



SEPTEMBER 12, 2022

Attendees: Don Elwell, Rick Logan, Leroy Kaylor, John Rarick and Maritza Telesky.

Absent: Michael Keiber

Don: Called meeting to order, board members introduced themselves.

3-A - Accounting report- Don

Financial statement on file. As of July 31st current assets total \$347,901.30 of which \$100 petty cash, SunTrust checking \$ 277,478.47 and Mid Florida Money market \$70,322. 83. Also property value \$26,354.96, Equipment \$ 1497.36, Fixed assets \$21,621.07 and office equipment \$1133.07. Totaling \$398,507.76

Statement of revenue for month of July, Dues and Late income \$9500.97 of the \$10,590.33 of revenue for the month. Operating expenses were \$7266.61 which include rent (\$872.00) and payroll \$7266.61 netting profit of \$ 3323.72. Down \$5980 for the month of August. But because most of our revenue comes at beginning of year we are still in the green. Maritza made a motion to accept financial record, John second, voted passed.

3B- Secretary- Maritza asked if we had a motion to approve the minutes, Motion made by John , Rick second, voted passed.

3C- Violations _ Leroy - Welcome back from vacation. June 248 violations in July 133 and August is 155. Lawns was the big category at 77, bulk waste 17, yard debris 15, Trailers 12, and Trash cans 12. Final notices 8 (3 times = 6 weeks) , of which two have been turned over to Attorney. Don asked if we can find out how this year compares to last year. Leroy agreed to put some information together for next meeting. Resident asked if our HOA has any governance over homes on Bob Cat. Resident asked why there was a motorhome on golf course. Leroy will inquire. Resident asked about resident near them that parks many vehicles not on their own property

3D- Permitting- John- 29 total for month. 11 new dwelling (6 duplexes and 5 single family homes) 2 sheds, 3 solar panels, 1 pool. Don asked if all solar panels were on roof tops? Yes they are.

3E - Liaison/ development - Don began with Pub being opened. (Due in March of 2022). Unfortunately delay was due to Fire marshal issues but work has now resumed. They are still trying for November 1st opening date. Cart shack to have rental units on second story also. Also, on the corner of Haywood Taylor near the food truck "Food Dude" planned car storage apartment units possibly holding 150 cars. Probably for race cars not just local storage it will have a private access from the back. Don asked Phil Gentry to give updates based on SLID meeting. Phil provided the following information: Sebring Int'l Golf course- Pub should be opening in November, delays on greens due to irrigation issue. 18-hole course scheduled reopening in Jan 2023. Inn the Woods, The Academy at the Parc, home schooling center now open and will expand to add 30 more children. Cabin construction continues. Village 10 RV Park- Turning lane issues have been resolved with county but no permits pulled as of 9/9/2022. Unique Self Storage- opening soon.

Spanish Moss Apartments- Permit issued for 52 units on July 22, 2022, permit issued for Masonry garage on July 12, 2022 for 16 stalls. Ground breaking ceremony on August 26th. (In local paper for regenerated September 9, 2022). Living Well Estates (senior living project) site plans pending approval. Menza Group project- no sale occurred property up for sale again. Plaza West- Planned retail plaza by Bill Klohn, permits applied for appears to be proceeding. The Madrid project- 34 Lots purchased in May 2022 planned development of 34 homes by Castile and Madrid South, permitting underway which does include roads. Spring Lake fire station - Will be built on Haywood Taylor Blvd adjacent to Spring Lake Water plant #2. Sebring Regional Airport- purchased 100 acres SE of N/S runway Carol Shelby Road planned for 2023 for "New Commerce Park" no new permits as of 9/9/22.

Sebring regional airport0 Acre site for on NE of N and S runway planned for Medical research and Development and also manufacturing campus. Blue Heron Golf and homes project- formal as of July 21, 2022. Comcast- underway all reside should have access by end of this year.

3F- Neighborhood Watch- Monica Griffith - Monica was glad to announce that there have been no phone calls about criminal activities occurring . But there were some phone calls about suspicious people and suspicious vehicles. Sherriff department still recovering from being hacked and is still unable to provide a report of calls that came in from our area. Monica informed the room she is attempting coordinate a self-defense class for women and children with Chief Fansler of LP Police department. Opened room for questions: Leroy asked if any news about how to reduce speeding. It appears many people speeding. Resident asked about speed bumps and platforms. Monica advised by the county engineering says these will cause more speeding and liability. Resident asked about our options?? Get tag numbers and call it in perhaps we can encourage more Sherriff presence if we report these issues.

3G- Welcome Packets- Rick Logan- June 11 new owner and 4 new renters, July 8 new owners and 5 new renters. August numbers not tallied as of yet. Don shared he was at ribbon cutting for Eco Apartments explained that materials being used to build is interesting as it keeps the building cool. New rent proposed for the apartments will be starting at \$1900.00 (utility inclusive), not low income housing development.

