

**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, June 8, 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  
Bob Ference

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present:

Darrin Mossing  
Jillian Burns  
Jan Carpenter  
Rey Malave  
Christine Wells  
Matt Fisher  
Numerous residents

District Manager  
Governmental Management Services  
District Counsel (by phone)  
District Engineer  
Community Director  
Field Operations Manager

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

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

Ms. Pontious: We have Jan Carpenter with us this morning by phone. Good morning, Jan.

Ms. Carpenter: Good morning. Sorry I am not there in person that was my plan.

Ms. Pontious: We are glad to have you with us.

**SECOND ORDER OF BUSINESS**

**Public 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: I do not have any requests to speak do you?

Ms. Burns: I do not.

Ms. Pontious: Would anyone like to speak this morning before we begin?

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of  
Meetings held on April 27, 2018  
and the May 11, 2018**

Ms. Pontious: We have the approval of the minutes for the April 27, 2018 and the May 11, 2018 meetings. Do we have any additions or corrections? Do we want to take them one at a time?

Mr. Ference: I make a motion to accept the minutes for both meetings.

Ms. VanSickle: Second.

Ms. Pontious: I have some corrections that I didn't have a chance to send in. On page 13 of the second minutes for May 11. Borden is speaking, but it says I think we should also expense the two beer coolers. I am thinking that is surplus. On page 17 I am speaking about six lines down it says, "Until we know what it is going to cost we don't know what the palms cost", I think should have been ponds. On page 21 five lines from the bottom, "I think we have a white store front", not a while store front. Those are my changes. Beyond that I guess we are ready to vote. All those in favor of the minutes.

On MOTION by Mr. Ference seconded by Ms. VanSickle with all in favor the minutes of the meetings held on April 27, 2018 and the May 11, 2018 were approved with noted changes.
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Ms. Pontious: Do we know what happened to the joint meeting minutes?

Ms. Burns: I believe that they were still being reviewed. We will get those on the next agenda, though.

**FOURTH ORDER OF BUSINESS**

**Engineers Report**

Ms. Pontious: Good morning, Mr. Rey.

Mr. Malave: Good morning, all. Just real quick, a couple things. One, we had done a stormwater review inspection as required by our permit with S.W.F.W.M.D. We are doing very well, just a couple little things. We want to do cleanup and a couple structures we want to kind of enhance so that it doesn't fail in the future. Today we will

be submitting certification to them that everything is clean. Christine and Matt both have a copy of all the details. Our staff did a really good job showing pictures and all that so it makes it real easy for people to follow through with it. I am very impressed with our young people, which is good. We are in good hands I guess. Second is we made a couple of recommendations and went through and looked at all the reserve study. Together with Christine and Matt we assisted in helping get what is in there and there is a nice capital budget. I know it is in a different line item there. I don't know if I need to go into detail, just know that I have looked at it. We concur with all the costs that we have in there and the things that we need to do for the next fiscal year. Hopefully all the roadways are in good shape. We can defer all that, which is a big thing. Curbs, the same. One of the things that we want to do is do another drive through and walk of the entire roadway to ensure everything is in good shape and to update our previous study.

Mr. Ference: A number of people have approached me and say we have some problems that have to be adjusted.

Mr. Malave: We can definitely look at and find those and where they are at and go from there. We do have three streets that are on the list for next. So we will definitely look at those first and then of course checking where the potholes might be.

Mr. Ference: We are budgeted for that?

Mr. Malave: We do have a budget. If you look at the item that says pavement management \$165,000, that was for that and curb replacement and things of that nature. There is also an additional \$25,000 for stormwater management so we should be in good shape. Other than just a comment on the email that everybody got on the windows we do recommend providing even though it is a higher cost the installation of windows with 140 mph design speed. It is always good especially more towards tornados versus a hurricane. You are still covered. It gives you a better protection especially towards the lake side. Just my comment so you have that recommendation on record.

Mr. Ference: Is that something you recommend to all of your properties?

Mr. Malave: We are and if you look in the reserve study it also recommends going to tempered glass and impact resistant. Especially the large ones that are towards the

lake. The ones on this side, they are narrow so the stress on them in a little less. I still recommend them being there but these that are towards the lake, which is where most of our headaches come from off the water and being the size that they are makes it a high recommendation to go forward with that.

Mr. Ference: Any guarantees on these?

Mr. Malave: As long as the company is in business you have a nice guarantee. Joking aside, they do design those. I do have those at my old house because I believe that they work and eliminate the need for putting covers over it during a storm. They do provide great warranties etc. for it.

Ms. Pontious: What is going to happen now with our work that was supposed to be done during low water times?

Mr. Malave: There are a couple things Matt and I talked a little bit with just now. There are a few things that they can do. The big work is the lake is still high and I think we are just going to have to postpone it to when we get another low tide again. There is no effect on the lake or the storm water system per se. It just takes up some volume but it is things that we need to take care of and make sure that we have on our list when we have an opportunity. Like as an example, the one on Berwick, the island is almost covered with water now. You can barely see it. We are just going to have to wait until that happens again and hopefully we have somebody in place that can come there and get it done ASAP. With that, that is all I have. Thank you for having me.

Ms. Pontious: Thank you, travel safely.

## **FIFTH ORDER OF BUSINESS**

### **Unfinished Business**

#### **A. Ratification Agreement with Polk County Property Appraiser**

Ms. Pontious: We have the ratification of the Polk County Property Appraiser.

Ms. Burns: The Polk County Property Appraiser, their contracts don't renew every year automatically, so we just need to enter into an agreement with them in order to get the information to collect the assessments on the tax roll. This has already been executed so we are just looking for ratification from the Board.

Mr. Deane: Motion to ratify the agreement with the Polk County Property Appraiser.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to ratify the contract with the Polk County Property Appraisers office. Any further discussion?

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the agreement with the Polk County Property Appraiser was ratified.

**B. Ratification of Agreement with NGF Consulting for Golf Course Acquisition Feasibility Study**

Ms. Burns: This was approved at the joint meeting so we thought it would make sense for both Boards to ratify that decision at their own meeting. The Board has seen this. It has already been approved by both Lake Ashton I and Lake Ashton II. We are just asking that you ratify your decision from that joint meeting at this meeting today.

Mr. Ference: I recommend that we ratify what we already approved.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Bob and a second from Brenda to ratify the contract with NGF Consulting. Any further discussion?

On MOTION by Mr. Ference seconded by Ms. VanSickle with all in favor the agreement with NGF Consulting for golf course acquisition feasibility study was ratified.

Ms. Pontious: Let me just say that I have met with Barry. He was here last Thursday and Friday. He spent Thursday with the golf course personnel and going over things there. He spent Friday going to different golf courses in the area so that he might compare us to others. Then I met with him. He was impressed with the quality of the golf course, the care of the golf course. He said their management company that they are using is doing an excellent job. He will have results for us. He thought in two weeks so that would be a week from last week, so sometime next week, not necessarily the official report but his findings. The official report he will have for us by the July meeting. He seems to be very prompt and is working diligently to get us that information. Do you want to do the ratification of Nini's contract while we are in this?

Ms. Wells: We can.

Ms. Pontious: We had some changes that we wanted to make to Nini's contract last time. I believe in summary it was the 90 day extension for giving back money, the \$200 incentive that Mike suggested for them bringing in business and the cleaning contract. You have met with them and they have agreed to this?

Ms. Wells: Yes.

Ms. Pontious: Ok, so do we need to do the ratification?

Mr. Deane: Motion to ratify the amended contract with the restaurant.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to ratify Nini's contract as we discussed last month.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the Nini's amended contract was ratified.

## **SIXTH ORDER OF BUSINESS**

### **New Business and Supervisor Requests**

#### **A. Restaurant Update and Consideration of POS System**

Ms. Pontious: Alright, we have a restaurant update and consideration and problems with the POS system so do you want to go from here?

Mr. Deane: We are having trouble with the POS system. They want roughly \$1,000 to change the name on the restaurant in the contract with the people we bought the POS system from before. The \$499 was to change the name and \$500 was for a rush set up of the menu in the POS system. Their rush set up is 3 weeks, which I think is ridiculous. Nini's has a different type of system that they use for credit cards, which also has a POS system. The only thing we have to buy are the stands which are \$169 apiece. We need two of them so for roughly \$350 we have the new POS system which is compatible with the equipment we already have. Nini's already uses that system for their credit cards. I recommend that we purchase the stands so that the system can be used and we will have everything mobilized as required by the lease for reports and everything else.

Ms. VanSickle: So moved.

Mr. Ference: Second that.

Ms. Pontious: A motion from Brenda and second from Bob to purchase the stands.

Ms. Wells: I am working with Ariel to make sure that our current receipt printers and cash drawers are compatible with the system. Some of them are, but if they are not we may have purchase receipt printers and cash drawers. It is not something that is definite right now that we need to, but we may have to. I don't know if you want to approve an amount in case we have to. Of course I am going to spend the least amount of money possible. If we can get away with just the stands I am all for that.

Ms. VanSickle: What do you want, a not-to-exceed number? I would rather you just take care of this for us and have it done rather than wait for another meeting.

Mr. Deane: Nini's already has one cash register. I don't know if they need a second cash register. They already have a receipt printer that prints receipts. Even if it is not compatible with our system we already have the equipment that is compatible with it. So I don't think it is necessary in my opinion.

Ms. VanSickle: Will one suffice?

Mr. Deane: I believe one would suffice.

Ms. Wells: I guess I am concerned with the printer in the kitchen. I don't know if they have one that is compatible with the system for a printer in the kitchen.

Mr. Deane: I can't answer that question.

Ms. VanSickle: Well do we want to go with a do not exceed because I don't want to be putting this off.

Mr. Deane: I agree.

Ms. Wells: I would think \$1,000 would be fine for the not-to-exceed amount?

Ms. VanSickle: Let's make it \$1,500.

