

CHINSEGUT IS FOR EVERYONE.



## Chinsegut Hill Sanctuary Steward & Property Manager



JANUARY 2026

[HernandoPast.org](http://HernandoPast.org)

HISTORIC HERNANDO  
PRESERVATION  
SOCIETY

# Proposal Summary

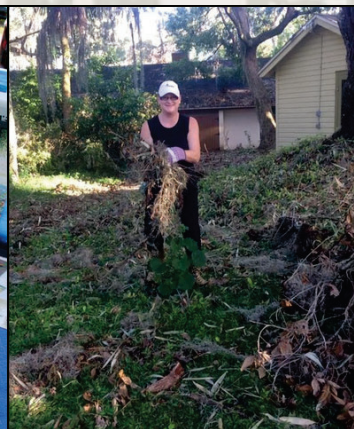
Chinsegut Hill Sanctuary is an exceptional historic site in Hernando County currently owned by the State of Florida and leased for 50 years to Hernando County Board of County Commissioners (BOCC). The Historic Hernando Preservation Society (HHPs) would like to assist the county in increasing public access 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 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.

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Offering 1	Rentals for cottages, dining hall, and classroom
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Offering 2	Educational programming
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Offering 3	Onsite staff
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Offering 4	Secure grant funding
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# 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.



PRESERVATION SOCIETY INC.

## HHPS Response to Hernando County's Responsibility Matrix

### EXHIBIT D

#### Matrix of Responsibility

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

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, Booksville 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 Lamoreauxs, 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**

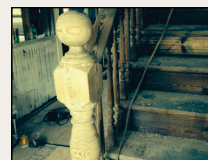
R. Lamoreaux has worked in Facilities and Maintenance at the Tampa Bay History Center for over a decade. Peck was a contractor during the first portion of the Chinsegut Manor restoration. Davis has a long, illustrious career in metalwork and welding.



## 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.



## 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.



## 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.



## 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.



## 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.



## 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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