

**RAINBOW LAKES ESTATES ADVISORY COMMITTEE  
MEETING AGENDA  
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**DATE: September 15, 2022**

- **As a courtesy to others, *silence* your cell phones and other electronic devices.** If you need to take a call or text please step outside.
- If you want to address the Advisory Board, you may do so during either the “Agenda Item Public Comment” portion (if related to a specific item on this agenda) or the “General Public Comment” portion for all other comments.
- **When you stand up to speak, state your name and address for the record.** You must provide any documentation to the Staff Assistant. Also any information you provide will become part of the official public record.
- Please keep comments to no more than two minutes, focus on specific issues, and refrain from making sales pitches or personal remarks directed at staff or board members.

General public items, consent agenda items and other items that the board is expected to discuss will be listed on the agenda available at the front door.

**Call to Order**

**Invocation and Pledge of Allegiance**

**Roll call**

**Announcements**

1. **AGENDA ITEM PUBLIC COMMENT:** Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. For unscheduled requests the public comment request sign in sheet is located at the entrance. Please limit your comments to a specific issue. If the request or matter requires investigation the Chairman will refer to staff to follow-up with the person making the request. Citizens may contact Rainbow Lakes Estates Administration **by 5:00 p.m. the Friday before the meeting** at 352-489-4280 to request to speak.

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**2. APPROVAL OF MINUTES:**

2A. July 21, 2022

**3. Advisory Committee Member Reports**

- Chairman: Dallas Seveland
- Vice Chairman/Roads: Carol Setzer
- Building & Grounds: Crystal Ferguson
- Code Enforcement: Gary Levit
- Levy County Representative:
- Public Safety:
- Recreation: Paula Gawlik

**4. Special (select or ad hoc) Committees/Guests:**

- Alan Jones, MSTU Director
- Lieutenant Michael Joyner, MCSO

**5. CONSENT: A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Board Member.**

**6. Old Business:**

- 6A. Ceramics
- 6B. Boat Ramp Fees

**7. New business/Board Items:**

7A. 2023 Meeting Schedule

**8. GENERAL PUBLIC COMMENT: Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Rainbow Lakes Estates Administration by 5:00 p.m. the Friday before the meeting at 352-489-4280 to request to speak.**

**9. Announcement.**

Advisory Board meeting November 17, 2022 at 6:30pm in the Community Center.

2A.

The July 21, 2022 meeting of the Rainbow Lakes Advisory Committee was called to order by Chairman Dallas Seveland. Other committee members present were Crystal Ferguson, Gary Levit, Carol Setzer, and Paula Gawlik. Guests present were Lieutenant Joyner and Alan Jones MSTU Director. There were 7 people in attendance. The meeting was opened with invocation followed by the Pledge of Allegiance.

**Agenda Item Public Comment (1): NONE**

**Approval of Minutes (2A) April 21, 2022:**

Motion made by Levit, seconded by Ferguson to accept minutes May 19, 2022 (2A). Motion carried.

**Committee Reports (3):**

**Building & Grounds:** Ferguson reported that the Clubhouse repairs are almost done. The boat ramp is not open. The fencing for Tiger Lake has been ordered. The District Office is scheduled to move next month into the old Library Building.

**Code:** Levit stated that having 6 vehicles is not a code violation. Received a report about an abandoned van parked on Sunshine Ridge and the owner has been cited. There is a violation on Peach Blossom Blvd. for having junk in their yard. Code Enforcement has to go back to investigate. There are 9 open cases in Rainbow Lakes Estates.

**Levy County:** No representative.

**Public Safety:** No representative.

**Recreation:** Gawlik reported that according to the census report in 2020 Rainbow Lakes Estates has 3,448 people. The Ceramics club has applied for the 5013c. Garden club meets again in September. Poker Club needs new members. The Women's Club starts meeting again in September. The van trips to Cedar Lakes Woods and Garden and the Rainbow Springs Tubing have been cancelled. Gawlik stated that for the van trips we need at least 4 people to attend or the trip will be cancelled. The Youth Center Summer Fun Activities Program ends in a week. The Rays Baseball game trip on August 3rd is full. There will be a Plant Swap event on August 25 in the Community Center. Levit stated that the Fishing Derby was a success. Levit asked if the Fishing Derby can be done twice a year. Seveland asked how much the prizes cost. Spicuzza replied that the fishing poles were donated by Silver Springs Shores. The prizes costs around \$300. Spicuzza stated that there will be one in the spring. Gawlik stated that many residents do not receive the communicator. Spicuzza stated that we have taken all the email address from the forms and put them on the communicator list. Gawlik asked how long it takes for the agenda and the minutes from the meetings to be posted on the website. Jones stated that the agenda and minutes from the meetings are required to be turned into the Clerk of the court office, then it gets posted on the website as a convenience. Spicuzza stated that April is the most recent agenda and minutes posted since Mays minutes have not been approved.