Ms. Pontious: We did vote didn't we?

Ms. Burns: No, we have a motion and a second.

Ms. Pontious: All those in favor?

On MOTION by Ms. VanSickle seconded by Mr. Ference with all in favor a not-to-exceed amount of \$1,500 to change the POS system was approved.
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Ms. Pontious: Let me say to in conversation with Christine that we are spending \$200 a month for the old system for support. She has spent hours trying to contact these people and they are not contactable, so apparently we have been paying the \$200 a month for help and when you need it they are not there. I think it will be good just to get out from under that contract and quit paying because we can't seem to get to them anyway. You will need to get whatever payment plan you have with them done as well.

Ms. Burns: Let's get a motion to terminate the existing contract. That way we can send a notice.

Mr. Deane: I make a motion to terminate the existing contract for the POS system which is the name of the previous restaurant.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to terminate the existing contract for the POS system.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor terminating the existing contract for the POS system was approved.

Ms. Pontious: Is there anything else we need to do?

Mr. Deane: I think they are doing an excellent job. I have not heard any complaints from anyone with regards to the food. There has been complaints about the wait time and things like that, but if 150 people show up at one time at the restaurant some people are going to have to wait. That is what has been happening. I am just asking the residents to have patience. I think they are doing an excellent job and they want to please the residents so I think we have the proper people in the restaurant this time.

Ms. Pontious: I think we are probably speaking to the choir here because we have people here who care or you wouldn't be there. However we have had some occasions of some pretty serious cussing people out in the restaurant for not having things done appropriately and some pretty rude bad behavior. We are not going to tolerate that. If you want to do rude bad behavior you might as well just stay home and do it there. I think we want to go on record that if this continues those people that want to be rude will



just be asked to stay home. We have that ability to do that and there is no reason these people should put up with that. If you are upset go home.

A resident: You were talking about the POS system. I ate there on Tuesday night. The POS system when you get your receipt it doesn't list what you bought. They list like four line items and a cost, but it doesn't list what the item is.

Mr. Deane: That is because the POS system isn't installed at the present time. Their register is not set up to print the detailed receipt that will come with the POS system that we are purchasing.

Ms. Pontious: I think it has just been an intermediary because they already had this on their computers that they could open up with and get us rolling with because the one that we had was not working. I think it is an important thing.

A resident: Somebody is going to complain about it.

Ms. Pontious: The other thing was you could get an email receipt or a text receipt. Some people want printed receipts and we need to be able to accommodate that. I did hear some comments that people wanted a printed receipt and that is a valid request. We are working on that. We will get there. Same thing with the menu. They are tweaking the condiments, the silver is being tweaked. They've been open less than a week. I think overall they are doing a pretty good job. We just need to hang in there and address the issues as they come up. Please do it in a nice way. Nobody needs to deal with nastiness.

**B. Approval of Amendment to Contract with Community Watch Solutions**

Ms. Pontious: Approval of amendment to Community Watch Solutions contract.

Ms. VanSickle: I have some concerns over this. This was originally on our agenda for last month's meeting, but because of lack of documentation it was tabled. I wouldn't call what we got documentation. I would like to table this further until we have adequate documentation. We have a current contract in place and to me this seems like something that is really not our problem. I need a lot more documentation.

Ms. Burns: The question came from the security company. It was \$1 extra per hour as you can see. You feel that you have a contract in place. I think the Board has the ability

to say, no we are not going to pay for this increase if you feel that it is their problem. You have the ability to negotiate maybe 50 cents. You have the ability to say we are happy with this contract. It is completely within the Board's discretion on how they want to handle it. If you don't want to pay and are not willing to go at the current rate then it would be a situation that we would terminate the contract and go out to bid it again.

Ms. VanSickle: I am perfectly fine with that. Currently I have some concerns. I would not be in favor of approving this at this time.

Ms. Burns: What additional information would you like us to get? There is a representative from the company here today if we have questions.

Ms. VanSickle: I have never seen an addendum for this I am sorry. I have been dealing with contracts here for 8 years and I have never seen anything like this before. I am not impressed. It seems unprofessional. Recent dealings with them I have some concerns, I will be quite frank, at this point I am not in favor. That is up to my fellow Board members, but I can go deeper if necessary. I would rather not, but I can.

Mr. Deane: I just don't understand it, simple as that. We have a contract that is a little over a year old. I don't understand why all the sudden there is a dollar increase. I would like to know why, they can't keep their people or what the situation is. Why are they requesting a dollar an hour increase, just to show it on paper the way they showed it, it shows us absolutely nothing.

Ms. Burns: We were told by them it has to do with they reached the 50<sup>th</sup> employee and have to provide health care now whereas they had under 50 employees before that.

Ms. VanSickle: Poor planning on their part does not constitute an emergency on ours. I would table this, but I think there is considerations that need to be worked out. I am not above putting it out to bid. I don't have a problem with that either. I think we have some excellent people working for us. I would like to keep them. The company, so far, I am not that impressed with them.

Mr. Ference: Jill in your experience, is this \$13.50 an hour standard in the industry?

Ms. Burns: I have Districts that range from about \$12 to \$16.

Mr. Ference: Depending on the size of the community?

Ms. Burns: A lot of it depends on if it is staffed 24 hours a day fees are higher than if you say you have a gate that is only staffed about 12 hours a day. Some that are staffed 24 hours a day provide an onsite coordinator that oversees everybody so there is some variables there based on the hours. Also some contracts will pay their guards if they weren't happy, let's say with the level of service they were getting they will increase the guards pay portion to get a better quality. If it is \$16 an hour the guard might only see \$10 or \$11 of that. If they add another dollar to that they can get a better quality guard.

Ms. VanSickle: But this dollar wasn't going towards increasing salaries, correct? That is my issue.

Ms. Burns: That is the range.

Ms. VanSickle: It is totally a different discussion.

Ms. Pontious: We will table this until we have further information.

**C. Consideration of Resolution #2018-03 Designating Darrin Mossing as Secretary and Jillian Burns as Assistant Secretary**

Ms. Pontious: We have Resolution #2018-03 Designating Darrin Mossing as Secretary and Jillian Burns as Assistant Secretary. Jillian has been here several months advising and learning. She is with George Flint and Darrin Mossing so we welcome her today.

Ms. VanSickle: Move to approve Resolution #2018-03.

Mr. Deane: Second.

Ms. Pontious: We have a motion from Brenda and a second from Borden to approve Resolution #2018-03. All those in favor.

On MOTION by Ms. VanSickle seconded by Mr. Deane with all in favor Resolution #2018-03 Designating Darrin Mossing as Secretary and Jillian Burns as Assistant Secretary was approved.
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**SEVENTH ORDER OF BUSINESS      Staff Reports**

**A. Attorney**

Ms. Pontious: Jan, do we have an attorney's report today?

Ms. Carpenter: No, we don't have much to report today. The only thing is an update on Mr. Earl's matter. We were planning to meet with him and his counsel

after the last meeting. They had to cancel. We contacted them but have not heard back to set another date. We will keep you posted. That is all we have. I will apologize again for not attending today. I planned to, but unfortunately I am somewhat clumsy and have an injury so I am working from home for a couple weeks. Athletics is not for me.

Ms. Pontious: We wish you well. We hope you recover completely and totally.

Ms. Carpenter: I hope to see you all next month. Also welcome to Jill. She has done a great job and we know her from another management company so I am happy for GMS also.

Ms. Burns: Thank you so much.

**B. Community Director**

**1) Monthly Report**

**2) Consideration of Pool Vacuum Purchase**

**3) Consideration of Fitness Center Equipment**

**4) Consideration of Fiscal Year 2019 Capital Improvements**

Ms. Pontious: Ms. Christine our community director report.

Ms. Wells: I included a copy of the community director's report in the agenda packet. There is one thing that I wanted to note under restaurant is that we have received their initial \$2,000 security deposit that was required at commencement. I just wanted to inform the Board of that. I failed to include it into the report. So we have received that \$2,000 check so you will see that in the revenues coming in. Are there any questions in regards to the report before I get into everything else? Carol, did you want to mention the letter now?

Ms. Pontious: Do your things first then we will do that.

Ms. Wells: The consideration of the pool vacuum purchase, I sent an email to the Supervisors outlining a purchase that was approved in fiscal year 2018 capital improvement budget. We received three quotes. Well let me backup just a little bit. We allocated \$10,000 for pool equipment and there is approximately \$7,300 available for use. We received a quote from Heartland Pools, from Spies Pools, and obtained a quote online from Pool Supply Unlimited. It is for the purchase of a Hammerhead Resort 30 commercial pool vacuum which all quotes included the vacuum, the battery charger, and

a collapsible 16 foot pole. The manufacturer offers a six month warranty on the piece of equipment. The price quoted from Heartland Pools was \$3,000. The price for Spies was \$2,785.84 and the price for online at [www.poolsupplyunlimited.com](http://www.poolsupplyunlimited.com) was \$2,354.38. I just wanted to clarify this would be used in addition to our pool contractor. Currently we have not been servicing the pools on Tuesdays and Sundays so it would be used by facility staff to clean the pool on those two days. Especially with mayfly season it is hard for Matt with just the skimmer to get all those mayflies off the pool in the timely fashion for pool aerobics and other events there. So this is why we are approaching the Board about this purchase. It is up for discussion and ultimately your consideration.

Mr. Deane: This is the same vacuum from all three vendors?

Ms. Wells: Yes.

Mr. Deane: I make a motion to buy the cheapest vacuum.

Ms. VanSickle: I will second that. Matt, do you have any comments on preference?

Mr. Fisher: No ma'am. It would be a great purchase.

Ms. Pontious: You don't have any problem with installation because if we do an online purchase you are going to have to do that yourself?

Mr. Fisher: No, I can handle it.

