



## BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday January 13, 2025

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

2. **Roll Call-** Sharon Berry (SLID Liaison), Donald Sordino (Safety), Leroy Kaylor (2nd vice president and violations), Maritza Telesky (Secretary), Rick Logan (President), Don Elwell (First Vice Pres, Meetings), Tish Jeffers (Treasurer), Gary Wessel (Welcome Packets, Safety) Kevin Gentry (permits).

### 3. Board Member reports

**a- Treasurer report-** (Tish) -December 2024. Total income in December 2024 \$2,416.80, Total expenses \$9789.94. Net income -\$7539.94. Total cash \$53,082.08 Net income for 2024 \$31,973.98. Total assets \$381,998.05. Requested adding Year to date on P&L report.

**b- Secretary -** (Maritza) - Minutes presented for December 2024, confirmed review. Motion made by Leroy to accept Minutes as presented Tish 2nd, voted, passed.

**c- Violations-** (Leroy) 82 violations in the month of December 2024. Top 5, trash cans 17, trailers 14, yard debris 12, Bulk waste 11, Lawn maintenance 10. Anyone with boards up on windows must be removed. Leroy answered a question about a renter who has many violations with trailer and fencing.

**d- Permitting-** (Kevin G.) 11 permits for the month of December 2024. Dog Kennel -1, Driveway paint -1, new duplex (expired ) 1, new home- 3, paint - 2, shed-1, new construction phase II- 1. Resident asked about a property that has no permit (Heavitree), Kevin will advise.

**e- SLID Liaison-** BILL KLOHN: Garage sales in process, Townhome construction has begun. [www.sebringmotorgarages.com](http://www.sebringmotorgarages.com) SEBRING MOTOR GARAGES AND TOWNHOMES RACEWAY OUTDOOR RESORT, from corner of Rt. 98 and along Haywood Taylor Blvd. Permits secured, site preparation has begun for phase one. ECO LIVING APARTMENTS: Now open, rentals in process. Website active at: [www.ecolivingflorida.com](http://www.ecolivingflorida.com) SPANISH MOSS APARTMENTS ECO VILLAGE: Birch Ave. waterline and road improvements have been permitted; road construction has begun. New cabins are being constructed for the school. Website active: [www.theparc.com](http://www.theparc.com). School being held in Spring Lake community center until early January, when the school will then be able to open in The Parc. THE PARC & ECO VILLAGE MADRID AREA LOTS: Bruce LeDoux received a permit from the County and the first model of 8,000 square ft. planned in early 2025. The builder is Ron Handley. Website now active: [www.racevillassebring.com](http://www.racevillassebring.com) MADRID PROJECT, (BEHIND ANNETT BUS) 36 HOMES NEW SPRING LAKE PARTNERS: Cabin project in process, site plans being finalized for Crown Jewel, Highlands, and The Farm per owner Joel Schacter. Sharon also advised there will be a zoning meeting because the plans have changed with an increase in homes. Sewer line project from plant down Duane Palmer in process. Developer Agreement being discussed prior to sewer lines being extended. BALKI BISRAM: Site plan designed; engineering is in process. The County has approved the project. No communication with the district for several months. FLORAL PLAZA AND TOWNHOMES. Israel from the Improvement district gave an update on property that was cleared near Eco Park that was accidentally cleared without permits. Some of it was available for clearing and some was not; he hopes some of the area can be put back to its natural state.

**f- Neighborhood Watch:** Highlands County Sheriff department responded to 99 calls from spring lake in December 2024. animal complaints 9, Criminal Mischief 2, 911 hang ups 16, follow ups 9, verbal dispute 1, assist with vin check 2, suspicious incident 3, suspicious vehicle 4, suspicious person 1, harassment 1, ass public 4, assist agency 3, obstruction on highway 1, juvenile curfew check 3, open/door window 2, radar request 1, info only 1, civil dispute 1, narcotics violation 1, accidents without injuries 2, watch order 3, alarm 1, fraud 1, disabled vehicle 1, reckless driver 1, Sex offender checks 7 ( 8301 Granada Rd., 8233 Hampshire Dr, 100 Voss Ct and 750 Duane Palmer Blvd ).

