

CHINSEGUT IS FOR EVERYONE.



Chinsegut Hill Sanctuary Steward & Property Manager



JANUARY 2026

HernandoPast.org

HISTORIC HERNANDO
PRESERVATION
SOCIETY

Proposal Summary

Chinsegut Hill Sanctuary is an exceptional historic site in Hernando County currently owned by the State of Florida and leased for 50 years to Hernando County Board of County Commissioners (BOCC). The Historic Hernando Preservation Society (HHPS) would like to assist the county in increasing public access to the property as well as reducing the financial burden on taxpayers to maintain the site.

HHPS also desires to create a Master Site Plan to strategically invest in preserving the historic assets, increasing archeological studies, and planning for appropriate amenity improvements so the property can continue to benefit this generation and those to follow. Our multifaceted approach will include free public educational and recreational programming as well as academic research and preservation.

Retreat Operations

Chinsegut Hill Retreat is a 56-bed facility with multiple meeting rooms and rental cottages. HHPS will oversee all aspects of retreat operations, including:

- MARKETING
- BOOKING MANAGEMENT
- CLEANING AND SUPPLIES MANAGEMENT
- MAINTENANCE
- FURNITURE AND DÉCOR
- DINING HALL KITCHEN EQUIPMENT
- MOWING, WEEDING, AND SEASONAL LANDSCAPING
- PROACTIVE BUILDING MAINTENANCE

- DAILY CLEANING OF PUBLIC FACILITIES
- ANNUAL CLEARING OF FOREST TRAILS
- ON-SITE MANAGEMENT
- PAYING UTILITIES AND MANAGING SUBCONTRACTORS
- ESTABLISH LONG-TERM SUSTAINABILITY
- PRESERVATION PLANNING AND COORDINATION WITH THE FLORIDA DIVISION OF HISTORICAL RESOURCES



Functional Integration of Team Members (Subs Delineated)

Team Member/Organization	Primary Role	Key Deliverables
HHPS	Prime/Administrative Leave	Contact administration, budgeting, volunteer management, County liaison
Gulf Archeological Research Institute	Archeology & Cultural Resources	Archeological surveys, site monitoring, research integration
Dr. Chris Meindl	USF Florida Studies Program Director	Programming and research support
Jo-Anne Peck	Historic Construction Consultant	Oversight of repairs and rehabilitation activities
Dalton Studio LLC	Preservation & Planning	Condition assessments, preservation plan, DHR coordination
Roots Creative Co	Marketing	Website, graphics, and social media support
Hernando Historical Museum Association	Educational	Programming and research support
Natalie Kahler	Education & Community Engagement	Heritage Tourism promotion, public relations, historic research
LibertyTree Care & Kenjo's Tree Service	Arborists	Tree maintenance and repair

Approach

Chinsegut Hill is arguably Hernando County's most important historical asset. As a community gathering space for over 150 years, the land and the people who lived on and worked on it are compelling to both local residents and visitors.

HHPS is committed to accomplishing the needs and requirements as noted in Hernando County's RFP.

Goal 1: Open the grounds seven days a week

Goal 2: Reduce taxpayer maintenance burden

Goal 3: Develop historically appropriate Master Site Plan

Goal 4: Increase public programming



How HHPS will meet all Goals

HHPS would sublease the grounds and retreat center from Hernando County BOCC. The grounds would be open daily for free public use and the cottages, classroom, and dining hall would be available for rent.

Offering 1 Rentals for cottages, dining hall, and classroom

Offering 2 Educational programming

Offering 3 Onsite staff

Offering 4 Secure grant funding



How HHPS will meet Technical Requirements

Facility Management & Preservation

HHPS specializes in managing historic properties with a focus on preservation and public engagement. For Chinsegut Hill:

- We will maintain all buildings, grounds, and infrastructure to meet safety, accessibility, and aesthetic standards.
- Our team includes licensed contractors and preservation specialists to ensure compliance with historic preservation guidelines.
- Routine inspections and preventative maintenance schedules will be implemented to protect the integrity of the site.

As part of our stewardship model, HHPS will:

- Develop educational programs, guided tours, and community events that highlight the history and ecology of Chinsegut Hill.
- Partner with local schools, nonprofits, and cultural organizations to expand outreach.
- Promote the site through digital marketing, social media, and regional tourism networks.