Ms. Pontious: Ok. We have a motion from Borden and a second from Brenda to purchase the pool vacuum from the online source of [poolsupplyunlimited.com](http://poolsupplyunlimited.com) for use on the off days in the pool and in peak bug season. All those in favor?

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the purchase of a pool vacuum from [poolsupplyunlimited.com](http://poolsupplyunlimited.com) for \$2,354.38 was approved.

Ms. Wells: The next one is another capital improvement project. It is for replacement of the current Nautilus multi-station in the clubhouse fitness center. The piece of equipment is fairly old and we are having difficulty finding replacement parts at this time which I am sure you have seen over the years that some of the pieces have left and not come back. We are seeking approval to move forward with replacement of this piece of equipment. With the pieces of strength equipment that we have included Fitness

Services of Florida recommended all life fitness products. They are all very similar strength equipment, just different brands. Fitness Smith, Frontline and Performance Fitness are all the same pieces of equipment. The pictures are under Fitness Smith. Their piece of equipment is slightly different from the Life Fitness but works the same areas of the body. We try to keep with what we currently have. We recommended a multi-press, an abdominal machine, a leg press and lap pull down like a row type machine that would be similar to what we currently have. These are all individual pieces of equipment versus now we have a multi-station. We will have a little bit more flexibility with the individual equipment. I have included quotes. We received actually four quotes for this one. The first one was from Fitness Services of Florida. It includes the Life Fitness Optima Series Lap Pulldown, the Optima Series Multi-press abdominal machine, leg press and the price was \$12,549.81. It includes freight delivery, installation and removal of the existing equipment. The quote we received from Fitness Smith, it again is similar machines, just a little different. It is a Genesis free motion shoulder machine, a free motion ab/bicep machine, a leg press/calf raise machine and then a lap pulldown vertical row machine. Their price was \$13,968. It includes the same things as Fitness Services of Florida. Their price does include a trade-in value of \$300 for the existing equipment and 2 onsite training sessions which is why their price is a little bit higher. Frontline includes the same equipment as Fitness Smith. It does not include the trade-in value or the training sessions. Their price is \$ 15,730 and Performance Fitness Group is \$16,980.

Ms. VanSickle: Do you have a preference? I do like the training sessions.

Ms. Wells: I did check with Fitness Services of Florida because I kind of figured the training would be something that they would offer. It would be \$400 for each session so we could get training from them as well if it is desirable to do the training if that is the only difference. I wanted to include the pictures because the machines are slightly different even though they do work the same areas of the body, they are slightly different.

Ms. VanSickle: Do you have any input from residents on a preference? I don't go to the Fitness Center as often as I should so I am not real familiar with it. Have you had requests from residents for certain things?

Ms. Wells: We have not in regard to the strength equipment but I did speak to a couple of the regulars that were in the Fitness Center when we were talking about this and showed them the different options. They thought both options were great. At that time we had the Fitness Services of Florida quote and the Fitness Smith quote. The only thing I liked about the Fitness Services is that they are all Life Fitness brands. Right now we have Life Fitness brand elliptical and treadmills. The equipment from Fitness Smith is just slightly different. It is a little bit more free motion. They are both great options so I would just lean on the Board for what they thought. They are both very great options.

Mr. Deane: Is there room for this equipment in the gym? You are taking one machine and bringing in four?

Ms. Wells: Yes there is. They can make it to where they back up to each other but they are space saving options. When I met with Fitness Smith they said that all the equipment would fit. We may move the recumbent stepper over to where the recumbent bikes are facing the pool area so that it gives us a little bit more area right there. With it being individual pieces of equipment it allows for more flexibility with that.

Ms. VanSickle: It looks like the Fitness Smith has a little bit better warranty. I would go with Fitness Smith for \$13,968. I like that warranty.

Mr. Deane: I second the motion.

Ms. Pontious: We have a motion from Brenda and a second from Borden. Further discussion? Matt, do you have any input on any of this equipment as far as the care and maintenance?

Mr. Fisher: No. We met with the rep and all the maintenance is straightforward and I believe you guys picked the right one.

On MOTION by Ms. VanSickle seconded by Mr. Deane with all in favor proposal from Fitness Smith for \$13,968 for strength training equipment in the fitness center was approved.
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Ms. Wells: The fourth is capital improvement for fiscal year 2019. I sent a spreadsheet to Supervisors and this is for discussion purposes only. I wanted to include all recommendations we received from residents, from vendors, and from staff just for

discussion. So you have everything that has come to staff from residents and vendors of improvements that they would suggest. So I don't know, do we want to just go line by line or did you guys have any suggestions, concerns, additions or deletions?

Ms. VanSickle: I would just like to make the rest of the Board aware, I guess this would go under outdoor furniture. We had a request from a resident that we get benches outside the front so after entertainment series those that have mobility issues will have a place to sit down while they are waiting for their ride. I thought it was a really good idea.

Ms. Wells: I also included in outdoor furniture is the replacement of tennis court benches, and some of the smoker's outposts. I don't know if that is kind of pushing furniture but basically just any of the furniture around. Matt and I need to do a more thorough evaluation of all the furniture so we just estimated the replacement of the tennis court benches, the addition of the benches out-front. There are some trash receptacles. I don't know if we want to name it furniture or if we just want to say outdoor, I am trying to think of a word that would cover that, some of those trash cans because it is commercial grade trash cans, they are bolted into the ground and are fairly expensive. Some of them have met their useful life, so that is also included in that amount.

Ms. Pontious: I would like to see some more wheels for our trash cans. As people have events and take the trash cans around, they are carrying the can from place to place. If we had a few more sets of wheels it would make cleanup a whole lot easier. We have fitness center equipment on the 2019 budget. We also had it on this year's budget so I was assuming that is what this money, this is going to be an immediate order out of 2018?

Ms. Wells: Yes.

Ms. Pontious: Do we need more equipment for 2019?

Ms. Wells: The reserve study had recommended the fitness equipment replacement be done in phases. They were recommending next I believe the replacement of the elliptical or the treadmills. I am a firm believer in don't replace something unless it needs to be replaced, but it is nice to kind of have the amount there if it does need to be replaced in the middle of the fiscal year. As you can see the fitness equipment is fairly expensive. That is up to Supervisors. That is why that amount is on there.



Ms. Pontious: Ok. The sand filtration system for the pool.

Ms. Wells: That was a recommendation from the vendor. When we have peak bathing load the filters tend to get clogged from all the oils. This system he was recommending would lesson that to where the filters wouldn't get clogged as often using a sand filtration system. As we are talking about the pool, the pool heaters, I just want to clarify it is for replacement of the current pool heater. The gas heater and the replacement of the electric pump, that is for heating as well. That is not very efficient for the size pool that we have. The gas pool heater we have had the rollout switch has been going out left and right. We feel like it is needed for an upgrade so that is why there is two pool heaters. The vendor that recommended to us which if this is approved and we get to that is offering a trade-in value for the heaters as well.

Mr. Ference: The filtration system, is it original or have we replaced it in the past?

Ms. Wells: To my knowledge it is original. I don't know. Matt, do you know if it is original?

Mr. Fisher: Yes. He has expressed to me that many properties he cleans the pool for and they are sand filtration system and it would be a re-engineering of that. It is something that we would want to go to and cut back on the clogged filter issue. The pool is 79 degrees and residents are upset.

Ms. VanSickle: It was really an issue this past season.

Mr. Ference: If it is time for an upgrade and replace it, I think we should go for it.

Ms. VanSickle: It is time.

Ms. Wells: Pool tile replacement. It is just time again to replace the tiles in the pool.

Ms. VanSickle: They are falling off.

Ms. Wells: It is falling off. They are piecing it back together. I think it is probably time to just replace and that is for the pool and spa. The automatic flushers was a recommendation from a resident to include that there and that is the price for all the toilets, urinals in the entire clubhouse.

Mr. Deane: To me that is waste of money.

Ms. VanSickle: I think if they are working, but if we need to replace them maybe.

Mr. Ference: Are people complaining about coming into restrooms and finding issues? Why are we doing this?

Ms. Wells: This person was.

Mr. Ference: Just one person. I think it may be a little excessive for us to replace because one person was disappointed that he came into a dirty toilet.

Ms. Pontious: Have we now replaced all the facilities with the hi-rise toilets?

Ms. Wells: Yes, we have.

Ms. Pontious: I think we are probably good on that one then unless we have additional trouble. Digital thermostats. This was a recommendation when we did the commercial TECO audit for energy savings. It was to switch out all the thermostats in the clubhouse to a digital thermostat.

Mr. Ference: Because?

Ms. Wells: Energy savings I am assuming. Matt and Tricia met with them actually. Was it just an energy savings option?

Mr. Fisher: Yes. It was a recommendation in the TECO audit. I can get more information on that.

Ms. Wells: Ok. I can bring more information to the July meeting on that.

Ms. Pontious: We talked a number of years ago, my brain is behind me today. At one time when we needed to do any major work on the pool that we would consider the geothermal heating system and use the water from the lake and so forth. I think before we spend another \$20,000 replacing heaters maybe that would be another time to revisit that topic as well and see if by drawing the water from the lake and putting in the geothermal system, it is my understanding that you don't have to have any of those then. Maybe we need to revisit that.

Ms. Wells: I think there is quite a bit of work already done on that so I will bring that to the July meeting as well so we can discuss that. The indoor furniture we may need to purchase additional ballroom chairs. That is an addition, it is not a replacement. I also included some of these tables that have been here, they are original tables. They are fairly expensive for the tables that we get that can hold up. They have held up very well but I

just wanted to have a placement in there in case we do need to replace any of these tables. Like I said they are fairly expensive. Matt and I are going to go through the entire clubhouse and just see what the condition of the other indoor furniture is. I went from the last quote we received for the ballroom chairs. Like I said we may need to order some additional chairs so that is what that amount is coming from. The gate entry system I had that on there because it is quite an expense. I know we are discussing it. It was discussed at the joint Board meeting. Mike and Jim were discussing the need or want to change the current gate entry system. That is why it is on there with a TBD just in case we do want to go to it, that is going to be a large expense, but I think that it is something that we need to discuss and make sure both sides are on board with that before we allocate funds to it. It is not going to be helpful if it is changed here and not there. I know we are working on it with the joint meetings so I just put it there so we keep our mind on it. I don't know if we will have a decision because I think the budget adoption is before the joint meeting, so I wasn't sure. I wanted to put it on there but I wasn't sure what to do with it.