**g- Welcome packets-** (Gary)- 10 Welcome packets. 5 new owners and 5 renters.

**h- Safety-** (Don S.) - Contractors need to do better about cleaning construction sites. Stop signs that have been replaced on the Floral. Stop sign at Spanish Moss have been added. Gary - there were 3 off duty visits, no tickets issued, only warnings, if anyone has any hot spots to suggest please reach out to the office. Be safe when walking and watch out for speeding cars. Residents asked about whether Spring Lake has ever considered having a walking path along Duane Palmer? Phil Gentry will find out what that would entail. Don E. advised that a workshop for speed tables or speed controls here will be getting sometime on an agenda, perhaps in February or March of 2025.

#### 4- Items for Discussion/ Voting:

- a. Fencing discussion- Kevin residents are requesting a mix of fences, for example chain link on back privacy on front. In current Bylaws no wording directing they must all match. residents suggested it would be difficult with neighboring properties that all have different fencing. A- uniform, B- leave as is, C- uniform but variance can be requested. Board voted : 2 for A, 7 for option C.
- b. At home business update- According to the attorney, in spite of the Governors Bill HOA can enforce its rules. Having a business that impedes on the peace of a neighborhood is not allowed as well as causing traffic congestion. Furthermore, the at home business that has been discussed is now being inspected for the drums buried in the ground. The attorney is working on furthering the legal process for this business to be discontinued in our neighborhood on Golf Club Dr. Our declarations do state that an at home business is not permitted.
- c. Item added- Would the board like to continue with a hired deputy. The board voted and yes one more month. Kevin clarified some radar posting logistics that residents may not be aware of.
- d. Item added- Salary increase for office staff. Lark's time has remained consistent with the previous year. Dori's was a bit lower but nothing of concern. Leroy provided a brief description of their duties. There was a brief residential discussion. Kevin made a motion to increase 5%, Gary 2nd, voted failed. Leroy made a motion for a 10% increase, Rick 2nd, voted failed. Tish made a motion of 7%, Maritza 2nd, voted passed. Board to review salaries at end of year (December 2025).
- e. Item added- Voting for \$2,500.00 Scholarship for Spring Lake resident graduating high school. (8 requirements on application). Tish made a motion to accept the new application, Leroy 2nd , voted passed.

#### 5- Information only (no voting)

- a. Rick announced the Christmas contest winners: 3rd place Tara Baker \$50.00, 2nd place Terrance Gibbs (On Holly), Winner RC & Cynthia Marlon \$250 (Glens Ct.)
- b. Surplus from tax deed sale \$692.53
- c. Annual dues statement sent out; payments can now be made through the website with a small convenience fee.
- d. Review ballots that have been sent out. Present candidates have an open floor for introductions. There are actually 5 available positions. Krista Coteau Factor has lived in Spring Lake 17 yrs, Cory Tomlin has lived in Spring Lake 2 yrs, David Kasanof has lived in Spring Lake 1 yr, and write-in Mandy Johnson has lived in Spring Lake 2 yrs. Ballots must be returned by February 3rd, 2025. Residents asked about the Fire department Don clarified that they will break ground soon as is funded.

#### Directors Round Table

Kevin- nothing, Gary- nothing, Tish- nothing Leroy- can anyone stay and help put the room back together, Maritza- nothing, Rick- nothing, Don E. - advised the 98 extension is suspended as of now due to cost of right of ways. There will be a town hall meeting at the college building B , items are trash collection contract, growth and road projects, and economic development and new projects coming to the county, free pizza and beverages starting at 5:30pm on January 16th. Residents asked how to call the sheriff's office during the weekend for non-emergency items 863-402-7200.

Residents asked for HOA to put up an advisory to get volunteers if needed to put up Christmas Decoration for the community. Residents advised about her proposal of a nature center for Monarch Butterflies (open to the public) Asking how the room feels about that.... Residents advised he will be creating a new Facebook page called "Springlake33876" where he will post about board meetings and SLID meetings. Don requested we add Sebring Police Department fundraiser to next month's agenda.

Next meeting 2/10/2025

Adjourned the meeting at 7:57 pm

Secretary- Maritza Telesky

*Maritza Telesky*

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