NEW BUSINESS

4A- Presentation by Southwood garage Doors- Presenting on SunPro motorized awnings. Cole Rankin joined us he is a 3rd generation family member of the business. SunPro is also a family owned business. They have been collaborating since 1994. The awning are made of Sunbrella fabrics which has 75% UV protection. The motors are warrantied for 5 years and the fabric is warrantied for 10 years fully. These awnings have automatic retracting based on wind specs settings as well as LED lights on all awnings. Leroy sked what an approximate cost of a 10 foot awning would be. Cole advised between \$3200- \$3700.00. Based on our permitting issues we requested Cole send us photos of example of awnings on from of home verses the back porch. John Rarick asked about total projection, also mounting was asked about. The issue at hand is regarding esthetics. Maritza confirmed whether or not we received specs, photos and color. Cole will forward information. Resident reiterated county has no issues. Resident suggested HOA board set standards for what we can put in place to accept going forward. All info forwarded to John and John will create verbiage for a new standards requirements. Cole will also provide a 10 point bullet list of requirements.

4B- Marianne Cecere – Had submitted her resignation as Board Treasurer due to medical reasons. Letter read out loud to attendees. Don suggested we prepare a plaque / recognition as a parting gift, Leroy made a motion John 2nd · voted passed.

4C- Review of Board vacancies- Three applications turned in. Two of the applicants present Tish Jeffers and Tim Roland, Frank Mena not present for 2nd time. John Rarick was permitting assistant but will be the "Ambassador of Architecture" (working title) and Permitting board member. Leroy made a motion to table third position until we receive more applications for final spot available. Rick made a motion to approve the two present applicants, (Tish Jeffers and Tim Roland) John 2nd, voted passed. Welcome to new members.

OLD BUSINESS

Office advised there was one release of lien \$ 1911.21

5A- Deed restrictions and bylaws committee- update- none.

5B- Fall Festival- Phil Gentry- The Festival now has 91 vendors registered, 5 exhibitors, 5 food vendors (includes one ice cream truck) looking for 1 more vendor as we are expecting large turnout. Currently we have 26 sponsors (donors providing gifts and donations). There will be 8 developers in the club house. Lorida and Sherriff dept. to attend. Jr. ROTC from Sebring high school will be opening the festival and Nelly Ford will be singing the National Anthem. The spring Lake line dancers will be showing off and teaching some dance moves. The next volunteer

meeting will be October 6th at 10:00am, coffee and doughnuts will be served at our Spring Lake Association office. We currently have 16 volunteers who have been giving their time and efforts.

5C- Webpage update - Don has been discussing with the developers of missing key items. They suggested having professional photos taken of the Eco Park, Dog Park, Park and community for web page. Maritza made a motion to approve have professional photos taken for \$250, John 2nd, voted passed.

5D- Leroy - New signs needed. Leroy has taken sign to get quote. His recommendation is to have them installed on their own posts they will be approximately 24x30 in size, so they do not get hit by mowers or so they cannot be vandalized.

DIRECTORS ROUND TABLE

Leroy- Commented that some folks are applying for garages but they are really large sheds. Also Leroy brought up people having businesses running out of enclosed trailers and these trailers are parked in their yards permanently. The "mobile businesses" have many people coming up to their property and not them going to others properties. Doesn't seem appropriate. Don confirmed the issue is a trailer being used for business but sits immobile. Don't advised these home businesses are allowed by Governors orders. He will confirm what the law is since Covid and are home businesses were permitted. Reminder- Above ground pools must be taken down by October 1st and County has advised there are too many outstanding vehicles with no tags on them. If an inspection is made and tires are fat, no tag on vehicle, or car looks abandoned, you will be receiving a warning.

John- Nothing for now. Don confirmed John's title will be changed to Architectural and permits.

Rick- Welcome to the new members! Good Luck!

Maritza- Earlier in the year, I made a recommendation to see if the high school would give Spring Lake high school students credit volunteer hours for (scholarships and graduation) helping with chores in the community or local residents. As many kids don't have vehicles and figuring out how to get hours can be difficult. The High approved the idea as we are a nonprofit organization. By next meeting I will try to have a form that we can use to try and put this into motion. I just wanted to remind those that heard my idea from the beginning that I have not forgotten and I will be working on that. I do believe that may require a board member because the school did have a stipulation to have an adult over see that. Also, I had a question about the last time the basketball courts were worked on. And could we consider lights to keep the park available past dusk. As our fall and winter is dark quite early and children of a certain age have nothing else near their homes to enjoy. Perhaps a 8pm lights off schedule. Resident Allen - basketball hoops and nets have been replaced and the back boards refurbished within the last year and a half and black top a year ago. Resident confirmed courts are in good order and provide good accommodations for playing as he played all summer. Don mentioned that he has inquired about lights. A resident asked if play ground was lit. Leroy advised that he had previously inquired about lights on Tennis courts with Duke Energy. Duke Energy declined to assist as we are a small community. Don will be inquiring with SLID about lights and possibly better water fountains. Resident suggested perhaps local electricians or partnerships could donate.

Don- Thanked anyone in the room that voted in the recent election; promised to continue to be available to the board even after his term as Board President is over.

Phil asked if we are still getting house plans for new construction. With regard to Madrid homes, he does not believe the homes are up to expected specs of homes being 1250 sq. ft. John advised it is a violation of our deed restrictions.

20 people (including Board members) attended this meeting. The next meeting will be on October 6th at 6:00pm

Don adjourned meeting 7:53 pm

Secretary
Maritza Telesky