Ms. VanSickle: Do we have a ballpark figure?

Ms. Wells: I haven't gone any further because I want to make sure of the system that we want to go with and then I focus on that. I don't know what system we want to go with. I can try a couple of different systems that we think may work and may work for this community and get pricing on that so that we have a rough figure to go by. I would be more than happy to do that. I was just waiting because it takes a lot to receive these quotes so I don't want to spend a lot of time doing it and then it is something that we don't even want to consider at all.

Ms. Pontious: I think we need a commitment from the West too whether we are going to do this together, otherwise we are going to tighten up our gate. If they don't want to deal with our tight gate they will go around the other side. It is not going to do us any good to put further restrictions on one gate and not the other. That needs to be a joint thing. Ok bocce ball?

Ms. Wells: Matt met with Jamie to evaluate the bocce ball court. There is a need for a thicker mat. We think that is why the mat keeps shifting and ruffling. The score

system as you know is fading. Some of the boards may need to be replaced. The pavers definitely need to be replaced. So this is the amount they gave us to make a higher quality mat on the bocce ball court, to fix any boards that need to be fixed and the scoring system.

Mr. Ference: We have not replaced that mat? It is the original mat?

Ms. Wells: Is it the original? I don't know how many years ago it was, 3 or 4?

Mr. Fisher: About 4 or 5 years ago.

Ms. Wells: They raised funds and just for the mat, but what Jamie was telling us is that it is to better quality out there, that they recommend a thicker mat to stand up to the elements and to the use that it gets out there.

Mr. Ference: Does that get a lot of use?

Mr. Deane: Quite a bit.

Ms. Wells: Yes. Then we have clubhouse lawn lighting. I have had several concerns of the lighting in front of the clubhouse. It is fairly dark especially in the walkway that leads to the east parking lot. Matt and I met with Kincaid to go over some options. The option that is included with this is we were thinking in the pathway that leads to the east parking lot there is lights that you can imbed into the pavers so at least just illuminate that. Then over here, some landscape lighting and lighting that would shine out from the landscape onto the walkway. There are some flood lights already on this side of the building which is leading to the west parking lot but there is nothing leading to the east parking lot. It would be just illuminating the paver walkway. We were going back and forth with options. We don't want anything that is too intrusive but also want it to be a safe area for residents. We have had a couple of recommendations of increasing lighting on that area.

Ms. Pontious: I think when people are leaving events those sidewalks are really dark out there. I would like to see when we put the lighting on this end of the building it really improved the parking lots over there. If we would do the same on this side then it also eliminates the issue with the mowing and the machinery out there that we are not going to destroy what we put in.

Ms. Wells: Yes, exactly.

Ms. Pontious: I think that is probably number one on the list here as far as I am concerned. It is a safety issue. Ok, air conditioners always are coming and going.

Ms. Wells: Matt met with Miller Central Air, who we use for the clubhouse and they recommended out of all the systems, two systems were most likely to possibly go down. So that would be a number that they gave to us for replacement of those two systems if they go down. If they don't go down that amount is still going to be there but it is a good place and amount in case they do, if an air handler goes out or anything like that and we need to replace that in the middle of a budget year. Next was the ice machine replacement in the clubhouse fitness center restroom area. It has run out of ice quite a few times especially in high peak use so we are recommending the replacement with a larger capacity ice machine in that area. I believe it is a little less than ten pounds of ice that it holds and then has to make new ice. During spring break, summer time when there is a lot of people, that ice will go out very quickly. Then we have to shut it down and let it sit and make up ice. It shuts the ice machine down for an amount of time so if we increase the capacity of that ice machine then we wouldn't have that happen as often.

Ms. VanSickle: What would the increase capacity be?

Ms. Wells: Matt so you know what the increased capacity was that they gave you? I was looking at one that was 25 pounds. They said this was a good number to have. One I was looking at online was 25 pound capacity so it would be triple of what we have right now. It was still the water, ice on a counter top.

Ms. VanSickle: How quickly does it make ice?

Ms. Wells: I have to check on that. I didn't look at that. I was kind of just looking at placement numbers and what kind of equipment we wanted there. I can check to see.

Ms. VanSickle: We definitely need it.

Ms. Wells: For pavement management, as Rey mentioned, we are evaluating the roads that are budgeted for fiscal year 2018. That was \$165,000. Last meeting we said that could be pushed to 2019 that is why the same amount is on 2019 that is on 2018. I did tell him if it needs to be replaced now we need to replace during this budget year. If it can wait until October I am fine with waiting until October. Matt and I want to evaluate

that. We are going to set up a meeting with Rey to evaluate the entire community and see if there is anything that needs immediate attention. We will take care of it fiscal year 2018 pretty soon in the summer while traffic is low. That is why it is the same amount from 2018 to 2019. If that doesn't happen we are just going to move that amount to 2019. Restaurant equipment allowance \$15,000. I know we have replaced a lot of restaurant equipment. The walk-in freezer cooler, if that does need to be replaced because it is an original piece of equipment it is going to be about that amount for both of those pieces.

Mr. Deane: Yes, it is with no problem.

Ms. Wells: Those are the only things. I met with Borden to see some of the equipment we haven't replaced. We are in a good position right now because we replaced a lot of equipment. I feel really good about the equipment we have in there now but if those two pieces of equipment go down for any reason we are going to need that amount. Like I said if we don't need it, it will still be sitting there.

Mr. Ference: The floor covering looks really great. The other day we were there and I was just wondering because it is so dark, I wondered if the table covers that are also very dark, a dark brown; I wondered if we wouldn't lighten it and light up the place because everything is that same shade of dark. Tables, floors etc. etc., if it wouldn't add a sense of lightness if we were to have different kinds of tablecloths. I don't know if anything was ever given thought to but it just seems to be so consistently dark. The floor is dark. The tables are dark. The chairs are dark. Everything is so dark. I wonder if any thought was given to the fact that we might have a different color table covering.

Ms. Wells: Historically we have left that up to whoever is operating the restaurant to use whatever table coverings they would like. I am open to suggestions if the Board wants to purchase a different color linen or something to use.

Mr. Ference: It is just that brown color all over. I thought if this was a lighter shade or a different color it might just give the dining room the sense of brightness or lightness that it didn't have for very little expense. I don't know who would consider that.

Ms. Wells: I can recommend it to Nini's unless the Board wants to purchase it and make it as part of restaurant inventory.

Mr. Ference: They can be replaced. We are not discarding these. I just thought it would be, it just hit me, the dominance of this darkness, so I am bringing that up here for your consideration.

Ms. Wells: Would you like me to reach out to Nini's first and see if they want to replace them themselves?

Mr. Ference: Well what does the Board think? We have all eaten there. What do you think? Maybe I was just conscious of it. I have been in there before. I love the floor covering, but again when I sat down I said, by gosh everything is so brown and dark. It would be nice if it was a different color. I don't know how the rest of you feel about that.

Ms. Pontious: I think if we just wait until they get settled and things are on an even keel. Maybe if we want to address it, we can do that then.

Mr. Ference: It is not very costly.

Ms. Pontious: I wouldn't think so.

Mr. Deane: They are specifically made for that size table, they are not that cheap. They are not cheap at all. You have 30 tables in there.

Ms. Pontious: Ok we can keep that there. It is a good idea. The microphone system for the ballroom. What do we need to do with this?

Ms. Wells: That would be you can't see it right now because the table is over it but we have microphone jacks in the floor now that are semi-trip hazard for anyone who is using the stage for any kind of performance or anything like that. Our recommendation would be to take those mic plugs out of the stage and go to a wireless mic system so we won't have cords. It will be all wireless. This is the recommended price. It was given to us by Westbury that does a lot of our entertainment and things like that. Again it is for consideration. We are fine with this system unless you want to upgrade it. We do need to address the mic plugs on the stage itself because a lot of residents use the stage. They are starting to pull up. I am a firm believer if we have to, replace it. It was about \$800 to just replace it with something that isn't bent. So for investing that much money if we invest a little bit more into a system that is upgraded that might be a good use of money. Again, it is up for consideration.

Ms. Pontious: Stormwater management, we are always going to have, that is a given. What has happened to our patio screening?

Ms. Wells: Are you referring to the enclosing of the patio? That is the one that we are still working on. They recommended having an engineer come out and give us a plan of how it is. It is not something that we can just replace what is currently there with a hard roof and screen it in. I just wanted direction from the Board to see if you want me to have the engineer do an engineer study in that area to give us an amount.

Ms. VanSickle: Yes.

Ms. Wells: Ok. So do we want to do the engineering study as part of fiscal year 2019 budget? I don't know how much engineering studies are for something like that.

Ms. Pontious: I am just wondering if we really need an engineering study or if we should just start with a contractor to come out and look at it and give us an estimate.

Ms. Wells: I had contractors come out. They were hesitant to give us a quote if they didn't have an engineering study. They would hire an engineer, their own engineer to do it. Then we would pay for the engineering study or we can have our engineer do it and we pay for it. They did not want to give me a quote until they had an engineering study as to what was needed in an engineer's perspective.

Mr. Deane: Can Rey do that?

Ms. Wells: I am assuming that he will do anything that we need him to do for the right price. I am fine with reaching out to Rey and telling him what we want to do. I don't know if we want to ask at the next meeting and say this is what we want to do. We need a price before the budget meeting in August. Maybe he can take care of it while he is here. I try to utilize him as much as possible while he is here for a meeting. I don't know if that is an option, it is just giving him a heads up that next meeting while you are here can you take a look at this area. We need an engineering study to do a hard roof screened in. Are we looking for just a hard roof or hard roof and screened in?

