

**MINUTES OF MEETING
LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Friday, January 12, 2018 at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lakes Wales, Florida 33859.

Present and constituting a quorum:

Carol Pontious
Borden Deane
Brenda VanSickle
Michael Costello
Bob Ference

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

George Flint
Andrew d'Adesky
Jan Carpenter
Rey Malave
Tricia Adams
Alan Scheerer

District Manager
District Counsel
District Counsel
District Engineer
Community Director
Field Operations Manager

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Flint called the roll and established a quorum was present and Ms. Pontious led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Ms. Pontious: Before we do the request to speak I would just like to say on behalf of myself and my family, I certainly appreciate this community and all that you have done for us in the last month. We are forever grateful for the condolences and the cards and the telephone calls and food and whatever you have done. I certainly am very appreciative of

that. So know that from the bottom of my heart I love this community. Thank you. We had one request to speak but has been withdrawn until the joint meeting. Is there anyone else that did not fill out a request form? Ok, we will move to the agenda then.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
December 8, 2017 Meeting**

Ms. Pontious: We need to approve the minutes from the December 8, 2017 meeting. Do we have any additions or corrections? We need a motion then.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the minutes of the December 8, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

**Engineer's Report and
Consideration of Work
Authorization Number 2018-01**

Ms. Pontious: We have Mr. Rey with us this morning. He has some information that he is going to give us from the engineer's viewpoint.

Mr. Malave: Good morning. Just a couple of things that we are looking at. We are still watching the lakes. They have come down but not enough. Soon we hope to get an opportunity now if the weather continues as it is going with very little rain. February could be a good month to start back up on some of our stormwater repairs. We are monitoring that very closely with Tricia and hoping to get that going in February. That is what our hope is. We also have a submittal for a work authorization. What we normally, we have been working off a work authorization which I had not noticed, I guess while our agreement and contract is basically hourly, I do work and I put an hour on it or put my staff and we charge that directly to the District. If there is any specific job we will come up with a work order specific for that work if it's beyond or more than what the work authorization is to have a separate charging number for it. This is because of our new company. They are asking that we have update work authorizations. So our intention is for every year do a work authorization so it begins in October 1 and ends September 30 and do that every year so that my accountants are very happy and leave

me alone. At the same token we do what we are supposed to do here through our contract. All it does say is that a work authorization on a time material basis identical to what we have in place for this fiscal year.

Mr. Flint: Madam Chair, you have \$20,000 budgeted annually. All he is doing is a general work authorization that memorializes what the time and material arrangement we have for his services. This proposal is for \$18,000 so it is actually under your budget. It doesn't really change how we are operating. It is just formalizing that arrangement.

Mr. d'Adesky: It doesn't modify the original contract so you are still bound by the terms of the original contract.

Mr. Ference: Question. Rey, of that budgeted money in the last calendar year, how much of it was spent and left over?

Mr. Malave: Very little. Last calendar year we got real close to the \$20,000 because of all the construction work and inspections of things that we were doing.

Mr. Ference: Going forward from October through this year?

Mr. Malave: This year if we use half of that it is probably a lot. It just depends if there is other projects that the Board would like me to do or something happens which hopefully not. No hurricanes or anything like we had last year. We took that off our list not to have anymore.

Mr. Ference: Though shalt not spend any more money then you have to.

Mr. Malave: Amen. Normally I will try not to come here. Not that I don't love coming here, calling in and it is a lot easier and less expensive for you. Knowing what that means in everybody's budget I love doing that.

Mr. Deane: I make a motion to approve Work Authorization 2018-01.

Mr. Costello: I will second it.

Ms. Pontious: We have a motion from Borden and a second from Mike to accept Work Authorization 2018-01 from Dewberry Engineering.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor Work Authorization 2018-01 from Dewberry Engineering was approved.
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Mr. Malave: Thank you very much. Just to note we did get an issue that we will put on our work list for the intersection of Lake Ashton by the clubhouse. We will look at that drainage issue. Thank you for bringing it to our attention. Like all the issues that the community brings forth we always pay attention to them and make sure that if something needs to be done it gets taken care of. With that I will leave it for any questions you may have. There is one more issue that is on there. I will stay if you need me for it. It is the discussion of traffic safety. Do you want to bring that one forward maybe? That way I can answer any questions that you might need or not.

Ms. Pontious: Why don't we do that right now that way we have his expertise if we need it. I think always is the concern of traffic safety. We have had some resident comment and been given some videos of the corner of Ashton Club and Dunmore where very few people choose to stop. It was just a procession of cars running through the stop sign. I know we have a lot of people that say we don't need speed bumps, we don't need stop bumps, and we don't need any of these kinds of things, but if we don't need them, then we need residents to be mindful of what needs to be done. Do you have any recommendations on the new and most modern ways of slowing people down?

Mr. Malave: Again you are at the mercy of you have signage. The roadway does have meandering so they are not totally fully straight. It is asking the community to pay attention to those. One least expensive option and not very intrusive is some rumble strips before the three stop signs. It is very annoying therefore they wake up and see that there is a stop sign coming. It is not that expensive. That is one option. The others do not provide efforts for people to stop. You can put a traffic flashing light there as one. A speed reading mechanism at the intersection to see that you are coming or flashing. So those are other options that can be done. The least expensive is probably the rumble strip. It is very annoying so that will get people to know that they are coming up to a stop sign. If they don't stop for the stop sign just because you put a whole bunch of lights around it doesn't necessarily mean that they are going to pay the same attention to it but it is an option. Those are the ones that I would probably recommend.

Ms. Adams: Just to provide some additional information most of the Supervisors are aware that traffic calming has been discussed on many different years at many different times at Board meetings. There has been three solutions that the Board has considered in the past. One would be enhanced traffic enforcement with the local police department. The Board has reviewed a cost per hour for that previously. The Board has also considered additional speed limit signs with the radar display to bring drivers minds back to their driving. The Board has also considered speed humps, speed bumps, speed tables, rumble strips, would be a peripheral issue. This past year as part of the budget adoption process in August the Board approved \$7,500 in capital budget for the purpose of the traffic calming. That is not to say that the Board is compelled to take action but if the Board chooses to take action there is some funding provided for this fiscal year.

Ms. VanSickle: My concern is that this is a topic that residents keep bringing forward. I think we are going to have to take some serious looks and decide which way we want to go because I think we have tried education. We have tried a lot of things, it hasn't worked. I don't know what the answer is.

Mr. Costello: I think a lot of it is the fact that people seem to think that the stop signs are optional. You can take the option of stopping or you can just drive through. I think enforcement is the way to go.

Mr. Deane: I agree. We should spend a few dollars to hire a policeman at certain times to try and stop it.

Mr. Malave: Did the video stop certain times when that was happening or was it just at a certain hour?

Mr. Flint: It looked like it was at dark and it was at light.

Mr. Malave: A little bit of all of them.

Mr. Flint: Enforcement is the most effective in my experience in other communities.

Mr. Costello: The problem that I see with the rumble strips or something like that or the speed bumps is that emergency equipment coming in here. We have a lot of people who get into situations where they need help and they need it immediately. It is going to slow them down. You talk to anybody who has worked in public safety and they will

tell you the same thing. I saw a garbage truck coming through here one day at a speed that I just couldn't believe. You are not going to stop that thing quick, you have a lot of weight there. I think enforcement. I just hope that none of us are one of the ones that are the first ones caught.

Ms. Carpenter: Just if you would like from experience we have one CDD full time sheriff. I guess it has been a couple of years now and his experience is that if he is there it is great but when he is not there it goes back up to normal. You may want to consider the rumble strips. The safety officers in that particular county say rumble strips don't uphold them. They will rip through it if it is a fire truck or EMT. You may want to think of the rumble strips as sort of an interim solution because at least it does wake somebody up if they are not paying attention. That is just experience. It could be different here.

Mr. Flint: There is also, you could start out with sort of a pilot approach. I have one community where they decided they wanted to just do it one day a week for four hours. Alternate the day of the week and the time of the day and then they provide a report, this is how many warnings we issued and this is how many tickets we issued. You can see if it appears to be effective and then if it appears to be effective you can implement it with more hours. We could ask Lake Wales if they would be willing to do that. Typically they have a minimum number of hours that you would contract for. At least three hours, you couldn't do less than that, but then the number of days a week or days a month you could have discretion. You could start out slow and see how effective it is and if at that point you could decide to increase it. If you do it randomly that may resolve the issue of when they are there they don't speed and when they are not there. This other community we did this in, the first ticket that was written was the wife of the Chairman of the CDD.

Ms. Pontious: We have addressed this many different years and I think it is time to take a little more serious action. Tricia has done a phenomenal job. It is in every LA Times. It is on the website. It is on the TV. It is people's choice in choosing not to pay attention so I think we have to do some behavior modification to change their choice. I am not even in favor of warnings. They have been warned. I would write the tickets.

Mr. Ference: How far will that \$7,500 go in enforcement?

Ms. Adams: This is the first time this year that this discussion has been brought forward so I don't have a current per hour rate from the police department. As I recall it was somewhere between \$40 and \$50 an hour for enhanced enforcement, but we would need to get an exact figure for this current calendar year from the police department.

Mr. Ference: Maybe we could do it seasonally or where the biggest traffic problems are when folks are down here and maybe in the summer months we could save a few months and not have to pay for enforcement to come in or is it a 12 month contract?

Mr. Flint: Usually you do it as needed. You would enter into an agreement defining the days and hours. In the past we have had Lake Wales police put a radar trailer here which generates a report that shows the time of day, it shows the speed of the vehicles. Well we are talking about speed and not stopping at a stop sign. Really two different issues but the issue of speeding, also the reports from the trailers could give an indication of what time of day we might want to have them here.