HHPS Response to Hernando County's Responsibility Matrix

EXHIBIT D

Matrix of Responsibility

Item	Responsible Party		
	County	Property Manager	TBHC
Electricity Manor House, Maint Shed, Water Plant	County		
Electricity Dining Hall		County	
Electricity Classroom		County	
Electricity Cottages		County	
Electricity Caretaker House		County	
Mowing Grounds		County	
Automatic Entrance Gate	County		
Lawn Trim Work		County	
Internet Access	County		
Phone Service		County	
Kitchen Cleaning		County	
Kitchen Equipment Replacement (Over \$200.00)		County	
Kitchen Equipment Replacement (Under \$200.00)		County	
Water Plant Maintenance	County		
Pest Control (Retreat Areas)		County	
Pest Control (Manor House)		County	
A/C Maintenance Repair Manor House		County	
A/C Maint. Repair Cottages, Dining Hall, Classroom, Caretakers	County		
Equipment Used in retreat center operations		County	
Fir Alarm Maintenance, Phone Lines for Fir Alarm	County		
Roof Repair/ Maintenance Manor House		County	
Roof Repair/ Maint Cottages, Dining Hall, Classroom, Caretakers		County	
General Maintenance Manor House		County	
General Maint Cottages, Dining Hall, Classroom, Caretakers		County	
Cleaning of Cottages/ Bed Sheets		County	
Cleaning of Manor House		County	
Cleaning of Dining Hall/ Classroom/ Caretaker		County	
Advertising for Events/ Tours		County	
Security of Site	County		
Inventory and Preservation of Articles in Manor House		County	
Educational Signs for Manor House		County	
Invasive Plant Management (including signage)		County	
Fallen Tree Removal (Manor House)		County	
Fallen Tree Removal (Retreat Area)		County	
Plumbing Manor House		County	
Plumbing Cottages, Dining Hall, Classroom, Caretakers		County	
Insurance for Manor House	County		
Driveway/Road Maintenance		County	
Trash Removal		County	

County= Hernando County Board of County Commissioners

Property Manager = (Awarded Firm)

TBHC = Tampa Bay History Center

Demonstrated Success on Past Projects

The following examples are grouped by topics relevant to the management of Chinsegut Hill. While not exhaustive of all the members' experience, it does provide a comprehensive overview.



Historic Preservation

50 years cumulative experience

Peck is a historic preservation consultant, designer and licensed contractor bringing hands-on restoration experience and a strong background in advising clients on historic property care. Dalton, a former board member of the Florida Trust for Historic Preservation, also contributes deep expertise in restoration and consultation. Both work closely with the Division of Historical Resources and have a thorough understanding of Florida's policies and preferences regarding historic preservation.



Event Management

123 years cumulative experience

Team members have organized large scale events like the Brooksville Raid and Brooksville Blueberry Festival, as well as tailored events like the Tampa Night at the Museum, Brooksville Festival, Dade & May Stringer Haunted events, & the Crystal River Art Walk.



Marketing

45 years cumulative experience

Davis has a degree in Marketing and has utilized it in a plethora of ways. B. Meindl is a regional rising star in marketing and has clients as diverse as real estate, preservation, Main Street, and the beer industry. Peck is experienced in web design and maintenance.



Fundraising

over \$3,000,000 raised

The Lamoreauxes, Knowles, Ahrens, Peck, B. Meindl, Charles, Ellis, Sheldon, Dalton, and Kahler have decades of successful fundraising for a variety of organizations.



Land Management

40 years cumulative experience

Jernigan and Morgan have both donated their arborist services to Chinsegut for decades. They are very familiar with both native and invasive species on the property.



Hospitality

14 years cumulative experience

Kahler's parents began operating a bed & breakfast in the National Register's Amos Kelly House when she was 14 years old. She worked daily in operations - cleaning, cooking, bookings, and renovations. She then served as Retreat Manager for the Friends of Chinsegut for three years and gained an understanding of the daily needs of this facility. Dalton owns and operates a short-term rental historic home and RV.



Facilities & Maintenance

30 years cumulative experience

R. Lamoreaux has worked in Facilities and Maintenance at the Tampa Bay History Center for over a decade. Peck was a contractor during the first portion of the Chinsegut Manor restoration. Davis has a long, illustrious career in metalwork and welding.