Mr. Deane: Hard roof and an enclosure.

Mr. Ference: Rey should give us more than one. I think Rey should shop around and see. One engineering study may not be as satisfying. I think we should get more



than one. Rey should shop the engineers before he brings us a presentation. It is going to be a very costly item. I don't know that we should satisfy with one presentation.

Ms. Wells: I guess I just want to clarify do you want me to reach out because Rey is our engineer. I don't think he is going to give you any competitor bids. I can reach out to other engineers if you would like.

Mr. Ference: I don't know if Rey is qualified to do that himself. He can reach out to people who are specific to this area. I am just saying that because we like to make sure that he shops the area. He is an engineer but can he do it all?

Ms. VanSickle: Wouldn't the engineering firm have engineers that has specialties? This is the engineering firm we hired so I am assuming they would have somebody in their office.

Mr. Ference: If that is the case then so be it. I am just thinking.

Ms. Wells: Spend the least amount of money as possible. I'm right there with you.

Ms. Pontious: Ok, is there anything else we need to add to our list?

Ms. Wells: If anything comes up and if we have another contractor or anybody else that recommends anything I will bring it to the July meeting. We have another meeting before we actually adopt the budget. If we think of anything else or if you guys think of anything just let me know and we can come up with an amount to put in to discuss at the July meeting. I will make sure to bring those other options to the July meeting as well. One thing I should have mentioned under restaurant update. Do we want to surplus the charbroiler that we had to replace? We may just want to do that now so that we can get that out as soon as possible.

Mr. Deane: Motion to get rid of the charbroiler that was replaced.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to surplus the charbroiler.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor, motion to surplus the charbroiler in the restaurant that was replaced was approved.
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Ms. Pontious: We don't want to store any more then we have to. I have a couple of items I would like to think about making adjustments to for our 2019 budget while we are talking budget. On page 3 of the financials for 2018 we are already over budget on our operating supplies and the office supplies. We have a budget of \$4,000. We are already at \$4,200 with a lot of time to go. Operating supplies are \$25,000 and we're at \$25,900 and we still have months to go. For gas we had \$15,000 and are already at \$22,000. I think we need to think about upping those items in the budget for 2019 if we are already at the max for 2018. So if you would make note to change those for us, please. Do you want to talk to us about these windows while you are doing capital things?

Ms. Wells: At the last meeting Supervisors approved for the capital project to replace the ballroom windows. The windows that were presented with that quote were a tempered glass that withheld up to 140 mph winds. There was a question at the Board meeting if it was impact resistant. We reached out to the vendor. The tempered glass isn't necessarily what is considered impact resistant. They gave us a quote for replacement with impact resistant which would also upgrade the aluminum framing. The original quote was \$32,347.36. To increase would be \$56,000. That would be to replace the windows facing the lake with the impact resistant which doesn't necessarily prevent the window from breaking, it just prevents from intrusive. There is a membrane in the middle of it that would not explode, he said it was missile tested. I was like ok so if there is a hurricane nothing is actually going to come in. The glass may break. We still would need to get it replaced but there is not going to be an intrusion into the ballroom. In the email I included an excerpt from the [www.floridabuilding.org](http://www.floridabuilding.org) just explaining what the impact resistant windows were comprised of.

Mr. Ference: Rey explained that to us before he left, so we are just making a motion to accept that proposal.

Ms. Wells: It would just be a change order. I signed it just to get the ball rolling because I know we wanted to get it going but they are waiting for us to call them as soon as this meeting is over to do a change order to change the materials.

Mr. Ference: I make that motion.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Bob and a second from Brenda to do a change order to change the windows from the regular glass to the high impact resistant windows. Any further discussion?

Mr. Deane: According to what Rey said, the 140 mph was pretty good and he was more or less not worried about the hurricanes but tornados. Impact resistant is not going to stop a tornado anyway, so I don't know why we need to spend an additional \$30,000.

Ms. VanSickle: I thought Rey said he would recommend the impact resistant.

Ms. Pontious: He did, but it is not his money.

Mr. Deane: It is our money.

Ms. VanSickle: That is true.

Mr. Deane: These have been in here for 15 years and have never had anything go through them. Yes, they leak. I understand that. That is why we are replacing them. We are not replacing them because they have been broken by impact or anything like that. These are guaranteed up to 140 mph. Why do we need to go any higher and spend another \$30,000? I don't think it is necessary.

Ms. Pontious: What do you think, Matt? When you talked to them about 140 mph winds, did you think that seemed to be sufficient until this issue came up?

Mr. Fisher: I am on board with Borden. I believe 140 mph winds being able to sustain that is more than enough. He was all happy when we mentioned impact resistant because of the increased cost. I would stick with the lesser 140 mph.

Ms. Pontious: Our primary concern with the windows has been the water intrusion and the damage to the floors, walls and things like that. I think that was our goal in the beginning was to decrease the water, I don't know.

Ms. VanSickle: Would the impact resistant stop the water?

Ms. Pontious: I don't know. We are worried about the little things.

Mr. Fisher: One thing he told me is we were having water issues and he is like you might still have water problems.

Ms. Pontious: Even with the big ones.

Mr. Fisher: With the impact resistant there still maybe water intrusion but there won't be an object coming into the ballroom from the outside. We haven't had that problem since the building has been built as far as I know.

Ms. Pontious: I guess if we get more than 140 mph winds we are going to have a lot more trouble than just windows.

Mr. Deane: That is right.

Ms. VanSickle: Can I withdraw my second? I was looking at the water. Water is a lot of damage, but if it is not a guarantee against the water intrusion than I think the tempered is fine.

Ms. Pontious: We already have a motion so we can just vote and if it goes down it does it that way too. Those in favor of the high impact windows? Those opposed?

On MOTION by Mr. Ference seconded by Ms. VanSickle with all opposed the motion to install high impact resistant windows in the ballroom for \$56,000 failed.
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Ms. Pontious: We are going to stick with the regular windows and save \$30,000.

Ms. Wells: I just told Matt it was mentioned at the Board meeting, we just need to bring it to their attention just so they know and it is up to them whatever decision they want to make, that way we know if anything happens.

Mr. Deane: You blame us.

Ms. Pontious: Do you have anything else for us?

Ms. Wells: I do not.

Ms. Pontious: I have somethings for her. We are driving this poor lady crazy and she doesn't need that. So my first issue is we are having residents who want to stretch the parameters. Our fee schedule, we have a paragraph in here that I have probably read in the last week 100 times and I still don't get it, so we really need to clear this up so that she knows what to tell people. She is really concerned about being fair and consistent and we need to help her do that, so in here the first paragraph of this is pretty good. It says because we all pay our fees we get to use the amenities. The issue comes in where people are wanting to use the facilities for profit making ventures and for groups of people

coming in to participate in activities they might want to have so the first part of this is good, then it says residents wishing to reserve the clubhouse ballroom or other facilities for functions where 50 people or more are in attendance. So does that mean 50 people in total because we already said everybody has to be a resident or does that mean 50 people with guest passes because now we have gotten into the guest pass business? I think we need to clarify. We are saying a resident has the right to use the ballroom and make a reservation. That part is good. It is when they start inviting additional people and who those people might be that the fees then changes from free to paying 50%, so we really need to clarify that. I thought we had an issue that said if you had over 50 people from the outside then you pay. This does not say that. This says where 50 people or more are in attendance. So then what do we do from 0 people to 50 people?

Mr. Ference: If they are members of the community nothing.

Ms. Pontious: Right but we are not doing anything if it is more than 50 people as long as they are all residents of the community. It is when the guests start coming. I really think we need to define this and work on it so that we know and everyone else knows. If that is our intent if we have more than 50 people from the outside then you pay the half fee then we need to spell that out. If we are going to stick with if you are using it for profit making, then you should pay, then we need to have that spelled out because right now it says you can, but you can get a waiver. Well then the waiver is for brothers, sisters, grandchildren and so forth.

Ms. VanSickle: I think we really need to clear that up because I think when it starts talking about relatives and I don't have it in front of me, didn't we talk about if you were having a wedding or a birthday party or something for family members you have people from outside? That is one thing. When you start having a moneymaking endeavor and you start inviting from outside or you start having activities in here where you have outsiders coming in, we are getting to the point now that a lot of our activities don't have enough room for our residents. I got a rather long text yesterday from an upset resident. She couldn't get on a bus trip and said there were nonresidents going. That is something we definitely need to look at. It might be where our buses don't fill up, do we want to

allow guests, but I think we need to allow our residents to have that first option, just like our shows. We are supposed to be doing this for our residents because they are paying the fees. If you start having guests take up spots that residents want, we have an issue.

Ms. Pontious: Ok so let's deal with that one first. You have buses going places and we have people from Lake Ashton wanting to be on those buses but we have people with guests, so we are going to say no guests. Lake Ashton residents only until what?

Ms. VanSickle: A week before.

A resident: Is that the bus trips you are talking about?

Ms. Pontious: Yes.

Ms. VanSickle: I think we need to give our residents ample time, but if the bus doesn't fill up.

Ms. Pontious: So we can fill it with residents then have a guest list. If it doesn't fill up those people can be called. First come, first serve order. Can you live with that?

Ms. Wells: I can. Do we want to put a timeframe on it? The only thing I was thinking of is that some of the trips, Small World Tours has us give them how many people are signed up, it is sometimes more than a week or two to make sure the trip can still happen. So if they say they need to know a month in advance how many people are signed up and if there isn't a certain number of people signed up, then they have to cancel the trip. I like the idea of doing a guest list like these are the people that would like to go, but are we doing a time limit?

Ms. Pontious: Do we need to do a time limit or does she just need to publish in the document when it goes out for the trip?

