

MSBU Advisory Committee Meeting Minutes 07.09.2025

MEMBER 1	MEMBER 2	MEMBER 3	MEMBER 4	MEMBER 5
		Co-Chair	Chair	
Gary Hartman	Lelon Carroll	Luke Norris	Bettylee Weekley	Trey Donovan

- **COMMITTEE ROLL CALL**

- Call to Order @ 6:00pm
- All members present
- Pledge

- **ADOPT PREVIOUS MINUTES**

- Minutes of 7 May 2025-Motion made to approve minutes as written by Gary Hartman and seconded by Trey Donovan. Motion carried 5-0

- **ADOPT AGENDA:**

- Agenda had Brian Goddin as district 3 representative and was corrected to Luke Norris
- Lighting was added to the agenda by the coordinator.
- Picnic tables at Wilder Park were added to the agenda.
Motion was made to approve the agenda as amended by Gary Hartman and seconded by Trey Donovan. Motion carried 5-0

- **NON-AGENDA AUDIENCE**

- **Ken Attard**-Started off telling the committee that the doctor said he was admitted to the hospital recently and told him he was ugly. He was there to fix the MSBU mess. He states that the MSBU board, Coordinator, and Commissioner do not know what is going on. He talked to Luke Norris to this effect. Then states that some of the advisory committee, commissioners, and coordinator do know what is going on and that they are there because it makes them feel important, the position, the title and validation. Some have a good heart. He goes on to say that the MSBU is outdated. States that there is no oversight or voice for the community. Continues to state that the MSBU funds are being illegally misused. Sites some of the ordinance. He says that the MSBU spent money on private assets at the front entrance. Continues that it is illegal to use MSBU money on roads and Wilder Park. The chair told him his time was up. He then continued by saying that Mr. Massey spoke for over an hour and a half at the last meeting. Gary Hartman let him know that Mr. Massey was on the agenda.
- **Jason Paridon**-Was upset that the MSBU used its funds:
 - \$7,410 to help with the electric at Wilder Park
 - \$41,279 for new playground equipment

Fountain Work- had a line item of 5,000.00 in 2024 that was not used

Wanted to know if the MSBU funds were going to a water bill at the fountain

Road resurfacing in 2024 funds of over \$200,000.00 and \$300,000.00 in 2025. Stated that people outside of Sunny Hills use the roads and that the MSBU should not be using its funds for such projects.

Asked if the sod that was laid on Sunny Hills and Salem were MSBU funds, FPL, or County.

Stated that the front entrance (sunny hills blvd entrance) is privately owned by Deltona.

We are not a HOA.

Stated that Mr. Parrish while on the board asked that the MSBU mow the Sunny Hills Civic Association property, and that Mr. Parrish wanted to use MSBU funds for updating Wilder Park.

Wants to dissolve the MSBU

Bruce Paridon-

Upset that the developers are tearing up the infrastructure in Sunny Hills. Mainly the roads and easements.

He explained outside of FPL and developers that the four-wheelers are also tearing up the easement.

Hunting dogs by his house are barking all night.

The coordinator agreed with Brian Paridon on his assessment and explained that he had reached out to FPL along with a face-to-face meeting with FPL and the County administrator. The coordinator also explained that the county Public Works dept went ahead and sodded Sunny Hills Blvd and Salem corner to stop the erosion and flooding of water. We can no longer wait for a decision by FPL to rectify the situation.

Also, Mr. Paridon is not happy with the amount of mowing being done by the county.

He was not happy about the amount of damage to the road that he lives on by the developers.

- **AGENDA ITEMS**

- **Country Club mowing-Luke Norris**

Mr. Norris wants to mow a wider amount down Country Club where it is designed as a four-lane road but remains a two-lane road. The coordinator let the committee that the current contract states that the mowing width is currently 18 feet on each side. The coordinator suggested adding it for next year since the current contract was halfway through the cycle. Steve Healis (resident) cautioned that the last contract inflated the budget on mowing. Gary Hartman motioned to have the coordinator to have the coordinator to get a price to increase the width. Seconded by Lelon Carroll. Conversation continued and the vote did not take place.

Luke Norris wanted Carry Blvd to be mowed. Some confusion about him wanting the Catholic Church property mowed. Gary Hartman asked why the Catholic Church doesn't mow their own property.

Christina Parrish stated that they do mow their own property. Clarification was made by the coordinator that Mr. Norris was talking about the easement on all of Carry Blvd using the Catholic Church as a reference point. A motion was made by Gary Hartman and Seconded by Lelon Carroll to get a price on mowing Carry Blvd. Conversation continued and no vote was held.