**Roads:** Setzer reported that there is nothing new to report. All complaints on Beach Blvd. have been completed. The Road Sign Replacement Project is in the bid approval stage which is the final stage of the bidding process.

**Committees/Guests (4):**

Lieutenant Joyner stated that as of June 1<sup>st</sup> there have been 5 domestic violent cases. 4 have been closed and 1 is still active. For Nonviolent cases there was 1 criminal mischief of a retail thief there were 2 shoplifters. There were 12 traffic stop, 3 missing person, 14 sex offenders, 13 911 hang-ups, and 11 false alarms. Seveland asked if the Sheriff's Office could help with reinforcing the boat ramp permits at tiger lake. Joyner responded that he will look into reinforcing the boat ramp permits.

Jones stated that they have put together a survey about the services residents of Rainbow Lakes Estates would like to see here in the Rainbow Lakes Community. There will be a link posted on Facebook to the survey when it is available. The survey should be out by October.

**Consent (5): NONE**

**Old Business (6):**

Ceramics (6A) – Seveland stated that the Ceramic's club has already applied for the 5013c.

**New Business/Board Items (7): NONE**

Levit asked about the fees for fixing the boat ramp. Spicuzza stated that it was not covered by insurance. Seveland stated that we should look into raising the fees for the permits to the boat ramp. Jones stated that to raise the fees it would have to be discussed with the board. Then it would be brought to the Board of County Commissioners for approval. Spicuzza stated that it would be on the agenda for September's meeting.

Gawlik asked about the clubs storing things in the buildings. Spicuzza stated that it came from Marion County Risk Management policy. Spicuzza stated that they can store their items if they rent the building with insurance. All clubs get one cabinet space to store their items. The only exception is if the item is owned by Rainbow Lakes Estates.

**General Public Comment (8):**

Jennifer Cocca – SW Admiral Landing Dr.- Stated that she has some ideas about improving the community. Stated that she would like to see a dog park, a community pot luck, or a garage sale. Also, would like to see new clubs. Seveland stated to fill out the survey when it comes with any ideas about improving the community.

**Announcement (9):**

Seveland announced the Advisory Board Inspection tour will be on August 4<sup>th</sup> at 5:30 pm for Advisory Board Members only. This tour will help the board to get a better understanding of the usage of all the facilities in Rainbow Lakes Estates.

Seveland announced the next meeting will be on September 15, 2022 at 6:30 pm in the Community Center.

Meeting adjourned at 7:29pm.

6A

**PROJECT TITLE:** Rainbow Lakes Estates Ceramics Club / Rainbow Lakes Estates Creative Arts Center Proposal

**LOCATION:** RAINBOW LAKES ESTATES RECREATION BUILDING

**TARGET:** Residents and non-residents of Rainbow Lakes Estates that are interested in joining creative and socially interactive clubs for the arts.

**MEMBERSHIP:** Unrestricted membership based on the availability of equipment or space.

**OBJECTIVE:** To create, at a minimal cost to club members, a multifunction creative arts center within Rainbow Lakes Estates ("RLE") for the benefit of the ceramics club and other craft/arts clubs in their creative endeavors.

**BACKGROUND:** The RLE Ceramics Club is one of the oldest clubs within RLE. It is a fundamental club that enriches the lives of community residents. The club operates in the RLE Recreation Center. The club is authorized to meet twice weekly on Monday and Wednesday mornings. The recreation center is a 2,200 sq. ft. building in which the club has had exclusive use of 1,599 sq. ft. RLE Club Rules and Regulations clearly state that no club should have exclusive rights to use any building within RLE. The remaining portion of the building consists of 465 sq. ft., shared between the RLE Citizens Patrol and the RLE Poker Club, and 136 sq. ft. of restroom facilities accessed from outside entrances on the rear of the building. RLE MSD covers the cost of electricity, maintenance, and housekeeping of the facilities. In addition, the club carries liability insurance. The club charges each member a fee of \$35.00 annually. In addition, the RLE MSD requires each club member within RLE to pay an annual club membership fee of \$10.00 for residents and \$15.00 for non-residents. These fees went into effect in 2019. As of this time, no member has paid the required fees to RLE MSD.

Over the past several years, the club has been plagued with many issues, such as constant change of leadership, violations of RLE Rules and Regulations, state fire codes, and excessive or unsafe storage of equipment and supplies. This has caused the club to close and caused the loss of use of their privately owned kilns which are vital to the club's existence. In addition, these issues have caused a significant decline in club members and brought new member enrollments to a virtual standstill.

There has been some confusion with prior club leadership claiming non-profit status. It was confirmed that there had been no non-profit status for the club in the past, but as of the date of this proposal, the club has applied for Non-profit 501(c)(3) status.