Mr. Costello: Another thing that we should look at is, is it the residents or is it contractors coming in here or exactly what is going on. We have contractors come through here at high rates of speed.

Ms. VanSickle: I think it is both. I think when we have them in not only just the stop signs but the speed too. We do it randomly and a mix.

Mr. Ference: What do you want from us then? Do you want authorization to go forward with the Lake Wales Police Department to do a study and then to contract them for to ultimately provide enforcement?

Ms. Pontious: I don't think we need a study. I think we need to get moving. We need to do it.

Mr. Flint: If you want you can set a not-to-exceed and we can start with that, otherwise we can bring back with the actual hourly rates with a recommended schedule, but you would be waiting another month. It just depends on how urgent you are.

Mr. Deane: I would like to make a proposal that we contact the Lake Wales Police Department with a not-to-exceed amount of \$50 an hour.

Mr. Flint: For how many hours for the next month would you want to do that?

Mr. Deane: \$5,000 worth.

Mr. Flint: That is a lot of hours but that gives us flexibility.

Ms. Pontious: One day a month for starting as soon as possible?

Ms. VanSickle: I would do it more.

Mr. Deane: I would do it two or three days a week.

Ms. VanSickle: After that video with the police department, Lake Wales was out there a couple days later because we were out loading the car and they were pulling them over two at a time. I don't know if they were giving warnings or tickets but they were pulling them over.

Mr. Flint: Do we want to start out with two days a week for the next four weeks and then we can evaluate it at the next Board meeting? Four hours each time.

Ms. Pontious: And randomly for both stop signs and speed. Go with whatever the price it is for the first month and then we will renegotiate after that.

Mr. Flint: It shouldn't exceed \$50 but we will find out.

Mr. Ference: I will second that.

Mr. Deane: And tell the police to give tickets, no warnings.

Ms. Pontious: Do we need a motion?

Mr. Flint: I would ask for a motion.

Mr. Ference: Borden made a motion.

Mr. Deane: A motion to contact the Lake Wales Police Department for two days a week, four hours a day for the next four weeks, which would be 32 hours for the month to enforce the speed limit and the stop signs and to not give warnings. Give out tickets.

Ms. Carpenter: Can you delegate authority to the Chairman to sign the agreement and make any modifications necessary in case they have a five hour minimum or three hour minimum.

Mr. Deane: Yes.

Ms. VanSickle: Second.

Ms. Carpenter: Thanks.

Mr. Flint: The only caveat on that motion is that I don't think that we can tell them to give a warning or ticket. Every time I have spoken to the police, they take discretion based on the driver's record like how many tickets they have received or whether they received a prior warning. That part is a little bit hard.

Ms. Pontious: Just so that they are aware that we are opposed to the tickets.

Mr. Flint: Our preference would be but I don't think we could hold them to it.

Ms. Pontious: We do have a motion from Borden and a second from Brenda to proceed with contacting Lake Wales Police Department for added enforcement.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor to proceed with contacting the Lake Wales Police Department for added enforcement was approved.

Mr. Malave: Thank you much, you all have a good one.

FIFTH ORDER OF BUSINESS

Unfinished Business

Ms. Pontious: Ok do we have any Unfinished Business we want to address at this point? Ok. Then we will move down.

SIXTH ORDER OF BUSINESS

New Business and Supervisors Requests

A. Discussion on Traffic Safety (*requested by Supervisor VanSickle*)

B. Discussion on Lake Ashton Boulevard Hedge Height and Maintenance (*requested by Supervisor VanSickle*)

Ms. Pontious: Brenda, you have a request for hedge height.

Ms. VanSickle: I had a request from a resident to lower the hedge height on the Boulevard but before we discuss that I want to make sure that those impacted would have some say in this so Alan and Christine worked on surveys that live along the Boulevard. Do you want to tell us what your results were, Alan?

Mr. Scheerer: Good morning. As Brenda said at the last meeting we had some residents concerned about the hedge height on Ashton Club Boulevard. So staff put together a survey. Questions were, are you pleased with the height? Do you want it maintained at the same height or do you think it is too high, so what height would you like to see it at? Is it too low and what height would you like to see it maintained. There

were 17 properties that were surveyed of which 12 responded. Either the residents are not there and there is a handful of homes that are for sale but the results of the survey are we have 8 that are currently pleased with the height. They would like to see it maintained a little more so that is obviously something we can do on a quarterly basis with trimming and keeping the height topped and the sides trimmed. There were 4 responses, of the 4 responses that wanted it a different height there was 6 feet, 8 feet, 7 feet and 9 feet. So the hedges are about 9 feet now. So I could have categorized that as the 9th person to agree that the hedge height needs to be maintained at the same height. We did have a majority of the residents that we did get survey results for like the height where it is at. They would just like to see maintenance on it a little more frequently.

Ms. VanSickle: Thank you. I wanted to make sure that the last time we did this we had someone come in and wanted it lower and we had people that weren't happy. Before we did anything I wanted to make sure that we checked with the residents that this could impact the most. It looks like they are pleased so sorry to those of you that aren't.

Ms. Pontious: Is the 9 feet a safe height for them to be working at?

Mr. Scheerer: Trust me I think Yellowstone would like to see it about six feet tall but I think that is going to create a whole bunch of different problems. I did speak with Chris that when we are bringing the lift in to do the palm trees and stuff that is a great time to get the guys to come in here and go with the lift across the top to get Mario and the guys off the ladders as much as possible. As you know that is a berm so it is a little difficult for them to do it. They do it but understand that they do take time in doing that. It is not the sides that is the problem, it is the top that is the problem. We will work with Yellowstone on that. We don't want to put any of the crews in jeopardy. We do palm trees a few times a year so that is a good time for them to come in and just do it with the equipment as opposed to try to get the tops cut back down with the ladder.

Ms. Pontious: I don't think people would be ultra-concerned with 8 feet or 9 feet if they realized that it is really a safety issue for the people who have to do it. If there is a certain size ladder that they are using or something that we can help accommodate them please bring that back to us so we can address it.

Mr. Ference: Alan, you are doing a great job and tell Yellowstone we appreciate how nicely they keep all our property. Everyone that comes in says wow. Thank you.

Mr. Scheerer: I will pass that along.

Mr. Ference: It is unanimously felt by most of us. I think that they are doing a great job.

Mr. Scheerer: Thank you.

C. Consideration of RFP for Amenity Management

Ms. Pontious: We have consideration for RFP for Amenity Management. Do we have a change in the document or anything that we want to review?

Ms. VanSickle: Definitely. I think we need to go over it. Are we adhering to everything that is in here, too? Let's start with the scope. The second page, it says everything listed above with the exception of operation manager shall be exclusively assigned to the owner's property. Is this something that should be on the RFP going out or is this specific to one company?

Mr. Deane: If you hire a company I think that usually the operations manager goes to more than one location.

Ms. VanSickle: I don't know.

Mr. Flint: In this instance the operations manager is Alan so the thought being that typically they serve multiple communities you wouldn't want to pay the cost of having a person like that here 40 hours a week. If you do, however you want to do the scope is fine. I think it would impact your price.

Ms. VanSickle: Ok. Number 2.1 under General Coordination it says the contractor shall distribute minutes of each meeting to all attendees within five (5) business days, as well as other parties with a need-to-know. Could you define need-to-know?

Ms. Carpenter: How about material points of the meeting is a little more appropriate than need-to-know.

Ms. VanSickle: That need-to-know sounded a little secretive to me. Everything we do is public record. It is just the terminology that bothered me.

Ms. Pontious: I think the intent was probably if we are talking about a certain topic that effects other people then the document would be given to those people that the topic effects. If there is a better terminology that is fine, but I think that is the intent is that we inform if we are talking about hedge height and there is a representative from the community wanting to have that information we should make a specific effort to get it to them.

Ms. VanSickle: But with everything being public record.

Ms. Pontious: It is public record anyway.

Mr. Flint: There are a couple exceptions where certain things like if we are going to litigation or something like that, but other than that.

Ms. VanSickle: On the top of the next page, and this is under Operations Manager, it says weekly daytime and nighttime site visits. We don't do that do we?

Mr. Flint: We do weekly daytime. The purpose of the nighttime is street lights, which is primarily why you would do that. We are able to use security for that purpose so if there is street lights out in the evening they can help report that and get the utility company to respond.

Ms. Pontious: Why don't we scratch the daytime and nighttime and just make it weekly visits?

Ms. VanSickle: The one thing that hit close to home for me and in here it says a schedule of activities must be kept current for Lake Ashton and posted in a proper location. That is something that has been very important to me that we keep all our information current. I am just highlighting that. In here it did say the website is the responsibility of the contractor. I know we had a discussion about that last time. The cable channel, are we going to keep our cable channel? Is that something that should even be in here? What is our status of that?

Ms. Pontious: What is going to happen because of the change with them?

Ms. Adams: Spectrum Communications at this time is continuing to maintain the local insertion channel or the community access channel for those who receive Spectrum services. We all know that is fewer and fewer people every day. We also know that with the last few years of survey the ability to access channel 96 or channel 732 has become

decreasingly popular. It is not an important service to residents but staff has continued to maintain it while it is available for those who are receiving Spectrum services. Spectrum has not committed to maintaining that in a long term basis because that was part of the bulk agreement with MX Communications. There is no agreement in place. Spectrum has not provided an optional agreement though they said they would do that for the Board's consideration. At this time that is the status.

Ms. VanSickle: Is that something we want to continue to spend staff time on keeping staff from doing other things like the website which I would see of as more of a priority than a channel that a lot of residents aren't even able to get.

Mr. Deane: I agree with that. More people are using the website than they are the television. Maybe we should eliminate it.

