneficial to the residents who are currently on the system and paying for it.

Residents were encouraged to sign up for SLID's email list and the process for getting on the list was explained to them. This will help keep concerned residents better informed about the area's developments.

Phil Gentry asked Dori Schmiedeknecht to contact H3 and ask them for an update on their developmental plans concerning the golf course, rental homes, restaurant and pub.

## **SUNSHADES, PERGOLA'S AND GAZEBOS** – Phil Gentry

Mr. Gentry was unable to meet with the SLPA attorney before the meeting as she is very ill so he was unable to get her opinion concerning sun shades. He will update at the next Board meeting. He stated that he spoke with County officials and learned that no permit is required for a pergola (however, SLPA still requires one) but a County permit (as well as SLPA permit) is required for a gazebo.

Leroy Kaylor asked about having a “tarp” shed. Tarps are forbidden in our deed restrictions, therefore, “tarp” sheds are not allowed. Also, tarped roofs should be reported to Highlands County Code enforcement if they are on the roof for over 90 days.

## **NEW BUSINESS**

### **CHRISTMAS DECORATING CONTEST** – Don Elwell

First prize was awarded to Angelo Russo of 5825 Thunder Road. Second prize was awarded to Jan Wheeler of 7125 Rolling Hills Rd. and third place went to Mark & Rhonda Thompson of 5941 Sun Valley Road.

Annual statements/budget/ and ballots will be going out this month.

Due to bulk mail issues we now have Mail Chimp. This service is free and one of the most popular email marketing service providers.

The Annual Meeting/Executive Board of Directors Organizational meeting will follow the regular meeting on February 14, 2022

New bulk/yard waste collection date calendars are available and are located on the counter of the meeting room.

The SLPA website has been updated with “Things to Do” in our area. Residents were encouraged to look it over.

Estoppel fees for 2022 have been increased from \$25.00 to \$50.00 per request.

## **MEMBERS COMMENTS**

Nancy Martelli of Winston Rd. informed residents that they should set their trash cans out at least 4' apart so the Waste Connections trucks can pick them up. They suggest setting one on each side of the driveway.

Al Verdier, a SLID employee stated that there are new requirements for yard waste to be picked up. Debris must be in 6' lengths, bundled and not weigh more than 50 pounds.

An unknown resident asked for an update on Signature H's proposed developments. Phil asked Dori to call H3 and ask for an update.

Gary Wessel of 1725 Rolling Hills Rd. asked how many spots would be saved for future developments. He was concerned because of the advertising of available high speed internet to encourage new businesses to come to Spring Lake. He also wanted to know how many spots would be saved for new residents.

Al Verdier explained that there is an initial 1.25 million dollar grant to distribute bidding. He explained that copper (which is what we currently have in place) does not travel as far as fiber, therefore, it is felt that the

initial installation of fiber optics will cover a lot of areas. Also, service to residences will be the most important to this project as it will generate recurring income – which will be used to update/add services annually. It was also noted that perhaps this project would encourage Century Link and Comcast to upgrade their services.

Mrs. Martelli informed residents that solar panels can be moved from one residence to another if a person relocates, however, the cost to move the panels is \$12,000. She also stated that solar panels are only good for 15 years and must be replaced. She noted that the solar companies do not give this information to perspective customers.

Beth Gentry of Dogwood asked if she was on a sewer system, or septic. Phil informed her that she was on a septic system and that care and responsibility of the system belonged to the homeowner.

Mr. McFee of Glens Court was asking about violations, the costs, the effectiveness of sending letters, etc. of our current system. Phil Gentry explained that the violations officer volunteers his/her time and throughout the years have dealt with some difficult as well as dangerous angry residents confronting them. The reasoning was mainly for safety reasons. Mr. McFee felt he had a better idea of dealing with violations. Mr. Gentry asked him to work up a plan and present it to the Board.

There being no further business before the Board, Karen Palino made a motion to adjourn the meeting, Marianne Cecere seconded it and the Board agreed unanimously to adjourn the meeting at 7:50 pm.

24 residents and 8 Board members attended. The next meeting will be on Monday, February 14th at 6:30 pm. The Annual Meeting/Executive Board of Directors Organizational meeting will follow the regular meeting on February 14, 2022.

Respectfully Submitted,

Dori Schmiedeknecht  
Secretary