Ms. VanSickle: Residents sign up by a certain date and after that date guests can.

Ms. Wells: It can vary based on what their deadline is. Each changes for each trip.

Ms. VanSickle: That would be fine but residents have first choice. We don't need to deny residents trips.

Ms. Wells: So residents sign up a certain deadline, whatever Holly gives me as the deadline, then after that point guests can sign up.

Ms. Pontious: Is that going to accommodate your needs?

Ms. Wells: I just wanted clarification so that I know. I want to treat everybody the same when they come in, but I also don't want to have a trip cancelled and we have guests that couldn't go and the trip could have went so residents could go.

Ms. Pontious: Then it is the same kind of thing with the shows and things as they come out, too. So we need to address are we just going to say residents only. I think we talked about that a couple of months ago. We said residents only. Then there is a point where she is going to have to cancel a show or do something different if it doesn't fill. We can do the same thing with that.

Ms. VanSickle: For our extra shows yes, but our entertainment series I think that needs to stay strictly residents only. We need to add something in there if a resident can't go, the ticket they can sell or give their tickets to other residents. We shouldn't have outsiders attending those shows when we have residents that can't get them. There are always Bargain Bay people looking for tickets.

Ms. Pontious: So they can sell their tickets to other residents. But we have people buying tickets and giving them or selling them to people outside the community.

Ms. VanSickle: That needs to stop.

Ms. Pontious: So no entertainment series tickets sold to anyone but residents and no one should be coming in the door from the outside for an entertainment series.

Ms. Wells: I just want to clarify one thing. So if a resident purchases their tickets and can't attend the show and gives it to a guest of theirs to attend that is not happening.

Ms. Pontious: As long as they are Lake Ashton people.

Ms. Wells: So like someone's sister that lives outside of Lake Ashton can't come in. The seat would just go empty or go to a Lake Ashton resident. I just want to clarify because those are some of the questions I have been getting is that they want their friend or their sister that lives not far away to come to the entertainment series because they can't come. I just want to make sure it is completely clear.

Ms. VanSickle: We have to accommodate our residents first.

Ms. Wells: Ok. I am fine with that. I just want to clarify that entertainment series tickets have only been sold to residents of Lake Ashton? It is just what happens to them.

after we sell them to the resident. Now when we go to market for entertainment series for 2019 we will just state in there that if you are selling or giving away your ticket it has to be filled by a resident of Lake Ashton.

Ms. Pontious: Ok what else?

Ms. Wells: I know we have mentioned the additional shows, not the entertainment series, some of the shows that we are doing recently we have had low attendance. I just don't want to get to the point where we have to cancel a show and we start losing a significant amount of money so I don't know if there is a time limit or if there is a certain, like this section is for residents only and this section is for nonresidents. I am open to ideas. I wanted to just bring it to the Board and see or if we want to say if by this time we still have seats available it can go out to nonresidents.

Ms. VanSickle: I'd hate for us to lose a show, but I think our residents need the opportunity for those front row seats first. We don't want somebody buying 8 tickets and selling them outside. We want our residents to have the opportunity to get the best seats and give them whatever timeframe and it may vary from show to show. I will leave that to your discretion, but up to a certain point residents only and after that guests.

Ms. Pontious: Then do we want to stick to our concept of before where people can only buy the number of tickets of residents in the household, anything beyond that is a guest thing and it goes on a list until there is guest seats available.

Ms. VanSickle: Yes.

Ms. Wells: So we are going to do that for shows as well. Tickets are for residents only so when a resident comes in and says they want to buy 8 tickets I need to make sure all 8 tickets have names next to it and all names are residents.

Ms. VanSickle: Residents say they are coming in and buying tickets for six people if they are all Lake Ashton residents I think that would be fine. They like to sit together. They go out to dinner together. I don't have a problem with that but they have to be Lake Ashton residents. They have to have first and last name on those tickets.

Ms. Wells: So no guests can come to any show or event that is put on by CDD.

Ms. VanSickle: Until after a certain date.



Ms. Wells: We can do it after a certain date.

Ms. VanSickle: Initially no. Carol's idea of the guest list I really like that.

Ms. Pontious: It is more work but if you get a name and phone number as to where you can call.

Ms. Wells: I am just trying to figure out the residents that come up and have guests that they want to take to the show they both would kind of go on that guest list. The resident is not going to want to go buy a ticket and then hope that their guest can go and they sit in different rows. So we would probably put both on them down on the guest list and say since you want to bring a guest then you have to wait till this period of time. Make sure there is availability and then you are more than welcome to buy a ticket for you and your guest. I just want to make sure that is clear so when staff tells residents they know that is direction coming from the Board and not just a rule we are making up.

Ms. Pontious: I just think we want to be sure that the residents always come first.

Ms. Wells: Yes.

Ms. Pontious: I would be happy to sit down with Christine and rewrite this and bring it to you for approval. The residents for business use I want some direction on that. We still want to charge them the 50%?

Mr. Deane: Yes.

Ms. VanSickle: Yes because I think that otherwise we start for business use it is going to be booked constantly and residents aren't going to be able to book social events.

Ms. Pontious: I think in the beginning, I think our policy was that there was no business usage for residents here at all. Christine brought up a valid point that we are soliciting business from outside people to come in so we can't really deny our own people the right to do that if we are soliciting business from the outside. If we say as a person if you want to come and use it for your family it is free. If you want to come and hold a seminar for people and you are an insurance agent, then that is a business purpose. You are making money and if you are making money you should be paying 50%.

Ms. Wells: So they would pay half if it is a resident that has business or they would pay the full amount?

Mr. Deane: They would pay half.

Ms. Wells: That is the clarification I wanted.

Ms. Pontious: Ok.

Mr. Deane: Being a resident they would get a break.

Ms. Pontious: We may have to change that as we get busier too. If the rooms are needed for activities for residents then we don't want them to be in there for profit-making ventures. So you will have to monitor that as well and let us know how that is working. Then the 50 residents or more, are we intending that to mean 50 residents from the outside?

Ms. VanSickle: I think that came into effect under a previous Board and was aimed at a certain activity that happens in this ballroom. Maybe that just needs to be deleted unless it is a valid number.

Ms. Pontious: Ok so it is free if it is for them and their immediate family. If it is going to be a wedding or something of that sort they pay 50%.

Ms. VanSickle: If it is more than 50 from outside.

Ms. Pontious: I kind of rewrote it and that is exactly what I did was I took it out. So 50 or more is fine as long as they are all Lake Ashton residents or family. When we start bringing in weddings and things like that then they should pay the 50%. We have expenses, too. In addition to your resident fees, there are expenses for cleanup and so forth. Ok I will work on that for next time and have that rewritten but I wanted your guidance before I typed it out. I have it written and we will go from there. Anything else we need to clarify for you?

Ms. VanSickle: I have one more thing. The letter that this Board wrote.

Ms. Pontious: Oh yes I have that here, too. This was the letter that stated that if you were a Lake Ashton club, group or organization all your members must be Lake Ashton residents. In order to use the publications primarily they all had to be Lake Ashton residents. If you are not then you are not a Lake Ashton club, group or organization. Apparently, Christine and Mike met with Mary and Stan and the West had some opposition to some of the things in here. I think our decision was to not wait for

them to get on board and we were going to send the letter out anyway. I was in Christine's office yesterday and we are already having conflicts with reserving facilities for next year so we need to be careful that these are Lake Ashton people. Is that good?

Ms. Wells: Yes, and I just want clarification that I am sending it to just clubs, groups, and organizations that meet at the clubhouse?

Ms. Pontious: Yes.

Ms. VanSickle: Or anyone that wants to use the media.

Ms. Wells: That is where we get into the grey area.

Ms. VanSickle: That is a grey area, but if you don't want to send it out to them, when it comes time to use the media that will become an issue. I would rather be onboard with notifying everybody what the issues are.

Mr. Stan Williams: Excuse me, I was in that meeting. Mike also had some concerns with that it wasn't just the West that had concerns with that. Some of the concerns especially came up around the political groups. There are a couple of other groups that combined people from the outside and that is where the issue Christine if I am stating that correctly, that is where we had a concern. How do we want to handle those? You have the Democratic Club, the Republican Club, Weight Watchers and a few others.

Ms. VanSickle: We need to be consistent across the board.

Mr. Williams: What is it going to be? So that was where we had the conversation. I know Mike also had concerns in that area or at least I am pretty sure he did. I think he was a little concerned about it also.

Ms. Wells: I guess I don't recall where Mike was concerned. That is why when I was in the meeting I said I want to be very clear that we are talking about this because they basically already looked at the letter.

Mr. Williams: You were asking Mike to speak up.

Ms. Wells: I didn't know at that point that he wasn't going to be at this meeting. I was hoping that we could all discuss it because I know that they told me 30 days which was over 30 days. If you guys want to wait till we hear from Mike to see. You guys were very adamant and I mentioned it three times when we were meeting with them is that

you guys were very adamant on you already basically approved this letter, that if it wanted to go out. I don't know if you want to wait to hear from the fifth Board member to make sure that there is a no. I don't recall to be completely honest with you.

Ms. VanSickle: This was a unanimous decision.

Mr. Deane: Yes, it was.

Ms. VanSickle: I think we go ahead with it. We have to be consistent. We cannot start making exceptions. If we make exceptions for the Republican Club, for the Democratic Club, for Weight Watchers, then what about all the other groups. What applies to one needs to apply to all of them. We are growing so we need to be consistent, we need to be fair. We need to look out for our residents. I think all the groups need to be put on notice because one of the perks of being a resident is being able to reserve that room and being able to use that media. Otherwise there is a charge for that media. I feel very strongly about it. We already voted on it. It was unanimous.

Ms. Wells: I just want to be clear about the media use because then if it is someone who solely meets at the HFC but they are using media here, I just don't want to get into a battle where I am sending a letter out. Everyone uses media that meets either at the HFC or here. If I am sending a letter out that is stating you can't use media and I am sending it to just groups here.