Ms. VanSickle: I think so.

Mr. Costello: The only thing there is recently during Hurricane Irma there were times that quite honestly I think the television channel – it doesn't cost us anything other than time, but there are times when I think it is an asset we could use. To just give it up, I mean as it isn't costing us anything, I don't see why we wouldn't want to do that. Have we had anything on the robo calls? Have we moved forward with that at all?

Ms. Adams: I do have an update for the Board under community director report and that is a new technology. Right now that technology can be considered under website maintenance since that is based on the hosting platform.

Mr. Flint: Tricia, there is not a lot of staff time that goes to keeping this cable channel updated correct? It is basically a PowerPoint slide show that runs through?

Ms. Adams: Correct.

Mr. Flint: So there is not a lot of staff time I would think that is taking away from anything else but if you want to get rid of it we can obviously take it out of there. If you want to put if applicable to the extent Spectrum no longer provides it you could recognize that it may go away.

Ms. VanSickle: I would like to see the staff time prioritized to the website over that. If one is not going to be kept up to date I'd rather see it be the TV than the website.

Ms. Pontious: I just wonder how many people are still going to have Spectrum and have access to it at all. If it is 20% of the community, it is not worth keeping.

Mr. Costello: Tricia, have we heard at all from Frontier whether they would include and give us the same thing? Frontier seems to be, you see a lot of their trucks.

Ms. Adams: Staff was not directed to contact Frontier. That was discussed at a Board meeting but the Board did not take any action. The extent to my report regarding the status of the local access channel is that Spectrum indicated that they would provide a cost to maintain that which would be presented to the Board. That has not come forward nor has staff been directed to contact Frontier. That can certainly happen.

Mr. Costello: I did speak to one person from Frontier and he said it would have to go before his superior prior to the commitment being made. I haven't heard back from him. I will contact him later on today. Like I said if we can get it for free the price is right and I think that we should maintain it.

Ms. Pontious: So we will table it until we see what happens in the wash of all this.

Ms. VanSickle: Under 3.6 Community Meetings, the last line it says representatives from each facility should be available to present new programs within the community for residents to participate. That is a good idea but we really have no control over that. I am not sure that should be there. I think the invitation should be open.

Ms. Pontious: When you are talking about community meetings there, that is primarily the new resident orientations?

Ms. Adams: I think Lake Ashton has several types of community meetings. We have regular information meetings known as Monday Coffee. There may be times where it makes sense to do a special forum such as the recent cable and dish forum or the recent security service forum. I recently had a request from a resident who appreciated those forums to consider facilitating a landscaping forum in the spring so I wouldn't want to be too rigid about identifying community meetings because there may be some wanted versatility flexibility based on the needs of the community. Certainly new resident orientation is also offered but in the past we have also offered new resident socials and multitude gatherings for the residents.

Ms. VanSickle: The next to the last page under number 6 response time. It does not list a time. Contractors should provide within the amount of time indicated in the agreement. But there is no listing for that here.

Ms. Pontious: You have 6.1 and so forth there is times listed on some of those as you go down through those.

Ms. VanSickle: Well it says the contractor shall be available 24 hours 7 days a week but is that response time? I saw that as two different things.

Ms. Pontious: Ok.

Ms. VanSickle: How do the rest of you see it?

Mr. Deane: Response to what?

Ms. VanSickle: It doesn't really state.

Mr. Costello: There should be a time on it.

Ms. Adams: I would mention to Supervisors that this scope was developed prior to some of the new technologies that Supervisors to communicate with staff such as text messaging and the prolific use of having personal devices which allow to monitor email as well as incoming telephone calls at any time or location.

Ms. VanSickle: But I believe there needs to be a time limit.

Mr. Costello: Designate a time.

Ms. Adams: 24 business hours?

Mr. Ference: It is not an issue and we are making it an issue, why don't we just designate an 8 hour, 24 hour period and see where it takes us. It has not been an issue so far, why are we making it one?

Ms. VanSickle: You shouldn't put something out that doesn't make sense.

Mr. Ference: It hasn't been a requirement of us to identify a timeline because it has not been an issue. Now if it becomes an issue then I think we need to address that but to anticipate let's just say 24 hours and be done with it. So I make a motion we say 8 hours, 3 business days etc. etc. any number should do because it is not an issue. So I make a motion let's indicate the time required for a response should be within 3 business days.

Ms. VanSickle: That is a little long.

Mr. Deane: I would say 24 hours.

Ms. VanSickle: Now going down to 6.1, "The contractor shall provide supervisory and operating personnel as required who shall be available on call 24 hours per day, 7 days per week." Shouldn't we list, you might not think it is an issue, but what type of hours we expect for coverage of this building? Should we be more specific? I think we should have weekend coverage in here. You may not, but I think that is something we need to talk about.

Ms. Pontious: I think this is response time. That is a different issue than what you are talking about. You are talking about consistent staffing.

Ms. VanSickle: Where would that need to be?

Mr. Flint: I think you probably want to add a new section and have a schedule by position. That way the respondents can price it accordingly. If you are requiring maintenance on the weekends they know how many hours of maintenance time.

Ms. Pontious: Maybe under job descriptions in that section put it in there so that we have a better understanding of what that time is committed to. That is going to make a phenomenal difference because if we are requesting 8 hours a day 7 days a week it is going to make a big difference for different positions. I don't know, is that something that should be negotiated once you select someone?

Mr. Flint: I think from a bidding perspective you probably do need to have the positions listed and number of hours a week you expect so you have an apples to apples when you get the responses back.

Ms. Pontious: Or is that a scheduling issue that we want 40 hours a week but we want a flex schedule.

Ms. VanSickle: Scheduling.

Ms. Pontious: So maybe an addendum on the job description or the amount of time on each position with flex scheduling. I don't know if we are looking to expand the money we are spending necessarily as much as we are the coverage of the facility. So we would be looking at that on the maintenance position.

Ms. VanSickle: I think maintenance positions are scheduled.

Ms. Pontious: So the only one would be the activity then so that there is somebody here more frequently.

Mr. Flint: So you want to keep the positions full-time, it is just you want coverage 7 days a week so their proposal is going to show us staggered schedules so that you have coverage. How many hours on Saturday and Sunday are you looking to have coverage for the non-maintenance? How many hours do we have on maintenance?

Ms. Adams: The current staffing strategy for maintenance is to have someone here seven days a week to perform opening procedures. On the weekends the timing for the schedule is based on the events that are scheduled. So if we have a ballroom rental event or resident event we may have one or two people here for longer hours than if the room is not scheduled for setup but we do have coverage seven days a week for opening procedures. There is a checklist for each room.

Ms. Pontious: Is that an issue when we have the pool attendant when we are registering guests or are you looking to have someone in the building?

Ms. VanSickle: I think the pool attendant is a totally different job as far as I see it.

Mr. Costello: That is only certain times of the year anyway.

Ms. VanSickle: The pool attendant wouldn't be answering questions on activities and that type of thing. I have to say our pool attendant is absolutely wonderful. He is very attentive to residents' needs. He is very polite. I cannot say enough good things about him. He is doing a great job.

Ms. Pontious: Ok, but what we are really doing then is attempting to get activities coverage on Saturday and Sunday four hours a day? Ok so if we can somehow write that in. The activities person would be four hours a day on a flex schedule.

Mr. Deane: I'd like to meet with Tricia and find out how she schedules at the present time and see if it covers what you are looking to cover. She has schedules made up.

Ms. Pontious: We have coverage on Saturdays when the pool attendant is not here but we have never had coverage on Sundays.

Mr. Deane: We have coverage according to what Tricia said seven days a week.

Ms. Pontious: Maintenance, yes, but not activities to answer questions from people.

Ms. VanSickle: We are a growing community and I think the need for that is going to be more as we move forward. We have a lot of new people coming in.

Ms. Pontious: It might mean additional hours of employment to staff that position.

Ms. VanSickle: I was talking to Tricia about this at one point and she said we needed an assessment of the hours that were needed. How would we go about that?

Ms. Adams: I will defer to the District Manager on this. I am not going to be part of the equation moving forward with the onsite amenity management, but typically if you are looking at additional workers that are needed, you would want to assess the current staff and the workload. That is something that could take place under the direction of the Board. George will probably have some additional input on that.

Mr. Flint: For purposes of the bid document I think you need to define how many hours and then you can negotiate a contract but I think in here you probably need to be explicit. Four hours of maintenance on Saturday, four hours of maintenance on Sunday, four hours of activity on Saturday and four hours of activity on Sunday recognizing that based on the activities that are actually occurring those numbers may be greater or less. You may have six hours on one day and two on the next. For purposes of pricing so everyone is on the same page if you define it that way then when you negotiate the contract I think you would have some flexibility in adjusting that schedule.

Ms. Pontious: So do all these positions need to have hours placed on them then?

Mr. Flint: If you want to get an apples to apples I think you should because the staffing variation could be significant from what one company is proposing to another if you are not explicit about that. Language could be put into the contract understanding that they may vary but the price should be based on these hours. Right now we have a full time maintenance person and a part time maintenance person. If you want two full time maintenance people it should state that. If you want additional activities assistance for coverage on the weekends you may need to add a part time activities assistant versus just having one full time like we have now. Otherwise they would be working overtime.

Ms. Pontious: Under the activities job description we would add a full-time plus a part-time? It says full-time or part-time hourly so we need full-time/part-time instead.

Mr. Flint: Yes.

Ms. Adams: Full-time plus part-time.

Ms. VanSickle: And the four hour a day is what you are thinking for the weekends?

Ms. Pontious: Because even like the activities assistant, communications is listed right now as full time or part time, there is no number of hours for that.