Construction

70 year cumulative experience

Davis, Dalton, and Peck have all owned and operated small businesses in the construction industry. They have practical experience in the nuts and bolts of successful building practices in Florida on both new construction and renovations.



Grant Management

\$4,000,000+ with 60 years of experience

Knowles, Peck, Kahler, and Dalton have successfully written and managed over 45 State and Federal grants.



Print Media

30 years cumulative experience

Russo was a journalist for the Hernando Sun. Sheldon writes a weekly column for the Hernando Sun on Hernando history. Kahler began writing for newspapers in high school and also contributes to NatureCoaster.com and the Hernando Sun.



Living History

120 years cumulative experience

The Lamoreauxs, Knowles, Charlow, and Sheldon have each been participating in living history events for at least twenty years. Living History provides attendees the chance to see life through the eyes of those actually living in that period.



Retail Merchandise

115 years cumulative experience

Through their nonprofit work, Sheldon, Knowles, Lamoreaux, Kahler, B. Meindl, and Peck have designed and produced popular merchandise that draws attention to their group's mission.



Small Business Owners

115 year of cumulative experience

Peck, Davis, Jernigan, Meindl, Morgan, and Dalton started and successfully ran small businesses in Florida. Whether in marketing or construction, all have learned to navigate customer service and perfect their product to benefit our community.



Academic Research

160 years research & publication experience

Dr. Meindl's book on Florida Springs won a gold medal from the Florida Book Awards for Florida non-fiction. He specializes in Florida Studies and Geography. Ellis has conducted research for the State on the Seminole Wars, seven forts, and six battlefields. He has already written hundreds of pages on Chinsegut based on his archeological digs. Knowles helped craft a 12 page downtown walking tour, and worked with Kahler and Peck in updating it to the web-based TourBVL. Mobley has caught her mother's passion for family history and curates History on Wheels. Sheldon writes new tour content for Museum docents. Kahler wrote the Friends Chinsegut script and R. Lamoreaux conducted research for the TBHC Chinsegut script. Dalton and Kahler researched the history of Crystal River, Brooksville and Clermont for State Surveys, work Dalton has also done for St. Cloud.



Nonprofit Leadership

67 leadership positions held

Team members serve or have served on the following boards: Florida Trust for Historic Preservation, Hernando Museum Assn., Brooksville Raid, Chamber of Commerce, Brooksville Main Street, Crystal River Main Street, Florida League of Cities, Native Plant Society, Dade Battlefield, Friends of Chinsegut Hill, Brooksville Woman's Club, Florida Downtown Assn., Crime Stoppers, Hernando Fairgrounds Assn., Brooksville Cemetery, Beautification, Good Neighbor Trail, Hernando Youth League, Brooksville Planning & Zoning, & Brooksville Parks & Rec. These deep connections allow for quick collaborations to be developed for Chinsegut efforts.



Education

380 years cumulative experience

Every member of the team has contributed to youth and adult education - from informal, hands-on events to academic lecture series. The team's wide variety of delivery styles and interests create an educational cornucopia. Russo, Ahrens, and Charlow have extensive experience working with children with special needs.

Proposed Refurbishment or Restoration Plans, Execution Strategies, and Funding Sources

1. HHPS will allow businesses/individuals to "adopt" a cottage. Donors will be allowed to pick a theme from an approved list (based on Chinsegut people and interests). The donations will be used to make interior improvements and develop the theme. The donor will retain donor rights for a period determined by the length of the HHPS sublease with Hernando County.
2. HHPS will work with vendors such as Jessica Piermatteo and former Friends of Chinsegut President Lisa Callea to obtain appropriate furniture for the cottage living and dining rooms.

Proposed Grant Funding

1. HHPS will apply for Florida Department of State grants from Division of Historical Resources and Arts & Culture as well as USDA, National Endowment for the Humanities and Florida Humanities.
2. HHPS will seek both State and Federal appropriations with our legislators.

Cost Structure

1. A designated portion of the rental income will be allocated to a maintenance fund to support ongoing preservation, repairs, and site upkeep.
2. HHPS will apply for Florida Department of State grants from Division of Historical Resources and Arts & Culture as well as USDA, National Endowment for the Humanities and Florida Humanities.
3. HHPS will pursue business and family foundation support.
4. HHPS will seek both State and Federal appropriations with our legislators.





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