Ms. VanSickle: That is not fair.

Ms. Wells: That is what I am saying, but I don't want to step on anyone's toes and say I am going to send it out to every group whether you agree with this letter or not whether they meet here or there. I just want to be completely clear with that.

Ms. VanSickle: We need to be very consistent. We need to be very fair. I think in our amended policy to use the media you have to be under this every member is a resident. It says that very clearly. I think because we are having people that can't get into events we need to start enforcing it. I think up to this point it has been kind of loose.

Mr. Williams: So does that mean if for instance Weight Watchers who meets over at the HFC wants to use the media they can't use it also?

Ms. VanSickle: Yes, they have to follow the same rules as everybody else.

Mr. Williams: Even if it is going to be in the HFC?

Ms. VanSickle: That is the way that it is written yes.

Ms. Wells: And that was the thing. The reason the letter got brought up then is because we are meeting to come up with a common amenity facilities policy. Currently, their amenity facility policy includes the same verbiage as ours when it comes to that. I think that was the only section. We agreed on every other section but that section.

Mr. Williams: I don't know where the Republican and Democratic Club meets now, but they could be at the HFC and then use your media.

Ms. Wells: That is why I wanted to be clear.

Ms. VanSickle: I think it needs to go out Lake Ashton wide, these are the rules and regulations. If they don't want to do it, fine. What we have been trying to do is make things more uniform, but if we are disagreeing on them I think we have to be consistent for what we do. Access to media is a privilege for the club, group or organization. If you are not meeting the definition of that I think you should lose your privileges.

Ms. Pontious: Did we not make an exception to it was the media that we pay for but they can do Monday Coffee? They can stand up and speak at Monday Coffee.

Ms. VanSickle: Yes, anybody can stand up and speak at Monday Coffee.

Ms. Pontious: It is the media that we pay for that other people are paying for if they are doing things from the outside. Ok can we live with that then?

Ms. Wells: I just want to make sure that I am being asked to send this to every club, group or organization whether they even meet at the clubhouse and that it is coming strictly just from us.

Ms. VanSickle: Just put that it is for informational purposes only. We are planning on enforcing this and we want to notify everybody. At some future point they may want to meet here. Ideally we would have the same rules, but if there is a slight difference now I think we need to go by our amenity policy.

Ms. Wells: And it is going to come from only me to everyone. I will do whatever you guys tell me to do.

Ms. Pontious: Just put on here LA CDD I.

Mr. Deane: Sign it the Lake Ashton CDD Board.

Ms. Wells: Ok, but send it to every club, group or organization that meets here, there and anywhere.

Ms. VanSickle: Are we all behind it? Bob?

Mr. Ference: Yes.

Ms. VanSickle: Sign it CDD I.

Mr. Deane: That is all you have to do.

Ms. Pontious: At least we are moving in the direction.

Ms. Wells: I guess now would be the time if there is no other changes to the letter, just keep it exactly the way it is and we will just change it from regards all of your names.

Mr. Deane: That is fine.

Ms. Pontious: Yes. Do you have anything else for us?

Ms. Wells: I believe that is all I have.

### C. Field Operations Manager

#### 1) Monthly Report

#### 2) Consideration of Replacement Options for Ficus Trees in Front of Clubhouse

Ms. Pontious: Ok, Matt. I think we are ready.

Mr. Fisher: Good morning. In the package is the operations manager's report. Any questions I would be happy to answer.

Ms. VanSickle: We think you are doing a wonderful job, Matt. Thank you.

Mr. Deane: Matt, I just want to thank you for everything that you and your helpers have done with assisting in the restaurant. It has been fantastic. Thank you very much.

Ms. VanSickle: I like the point that Rey made this morning when he said we are in very good hands with the young people we have working for us. Christine and Matt, we really appreciate both of you. I would like everybody to give them a round of applause.

Mr. Fisher: Included behind that report is some pictures of possible replacement trees for the ficus trees. There are five ficus right outside the ballroom here. One is tucked behind a bougainvillea and we would just remove that. Replace the four between the windows. There is a Japanese blueberry we could put in there or a podocarpus. I have

heard several like the blueberry just because we already have some around the clubhouse. What is wrong with the ficus is, it is normally an inside bush and it is not thriving outside anymore. It really got hurt last winter. It is not bouncing back. That part of the building is really a focal point coming off the Boulevard. Seeing those sticks it looks horrible. These are some prices. We are recommending the blueberry as a replacement.

Mr. Deane: If that is what you are recommending Matt, then that is what we think we should do.

Mr. Fisher: I appreciate that.

Ms. Pontious: Those trees are just getting old too. Sixteen years is a long time for bushes to last.

Mr. Fisher: If you see the bottom of the bushes they are kind of rotting.

Ms. Pontious: Ok is there anything else you would like us to do?

Mr. Fisher: That would be it on your part. I am working with Yellowstone around the clubhouse to replace some of those dead bushes that are covered under the warranty. We are removing some of those dead Indian hawthorns that are in the middle. I was thinking let's just go with the topiary bush with the focal point at the center of the garden. We don't need those hawthorns out there. Other than that everything is looking good.

Ms. Pontious: I would like to see them one day pull out a dead bush which is as it should be that they replace it with a live bush rather than leaving a hole.

Mr. Fisher: Ok.

Ms. Pontious: Up around the pool area they have taken out some bushes that probably need to be replaced. Sometimes they will grow and fill in but if it is obvious they are not going to do that. Same thing on the Boulevard. We have lost a lot of shrubbery out there.

Mr. Fisher: The purple bush out there that is on the outer part of the median I have seen some holes in there. I agree.

Ms. Pontious: It doesn't have to be expensive stuff. The ground cover and things you know is fine but it is when you see the obvious holes.

Mr. Fisher: Ok.

Ms. Pontious: The one other thing we need to do is these two are our focal points but we also have Valerie and Terisa and LouJean who have been working diligently to get this restaurant moving and probably taking over some of your tasks while you have been working on this. We appreciate their efforts as well. I told Christine yesterday she just needs to go in her office and lock her door and get some work done. She is taking all this home with her at night so that she can get work done that she is being responsive to the residents during the day. I think she at least deserves an hour a day where she shuts that door and get some work done. Although we appreciate LouJean's efforts, LouJean is a retiree and I am sure she would rather be retired on some days. She needs to find us that next person to come on board so that we have a full staff again.

Ms. Wells: Job number one.

Mr. Fisher: Thanks, again.

#### **D. CDD Manager – Discussion on Fiscal Year 2019 Budget**

Ms. Pontious: We have the CDD manager's report.

Ms. Burns: We looked at the past history of meetings and wanted to leave it up to the Board if you wanted to have your discussion on your fiscal year 2019 budget at your July regular meeting or if your preference was to have a separate budget workshop. I am not sure if we wanted to hold two or just do it at the same time.

Ms. Pontious: July meeting is good.

Ms. Burns: Alright we will do that. That was our thought but we saw that the Board had chosen both ways in the past so we wanted to leave that up to you. We will put that on the agenda for the July meeting.

### **EIGHTH ORDER OF BUSINESS**

#### **Financial Reports**

##### **A. Approval of Check Run Summary**

##### **B. Combined Balance Sheet**

Ms. Burns: That was included in your package. The total for the general fund was \$118,677.92. The total for the capital fund was \$39,114.75. We would just be looking for approval for the check run.

Mr. Deane: Approval for the check run summary.



Ms. Pontious: We have a motion from Borden and a second from Bob to approve the check run summary. Is there any further discussion?

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

Ms. Burns: The next is just the combined balance sheet for informational purposes only. No action but if anybody has any questions. I did note to look at those three items you referenced for the 2019 budget so we will address that at the July meeting as well.

Ms. Pontious: Anything else? One another thing I was going to check with Matt about and forgot. We seem to go through an awful lot of paper products around here. I noticed that the HFC has changed to some electric hand dryers. What do you think about doing something like that versus all the paper?

Mr. Fisher: That is a good option. I can definitely look into that and have something next Board meeting.

Ms. Pontious: That would be great. We still need paper because we need to clean up spills and things, but at least in the restrooms. Are they working well over there, Jim?

Mr. Jim Meccsics: Yes.

Ms. Pontious: It is less paper coming in and less paper going out. I think that might be a good move.

Mr. Meccsics: Why don't you have Matt talk with Mary?

Ms. Pontious: Alright. If she has already had prices received that is a good thing.

Ms. Wells: Do you do a combination of paper and hand dryers in the bathroom?

Mr. Williams: Yes.

Ms. Wells: Is that what you would want us to look into as well is just doing a combination of paper and hand or just hand dryers. I see and yes and a no.

Ms. Pontious: I personally don't like hand dryers but I think it would be great to get rid of the paper.

Ms. VanSickle: Some of the reading I have done on sanitary is that the paper actually gets the germs off the hands. It is more sanitary so I am more sticking with paper.

That is me. We might want to do some more research on that.

Ms. Pontious: Ok.

Ms. Wells: We will bring options for both at the next meeting.

Ms. Pontious: Alright I think we have reached the point for public comments.

## **NINTH ORDER OF BUSINESS                      Public Comments**

Ms. Pontious: Who would like to speak with us today?

Ms. Landgrebe: Good morning. Debby Landgrebe. There is a couple of things I have for your budget next year is about a generator for this building. It came up at Monday Coffee and hurricane preparedness, I know CERT has discussed it frequently so something to consider. Also in regards to the amenities and guests I am assuming guests is anyone not a resident, is that correct? I am just trying to understand if the purpose of our trips and our shows are for our residents and then you have a guest list which is a nice idea but that still opens the door for other people who live nearby or outside of here. Is that correct and they would pay the same amount as we would?

Ms. Pontious: Only if we need help in survival of the event yes.