Mr. Flint: Probably what you want to do on the activities assistant is define the total number of hours a week and let the proposer decide, do I want to hire two part-time people or one full-time and one part-time. There is a difference in cost with benefits and health insurance and that sort of thing. They may be able to hire two 29 hour a week positions and be able to provide a lower cost than a full-time position with full benefits.

Ms. Pontious: So we need to change the classifications on all those job descriptions because even the clubhouse worker says full-time. There is not a part-time worker listed.

Ms. Adams: There is a job description for part-time. The only difference is it says part-time, but it is the same responsibilities. I didn't include it because it was redundant.

Mr. Flint: We could use the same description just say full-time/part-time. Then you probably want to put a table and the scope with the positions and the total hours a week. I think you could handle it that way.

Ms. Pontious: Because the bidding would be significantly different based on the number of hours per week.

Mr. Flint: Yes.

Ms. Pontious: Who has done this document for us?

Mr. Flint: This was part of the existing contract and we provided it to Andrew. We have also looked at it.

Ms. Pontious: Who would make these changes?

Mr. Flint: I would think you would want Andrew to do that to be independent since we are currently providing the service.

Mr. Costello: With that I think it would be a good thing on the part of the Board to, we have other people in this audience here that have written these kinds of RFPs and everything else and quite honestly I think maybe if we could get two or three people to

review this and get their independent interpretation of what is going on and what is needed and what isn't needed. Another thing is the distribution of this. How will this be put out to different companies for bid?

Ms. Carpenter: On your first point I think what I would suggest is we will take back the comments we got today and make those revisions and get it to the Board. If you want to post it perhaps we could say you have a week to submit any additional comments to get it in final form. From a distribution we can advertise and you can direct us where you want to advertise whether it is Orlando/Tampa/Lakeland, whether you want us to send it to other management companies. It is really up to you how far of a distribution you want to put out. If you put it in the paper you will get everything, HOA management and all kinds of things. If you want it to go to particular folks with CDD management it is really up to you where you want to post this.

Mr. Costello: I will tell you the truth, I really wonder that we shouldn't be employing the onsite people by ourselves as a Board instead of through the management company. One of the things that got me in here was the contractor will assign the community director. Quite honestly I think we are at a point where we should have a little bit more say as to say, and I have no problem with the people that have been here, I couldn't say enough good things. Tricia has kept this place running extremely well. I have a lot of faith in one person that I would think would succeed her, but by the same token I think we should have a little bit more say as to who is doing what in this community.

Ms. Carpenter: Historically again just from our experience the issue with hiring your own people is then you have to have someone manage them. It is really not the position of the Board of Supervisors to be doing day to day management. I guess if you hire a manager full-time here to manage the staff you could do that but then I think you are increasing costs fairly high.

Mr. Costello: I would think that would be the job of the director who would report to the Chairman as far as any type of problem that is going on within the community as far as work status goes.

Ms. Carpenter: Again, I was just giving you experience. There are one or two CDDs that hire their own employees.

Mr. d'Adesky: Of all the CDDs in Florida there are only one or two that directly hire and those are typically very large, like the Villages, which is the size of a city at this point. They use it for all of their CDDs. There are multiple CDDs there. They use it for overall status. When you get towards a city or a town sort of size then you have the economy of scale but simply because you are dealing with a lot of smaller communities, CDDs are not that large typically, they will hire a management company which is able to use that economy of scale to service several communities. Smaller towns often do that for counsel and for their actual town managers and whatnot. They will split that cost because when you get into benefits and liability those costs can really get very high.

Mr. Flint: I understand that we are providing this service and we are potentially bidding on it so I don't want there to appear that I am influencing it in any way the scope or your discussion on this. Obviously my livelihood is based on providing management services so that influences my perspective on this. We do some CDDs where we provide amenity management. We manage many more where we don't provide amenity management. We have districts where we have third party amenity managers and we just serve as District Manager. We have districts where we provide amenity management and we do have districts that have full-time employees directly employed by the CDD. Those are the three models you typically see. The downside of direct employees is the provision of benefits. That is one issue. You have to provide their health insurance.

Mr. Costello: You don't provide health insurance?

Mr. Flint: I am saying for direct. Yes, at no cost to the employee.

Mr. Costello: We are not being billed on their total package?

Mr. Flint: You are billed on their salary plus a multiplier that takes into account. I am just saying it is more expensive to insure a smaller number of people. You have that. I have been involved in firing employees in the parking lot after Board meetings because in situations where they are directly employed because personal matters have to be discussed in public meetings. There is a lot of downside to that. I am not saying that it is

not done. You just have to weigh the pros and cons. If there is any perception that under a management situation you don't have full say then there is a problem with the management company that is providing the service. We are here to serve you and the other management companies are as well. The fact that they are not direct employees shouldn't influence whether you feel they are being responsive.

Mr. Costello: I don't want to be misunderstood. The only thing being is that we received a notice this week and I would have thought that we would have at least been asked to put a little input into it, a little bit of agreement into it. This is our community. We live here. The residents, they are either going to benefit and like I said I think your choices are phenomenal. We have success in this community. It is unbelievable. But by the same token it is always nice to be asked instead of told.

Mr. Flint: I understand that, but the staff here has been very stable over many years. Tricia has been involved in this community for over 15 years. At some point people have to look out for their own self-interest as far as their career development and that comes into play. I understand what you are saying. I don't know that you can have the limitation on liability and also choose to make the decisions on employee staffing. Again there is a tradeoff. Having the direct employees comes with some downsides. Not having it there is downsides and positives and you all have to weigh those and decide which way you want to go. I will try not to say anything more now. This is really your decision.

Ms. Carpenter: I did ask George for the input, which I know was awkward for him. That is the whole point of putting this on the agenda today was to hear the first draft of starting with the contract and the current job descriptions is to get input from you all as to what you want and how you wanted to run in the future. So this is really a first step. We will take the comments, revise it and then put it out for any input you all have. The Board needs to decide which route, whether it is management or not. The one other thing when there are direct employees, you do end up with additional legal work just because you have all the employee matters and miscellaneous things that come along with it.

Mr. Costello: The only thing is no matter what happens with them that there are additional legal fees or anything else, and I don't blame you people. I don't think you are

doing it out of the goodness of your heart, and I don't think you are paying the bills. In the end we are paying the bills. We are paying for whatever transpires with the employees.

Ms. Carpenter: It certainly is your decision. I don't mean to sway you either way. I was just laying out some of the issues that we see when there is direct employees but it is certainly an alternative and there are a few districts that do that.

Mr. Ference: If it is not broken why are we trying to fix it? What is broken? We are saying that it is six and ½ a dozen.

Mr. Costello: I am not saying it is broken, but maybe we can make it a little better.

Mr. Ference: Well it is obvious that there is no 100% guarantee either or. It is not that there is a better way obvious to everyone it is what you choose to do. As you said the scale of economy for us to insure five people as opposed to the management company insuring 500 people is certainly an issue and other costs associated with that. It has worked well for us for 15 to 20 years. I don't understand.

Mr. Costello: Like I said one person it is just my opinion. I take it you don't agree with it. I will fight to the end, it is your right to not agree with me, but at the same token I thought it was something that we should look at.

Mr. Ference: We have and I think that we should resolve that it is not broken. We have looked at something else and it is not better by any measurement.

Ms. VanSickle: I think the purpose of five of us up here is we get five different perspectives. Sometimes if we all contribute we can come up with something that is even better than what we have. Even if it is not an idea that everybody accepts, at least you put it out there for discussion. You may not have thought of something. Carol may have come up with a brilliant idea that never entered my mind, but I think it is the consensus that leads us towards improvement. I don't think we want to be stagnant, I think we want to continuously try to improve.

Ms. Pontious: I tend to agree with Mike. It is nice to be able to know and have input into things. I get that side of it, however I see the other side where GMS has provided employment for the people that work here. Matt is happy with his benefits. Would we be able to provide the kind of benefits that he needs for his family?

Mr. Costello: Quite honestly, Carol, we don't know. I hate to interrupt you, but we just don't know because we haven't explored that avenue.

Ms. Pontious: Well I am just saying what we have is working. They are providing good things for good people and that is what has maintained our thing here. We lost Tricia once before. She went to work someplace else. We like changes in our careers at different points in our lives and I think she has decided that after 15 years here she is ready for something else. I am telling you working for 15 years with people like us is a real trial and tribulation. So the fact that she has decided that it is time for her to move on and do something different, I only respect the fact that she has done a tremendous job for us and that she has the ability to move forward and become it is my understanding in the hierarchy of the District Manager classification, and we would do nothing but wish her the very best in that endeavor.

Mr. Costello: I agree with you wholeheartedly, she has done a phenomenal job keeping this place running. I don't take it as being an easy job. I think the person that they are looking to replace her with is a good person and is going to do just as good of a job. I wish everybody the best of luck as they move on but by the same token it is always good to explore other avenues.

Mr. Deane: I am not against exploring avenues but having my own business in my lifetime I know what it costs for insurance. I know what it costs for benefits and for insuring five or six people, it costs an awful lot of money. In addition to that you have paid holidays. In addition to that you have vacation pay. All that is taken care of through the management company at this time. Yes they charge us for it, I understand that, but I don't think from my experience we can do it cheaper.

Ms. Pontious: I also appreciate the management company from the standpoint that these jobs are theirs to fill not ours. If someone gives us a weeks notice or walks off the job we are without, where they supply another person if necessary. I like the consistency and the professionalism we have seen and we don't have to show up at the activities desk because the activities assistant left today. We are not paid that kind of money.

Mr. Ference: Can we move on?

Ms. Pontious: I think we need to put it to rest one way or the other. Are we going to stick with a management company or go through this bidding process? Are we going to hire a management company minus the employees? I think that is a valid issue. Do we want to vote on it? Who wants to keep employees as part of the management contract?

