

Sunny Hills MSBU Committee Meeting Minutes

Date: June 3, 2026

Time: 6:00 PM – 8:54 PM

Location: Sunny Hills

Committee: Gary Hartman, Lelon Carroll, Luke Norris, Bettylee Weekley, Trey Donovan, Chair

1. Call to Order and Roll Call

The meeting was called to order at 6:00 PM.

All committee members were present.

The Pledge was observed.

2. Approval of Previous Minutes

The committee considered the minutes of the March 4, 2026 meeting.

Motion: Bettylee Weekley moved to approve the minutes as written.

Second: Gary Hartman.

Vote: Motion carried, 5-0.

3. Approval of Agenda

The Chairman added discussion of a prayer before meetings to the agenda.

Motion: Gary Hartman moved to approve the agenda.

Second: Bettylee Weekley.

Vote: Motion carried, 5-0.

4. Non-Agenda Audience

MSBU Information and Transparency

Jolene Attard addressed the committee regarding concerns about the operation and transparency of the MSBU. She requested that the MSBU have its own dedicated website rather than relying on the Sunny Hills Civic Association website.

She also noted conflicting assessment amounts appearing on websites, citing \$40.72 on the Civic Association website and \$38.78 on the Washington County website.

The Coordinator explained that the Civic Association and MSBU are separate entities and that the County's MSBU webpage would be expanded to provide public access to MSBU records.

The Coordinator stated that the County website would include, among other items:

- Current and historical budgets
- Road-paving records
- Mowing logs and contracts
- Road-paving contracts
- Roads paved since 2017
- Project costs and payment information
- Meeting agendas and minutes

The Coordinator stated that the current MSBU assessment is **\$40.72** and that the conflicting website information would be addressed.

Meeting Minutes and Oversight

Ken Attard questioned the process for preparing and approving meeting minutes.

The Coordinator stated that, beginning with this meeting, meeting recordings and prepared minutes would be submitted to the appropriate County compliance personnel for review.

Agenda Information

Ken Attard requested that agenda descriptions provide more detail regarding the matters to be discussed.

The Coordinator explained that several discussion items had been submitted by residents through committee members and that future project discussions are generally preliminary discussions rather than matters decided at a single meeting.

Public Participation

Discussion occurred regarding the use of sign-in sheets and identifying members of the public in meeting minutes.

The Coordinator stated that residents would not be required to provide their names unless they wanted their comments publicly identified in the minutes.

Concrete Spills and Roadway Damage

Larry Lomax asked about concrete spills and roadway hazards, including a longstanding spill on Country Club Boulevard.

The Coordinator explained that the matter was primarily a County Public Works issue and that residents should contact the appropriate County officials. The Coordinator agreed to assist with the matter where possible.

Committee Appointments

Larry Lomax expressed his opinion that MSBU committee members should be selected by Sunny Hills residents rather than appointed by the Board of County Commissioners.

The Coordinator and committee members explained the current appointment process and noted that committee appointments are made through the BOCC process. Members stated that they had not been directed by individual commissioners regarding how to vote.

Gary Hartman explained that committee vacancies are advertised and that residents may volunteer for available positions.

5. Agenda Items

A. Fire Hydrant Update

The Coordinator provided an update concerning surplus fire hydrants from Wausau that had previously been considered for purchase by the MSBU.

The Coordinator reported that Wausau was unwilling to sell the hydrants at the reduced price previously discussed. The committee had previously voted against purchasing them at the original \$300-per-hydrant price.

The Coordinator later clarified that, had the MSBU purchased the hydrants, the water company had indicated it would install them without charge.

Questions were raised concerning whether MSBU funds could legally be used to purchase hydrants associated with a private utility.

The Coordinator stated that the County Attorney had advised that the MSBU could purchase hydrants if it chose to do so.

No purchase was approved at this meeting.

B. Streetlight Additions and Update

The Coordinator reported that additional streetlights approved for Elkcarn Boulevard and Shenandoah Boulevard were expected to be completed by the end of June.