The current leadership/membership should not be held at fault for some of these prior issues, as they appear to be diligently working toward addressing problems that have plagued the club as well as appearing on numerous occasions before the RLE Advisory Committee asking for assistance and a clear and decisive solution on the future of the club and the space, they occupy in the recreation building.

**Lease Option:** It has been suggested that the RLE MSD lease the existing 1,599 sq. ft. space exclusively to the ceramics club in the RLE Recreation Center that they currently occupy. However, this suggestion may not be viable for the following reasons:

1. The building is designated as a recreation center for all resident usage and not an exclusive ceramic center. Per the RLE Rules and Regulations, no building can be used exclusively for any club. A lease of this nature to any specific club could potentially open the floodgates with requests for exclusive building usage/rentals by other clubs.
2. The club has requested a lease of \$1.00 annually. Any lease of this nature could incur other costs outside the club's affordability.
3. The club would potentially be responsible for the following costs:
  - Electric utility usage
  - Maintenance repairs to the facility
  - Housekeeping costs
  - Increased liability insurance to full coverage of the building
  - Reinstallation of kilns to current fire codes
  - Separation of electric service from the portion of the building occupied by citizens patrol and the poker club
4. If the RLE Advisory Board grants a lease and provides exclusive rights to the ceramics club with RLE MSD incurring all the costs mentioned earlier, can these costs be justified to all residents of RLE?
5. The ceramics club plans on operating as a non-profit organization. Since the club holds annual elections for these offices, will there be personal guarantee signers on the lease in the event of damages or neglect?
6. Any lease for exclusive rights and costs that could be incurred could potentially become the club's demise.

**PLAN:** This proposal is purposely designed to meet the needs of the RLE ceramics club and other creative arts clubs. Clubs of this nature are a fundamental part of our community that brings fun, friendship, diversity, and a sense of belonging.

1. Redesignate the RLE Recreation Building as the RLE Creative Arts Center. Allowing the building to be used by the ceramics club and other creative arts clubs.
2. Relocate Citizens Patrol and the Poker Club to other available facilities.
3. Repurpose the portion of the building that would be vacated by citizens patrol and the poker club as centralized storage for the ceramics club molds and supplies and other creative arts clubs.
4. Remove all other shelving and storage in the two (2) rooms in the far right of the building for usage by all arts clubs.

5. Direct oversight and operations of the ceramics club and all arts clubs by the RLE Recreation Department.
6. Clubs would run as they currently do but under the direction of the recreation department.
7. The benefits of oversight and operations of the Arts clubs would be:
  - Storage of equipment by Arts clubs would no longer be an issue if owned by RLE MSD
  - A kiln, looms, easels, etc. could potentially be purchased by RLE MSD
  - The prep table for ceramics would remain in the center room near the kiln closet
  - No building expenses
  - Expanded hours, possibly including nights and weekends as directed by the recreation department
  - Advantage of other Arts clubs being able to make use of the building
  - Events could be hosted for the sale of craft and art items by the recreation dept at no cost to the Arts clubs
  - Art Clubs could still charge fees for membership if they wished to share material such as paint, brushes, yarn, etc.
  - Art Clubs would still have two representatives appointed by their membership to deal with issues and report to the recreation department
  - The recreation department could conduct classes for children and young adults with assistance from art club representatives

**BUDGETING:** Allot the startup sum of \$10,000.00 for the purchase of storage shelving, blinds, kiln, or other essentials and modifications to the building for this project.

**CONCLUSION:** With the acceptance of this proposal, we can resolve the current issues with the ceramics club and meet the needs of others, offering the opportunity to explore their creative nature. Oversight of the arts center by the recreation department with assistance from club representatives can potentially illustrate the way of proper education, guidance, and socialization not only to adults but also to our youth – a great step forward in the development of our growing community.

PROPOSAL WRITER

G. DALLAS SEVELAND

CHAIRMAN OF THE RAINBOW LAKES ESTATES ADVISORY BOARD

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7A.



**Marion County  
Board of County Commissioners**

MSTU/Assessment ▪ Rainbow Lakes Estates MSD

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September 15, 2022

Rainbow Lakes Estates Advisory Board Meeting Schedule 2023.

January 20, 2023

March 17, 2023 (Followed by budget workshop.)

April 19, 2023

May 18, 2023

June 15, 2023 (10:00am BCC budget hearing.) **Date subject to change.**

August 17, 2023

September 21, 2023

November 17, 2023

All meetings/workshops are held in the Rainbow Lakes Estates Community Center 4030 SW Deepwater Ct. Dunnellon, FL 34431

BCC Budget hearing is held at the Rainbow Lakes Estates Community Center 4030 SW Deepwater Ct. Dunnellon, FL 34431.