Mr. Costello: There is no motion at this time.

Ms. Pontious: No it is not a motion. We are discussing. Mike feels the way he feels and he is entitled to feel that way. It is what the rest of us feel along with that.

Mr. Ference: I share Borden's point of view.

Ms. Pontious: So, Brenda, are you willing to keep the employees in the contract?

Ms. VanSickle: Yes.

Ms. Pontious: Ok. Borden is and so am I, so we appreciate your opinion, Mike, but at this time I think we are going to move forward with the company. We have said when we start this thing, you win some and lose some. So we just move forward.

Ms. VanSickle: We appreciate all comments and everyone is entitled.

Ms. Pontious: So we note what changes we need to make the full-time/part-time part. Put an hour adjustment in there and at that point we should be ready to go.

Mr. d'Adesky: I guess ultimately I can't make up the numbers for you. You kind of have to give me the numbers.

Mr. Deane: I would like to speak to someone who has already written the numbers before I try and give you the numbers. This is different than the type of business I ran.

Ms. Carpenter: How about we make the changes we have heard today. I think we have some ideas and in the meantime if you all do your investigation work you can see whether we, and we will talk to George and Tricia on the weekend hours whether four hours a day is pretty much what they need and give you what we think based on the experience here. Then you all can look and get any other input you all need to individually of course. When we send it to you give us back your comments and hopefully we can get the final to send to everyone to approve. I guess the next step then is once you do that is where you want it advertised and how you want it whether it is newspaper advertising, sending out to management companies. The newspaper gets

everyone. You will have HOA people. We don't have any experience although you are experienced with the restaurant. There really are not that many companies that provide CDD amenity management. There are a handful.

Ms. Pontious: Is there a professional organization within that group?

Ms. Carpenter: No. We can give you a list of who we know. Again being here with an ongoing manager it is a bit awkward to say we think you should go to these companies. We can give you a list of everyone we know of and credentials and then you can decide whether we send to those and whether we include HOA management. You might want to put an ad to see if there is anybody else out there but it would be a different quality. I would think that you would want a company with government experience to make sure that you are getting what you need. There is so many nuances that you all know to running a government.

Mr. d'Adesky: I think I have said this before and at the end of the day the employees, let's say there is a public records request given to the activities employee. They are responsible to know that they have to run that up the chain with George and to us. There is something to be said to having some background in this versus an HOA.

Ms. Carpenter: We will give you an RFP with the numbers that we have gotten from the current management company and then you can give us back your input. We will give you the list of CDD managers and if we can find something describing each of them then you all can give us your input plus any other names that you know or have heard of. That is probably the easiest way. If anyone wants advertising just let us know and I will send it.

Mr. Flint: So would you bring it back next month?

Mr. d'Adesky: We will bring it back next month for final approval.

SEVENTH ORDER OF BUSINESS Monthly Reports

A. Attorney

Ms. Pontious: Ok do we have any additional attorney reports?

Mr. d'Adesky: That is it unless you have any questions.

B. Community Director

Ms. Pontious: Community Director Report.

Ms. Adams: Good morning again. Included in the agenda packet that was distributed electronically as well as in your mailboxes, there is a community director report. Subsequent to writing the community director report I do have some updates on about six different areas. I also want to recognize Mr. Cruz who is here today. John is with Community Watch Solutions and he has oversight for the security services that CDD pays for at Lake Ashton. That includes the staffing of the entrance gate, patrol, as well as the pool officer. John did you have any comments for the Board or any questions for the Board or otherwise does the Board have any comments or questions for John Cruz? I did want to recognize his attendance and thank him for being here.

Mr. Cruz: Good morning. I have nothing to report, but if the Board has any questions for me I am here.

Mr. Deane: You are doing a good job.

Mr. Cruz: Thank you. I do appreciate the compliments about Gary our pool attendant and I will be passing those along. We will make sure we give him a little something for his hard work.

Ms. Adams: First of all I think I will go ahead and go through the updates because that might answer some of the questions that you all may have for me. One of the topics that we have already discussed this morning is the ability to distribute bulk text and voice messages primarily for the purpose of public safety messages. I think the goal is to get the system up and running prior to hurricane season in 2018. That concept was approved last month and the Board understood that it would be about \$20 a month to add this cost to the existing hosting site for the website ashtonliving.net. Subsequent to last month meeting I did communicate with the HOA Board of Directors. I would like to recognize the President of the Board of Directors, Bob Sosinsky is here this morning. We have had a couple of conversations about this and as we were doing this and communication with stakeholders the way that the account is set up right now is that the HOA and a pro-rata share with the HOA from Lake Wales pays the monthly hosting platform fee. The HOA

felt that the easiest way to pay for the service was for the HOA to pay for the service and for them not to seek any reimbursement from the CDD on a month-to-month basis. So the HOA has offered to pay for this service \$20 each month. I just wanted to get the Board's endorsement on that concept. Again, the purpose of the messaging system is primarily for public safety messages. Some things that you will see in the upcoming months at Lake Ashton and some complicating factors with this. One thing that we know right now because so many residents are changing their data service at their home and data services encompass voice and cable services, we have a lot of new telephone numbers. We are gathering information from residents regarding their up-to-date home telephone number. For residents who would like to receive text messages regarding public safety alerts or public safety notifications for Lake Ashton we will be promoting that in media to be sure that residents provide that information. You may see some changes in some forms, the resident director update form. We need to make sure that we are matching fields and that the data is entered in the correct spot so there is some internal things that you will be seeing. Also the intern that we are working with from Warner University, one benefit to Lake Ashton is that he is a communications major and his specialty is producing voice work. We may have an opportunity to use the Warner University studio to create a series of messages. We know that in the spring when the temperatures warm up that this is active alligator season. We know that on June 1st that is the beginning of storm season which also means hurricane preparedness which also means lightning safety. So staff is working on a calendar of public safety messages that would be presented to the Board that are just general alerts. Very similar to what you see in the media where we are pulling information from different organizations whether it is the State of Florida, the Fish and Wildlife Commission regarding alligator safety or the local sheriff's office, etc. reiterating those messages that would be for Lake Ashton residents utilizing this new service that we will be implementing. Prior to hurricane season you will also see the up-to-date staff hurricane plan which will include the way that this would specifically be used for hurricane season. So that is an update on messenger service. Christine has been working with me with all of the projects that we

are discussing today so she is hitting the ground running and taking the bull by the horn sort of speak. The next item that was brought up during last month's Board meeting was the recently shuffleboard resurfacing project that there may be some issues with the slope on the courts. I thought I saw Orlando Martin here this morning. Did I see Orlando? Yesterday staff had the opportunity to thank Orlando. I would like to thank him again. He was generous with his time willing to come out and meet with staff as well as meet with the contractor. He set up equipment and provided two players to demonstrate his concerns. The person who did that work at Lake Ashton specifically was actually out of the state, but fortunately one of the co-owners of the company was able to come and to video tape the concerns and to document all of the concerns in order to convey that back to the technician who will be working with staff on addressing some of those issues. One item that I neglected to put in the community director report under resident services is at the activities desk and at new resident orientation we have a resident, John Velebir, who I believe is here this morning and he has brought forward a concept and working with the Supervisor of Elections office to make sure that we have resources at the activities desk for voter registration and the guide to elected officials so at new resident orientation or at the activities desk we have a resident who is making sure that is kept stocked up. Residents can now pick up those forms at their convenience at the activities desk. A couple of other things yesterday staff electronically mailed a proposal for the pavilion roof. The pavilion roof was damaged during Hurricane Irma. A week after the hurricane that Monday we had our insurance adjuster who identified that a new pavilion roof would be scheduled as part of the insured items that are covered. The roof for the clubhouse was recently bid out to three different bidders and Jurin Roofing was selected as the roofer to do the work on the clubhouse. You can see some of the results and you can hear that they are now diligently working on the roof as we speak. They are scheduled to wrap up the roof project in about two weeks so we are looking at the end of January. If the Board would like to move forward with approving the proposal for the pavilion roof they can either simultaneously or at the end of the clubhouse roof project take care of replacing the roof at the pavilion.

Mr. Deane: I make motion that we accept Jurin's contract to do the pavilion roof.

Mr. Costello: Second.

Ms. Pontious: We have a motion from Borden and a second from Mike to accept the proposal for \$7,667 to replace the pavilion roof. Any further discussion?

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor the proposal from Jurin Roofing to replace the pavilion roof in the amount of \$7,667 was approved.

