



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday June 9, 2025

1. Introduction by Rick - 6:00 pm called meeting to order Pledge of Allegiance

2. Roll Call- Donald Sordino (Safety), Leroy Kaylor (2nd Vice President / Violations), Rick Logan (President), Tish Jeffers (Treasurer), Gary (1st Vice President), Sharon Berry (SLID Liaison), Krista Coteau-Factor (Welcome Packets), Kevin Gentry (Permits).

3. Board Member reports

a- Treasurer report- (Tish) - May 2025 Total income is \$6,604.64 total expenses are \$6,949.17. Net income is -\$344.53. Total cash assets \$136,568.95 and total assets \$457,096.95. Net Income YRT \$85,064.53. Motion made by Leroy to accept Reports as presented, Leroy 2nd, voted passed.

b- Secretary - (Rick) - Minutes presented for May 2025, confirmed review. Motion made by Gary to accept minutes as presented Gary, Leroy 2nd, voted, passed.

c- Violations- (Leroy) 140 violations in the month of May 2025. Top violations 20 bulk waste, 27 lawns, 13 trash cans, 12 new construction issues, 12 no visible address, 12 debris out early, 10 trailers, 4 final notices, 4 code enforcement, 1 sent to attorney.

d- Permitting- (Kevin) 36 permits issued and 3 denials. 1- 2nd garage, 2- new roofs, 4- home repaints, 1- duplex, 5- fences, 1- driveway, 1 - gazebo, 9 new homes, 2- pools, 4- sheds, 3- solar angels, 1- sunshade, 1- new stucco.

e- SLID Liaison- BILL KLOHN: Garage and townhome sales in process. Construction continues www.sebringmotorgarages.com SEBRING MOTOR GARAGES AND TOWNHOMES RACEWAY RESORT AND PADDOCK SHOPPES. The county is finalizing the site plans and rezoning from the front of Annett Bus at Madrid, west to Haywood Taylor and Rt. 98, and north up Haywood Taylor. He already has contracts for a restaurant and several small businesses for the Shoppes area. Don't be surprised if you see land clearing by the summer. ECO LIVING APARTMENTS: Now open, rentals in process. Website active at: www.ecolivingflorida.com SPANISH MOSS APARTMENTS. MADRID AREA LOTS: Bruce LeDoux received a permit from the County, the first model of 8,000 square ft. planned. The builder is Ron Handley. Website now active: www.racevillassebring.com MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES NEW SPRING LAKE PARTNERS: Cabin project in process, Crown Jewel, Golf View Villas, Highlands, and The Farm site plans approved by the County. Civil engineering plans in process

f- Neighborhood Watch: May 2025 presented by Monica Griffith- sex offender checks-4 @ 100 Voss Ct., 8301 Granada Rd, 8233 Hampshire Dr., 7424 Valencia Rd. Lost stole tag-1, stolen vehicle-1, obstruction US 98-1, traffic stops-5, subway-1, assist agency-1, susp incident-3, animal complaint-1, watch order-2, domestic dispute-1, disturbance/ fight-1, delayed theft-1, assist public-3, suspect person-3, animal complaint on 98-4, alarm-1, civil dispute-1, deceased person-1, felony/fraud/embez-1, followup-5, 911 hang ups-9, warrant svc -1, structure fire-1, harassment-1, juvenile curfew check (same child)-2, 5 traffic stops. If you are interested in joining the neighborhood watch contact Monica Griffith 863-381-8052.

g- Welcome packets- (Krista)- 15 packets for month of May – 7 new owners, 8 renters.

h- Safety- (Don S.) - Hurricane season upon us. Tip- shut breaker off to house during outages. Watch out for snakes. Resident asked about a violation issued and asked about large 2nd garage. Resident asked about incomplete home builds. Two of the unfinished home builds are in probate and large garage still under litigation. Resident asked about overgrown lawns at construction sites. Empty lots can be up to 14 inches tall and constructed lots can be up to 10 inches. Kevin responded to residents that 10 owners have been sent to the attorney for enforcement. Residents concerned about unfinished construction sites.

4- Items for Discussion/ Voting:

- a. New Attorney vote- Rick advised all members present, that the board is voting on hiring a new attorney tonight. Kevin made a motion to fire current attorney and hire attorney E. Mark Breed . Gary 2nd, voted passed.
- b. Resident asked about reflectors for signage. Rick advised it would depend on if streets are county or privately maintained.

5- Information only (no voting)

- a. Should we wait on estimates for sprinklers? Will decide at next meeting.
- b. Should the HOA consider charging for permits? Kevin suggested that charging for permits can either encourage residents to complete their requests and stop wasting the time of all involved. Also perhaps charging when a violation is issued. Another option perhaps to charge for permits but refund the fee upon completion?
- c. Accessory buildings and setbacks at the county level have now been changed. Sheds in HOA will now have different setbacks and pools setbacks have also been changed. Kevin recommends that pools, sheds, and gazebos to be considered accessory buildings for HOA for shorter setbacks. Kevin made a motion to propose a 15 ft setback on back of property line and 7 ft on sides of property, Krista 2nd, voted passed.
- d. Jude Halprin was presented with our very first Scholarship award for a Spring Lake resident student.
- e. 2025 Fall festival update Phil Gentry thanked Monica Griffith for all her assistance, 82 vendors, 6 food trucks, exhibitors pet rescue, highlands county library, and 2 developers. There will be Halloween costume contests. Get your costumes ready. Farmers market.

Directors Round Table

Don- Nothing- Gary- nothing- Krista- nothing, Sharon- nothing, Kevin- nothing, Leroy- apologized regarding violations issued for ATV's we will be asking attorney with regard, will review the possibility of being approved with some restrictions.

Next meeting 7/14/2025

Adjourned the meeting at 7: 15pm

Maritza Telesky

Secretary- Maritza Telesky

www.springlakepropertyassociation.com