Luke Norris proposed considering additional lights in areas including:

- Deltona Boulevard
- Country Club Boulevard
- Areas near Aquarius and Shenandoah

Discussion included neighborhood safety, traffic, existing utility poles, costs, resident preferences, and the feasibility of solar lighting.

The Coordinator explained that the committee generally focuses lighting on major arteries and that existing Florida Power & Light poles could be used where possible.

Motion: Luke Norris moved to direct the Coordinator to prepare information regarding additional streetlights, including proposed locations and estimated costs.

Second: Lelon Carroll.

Vote: Motion carried, 5-0.

Action Item: Coordinator to research potential additional streetlight locations and costs and bring the information back to the committee.

C. Future Projects / Road Paving Presentation

The Coordinator presented information regarding completed MSBU road projects and potential future paving areas.

Since 2017, approximately **13.38 miles of roads** had been paved through the MSBU program. The presentation included previous project mileage and approximate project costs.

)The Coordinator explained that road-paving priorities consider))) factors including:

- Road condition
- Number of roads in a particular area
- Number of lots benefiting from the project
- Connectivity between roads
- Emergency access
- Existing homes and development
- Utilities
- Mobilization costs
- Overall benefit to Sunny Hills residents

The Coordinator emphasized that MSBU funds may only be used within the MSBU district.

Potential areas presented for future paving included:

1. **Section 1:** Area near Aquarius Boulevard, extending previously paved roads.
2. **Section 2:** Area near Carey Boulevard and Worthington Boulevard.
3. **Section 3:** Area near Pembroke and the golf course.

Residents also raised concerns about Cavalier Road and other major corridors.

The Coordinator explained that portions of Cavalier Road are outside the MSBU district and therefore could not be paved with MSBU funds unless the County participated in a joint project.

Road Maintenance Alternatives

Ken Attard recommended considering hot-patching damaged roads as an alternative to completely repaving every road.

Jim Futch discussed road maintenance techniques he had used in his professional experience, including crack sealing and asphalt overlays as methods of extending roadway life.

The Coordinator agreed to investigate whether maintenance and preservation techniques could provide a cost-effective alternative for some roads.

Action Item: Coordinator to investigate road-maintenance alternatives, including hot patching, crack sealing, overlays, and other preservation methods.

Developer-Related Road Damage

The Coordinator discussed damage to roads and easements caused by development activity.

The Coordinator stated that the County had prepared correspondence notifying developers that they could be responsible for roadway and easement damage caused by their activities.

Residents were encouraged to document roadway damage associated with development.

Impact Fees and County Assistance

The Coordinator stated that the committee would work with Commissioner David Corbin to determine how much impact-fee revenue had been generated from Sunny Hills.

The goal would be to determine whether eligible impact-fee funds could be combined with MSBU resources to increase the amount of road resurfacing completed.

Action Item: Coordinator and Commissioner Corbin to investigate the amount of impact-fee revenue attributable to Sunny Hills and potential use for eligible road projects.

6. Discussion Items

A. Dog Park

Miranda Donovan proposed consideration of a dog park, potentially at Wilder Park.

Discussion included:

- Resident interest
- Liability
- Shade
- Water
- Maintenance
- Insurance
- Vaccination requirements
- County property
- Potential startup costs

The Coordinator stated that Wilder Park may not be ideal because of limited shade and that a shade structure could cost approximately \$30,000.

No action or vote was taken.

B. Splash Pad

The committee discussed the possibility of a splash pad.

Concerns included water costs, the existing water system, operating expenses, and maintenance.

Gary Hartman and Bettylee Weekley expressed opposition to pursuing a splash pad given current water-system concerns.

No action or vote was taken.

C. Walking Park

A potential walking park was discussed, including an area near the Civic Center and Independence/Challenger roads.

The committee noted that Sunny Hills already has an extensive network of paved roads.

No action or vote was taken.

D. MSBU Forensic Audit

The committee discussed a request for a forensic audit of MSBU finances.

Ken Attard stated that a forensic audit would provide greater public confidence and would examine whether expenditures were appropriate, properly classified, authorized, and consistent with MSBU requirements.

Questions were raised regarding existing County audits and whether the MSBU is already included within the County's annual audit process.