Ms. Adams: Another item that is related to hurricane damages is the 400 feet of shoreline. The Board has already approved a proposal from Lake and Wetland Management to do a solution out there. That solution does require a little bit of dredge and fill. I have been in communication with Southwest Florida Water Management District regarding the possibility of a waiver of the permit process because it was due to hurricane damages or perhaps there was some other work around regarding the relatively small amount of shoreline. It turns out because it is a dredge and fill project that we do need to seek a permit from S.W.F.W.M.D. In the past, all of the work that we have done out on Lake Ashton has been permitted by FWC and because the lake is owned by the state but in this case it is Southwest Florida Water Management District so staff will be working to take care of that. We do need to have that permit in place before the work can begin. Another thing that I just want to enhance for the Board is information regarding the energy conservation survey that was facilitated back in August. For several months you have been seeing that listed as a special project under community director report. TECO provided a comprehensive report regarding various energy conservation opportunities for Lake Ashton. The low hanging fruit is certainly LED bulbs. Right now at the Lake Ashton clubhouse we have about 926 bulbs. Manufacturers are now creating LED bulbs for lamps that are compatible with the existing fixtures. Happily TECO does offer a nice rebate of \$148 per kilowatt reduced up to a certain amount. We have applied for these rebates and we have a pre-approval in place from TECO. We have bid out the lamps or the bulbs to several different vendors and we have also searched prices with Bulbs & Batteries plus with HD Supply who is the commercial Home Depot supplier for

commercial accounts to get the cost for replacing all the light bulbs. When the new LED bulbs are in place, not only is there the benefit of that immediate rebate but we also have the benefit of saving money on our electric bills per kilowatt hour which TECO can easily provide a calculation on that. Truly for the Board one of the things that I think you will be most pleased about is that the LED bulbs tend to have a ten year lifespan. Being able to go through the facility one time and put all of those bulbs will save on maintenance time. It will save on those times when we need to have staff on very high ladders. This is something that our employees have the technical ability to do the installation and save money there. In your future you will see an invoice for the light bulb purchase but there is going to be some significant cost savings to the District and significant maintenance savings. I did want to make you aware of that project. I also want to recognize Matt Fisher who has worked hand and hand with this project doing a comprehensive inventory of the bulbs. Matt Fisher is also the one who went door-to-door and did the survey for the hedge heights. He has been very hands on with all of the capital projects and maintenance projects that we have been doing. So that is very good. I also want to recognize Christine Wells who has worked by my side for the past five years who has had a hand in all of the improvements you have seen here at Lake Ashton in terms of cost savings and continuous improvement plans. I think that is all the updates. I did make a note last month on the agenda and I forgot to bring it up. I think one of the Supervisors may have an interest in discussing the restaurant hours. Right now the restaurant is open 5 days a week. They provide lunch and dinner Tuesday through Saturday. I had made a request to the restaurant to resume six days a week operation. They sent an appeal back to the Board to see if they could continue 5 day a week service and to continuously monitor that for the time when they see that there is some or enough support to sustain the six day a week operation. I didn't want to let that go by without making sure any Supervisor who wanted to have input on that feels they have input during this forum.

Ms. VanSickle: I think we got that message from the restaurant. We need to respond to it. I don't think we should ignore it. It doesn't bother me one way or the other. On the flip side of that if they can't make money now, I would be very concerned.

Mr. Deane: If they don't do the business now they never will. I don't see why they shouldn't be open six days.

Mr. Costello: Have they indicated to you what they plan on doing come the end of the year as far as continuing service?

Ms. Adams: No, it would be premature to have that conversation. Christine was recently copied on some communication. Staff does regularly releases including reminding the restaurant owners about things that are coming up for example on January 25, the fourth quarter calendar financials are due to Supervisors. I did take an opportunity to recently write to the owners and let them know that there would be a change in the person who is responsible for lease compliance and identifying that person as Christine Wells. In that I also made an opportunity to let them know some things that were due in the short term such as the restaurant financials. I also reminded them that 90 days prior to the expiration of their lease term the Board would be expecting written communication regarding their intentions. So June 1st is the last day for the current lease and if you back that up three months we are looking at March 1st. That would be something that the Board is expecting. Christine is aware of that. That would be the time to get an understanding of the operator's intentions regarding the status of the lease.

Mr. Ference: Are you through, Tricia?

Ms. Adams: Unless the Board has additional questions.

Mr. Ference: All I would say is thank you for that very professional and complete and exhausted report as you do each month. Thank you very much.

Ms. Adams: My pleasure.

Ms. VanSickle: I do think that we need to respond to the restaurant. I think it is very impolite to ignore anybody. They did come forward and ask I think we need to give them a response.

Ms. Pontious: So that response would be that although that we do not agree with their decision we are committed to accepting it.

Ms. VanSickle: We are not committed to accepting it.

Mr. Deane: The lease says six days a week. Comply with the lease.

Ms. VanSickle: That point is valid.

Mr. Costello: Is there any chance that they don't want to open on Monday being that Bingo is here and they are planning that there is a shortage of parking spaces. What are the chances that they could open on Sunday? They have two other restaurants that I believe are open on Sunday. Once again we negotiated for six days a week. I think it is only fair that they live up to their end of the contract.

Ms. Pontious: I think that is very true but you have to also look at the flipside of that coin and if they can't do that financially, do we want them to leave in February?

Mr. Costello: There are a lot of people that don't want them to leave and as far as I am concerned as long as there are people that are going to go there that they should continue to operate, the only thing being is that I think that we have a valid point in the fact that we contracted six days a week. If we are going to walk away from every contract and say we are going to let this slide and that slide we are going to be held hostage by the people that we write contracts with because they are going to know that write the contract and it is not worth the paper it is written on.

Mr. d'Adesky: Just to be clear so it is unambiguous and also so they don't come back, the contract did provide some flexibility for seasonal fluctuations and scheduling.

Mr. Costello: Seasonal is not 12 months a year.

Mr. d'Adesky: Right. Just to be clear, it wasn't a black and white.

Ms. VanSickle: This is in season though. This is the part that was written for.

Ms. Carpenter: You have had an awful lot of restaurants and turnover and if they don't think they can make money, do you want to push them into a position that may not be cost effective for them and start again? You won't know that, but it is a business issue.

Mr. Costello: One of the things that I see is that they want this. They want to go to five days a week, which personally is fine if that is what they want if that is cost efficient. Why can't one of them show up here and face us face-to-face and say this is our request? They don't even have the integrity of coming here and facing us.

Ms. Adams: I do want to mention on behalf of the owners I have never asked them to attend a CDD meeting. I may have misunderstood the Board's direction, but my

understanding was that the Board did not want to be in the position of directly managing or directly communicating. That was to be delegated to staff.

Mr. Costello: Somebody coming here and making a request to us with all due respect you shouldn't even have to ask them to come here. If it was my restaurant and I had a request like that you can be well assured that I would be standing in front of that microphone this morning talking to the Supervisors of this community. Brenda, would you like to make a motion because there is too much silence here. Would you like to make a motion on us contacting the owners of the restaurant?

Ms. VanSickle: I wouldn't recognize them if I saw them. I remember asking the question when we did the bid who was going to be onsite. I remember that answer. Like I said, I wouldn't recognize them. At this point it's like you said, there are going to be some people that use the restaurant. I am hearing more and more negative. The people that like to go enjoy it, I would like to continue to offer that for them. We have a contract that says six days a week. They have asked for that to be changed. All I am saying is we give them a response. To me it doesn't matter. They lost my business because three strikes. My husband won't go. I am not going in by myself. I think they need to work to earn the business. I think this is the time they need to be doing that. They are not motivated to do that. We can't motivate them to do it.

Mr. Costello: I would like to make a motion that we write a letter to the restaurant and invite them to come and argue their case before us at the next meeting.

Mr. Deane: I will second.

Ms. Pontious: We have a motion from Mike and second from Borden to invite the restaurant to come to the next meeting for a discussion with them. Do we have any further discussion? I only caution that we said after the last time we weren't going to get involved in day-to-day operations, but here we are.

Mr. Deane: This is not day-to-day operations.

Mr. Costello: This is something that goes on at every other meeting that we discuss this restaurant. It is time to face them face-to-face as far as I am concerned. We will iron it out. If it is only going to be five days, it is only going to be five days a week. Like

Brenda said there are people who enjoy it. I want to see it there for them but by the same token we have written a contract. They have a problem with it. Let them come back and face us face-to-face.

Ms. Pontious: Would you like to tell us what your findings are?

Mr. d'Adesky: We are just confirming it. Six days a week is in there, but once again we can mutually agree to do it elsewhere in writing, which is also why we want to have a paper trail.

Mr. Costello: Write a letter and see where it goes. Invite them. I didn't say demand that they show up.

Ms. Carpenter: Should the letter be from the manager or the attorney?

Mr. Costello: The attorney wrote the contract did you not? I would think you would want to enforce the contract that you wrote.

Mr. d'Adesky: We are happy to send the letter. Generally people shiver a little bit more when they get a letter from us.

Ms. Pontious: I agree but we also have kind of allowed them five days a week.

Mr. Deane: During the summer we said five days a week was fine. That is correct.

Mr. Costello: They took it upon themselves to continue the operation of five days a week instead of six. I quite honestly feel that if they want to continue five days a week it is negotiable, but come here and explain to us exactly what your problem is. Explain to us why you can't open on Sunday. They never opened on Sunday so they don't know what their income would be on a Sunday. People like to go to church and go to dinner.

On MOTION by Mr. Costello seconded by Mr. Deane with Mr. Costello, Mr. Deane, Ms. VanSickle, and Mr. Ference voting aye and Ms. Pontious voting nay, the motion for District Counsel to write a letter to the restaurant owners inviting them to come to the next Board meeting to discuss hours of operation was approved, passing 4-1.

Ms. Pontious: I am going to vote negative only because I would still rather do it with our community director rather than as a Board meeting so I am voting no.

C. Field Operations Manager

Mr. Scheerer: Good morning again. Field operations manager report was included as part of your agenda. I don't have any other updates so we will just reinforce that we will speak with Yellowstone about upgrading the amount of time it takes the hedge on the Boulevard and make sure they are dealing with that.

Ms. VanSickle: My only other concern was you are checking in the shuffleboard courts and you are going to do the Do Not Walk on the Court sign for Orlando?

Mr. Scheerer: Yes. Thank you.