➤ **Lighting upgrade throughout Sunny Hills**

The coordinator was asked to speak by the chair on this topic. The coordinator had a meeting with FPL along with the Chair. An audit was conducted, and we were given a breakdown of changing all the lights to one style of light. All lights will be 120w led and the monthly bill will be lowered by over \$400 a month.

Ken Attard asked for clarification. Said that LED are unreliable.

The coordinator clarified that these lights are not purchased. FPL does not sell at an upfront cost like Gulf power. It's a monthly cost.

The motion was made by Gary Hartman to approve the upgrade and seconded by Lelon Carroll. Motion carried 5-0.

➤ **Fire Hydrants**

Wausau has 10 used hydrants that they offered MSBU to purchase for \$350. Waiting on US Water to give us a quote on installing the hydrants. Ken Attard said that it was a misappropriation of funds to hook up to the private water system. Called the committee enablers. He clarified that it was boosting the water system. He cited that this is the same thing as using funds on the fountain. The coordinated informed Mr. Attard that the county was in ownership of the front entrance at the time that funds were used by the MSBU for the fountain. Mr. Attard stated that it was US Waters' responsibility to install fire hydrants. Debate continued about the legality of MSBU funding the Hydrant. Commissioner Corbin stated that installing the hydrants was not adding to the value of US Water. He further stated that this would help the residents and not add value to the water system. Christina Parrish cited the MSBU ordinance that specifically stated that roads, lighting, civic association, and fire hydrants were listed. The coordinator stated that MSBU funds could be used for the Sunny Hills Civic Association and reminded Jason Paridon that he was not the person that brought up MSBU funds to be used to mow the Civic Association property. Steve Healis (coordinator at the time) was the one that put it on the agenda. Steve Healis also stated that the ordinance listed common areas including parks and civic areas that the MSBU funds could be used. Fire Hydrants were tabled until the total cost including installation was known.

➤ **Dumpsites**

The coordinator stated that there were many dump sites that have accumulated. The board did not want to have a bulk pickup. No vote was held

- **MSBU COORDINATOR UPDATES**

- **FPL Debris Clean up**

The coordinator let the committee know that FPL had come back after the meeting with them to clean up the tree trimming debris that was left.

➤ **Polos**

MSBU shirts were ordered and sent to be embroidered. Should have them by the next meeting.

➤ **Sod**

Washington County Public works sodded as mentioned in the meeting.

➤ **Picnic Tables at Wilder Park**

Public Works Park Dept. has lined up the tennis court for pickle ball as well as tennis. Electric had been installed underground with county funds. Benches and tables will be installed at Wilder Park by the Park Dept.

- **Next meeting:** The meeting for Sept 3rd, 2025. Motion made by Gary Hartman and second by Trey Hartman. No vote was held.

• **COUNTY ADMINISTRATOR**

- Commissioner Corbin let the committee and audience know that the county had removed the old asphalt and paid for the engineering cost of around \$50,000.00. The county also brought in the fill for the road base. Jason Paridon said that on the budget he received that the MSBU had paid for the engineering cost. The coordinator said that he had caught that as well before the meeting and that the clerk had made a mistake. They are making corrections.

• **PUBLIC COMMENTS/DISCUSSIONS**

- Gary Hartman addressed everyone in attendance that the board is just an advisory committee. It was stated that the BOCC has final say but that the BOCC has done everything that the advisory committee has requested. Ken Attard said that the advisory committee is smoke and mirrors and that it is a double tax. The Chair said that the committee is to work in conjunction with the BOCC and that they have done just that. Ken Attard said that the rest of the county gets their roads paved and mowed and Sunny Hills doesn't. Ken Attard said that Pate (Peak) Road is too narrow and was paved recently. It connects Caviler and Deltona Blvd. The coordinator explained that the county road dept paved it. Ken Attard went on to say that no one knows who paved it. Steve Healis explained that the BOCC agreed to pave Caviler. It is too expensive for the MSBU to pave. Christina Parrish stated that at almost every BOCC meeting there are some residents in the county that want their road to be paved. She explained that it is not just Sunny Hills that it is a concern for. Ken Attard went back to saying that the MSBU was defunct and put out by the Commissioners. The coordinator explained that in 2017 the Sunny Hills residents went to the BOCC meeting to demand the need for the MSBU. In attendance at the meeting

was Jason Paridon who wanted roads paved who now wants the MSBU to disband, because the MSBU was paving roads. Ken Attard called the advisory committee rescuers.

- **ADJOURN**

- Motion to adjourn by Gary Hartman, second by Trey Donovan. Motion carried. The meeting adjourned at 7:15pm.