The Coordinator recommended gathering information about the cost and process for obtaining a forensic audit.

Motion: Lelon Carroll moved to authorize the Coordinator to obtain information and pricing regarding a forensic audit of the MSBU.

Second: Bettylee Weekley.

Vote: Motion passed.

Gary Hartman requested that Commissioner Corbin first determine whether the MSBU is already sufficiently covered by the County's annual audit and determine the scope of that audit before significant funds are spent on an additional audit.

Action Items:

- Coordinator to obtain information and pricing regarding a forensic audit.
- Commissioner Corbin to determine the extent to which the MSBU is included in the County's annual audit.

E. Prayer Before Meetings

The Chairman proposed beginning future MSBU meetings with a Christian prayer before the Pledge.

The proposal generated discussion regarding religious diversity and whether a prayer should be part of the official meeting proceedings.

A motion was made to add a prayer before the Pledge at future meetings.

Vote: Motion failed.

7. MSBU Coordinator Updates

Sign

The Coordinator reported that one side of the electronic sign was not functioning properly and that replacement data cables were expected.

Mowing

The mowing contract has been expanded.

A weekly mowing log is being maintained to document roads mowed outside the regular contract and the contractor's time.

The Coordinator stated that the mowing logs would be posted on the County's MSBU webpage.

Newsletter and Agenda

The committee discussed including MSBU agendas in the Sunny Hills Civic Association newsletter while maintaining the distinction between the two organizations.

The audience indicated support for including the agenda in the newsletter.

Budget

The Coordinator reported that the September meeting would focus on the MSBU budget and preparation of the 2026/2027 fiscal-year budget.

The committee expects a BOCC resolution concerning the assessment rate before the budget is finalized.

8. County Administrator / Commissioner Update

Water System

Commissioner David Corbin discussed concerns regarding the Sunny Hills water system.

He emphasized that residents experiencing water-system problems should submit formal complaints to the Florida Public Service Commission rather than relying solely on social media complaints.

The Commissioner stated that written complaints provide regulators with documentation of the extent of the problem.

Residents discussed:

- Water outages
- Water pressure
- Water-system repairs
- Water leaks
- Hydrant flushingjj
- Hydrant testing
- Infrastructure
- Complaints to the Public Service Commission
- The possibility of additional development affecting the system

The Commissioner committed to communicating with the appropriate regulatory agency regarding the concerns.

The discussion became lengthy and included differing opinions regarding the causes of water-system problems and the effect of hydrant flushing and additional development.

Fire Hydrant Testing

Residents raised concerns regarding fire-hydrant testing and maintenance and whether sufficient testing records were available.

The matter remained under discussion; no specific MSBU action was taken.

9. Next Meeting

The next regularly scheduled meeting is **September 2, 2026**.

The September meeting is expected to include discussion and finalization of the 2026/2027 MSBU budget.

10. Action Items Summary

1. **MSBU Website:** Continue adding budgets, road-paving records, contracts, mowing logs, agendas, minutes, and other MSBU records to the County website.
2. **Assessment Information:** Correct/update conflicting assessment information on the County website.
3. **Meeting Minutes:** Submit future j recordings and minutes for County compliance review.
4. **Streetlights:** Research locations and costs for additional streetlights and present findings at a future meeting.
5. **Road Maintenance:** Investigate hot patching, crack sealing, overlays, and other roadway preservation techniques.
6. **Impact Fees:** Determine the amount of Sunny Hills impact-fee revenue and whether eligible funds can support road resurfacing.
7. **Forensic Audit:** Obtain information and pricing for a potential independent forensic audit of MSBU finances.
8. **Existing County Audit:** Determine whether the MSBU is already adequately covered by the County's annual audit.
9. **Mowing Records:** Publish weekly mowing logs on the County MSBU webpage.
10. **Water Concerns:** Encourage residents to file formal complaints with the Florida Public Service Commission and pursue appropriate regulatory follow-up.

11. Adjournment

A motion to adjourn was made by Bettylee Weekley and seconded by Gary Hartman.

Vote: Motion passed.

The meeting adjourned at **8:54 PM**.

