



**BOARD OF DIRECTOR/MEMBER MEETING MINUTES**  
**Monday, August 8, 2022**

**Attendees:** Don Elwell, Rick Logan, Maritza Telesky and Michael Keiber

**Absent:** John Rarick, Marianne Cecere and Leroy Kaylor

**Introduction by Don:** Because of new vacancies on board he encouraged either folks attending meeting or in the community that want to be involved and part of our expansion to apply for a Board seat.

**Accountant Doug Mclean** was present. Has been attending for over 20 years, coming more often when our accounts receivables were not in order. But over the past few years we have been in order and collecting funds well. At the end of June \$119K was collected in fees the budget was for \$115K, we are collecting late fees and dues. 20 years ago they weren't keeping up. We now have monies saved of \$344K set aside in cash (for building) annual budget is for \$115K, which means we have 3 years of revenue as a rainy day fund. IRS doesn't like us to have TOO much savings. The purpose of building a stand alone building was for association, then the discussion becomes do we really need a building? Further discussion with regard to what will be done with monies if we aren't building a building. Ursula Rich – attendee asked what are we going to do with money? Mr. Mclean advised he would be back before end of year. Although not an agenda item: we will need to decide what can be done with funds. Michael Stickler- Resident stated many years ago he inquired about cost to build a building and it was ridiculous. Resident asked about compensation for accountant but it was clarified that he is paid for his services. Donald Foster- resident, the reality is the community is growing and we may need more space in the future. Karen Foster- resident, suggested it would be nice to have a larger hall to rent as a community. Don suggested – we should create a true agenda item to discuss in the future. Because perhaps a more internal plot would be more desirable to build on than US Hwy 98 for the association. Michael Keiber, suggested holding current plot until the economy is better. Jeff Whiting- asked about this current building being able to rent for the community. On agenda for next meeting to start discussion.

Motion by Michael Keiber to approve last meetings minutes, 2<sup>nd</sup> by Rick Logan, voted, approved.  
(reminder to apply for vacant board positions)

**LEAD RESPONSIBILITIES**

**TREASURERS REPORT: Don Elwell**

Budget for 12 months is \$115K we currently have \$119K (though June). Not much more in fees expected. Expenses are in line.

## **SECRETARYS REPORT: Maritza Telesky (absent)**

No report was given

### **VIOLATIONS: Rick Logan**

June 208 violations: 64 Lawn maintenance, 33 trash cans not put away, Bulk waste out too early, Trailer, Yard debris.

July 133 violations: 58 lawn maintenance, Trash can not put away, Bulk waste out too early, yard debris.

### **PERMITS: Rick Logan**

Correction from last month we did in fact have permits applied for. **Month of May** there were 17 permits applied for (6 fences, 2 new homes, and one extension). **Month of June** there were 16 permits applied for (2 fences, couple gazebos, 2 new home, 2 new roofs). **Month of July** there were 13 permits applied for (2 fences, 1 new homes, 2 homes painted, 1 roof, 1 shed.) Don asked if there were any questions for permitting or violations. Terry Warren- resident asked about flags and political signs. We confirmed that only American, Military, POW or Florida flags maybe flown. Political flags or signs only in windows or front door dwelling and not on side of home short flag poles. Resident asked if we needed permits for painting homes? Answer is yes, there is no charge but more of an informational tool for association. Either homeowner or contractor can request.

### **LIAISON: Don Elwell**

Spoke with Joe and Spring Lake improvement are sensitive to inflation and current economy and confirmed that in September it will be voted on but there is currently no plan to increase assessments, water, or sewer fees for new budget. Development update by **Phil Gentry**: 14 new projects. 3 of which include golf courses. Village 9 and 10 are preparing for a 350 RV pad park. In the woods moving along. Spanish Moss apartments have permits issued as of July 12<sup>th</sup>, construction is set to begin (will not be low income housing). Other Senior Living is under permitting plans. Plaza West- 15 acres/ 8 acres is retail space. Self Storage by Thunder almost complete. Madrid Project, is north of Castile has 34 lots and plans on building "up scale" homes. Haywood Taylor (where old water tower was) There is set to have a Fire Station, EMS station. Sebring Airport will have 100 acres on southeast side of run way, for mechanic site, medical research, and campus. Blue Heron project on hold for now.

Comcast and Xfinity, explained that by the end of 2022 all of Spring Lake would have service. By July some folks were able to sign up. Please be patient. They are working diligently. Rocky resident asked if the fire station will be part of Highlands County or volunteers? It will be employed positions as stated by Don. There will also be a training facility. Response time will be advantageous for our community. Jeff Whiting asked about further info, he was directed to check out <https://springlakefl.specialdistrict.org/>. Comcast will be in building on August 10<sup>th</sup> 4-8pm and will also hold meeting at their local office in town, off Herring on Saturday August, 13<sup>th</sup>, 20<sup>th</sup>, and 27<sup>th</sup> for Spring Lake residents from 9am-1pm.

### **NEIGHBORHOOD WATCH:**

**No report**

### **WELCOME PACKETS: Rick Logan**

Month of June 11 new owners and 4 new renters. July 8 new owners and 5 new renters

Jeff whiting asked how many available lots to build, we could answer that there are 3800 roof tops.

Ladies in office advised they would be in need of a signer, since Marianne is resigning, Michael made a motion to have Leroy become an authorized signer, Rick 2<sup>nd</sup>, voted, passed.

New business:

- 1.
2. Review applications for permits on construction. Michael Smith- resident lives on the corner of Glen Mar Circle and with construction nearby, there is no dumpster. Asked what language best suits an application. Foster-resident Suggested language for a time limit on removal of debris or it can become an issue, perhaps

something along the lines of daily expectation. Don provided new language , Michael motioned to approve, Rick 2<sup>nd</sup>, voted passed.

3. Being mailed out...
4. Don presented an application to Board for new Board member, Frank Mena. Mr. Mena not in attendance. We decided to table voting until we have more applications.
5. Lawn services raised fees by \$5, Michael motioned to approve, Rick 2<sup>nd</sup> voted, passed, to pay new fee.
6. Review of 3 permit applications (2) for Rollup electric retractable awning in front of garage. Neighbors using same company. Mrs. Gentry posed the questions what if someone wanted a less expensive version or something that does not retract? Michael requested specs for awning (SGD, local co.) Don suggested perhaps applications for permits can have a section requesting spec, pictures or drawings. (1) permit for Pergola. More information requested for all 3 applications before voting.

### **OLD Business**

1. No report for Deed restrictions and Bylaws committee.
2. Fall festival update from Phil Gentry, 50 plus vendors , 68 reservations for booths, 4 food trucks, 1 ice cream cart. Currently have 12 door prizes. Lorida Volunteer Fire Station will bring truck. Festival scheduled for October 29<sup>th</sup>, Trick or Treating day for kids, Expecting to hold costume contests, for children, dogs, and adults.
3. Meeting with new website vendor occurred, they are working on mockup. Kristin Keller- lot owner asked if monthly newsletter can be emailed? Don suggested he would find out. Also, Board Members need to submit head shot for website, if they don't have on they can go to Alan Jay Kia dealership and Don will have staff provide.

### **Directors Round Table**

**Don reminded everyone to vote, do your research and exercise your right to vote.** Doesn't matter WHO you vote for, but please use the right so many have sacrificed to give us.

Don adjourned meeting 7:26pm

*Maritza Telesky*

Board Secretary  
Maritza Telesky