Ms. Landgrebe: I do have a concern about a resident who has a business can rent the facilities for half price. I am a resident. I pay my amenity bill and if I have a party and not having my relatives, my extended family, I have to pay half price correct?

Mr. Deane: No.

Ms. Landgrebe: So even my extended family.

Ms. Wells: Yes.

Ms. Landgrebe: If I own a business it is not paying amenity fees. If I choose to rent this facility as a business I should pay full price. You almost have to separate the person and their business. Half price fee is a good deal. I am a resident, I want to use the building for my own use but I am now going to compete with a business and I don't think that is the intent of our amenities. I think a business is a business and they should pay full price.

Ms. Pontious: You have a valid point.

Ms. Landgrebe: Thank you.

Ms. Pontious: There was someone else before.

Mr. Turner: Good morning, my name is Bob Turner. Just a comment on the golf course situation. I was wondering why we were considering purchasing the golf course. This is an amenity we all purchased when we all bought our houses. I know it is owned by the developer, but part of the planning process is that he has to provide open space. That is essentially what the golf course is. The open space provision is being turned into a golf course. So we have the right to use it. Why do we have to consider paying \$400,000 to buy it cheap, they are telling me unless it is for the purchase of the Eagles Nest and the equipment? That is a different thing altogether. The actual golf course itself we got the right to use it or if we haven't gotten the right to use that golf course, the developer has to transfer that open space provision somewhere else so we can use it elsewhere. He can keep the provision here if he wishes but he has to give us open space provision for development equally. In regards to the golf carts tracks, that is part of their sidewalk provision. There are no sidewalks here around this development and in that situation the golf cart provision is in place of. So therefore that is why we were walking around the golf course if you remember or not. I just put the comment in would you consider that when you are \$400,000 out. Whoever buys this is still going to need the same provisions because it is in the planning condition. I read the minutes back and where I come from as well there is open space provision in any development. I don't see why you should be buying it when you already paid for it. I think the new development people should be paying for the open space, if you look at contract you will see it in there. Thank you.

Ms. Pontious: I appreciate your comments, but I think you have some misinformation.

Mr. Turner: In what respect ma'am?

Ms. Pontious: The golf course is privately owned.

Mr. Turner: Yes, I agree with that.

Ms. Pontious: He can do with that property what he so chooses.

Mr. Turner: No, he can't.

Mr. Deane: Yes, he can.

Mr. Turner: With respect, when you build any property you have to provide open space provision. It is his property, he can do what he likes according to the planning application. If he wants to put a revision in he can and build two million houses, but he then has to provide open space provision elsewhere to compliment what he is building. He can build it two miles away, it doesn't matter. This place around here if you check the planning you will find the open space provision is required. He can't do what he likes with it, he can sell it for \$2,000,000 or \$10,000,000, but the person who buys it still has to have that provision for the development. You have 1,600 houses with nowhere to put their dogs, nowhere to walk anywhere apart from the road. There is no sidewalks which in planning they have to have if you check the regulations. Thank you.

Ms. Pontious: You might have to cite for us where you are getting information and we will ask the attorney to check.

Mr. Turner: That is lovely. That is fine. I am not here to argue, I am here to make a comment. I made the comment, you can dismiss. At least I have been heard. That is why I am here this morning. I am not here to contend with any of you.

Ms. Pontious: No, we like to do that. We just don't want the audience hearing information that may or may not be true.

Mr. Turner: That is why it is a comment ma'am. You can dismiss me completely.

Ms. Pontious: Ok.

Mr. VanSickle: Jack VanSickle. Lot 573. For the Board's information the only place the golf cart paths are defined and talked about are in the plot of the development. I personally have that information sitting on my desk and it states that they are owned by the golf course to use within this community. They are owned, we do not have a right. The issue of sidewalks was an agreement between the City of Lake Wales and the developer to allow him to get more houses in here. We have what is considered non-standard roads and we would pay for those roads. If anyone wants to look at it I can show you the actual document that those are the facts. It is not going to change. The golf course owners control the cart paths at their will so they can shut it down at any time they want to, as well as our use of them.

Ms. Carpenter: Just for the Board's information Mr. VanSickle is correct. The city confirmed that the plat was permitted with no sidewalks because of the golf cart path but that they would not require those to be made public. So there is a chance that if somebody went for rezoning or resold them that there would be an issue with that. That is correct.

Mr. Turner: I agree with what was said and if they did remove the provision for the sidewalks, which they are entitled to do, I have no problem with that at all, but they probably have to pay to somebody that walked down the road without getting run over. If they do that provision there would be no sidewalks here at all. They need to provide sidewalks. I know there is grey areas all around but the bottom line is the agreement they reach with any developer whoever it is, they have to have some provision to be able to walk a dog or to walk just down the street. There is that provision. If they withdrew if from the golf course, no argument with any of that, I am saying they need to provide some facility for people to walk along the road and that is where the argument comes in. If they want to keep it open to the public that is fine or if they try to outsource it fine, but the provision must be there and that is where the dispute comes.

Mr. Zacharia: Murray Zacharia, Lot 373. I really was trying very hard not to get up here like I usually do, but I found myself agreeing with Debby, which I have never done before. Regarding fees and amenities and use of facilities and that whole discussion, I agree with her in charging a resident 50 cents on the dollar to use the facility for business purposes is inconsistent with what I believe is the policy for residential owned businesses to take out ads in the media. If someone who is a resident wants to have an ad in the LA Times is not paying 50 cents on the dollar and that the cost of that ad is the same for him as it is for South Florida Garage, it leads me to believe that we might just be creating more inconsistencies in the applications of things. I would ask that you reconsider the vote you had earlier today at a future date. As long I am talking about things the decision made by CDD I about the entertainment series and charging people and guests I believe was on the right track to getting the two Districts together and the two HOA's and the two sides of Lake Ashton to work together. That decision drives another spike between the two sides. I believe that decision is one that needs to be made a joint CDD meeting.

Ms. Pontious: Anyone else? Ok, do we want to reconsider that decision based on some things we have heard? I just asked Christine about what they pay for the ads.

Mr. Deane: They pay full price.

Ms. Pontious: They don't, they get a 5% discount, residents who advertise. Are we happy with what we did?

Ms. VanSickle: I think we need to give our residents a perk and we have outside vendors coming in that we solicit to. I know they pay but not necessarily for the room but they pay for a perk or something else. I think we need to offer our residents the opportunity that we are offering outsiders. There is a fine line between a service to the residents and making money off our residents. So maybe that we need to look into. Do we have a history on any of this Christine? I don't think we do. Residents booking rooms?

Ms. Pontious: In the past we have done a lot of it. Have we?

Ms. Wells: You have some residents here who represent different insurance firms that have used the facility to do seminars and things like that. I just want to make sure I am understanding this right is that you had said we haven't allowed residents to rent a facility if it is for commercial. If they work and they live here and they want to rent a room, I think it is more of a question of what we are charging them. Are we charging them full price or are we charging them 50% off because they are a resident here. They are the primary beneficiary of the reservation. So it is a question are they or the company the primary beneficiary of the reservation? That would determine whether it is full price or half price. If the resident is the primary beneficiary it is half price. If it is the company the primary beneficiary it is full price.

Ms. VanSickle: How difficult is that to determine?

Mr. Ference: That is a distinction without a difference. If I work for a company and I am being paid by them whether it is health care or anything else, then we are both profiting from it so it is a distinction without a difference.

Ms. Wells: It is hard.

Ms. Pontious: I just don't want to get to the point either where our rooms are beginning to fill up with residents who have businesses and it comes kind of first come,

first serve basis and now people can't play cards or do those kinds of things that residents like to do because the rooms are being used for seminars. We may have to revisit that.

Ms. VanSickle: Put that on our agenda for next month.

Ms. Pontious: We can do a little more research and revisit that.

Ms. VanSickle: When we have a group that offers a dinner do they rent the hall or do they just make the restaurant give the residents a free dinner or meal ticket? There is a lot to be said for that. We just want to make sure this is equitable. They don't pay for the room in addition to the dinner and tickets, do they?

Ms. Wells: They historically haven't. If they are providing something for a resident and it is residents only that are in attendance at that event. If they are providing a dinner and a ticket they do not pay for the rental of the room. If they are renting a room just to do a presentation not providing anything for residents of substantial nature then they are being charged for the room. That is why I just want the clarification because it is easier to be black and white. This is what it is. You don't have to think about what are you providing, is it substantial? Is it not substantial?

Ms. VanSickle: We want to make your life easier, too.

Ms. Wells: I just want to be the same for everybody. There are quite a few residents that still work for companies whether they are independent contractors. See that is the thing if they are an independent contractor, are they technically the beneficiary if they are working for a company? I just want clarification with that. Whatever the Board wants me to do, whatever they want me to charge I am all about revenue, but I want to be fair because I know that residents pay for the O&M fees.

Ms. Pontious: Let's wait for next month when Mike is here, too, and we can address it. We can get some resident feedback in that time and see. We don't want to make a mistake. Have you changed your mind and you would like to speak to us or are you waiting for its time to go home?

Mr. Price: David Price. I am just referring here to what I think it should be. All comments should be limited to 3 minutes unless additional time is granted by the Chair. I don't think you need to be up there carrying on for more than 5 minutes. It is boring.

June 8, 2018

Lake Ashton CDD

Ms. Pontious: Ok, thank you.

**TENTH ORDER OF BUSINESS**

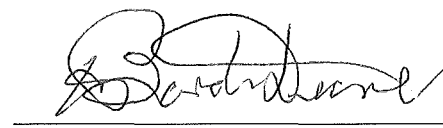
**Adjournment**

Ms. Pontious: Now you are late, Bob.

Mr. Ference: I make a motion that we adjourn this meeting.

Ms. Pontious: Thank you for joining us and we will see you next month. Same time same place.

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

  
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Assistant Secretary/Secretary  
\_\_\_\_\_  
Chairman/ Vice Chairman