D. CDD Manager

Mr. Flint: I don't have much. I think Tricia's report was very detailed and so was Alan's written report. It was eluded to earlier the Board received an email last week letting you know that Tricia had accepted another position within our organization. On the one hand we are sad that she is not going to be in a day-to-day capacity in this community but we are happy to be able to have her and her expertise elsewhere in our organization. She will obviously be available to the extent she is needed for anything involved in Lake Ashton. She is still going to be a part of the GMS organization and phone call or email or text or even coming onsite to the extent that is necessary. She is not going too far. On an interim basis Christine would be taking on the interim community director responsibilities. We have a lot of faith in Christine. Christine has worked with Tricia for the last five years. She has an undergraduate degree in business management with a minor in marketing. Prior to being here at Lake Ashton she was involved in Champions Gate for ten years so she has a lot of experience in residential communities. We think that she will do a great job for the community and for us. We will be providing some supplemental staffing to assist with Christine's prior responsibilities before her community director responsibilities come online so we will have somebody here five days a week. They will start meeting with her next Monday and getting up-to-speed on what Christine's day to day activities are to help with that to the extent that if we need to provide additional resources we will. We will do whatever we need to make sure the community continues to be served as you have been

accustomed to in the past. I just wanted to pass that on. If you have any questions I am happy to answer them.

Mr. Costello: I would like to take the opportunity to thank both Tricia and wish her the best of luck as she moves on and Christine as she moves up. I am sure she will do a great job for us.

Ms. Pontious: Under your report you were going to have some further information on the sale of the properties from the developer?

Mr. Flint: I apologize. At the last meeting or the last two meetings I think that issue was discussed. Prior to the last meeting we had met with Mr. Maxwell and Mr. Lee. I think the jest of that meeting was relayed to you all. You had asked that we follow up with them to try and get more information, a range or an asking price for the various facilities. I have made that request. I got an email back from Jim Lee just clarifying the nature of the request but I haven't gotten a response back with any detail at this point.

Mr. Costello: Have you scheduled any other meetings with him?

Mr. Flint: No, I haven't. If the Board has any further direction on that I would be happy to do that. I understood out of the last meeting the main request was getting an idea of what he was, on the one hand maybe he doesn't want to negotiate against himself but on the other hand you really can't sell something unless you put an asking price on it. We haven't gotten a response to that request.

Ms. Pontious: We have a joint meeting coming up in February, would it be appropriate to ask to have a representative from whoever he chooses to send to explain to us in detail what it is they want to do and what they expect from us?

Mr. Flint: That is a possibility. I don't think there is anything preventing us from requesting. We can make the request if the Board would like to do that. Whether they want to make this a public negotiation or not would be up to them and I guess it would be indicative in the response we get back.

Mr. Ference: George, I missed what you said. You were talking about Maxwell. What did you say?

Mr. Flint: I said at the last meeting my understanding is the request is that we contact them and determine what the asking price was for their various assets. We have done that but have not received a response.

Mr. Ference: Other information has been given to me to share with the Board to say that Maxwell is very serious about his intention to abstain himself from any interest in Lake Ashton and that he will come forward very soon in the new year. The areas are being surveyed. He is preparing to have these properties fairly priced in the market place and has pledged to come forward as soon as he gathers this information and will bring it forward to us in two packages. The first package would involve the three properties we talked about. Then going forward we would entertain some discussion about the golf courses but it was told to me to translate to the Board that he is very serious and is working on pricing fair market price etc. etc. So when he is prepared to have those facts and figures he will deliver them perhaps to you or perhaps I don't know, I am simply the messenger. I can't answer those questions. I have just been asked to tell the Board that is the intention and purpose. Yes, he wants to sell the property. He would like to sell them to us. He would like to make fair market price available to us and of course we will do our own work whatever that entails. That you may not have gotten more information is through no fault of your own and the fact that I got information is through no fault of mine own. I am just translating what information or sharing information that was given to me to give to the Board. I hope that answers any questions you may have about his intentions or about the delay about having information. I can't say it is going to be at the next meeting either but we see evidence of it with the fact that he is having surveys done and I understand fair market pricing other properties as well. I am sorry I can't answer any other questions because that is all the information I have been given to give to you.

Mr. Flint: I think the same information was relayed to Tricia and me when we met with Mr. Maxwell and Mr. Lee. I shared that general jest in the email to you all after that meeting. Yes, I understand that he is in the process of trying to value those assets. I think valuing the golf course is probably going to be a little more difficult in valuing than the sale center or the maintenance building. So I understand as well that he is in that process.

Mr. Ference: He didn't want us to think because we didn't get information in the first of the year that for some reason his intentions had changed. It is just going to take a little more time than we perhaps would like but that is the way it has been working out.

Mr. Flint: So would the Board like to request that they attend the February joint meeting, or do you want to wait and see what their response is coming back?

Ms. Pontious: It would seem logical to me that would be the time to do it when we have both communities together in the same place. If he's aware of the meeting and he can have the information available for us that would be an opportunity to do that.

Ms. Carpenter: The only comment I have to that is I think the idea of discussion between the CDDs makes a lot of sense, but asking them to present pricing information in public is probably not the best thing because the CDD's information and discussion is public to anybody else who is looking to buy and you are kind of giving your views before it is time to give them on price or what you intend to do. It might hurt in the long run if you end up negotiating against a developer or somebody else down the road.

Mr. Ference: I don't know if his intention is to make pricing available publicly to the Board or however he intends to do that. It is just that pricing is in the process. How it will be revealed I have no idea. I can't judge that we should or should not.

Ms. Carpenter: I was just responding to the request to invite them to the meeting to talk about their pricing or what they are interested in doing.

Mr. Ference: When this began Mr. Maxwell had no intention of seeing both CDDs joined. There was never any condition that both CDDs should become one Lake Ashton.

Ms. Carpenter: I think you just misunderstood. The comment was should they be invited to make a proposal to both Boards when you are together. I am not sure if that is the best thing from a negotiation point. The suggestion was should George invite Mr. Maxwell or Mr. Lee to make a proposal to the joint Boards when you are together since you already have a meeting scheduled in February.

Mr. Ference: I don't think we should make any reference to Mr. Maxwell at all. He knows what he wants to do. If he wants to address the Boards he will make his intentions known. I don't think we should invite him or disinvite him. Let any initiation be by him.

Ms. Carpenter: We agree. That is exactly what I was saying.

Mr. Deane: I would not want it at a joint Board meeting period.

Ms. Carpenter: You have your direction, George.

Ms. Pontious: The flipside of even talking to him about purchasing any of this that it is going to have to be paid for. Where are we at a status in our bond structure and so forth to know what we can and cannot do?

Mr. Flint: There are a couple of things in this process if it appears the Board is the willing buyer and there is a willing seller. Typically what is done is there are specialized consultants out there that evaluate golf courses and it is a two-step process. One is they look at the facilities, the condition, and the assets. They also look at the business part of it. How many rounds of golf, what the annual membership is, making a determination from a financial perspective where the golf course stands, and then from a valuation perspective. Hand in hand with that is if there is a desire to move forward how you pay for it. Part of knowing how you pay for it you need to know how much is it going to cost. The issue with Lake Ashton is that we have already refunded all of our bonds. We did that couple a few years ago and the reason we did that was because interest rates were favorable. There was an opportunity to do that. We didn't know where interest rates were going to go in the future. Refinancing when we did basically we are prevented under the bond documents for levying additional debt or pledging additional assessments against the same properties that the current debt is pledged to. A lot of times when CDDs look at purchasing golf courses they either issue new money, new bonds, or they do it in conjunction with refinancing existing bonds.

Mr. Ference: George, let me back you up a little bit. Mr. Maxwell has not mentioned or talked specifically about the golf courses. Phase 1 are the three properties. The golf course has not appeared because what happens with the three properties in phase 1 will determine what direction he will go with regard to the golf course. So he has said don't lump these all up into one.

Mr. Flint: The same discussion applies whether we are talking about the sales center or if we are talking about the golf course.

Mr. Ference: We have income from the RV properties. We have potential income from the sales center. I just want to make sure that and Mr. Maxwell has made it clear too, so I hope I am not out of line when this came up because he is aware of our bond issue. He has said let's not get ahead of ourselves and let's not worry about it yet. The implication that I received from him, and maybe I am out of line and should stop where I am, but he said let's not get ahead of ourselves until we find out what we are talking about with the three properties and their fair market value and how we go about reevaluating and renegotiating or whatever we do to define pricing. And then let's worry about financing then. Again, I don't want to intimate what information may have come to me directly and I am not intended to share, but he said to slow down and we should do what we need to ascertain the validity, then we would worry about funding.

Mr. Flint: The bottom line is depending on what the purchase price is, that is going to depend on what your options are. If it is beyond just out of pocket, you decide you are going to fund it out of your capital or you are going to increase assessments in your operations and maintenance general fund and fund it that way, you are limited on your ability to borrow either through a bond issue or other financing if you are placing debt on the existing properties to do that. And most of the time, whether you have got rental revenue or other revenue sources that may actually pay the debt service, your primary pledge is often a pledge against the land. You may have a secondary pledge for rental revenue or some other revenue that you can use to pay. Long story short, it is going to be a little complicated if you have to borrow. Even if he holds the note, I don't know how that will work depending on what he is going to require as a pledge for repayment and we will just have to look at that as it comes along. I am just saying it is not going to be as simple as maybe we thought it was going to be by the fact that we have already refinanced our bonds once and we would have to get bondholder consent to borrow more money.

Ms. Pontious: Okay. Just a reminder that we have a lot of people in the community who think they have all of the information and know what needs to be done. Please take the information that George is giving us that we don't know what needs to be done yet and as people begin to tell you what they think needs to be done, please tell

them it has been announced at the CDD meeting that as of right now, we are still in waiting. I have heard all kinds of decisions that we have supposedly made. We have not made decisions. We are not in a position to make decisions until we have further information so squelch the rumors because there is a lot of information out there at this point that is not true. So we will go from there. I also want to make a statement that we have also had residents, and this has been a very difficult situation for GMS and their employees, because the first interpretation is that we are unhappy with their service and that is why we are looking elsewhere. We need to reassure them that is not the case and we value our employees. We have had residents telling the employees what they think they know about the situation. All of these people are dependent upon these incomes for their livelihood and their existence so please don't encourage people or be part of that rumor circuit that tells these people what is going to happen to them in the event of because there are no decisions made, and again we do not want to harass our employees as it may happen to feel to them from people who are telling them what it is going to be or how it is going to be and so forth. So value these people and their circumstances that they are in a very difficult situation. Do we have any other questions or concerns for George? We also have a document on the table from Mr. Doug Robertson. Do we want to have any discussion prior to the joint meeting on this document, or do we want until the meeting?

Mr. Deane: I think we should wait until the joint meeting.

Ms. Pontious: Okay. We will do that.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

Ms. Pontious: Moving on to the Approval of the Check Run Summary.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor the check run summary was approved.

B. Combined Balance Sheet

Ms. Pontious: Combined Balance Sheet.

Mr. Ference: Is a motion necessary?

Ms. Pontious: No. George usually tells us about that, but he is writing so I will just mention that one of the things I always look for is how much is already paid. I can't find the actual number right now, but we are 80-something percent paid already. So that just means that people have chosen to pay their maintenance fees early in the year. That helps us because we do have the funds to be able to do what we need to do.

Mr. Flint: Yes. We are 86.9% collected.

Ms. Pontious: So we are almost 90% collected. That is a good position to be in. They tell us to keep three months in reserves starting of course on October 1st, so that is October, November, and December. We have always done that, but we are in a good financial situation right now. Anything else about that for us?

Mr. Flint: No. If you have any questions, we can talk about it. No action needed.

NINTH ORDER OF BUSINESS General Audience Comments

Ms. Pontious: We are ready for General Audience Comments.

Mr. Jack VanSickle: I have a couple comments. I find it interesting that we are paying taxes and are not getting as much as we think we need to get. I don't disagree with paying the off-duty officers to come in and do things, but they need to look at bikes and golf carts not stopping also. Living on Ashton Club Drive, I see a lot of it. After the first release of the camera on the corner, they were parked two at a time and being interviewed by the police department in front of the house. We need more of that, and I would appreciate no warnings, give tickets. Then maybe word will get out and it will slow down some of the people who are going 40 mph up Ashton Club Drive. It is really dangerous with the number of cars parked on it. A real issue. Also, I don't think the Supervisors understand that is defining the work that you want the company to come in here and do and I got the indication from the shuffling, I don't think that every Supervisor even read that document before they got here. Working with those documents, it does need help. You guys really need to look at that and explain what you want the management company to do. If you don't, you are going to get something you are not happy with. I understood the issue with staff working weekends. If you say you want

seven day coverage, that doesn't mean necessarily that you have to have more people. It just means one works Tuesday through Saturday, while someone else may work Sunday through Thursday shifts. That is something the management company can work out, but you need to define what you want to do, what you want to have done, and the amenity manager is the one that has to ensure it happens and that she responds to you. Trying to hire yourself, I know there are a lot of people here who are not going to like my statement, but I think that is foolish because you cannot pay the overhead. I have done a lot of contracting and a lot of statement work. This is an important document. Don't ignore it and say we have this, so let's bring it forward. That is not very bright. You represent us, I will pay money, just ask my kids and wife, I like spending money, but only for things that are required. You guys are spending my money so I am watching.

Mr. Al Goldstein: First I want to apologize to GMS and George for putting them on the spot. As the Board discusses this, I don't know if it is legal so I will ask the attorney, can the Board meet without the manager to discuss what will be in the new contract?

Ms. Carpenter: It is a public meeting so they can stay here. You can ask them if they would like to leave for a few moments. Generally during when the RFP responses come in, the Board will ask the other responders if they would like to step out and leave.

Mr. Goldstein: I think that should have been done. I also think only some of you on the Board are doing your fiduciary responsibilities as elected officials. You mentioned about this being a government entity and we need to have some people with experience on putting it out. Mike said we do have people sitting in this audience right now that have been in the bid process for a government that I think as a committee to give advice would be good. You have seen before when we put things out on the internet, like with the forms, not everybody responds. The people who are concerned are sitting right in this room so take advantage of what Mike said. We have Jack VanSickle, Nancy Baker, Jim Mecsics, and there are probably many more in here who would help you do your responsibility correctly. And Tricia, thank you for serving all of these years.

Mr. Pete Perez: I would like to ask a hypothetical question. If in fact we proceed with the sale of this to purchase anything, would we have to agree as a community in an

assessment? I am thinking that is probably what is going to happen. Or does the CDD just make that decision?

Ms. Carpenter: Given the bond documents the way they are, should we get the approval from bondholders and all, and we could do it, the Board makes the decision. There is no voting requirement under Florida Statutes for assessments. There would be a public hearing and everyone would get notice of that, but the Board would make the ultimate decision after public comment.

Mr. Perez: Because this is a major purchase, it is conceivable that I can be assessed \$10,000 or \$20,000? Is it not?

Mr. d'Adesky: We don't know that yet.

Mr. Perez: Well I have an idea on that because my son just went through that down in Boca where they built a new clubhouse and he was assessed \$25,000. So I am just concerned about that because if I am assessed that amount of money I would have to let my house go and move to a trailer. Thank you.

Mr. Steve Realmuto: I wanted to address two specific items in the community director's report. The first was with regards to use of the new messaging system that you are contemplating. If I understood you correctly, you were considering developing some content for general news items like informing residents of alligator season or hurricane season and having that go out under the new messaging voice and text messaging system. Before the Board makes any use of that new system, and I do think the system is a good idea, I would urge you to develop a policy clearly stating what acceptable uses of that system is for and what kind of messages may or may not go out over that system. In particular, I know I would not appreciate receiving phone calls reminding me about alligator season or hurricane season. I think you have a lot of other mechanisms through which that information can be put out. I don't need a phone call about it. I would rather see it used for items of immediate emergencies like eminent hurricanes or even perhaps for something like residents with Alzheimer's who are lost and people are looking for them rather than have their family wandering the neighborhood. That type of thing or other immediate emergencies. I really don't want to get calls or texts on things we have

read about in the newsletter or Monday Morning Coffee. I think those get a sufficient amount of publicity so please consider that and develop a policy regarding use of that system. The other item I was confused about was that Trish talked a little bit about us replacing lightbulbs and the lamps and our monthly electricity costs. Maybe I am confused and you could probably take this opportunity to clear up any misunderstandings, but I thought we paid a monthly lease fee and we were essentially leasing the lampposts?

Ms. Adams: Yes. To clarify what I was speaking about when changing out the bulbs was all interior spaces in the clubhouse.

Mr. Flint: Not streetlights.

Mr. Realmuto: Oh.

Ms. Adams: We have a separate agreement with TECO for streetlights and those are also in the process of being changed out from double-fixture HGS light fixtures to single-fixture LED. So I can understand why that was confusing.

Mr. Realmuto: Okay. Thank you for clearing that up. Am I correct though that we pay a monthly lease for the lampposts and it takes care of all of the expenses for those?

Ms. Adams: Yes. The bill does pay for maintenance of the streetlights.

Mr. Murray Zacharia: Just an informational item, as a member of the HOA I get some magazine every month. On traffic control in communities such as ours, it is obviously a nationwide problem, probably worldwide, but one of the things I read very recently and I don't know if GMS and the Board are aware of it, in the state of Florida, the Florida Highway Patrol provides coordinate measures to identify an off-duty highway patrolman who are happy to take on community policing kind of things. It is strictly an agreement between the community and the individual officer. That is the way that works and might be something to look into.

Mr. Danny Baker: I don't know if this is the proper forum, but I have a question about the weeds around the ponds. Back in July when we moved in here, when maintenance would cut the common area around the pond, they also trimmed the weeds. For a long time now they have not trimmed the weeds so I have noxious weeds growing

up around the pond and now coming onto our lawn, as well. My question is who should take care of that and is there some reason why the weeds are not being trimmed?

Mr. Flint: The answer to that is complicated so what I would suggest is Alan will talk to you about that. It depends on whether the pond is owned by the golf course or the CDD, but we will get with you on that and figure it out.

Mr. Frank Ota: First off, my condolences to you, Carol. I am forever humbly grateful that you visited me in the hospital.

Ms. Pontious: Thank you.

Mr. Ota: The traffic business you are talking about, you are talking about the attitude and behavior of all of the drivers. No matter what kind of schedule or posting you have, to monitor certain areas will never be solved as long as it is by a human. If you put robots there, that will probably curtail the bad behavior and also get people to abide by the rules. What I mean is by video. As far as the job to replace Tricia, good job Tricia, and I am sure the management company will do what is best for the community.

Mr. John Velebir: I have a question related to what was brought up by Pete. If the Board decides to issue new debt to purchasing these properties, would the residents have a say in the vote on whether or not we want to see new debt?

Ms. Carpenter: No.

Ms. Pontious: I think Jan already answered that question, but just to clarify what she said, there would be a public hearing community forum and the ultimate decision comes from the Board.

Mr. Velebir: For new bonds?

Mr. Flint: Yes.

Mr. d'Adesky: I think that one of the things that can sometimes be confusing in certain circumstances for cities and counties there can be referendums on certain issues, but that is not something that comes up ever in a CDD context.

Ms. Carpenter: For assessments.

Mr. d'Adesky: Right. For non-ad valorem assessments.

Mr. Flint: If property taxes were to be pledged, there is a referendum requirement, but these are non-ad valorem assessments, which don't require that.

Ms. Pontious: Anyone else?

TENTH ORDER OF BUSINESS


Adjournment

There not being any further business,

On MOTION by Mr. Ference seconded by Ms. Pontious: with all in favor the meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman