



Lake Ashton

Community Development District

Carol Pontious, Chair

Borden Deane, Vice Chair

Brenda VanSickle, Assistant Secretary

Bob Ference, Assistant Secretary

Mike Costello, Assistant Secretary

September 14, 2018

Lake Ashton

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

September 7, 2018

Board of Supervisors
Lake Ashton
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held on **September 14, 2018 at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida 33859.**

1. Roll Call and Pledge of Allegiance
2. 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*)
3. Approval of the Minutes of the Lake Ashton CDD Meeting and Minutes of the Lake Ashton and Lake Ashton II CDD Joint Meeting held on August 10, 2018
4. Engineer's Report
5. Unfinished Business
6. New Business and Supervisors Requests
 - A. Public Hearing to Adopt the Rules
 - 1) Motion to Open the Public Hearing
 - 2) Public Comment and Discussion
 - 3) Consideration of **Resolution #2018-06**
 - 4) Motion to Close the Public Hearing
 - B. Consideration of **Resolution #2018-07** Amending the Fiscal Year 2018 General Fund Budget
 - C. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2018
 - D. Discussion to Amend and Extend the Commercial Pool Cleaning Services Agreement
 - E. Discussion to Amend and Extend the Landscape Maintenance Services Agreement
 - F. Discussion to Amend and Extend the Cleaning Services Agreement
 - G. Discussion to Amend and Extend the Aquatic Plant Management Agreement
 - H. Consideration of Sending Janitorial Services out for Bid
 - I. Consideration of Room Rental Contract for Lake Ashton Bingo
 - J. Discussion on Use of Ballroom as Polling Location (*requested by Supervisor VanSickle*)
 - K. Discussion on Media Use Regarding Local Government Issues Impacting Lake Ashton (*requested by Supervisor VanSickle*)
 - L. Discussion to waive Room Rental for Polling Location Purposes (as part of Rules Chapter III Rates Hearing) (*requested by Supervisor VanSickle*)
7. Monthly Reports
 - A. Attorney
 - B. Community Director
 - 1) Monthly Report
 - 2) Consideration of Gate House Public Safety Sign
 - 3) Consideration of Quote to Replace Patio Awning
 - C. Field Operations Manager
 - 1) Monthly Report
 - 2) Consideration of Lake Ashton Blvd. Medjool Palm Replacement Options
 - D. CDD Manager
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
9. Public Comments
10. Adjournment

**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, August 10, 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
Mike Costello

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Darrin Mossing
Jillian Burns
Jan Carpenter
Andrew d'Adesky
Rey Malave
Christine Wells
Matt Fisher
Numerous residents

District Manager
Governmental Management Services
District Counsel
District Counsel
District Engineer
Community Director
Field Operations Manager

FIRST ORDER OF BUSINESS

**Roll Call and Pledge of
Allegiance**

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

SECOND ORDER OF BUSINESS

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

Ms. Pontious: I have a few requests to speak so let me just give you the order so that you can be ready. Bear in mind that we have probably a good six hours of meetings

today so we want to keep this moving. Jack VanSickle, Debby Landgrebe, Ron Buran, John Covelekskie, Richard Sutherland. Jack, you are it.

Mr. VanSickle: 4060 Ashton Club Drive. I just wanted to reemphasize to the Board there are several issues that are going to be looked at and hard decisions. One is the golf course property. We have heard everything that it is going to turn into low-cost housing to whatever. After spending five years on the Lake Wales Planning and Zoning Board I am somewhat familiar with zoning. All the property in the Lake Wales side of Lake Ashton is in what is called PDP. It was developed as a development. To do that construction the developer actually got waivers and a lot of things to build houses. Most houses do not meet the city requirements of setbacks, lot size, and those types of things. There were concessions for that. The concession was you have to have X number of acreage of open space for the properties of the houses that were built. All of the golf course property and the common areas that the CDD owns are considered that open space. That being said whatever happens to the golf course property you will never have houses on that property. It has be used as a recreational type property or open spaces so everyone can enjoy that. The point is we won't have more houses if for some reason the property does not stay a golf course or is bought by someone else. They could not change that. It will not happen. Take that into consideration. The other one is the money to buy the golf course. There are more hidden dollars there than I think people see. I started looking at the assessments that the golf course currently pays. If the CDD buys that property those funds will not be coming to the CDD and that means those funds have to be made up somehow, which will mean it will go to the residents. I have the numbers. I know they were floating around. I think you Supervisors do have those numbers. Go ahead and add them up. This is not going to be an expensive thing, it is just issue of O&M. Trying to buy that golf course is going to take a decision and a way of getting money. Right now you are in an area of the financial budget cycle. You can't raise assessments so you are going to have to do that with money that we currently have. How much risk are you going to put on other properties and things we need to do? Please look at those before you make a decision. Thank you.

Ms. Landgrebe: Good morning. Gullane Drive, Lake Wales. First I would like to just remind everyone that our community is an aging one and our amenities are aging. I think the amenities may be aging more quickly than we are. In regards to the golf report, this is my opinion, I don't believe that report was complete, especially since it called itself a feasibility report. It appears that it primarily looked at one option if you combine buy versus don't buy as one option. Where are the other options and why weren't they explored? Even in regards to residents supporting the proposal is that we not only support it, but then we have to pay to use it. So what if that option is twisted and we supported it and we don't have to pay to use. I don't pay to use the school and yet I pay to support it. I just think it was not adequate. In regards to even the operating system to say the water system is adequate I don't understand that word adequate. Are they proposing that it is a five year life left on it? I just think it should have been delved into a little deeper. Since I believe it is incomplete I would suggest that if it hasn't been paid that you renegotiate the price or at least go back and say you guys need to look at this a little deeper and look at various aspects and come up with better pricing, etc. Thank you.

Mr. Buran: Ron Buran, Lot 947. I have a question concerning the email that was sent out Friday afternoon and very wisely disavowed by the CDD Board. Does anyone here know who that can be attributed to and how did they gain access to the association of the West distribution system and all the email addresses of everyone in our community to send it to? Do any of you know who wrote that and didn't have the, call it courage to sign their name to it? In another venue I wouldn't use that polite a term.

Ms. Pontious: We know how it was accessed and we know where it came from. If you push the reply button it would have gone back to the Mary Bosman, the Community Director of the West.

Mr. Buran: So she is the CDD director?

Ms. Pontious: She is an employee of the West CDD.

Mr. Buran: Did she alter the report or just put it on the site?

Ms. Pontious: I cannot answer any of those questions, I don't know.

Mr. Buran: Is there any way to find out?

Ms. Burns: We have heard about this and seen it and we are going to address it with the West Board to make sure that things don't go out to the community without going through the District Manager. She at this point has the authority to send out emails so that is a West issue and we will address it at the Board meeting this afternoon.

Mr. Buran: It wasn't sent just to the West. I don't live in the West.

Ms. Burns: East and West have an interlocal for sharing and they have been sharing that so the Board may want to talk about this later today whether they want to continue that or how they want to handle it.

Mr. Buran: Any message that comes through that portal should be required to have attributions as to who wrote it, not send out anonymous messages.

Ms. Pontious: We agree and that will be addressed.

Mr. Covelefskie: 4616 Turnberry Lane. Good morning members of the Board and thank you for allowing me to speak. My wife and I are both golfers so apparently I am going to be talking about the golf. I had recently sent out an email to all Board members and this is just one item I would like to address that I haven't really heard before from any of the comments made. There are times we have to look at what is best for all of us. It is best in my opinion for all of us as a community to obtain stewardship of the property we are talking about. This is a large portion of the property inside of our gates. The best way for us to do that is to purchase the courses is my perception. Outside ownership will not have the resident's best interest at heart. A profit will be the main goal that could be detrimental to homeowners because he may choose to let areas around the golf course become unattractive, unmaintained resulting in lower property values. For example take a look at our ponds, lakes, and areas that have been neglected just recently by Mr. Maxwell. He doesn't have the same pride of ownership for the community that he may once have had. Note that Item 10 of the 11 a.m. agenda is a request for the golf course to resume mowing areas previously cut that aren't being cut. He is also not maintaining the ponds nor does he have a budget to maintain the ponds. Remember the only thing that the golf course needs to spend dollars are the playing surfaces. Everything else can go back to nature. Nature is pretty at times but a scummy pond, a pond that you can't fish

on and smells. You look at major golf courses and this is what you see. That is all I have to say for right now. Thank you.

Mr. Sutherland: Richard Sutherland. Good morning. Lot 307. I have requested to speak with you about the incident that occurred with Mike Costello back in June and was reported in the minutes on July 13. I sent a request to the Board to find out who was involved in the incident but I never got a reply. I was never notified and I am the President of Lake Ashton Democratic Club and that is the capacity that I am speaking with you. Our intent obviously is always to comply with the rules. Anybody who would have made a remark to Mike Costello who is a Board member is like pulling on Superman's cape. That is just stupid to do. It isn't our intention to alienate the Board or anything else. We want to be good citizens here. If you have any questions that I can answer I would be happy to do so. We intend to comply with all the rules all the time.

Ms. Pontious: Thank you we appreciate that.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the Meeting held on July 13, 2018

Ms. Pontious: Alright we have minutes from July 13. Are there any additions or corrections to those minutes?

Mr. Deane: Motion to accept the minutes.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to accept the minutes.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the minutes of the meeting held on July 13, 2018 were approved.

FOURTH ORDER OF BUSINESS

Engineer's Report

Ms. Pontious: Mr. Rey, we need you to talk to us today, please.

Mr. Malave: Good morning. I have a few things on the agenda. The first one just to update where we are with the drainage and paving work that we have approved. We

have a contractor. We are working very closely with him to try and get them onsite. What I understand from him is that due to the rains he is behind on his schedule on some other work but he is committed that the latest he would be here is right after Labor Day. We are trying to get him to get here sooner. We are going to continue to monitor that with Matt and Christine and make sure that they get out and get this work done before the additional residents of the community come from the north. Second is the clubhouse, we have talked last meeting about the patio. We were working a little bit trying to get some better costs from contractors etc. and at the same time I was talking to our internal architects and structural engineers. The patio roof that we are talking about, nobody will give us a price unless we have some type of construction drawings schematics that show the structure members and the foundation. My staff of architects indicate that they would have to do some preliminary designs doing some measurements here to give a somewhat more precise structure. Then they can give it to the contractor to price. I did not want to spend your money without your approval. It could be an endeavor that could be \$6,000 or \$7,000 worth of design from the architects in coming up with a roof design and some schematic foundation designs that could resist – the biggest one is the wind load design because of it being an open canopy. That will require some structural members and some great foundation so in order to address that I wanted to get your approval before I tried to spend those dollars going forward with that.

Mr. Ference: Rey are you pretty committed to the fact that it would not exceed \$6,000 or \$7,000?

Mr. Malave: I can commit to that to stay within that dollar range and budget.

Mr. Ference: Ok then I will make a motion that we stay within that dollar amount.

Mr. Malave: Make it \$7,000 just to be round.

Mr. Ference: That's fine. Rey, would that work, will you just encompass the patio area?

Mr. Malave: That is correct. My scope would be, and I will write this and make sure that we get it approved as per the minutes today, design of the structures that will be required for the roof and foundation system to adequately be permitted for hardening the roof on the patio. Does that make sense?

Mr. Ference: Let it be noted in their work as they go forward if they discover other problems or other areas that may need to be looked at because we haven't done much work outside in that patio area. While the engineers are there let it be known by them that if they come across something would we like to know if there is any other deficiencies or weaknesses or areas that may need our attention in the immediate future.

Mr. Malave: Will do.

Mr. Costello: I have a question. What was the amount of money we spent for a repair last year after Irma on the patio cover?

Ms. Wells: We actually haven't replaced the awning. We only did the temporary repair and it was \$2,080. There is a line item in the hurricane loss statement for the awning replacement. It would be just replacing with the current canvas that we have. They have submitted a quote of \$11,000. That would be covered under the hurricane loss if we just decide to replace it. It is just replacement of the existing system. Just the canvas covering.

Mr. Costello: My question becomes are we going to spend \$7,000 for a set of plans and then who knows how much in order to build it. Are we doing the right thing as far as can, we just leave it the way it is and not spend money?

Mr. Malave: That is the question. At the last Board meeting I gave a budget approximately based on the preliminary analysis of what our architects were indicating. It would be in the level of about approximately \$125,000 to build that. It is a structure.

Mr. Costello: I can't see spending \$132,000 to save something that may cost \$13,000.

Mr. Ference: I think the point is that it is an area of our domain that is not being used or would be used more often or regularly if it were void of insects, bugs, etc. etc. so it plays the same role as the swimming pool. It is costly. It is costly to put lights up. It is costly to take care of this and that, but it is what the folks would like to see because they want to utilize that. This area is not being utilized because of the physical conditions that exist today. We are providing for them an area that will be utilized not only today and tomorrow but I hope for a very long time. It will be money well spent because it is our purpose to listen to what the people's needs are or wants. They expressed a desire to have an outdoor area that is there but is not being utilized.

Mr. Costello: Are we having a major problem with it not being utilized for the reason of insects? I just assumed it was heat more than anything.

Mr. Ference: When the sun goes down then the mosquitos come out. Sure it is a matter of keeping insects, etc. etc. Yes. Like our patios in our houses, we wouldn't think of having a porch in the back yard that is not screened in.

Ms. VanSickle: I think the bugs are an issue but we spray. Right now I think we need to be very cautious about our expenditures considering what we have been talking about. I think we need to be very cautious at this point. I think about nine years ago I think it was before we got on the Board, they had a lot of insurance money and the decision was made not to do it. I think that was a mistake. I think the price then was only about \$30,000 so I think we may have missed our window of opportunity. I think we need to address some of Bob's concerns and I think spraying. What other options can we do to control mosquitos?

Mr. Costello: I simply feel that we are talking a large amount of money and like Brenda said we have other issues that we are looking at. I think the money could be spent better elsewhere.

Ms. Pontious: Bob made the motion. We need to have a second if we are going to continue. I think maybe the sound of it we might need to hear what else we have to do yet today before we make that decision.

Mr. Ference: We are going to allow Rey to use that \$7,000 for design plans, or are we going to negate that now?

Ms. Pontious: We don't have a second to your motion so.

Mr. Ference: Ok.

Ms. Pontious: Is there a second? I think the consensus is probably we need to address other things today and see where we go from there.

Mr. Malave: Just to clarify, there was some issues or concerns about the roof and area there aside from the canopy. Do you still want us to address that if there are maintenance issues?

Mr. Costello: How much are we talking about on that?

Mr. Malave: I have not looked at it. I will have to look at it. I think if we wait for another 30 days for me to look at and see what it is and tell you what it would cost we are not going to lose anything.

Mr. Ference: The design plans today are not going to be what they will be a year from now. It is like we missed the opportunity. I think getting design plans that would provide for future building if not building currently would be money well spent because prices are not going down next year or the year after. I think having those plans in hand a year or two from now when we have the money, how much are we going to spend for what we could have gotten away with years earlier? I am looking at it from that perspective as well as what will they find when they look at the roof area. That is why I said Rey, when they were out there looking they should be mindful of other areas of their expertise that may need attention. That \$7,000 I don't think is money poorly spent. We may want to forego to completion but having those documents from design on hand will come in handy going forward. I think more recently priced today than tomorrow.

Ms. Pontious: I think we all would like to do it but I think for lack of a second the motion will die until we see what happens next here.

Mr. Malave: The last thing I had was addressing the question brought to us relating to a house on 4188 Dunmore. Noted in the plat book as lot 493. There was a question of a structure that is within an existing easement that is owned by the CDD. We have reviewed that and when you pull out the plat there is clearly a dedication of an easement behind all those lots that are adjacent to the golf course. There is a swale there, be it minor but it is a major conveying system, and second the swale is part of our storm water permit with Southwest Florida. It cannot really just for the sake of doing it, we cannot release doing anything intervening with that swale especially any structure that is actually as we understand it within our easement. There are two options that we can recommend. Anything else we want to add to that before I go into the options?

Ms. Carpenter: We discussed this previously and this came up a number of years ago on another home. It is noted on the plat that the CDD has the easement and the easement is subject to our Water Management District.

Mr. Malave: The two options are, one they remove the encroachment of the facility outside of the easement so we can be in compliance with our permit or that the owner of that particular property hire an engineer to do a modification like we did previously on another example. The owner hired an engineer. They went and got a modification to our permit. We signed off on it. We reviewed it and approved it. S.W.F.W.M.D. did approve it. We believe in this particular instance getting an engineer to submit that application that they should be successful. I can't guarantee that but it is the likelihood that it would happen. As a Board the only thing that we need to do is address the saying that we concur with letting them do that. The permit still has to come to us for our approval and signature because the permit is in the name of the CDD and not of the homeowner. Those are the two options for the homeowner and I will leave it at that for any questions.

Ms. Carpenter: I will just clarify a little bit that the District required that the homeowner will retain the District's engineer so that we can make sure that anything that is going to be submitted to the Water Management District comes through our engineer so that it is in compliance with the permit. You can't just have somebody else submit something in the name of the CDD. I believe in that case they retained the District Engineer. It was Atkins at that time to handle the permit and modification and the District has to sign off on that. So as long as the permit is legally modified I don't think there should be any objection on our part but the Water Management District has to go through to make sure that the encroachment isn't going to effect the drainage system.

Mr. Malave: The timeline for that, just so everybody knows, is at least 30 days is what it took to do the last one on the lot on Turnberry. That is the process you have to follow. It is going to depend on their workload and how fast they can process the permit.

Mr. Ference: If we own the land, why does the property owner have to pay for the modification of the S.W.F.W.M.D. permit?

Ms. Carpenter: The CDD doesn't own the land. The property owner owns the land and apparently in the title it showed up that there was this encroachment so they asked the CDD to release our easement over that portion. The CDD cannot release that because we are subject to the water management permit. When they approached the CDD asking

for the release we looked into it and said we can't do that, that is a water management issue. If they agree to do it, then we could probably do it.

Mr. Ference: So the only way they can sell that property is if they hire an outside engineer to provide enough information.

Mr. Malave: Jan indicated that they have to hire the District because of reviewing it so it stays in compliance with our permit.

Ms. Carpenter: The CDD can't release it without us getting a modification of our permit. The Board the last time did not want all the residents to pay for that, they thought that it should be the resident who is requesting something different.

Mr. Malave: This is very similar to a case that we did like three or four months ago as I indicated on a lot in Turnberry that wanted to install a pool and we worked with them. They did hire us on a separate basis. It was approved pretty much in 30 days.

Ms. Pontious: Ok, it is my understanding that the homeowner and a representative are here. Do you understand what needs to be done?

A resident: Yes. Do you know the name of the engineer that did that last one?

Mr. Malave: It will probably be me. Come see me when I am starting to leave and I will be happy to give you my card. We will work with you.

Ms. Pontious: He does not normally stay for the whole meeting. I wanted to make sure that you knew each other and connect before he leaves.

A resident: Thank you.

Ms. Pontious: Anything else?

Mr. Malave: That is all I have unless you have any questions.

Ms. Pontious: Any other questions for Mr. Rey? Thank you for your input today and please travel safely.

FIFTH ORDER OF BUSINESS

Unfinished Business

A. Consideration of the Amendment to the Contract with Community Watch Solutions

Ms. Pontious: We have the amendment to the contract with Community Watch Solutions before us again. Christine, do you have any input or do you want me to do it?

Ms. Wells: I think Jill does.

Ms. Burns: We spoke to Community Watch Solutions and have been going back and forth to get this contract amendment revised. Since the last time that this came before you they have decreased the rate that they are requesting from an additional \$1 an hour to \$.50 an hour. There was an issue on the billable rate, they corrected that to increase the billable to \$14.00 an hour up from the \$13.50 that the District is currently paying now.

Ms. VanSickle: I guess my main concern with this is that we have a contract. I just see this as poor planning. Right now we are really needing to watch our budget items with what we have before us and I can't see increasing it at this point.

Mr. Costello: They wanted the increase due to the fact that they never looked at what was coming on with the insurance. Quite honestly, to me it simply feels like it is bait and switch. Forget something and then come back and try and equal it out. They had to have known that the Affordable Care Act, it has to be five years old. They did this last year. They didn't realize that they were going to go over the number of employees. Shame on them. I can't see why we should be paying their bills.

Ms. Burns: I think you might want a motion if the Board is not willing to authorize this, that we go back and say the Board is not willing to pay for the increase.

Ms. VanSickle: Do we really need a motion? We have a contract in effect. Jan?

Mr. d'Adesky: It is not a motion if you are just denying it, just direction.

Mr. Deane: We are just denying their request.

Ms. Burns: We will let them know.

Ms. Pontious: Christine is looking, but we think this is a three year contract. We are probably a year into that or a little more. It looks to me like it is about an \$8,000 increase. We agree then that we just let it go for now? Ok.

B. Discussion on Golf Course Report

Ms. Pontious: We had an opportunity on Monday to talk with the NGF officials who presented the report. They have assured us that they are available with any additional questions. I had a feeling there were questions that were not answered on

Monday so we can approach them with anything else. We had a lot of issues to discuss regarding the report and the ramifications of it. So I guess let's start maybe with what questions weren't asked or answered and maybe we can among us come up with answers to those questions and see how much more we need to get from them so that we can feel better about with what happened.

Ms. VanSickle: I guess my first comment I want to agree with Debby. I think it was incomplete. I have never read a consultant's report where I was expected to make corrections then ask questions. I sent in my questions and I feel that a lot of them weren't answered. Then at the end of their talk the other day they sort of eluded to well you need to check on the elevator, you need to do this, that and the other. I thought that is what we were paying for this report. I really am not sure what we got but I don't think it is enough for us to base a decision on. A lot more investigation needs to take place first. I think there are too many unanswered questions.

Ms. Pontious: Do you have a list of questions that you feel need answers?

Ms. VanSickle: Like I said, I sent them to them.

Ms. Pontious: Oh you did? Ok.

Ms. VanSickle: They got my questions. I did not receive a response back. I would have liked to have seen that. One of the questions that I did ask after the meeting the other day was there was a statement about the CDD is responsible for maintaining the bridges and in the final report they took that statement out, so I said, why did you take that statement out? He said well we were told that there was some controversy whether or not they were so we took it out. I said you should have done your due diligence before you put it in. That is the way I feel about the whole report. They have it located in the wrong city. That is pretty basic. That made it seem to me like this was a cut and paste. That bothers me immensely. He said it is sort of like, and I forget the term he used, but like a bird's eye view of looking down and I think it could have been Lake Ashton or it could have been any other golf course. Things specific to us I don't think were really addressed. I think just the survey on this property deciding who owns what knowing that we own sections of the golf course so if we bought it really wouldn't be an issue, we

would just own it assuming it would all still have to be surveyed and at what cost. I am worried about the S.W.F.W.M.D. permitting issues. We have had issues there before. What could be going on and what could be the possible cost of it and I think that this is what they were going to be doing for us. I don't feel that we got it.

Ms. Pontious: Any other comments?

Mr. Costello: Carol, I know that you had worked with Doug Robertson on speaking with the owners.

Ms. Pontious: Twice.

Mr. Costello: A large part of this is putting such a vast time limit on the whole thing. We have no idea what we are dealing with and we really need to go out and do our homework. Myself and Stan Williams as you know, we have met with people from Eaglebrooke over the last week. We have met with people from Billy Casper Management over the last week. If you were to ask us to make a decision right now, I think that we would tell you that we want a lot more information before we would even consider making this kind of transaction. The time limit simply needs to be pushed back. This man, or I should say this group owning this golf course, they built the neighborhood and I would think that they would want years from now that it will be more or less a tribute to what they have done. I am not saying that I don't want to buy it and I am not saying I do want to buy it. I am saying I want to do my homework.

Ms. VanSickle: I think it is vital as a community we look at this. We all recognize it as an asset. We all recognize we enjoy it whether we play golf or not. The point comes at how much are we willing to pay for it and what are the risks. Buying it, the purchase price, that is not the major issue, we can handle that. It is maintaining it. It is those little costs that you are not aware of just like Jack said earlier, the reallocation of assessments. That is something that we are going to lose right away. That is a \$50 increase per homeowner. That is not a biggie. That is one thing that wasn't even included in any of that. I think we need to look at all the hidden costs before we ask people to support it. We have to give them a maximum. This may cost you \$200 a year, is that worth the scenery, the view, it looking beautiful around here. Probably yes. If we thought it may

go up to \$1,000 there is people that would have a major issue with that. I think we all have to agree what are we willing to spend and before we make that decision we have to be able to honestly look at all these people and say this is what it is going to cost you. We have to have some cap on that.

Mr. Deane: We have no idea what it is going to cost. We have no information. The idea of spending around a \$1,000,000 for something with two CDDs with two owners to me is ridiculous. I don't think that we should purchase anything as two CDDs, particularly when you are talking about the size of the asset. I think we are looking at the wrong thing. The first thing we should be looking at is trying to make this one community by joining the CDDs.

Ms. VanSickle: With the two CDDs I think it would be tricky doing it, but my concern with joining the two CDDs is you are always going to have differences. We have different cities and different tax structures. That is something that you are not going to change. What I would like to see is these two CDDs working honestly and openly with each other. Right now that is not happening. This was a joint venture and I feel like we have been left out of a lot of that. Just like the communication that was sent out. A lot of people thought that came out of us and it did not. I believe we have to clear up those issues before we can work together. My goal would be to work together.

Ms. Pontious: I think an additional scary part of this is there are 10 of us and I think for most of us we are probably feeling like these decisions involved with this are way above our zero pay grade here. It is just overwhelming. We talk at times about forming committees and encouraging people in the community who have some expertise to come forward and offer their assistance. I understand about the Sunshine Laws and all of that but can you give us a way that we can recruit some input from community members in a way of can they meet as groups and then get information back to us. How can we do that so that we can use the assets within the community?

Ms. Carpenter: There are a couple of different ways to do it, but you can form committees if they are going to give recommendations to you. They just need to have their meetings just like you all do. They would have to be noticed and minutes be taken

so a committee could be formed. The more I hear from the Board and the questions that I have received it seems like this opportunity was brought to the Boards and the consultant did a good job in analyzing the information they had. I learned something from them that I had no idea about the price and structure. It seems like it may be appropriate for the Boards to each delegate a Board member and either management or counsel to meet and find out what the deal really is and come back to you with some of the information you need. As we talk with management we have some numbers about the O&M assessment and the debt assessments. We have some thoughts on how to do it, but we have not been authorized to really incur any legal fees and spend any extra management time to actually be able to assist in looking at what is the actual offer. Meeting with the developer with his counsel and finding out what is the offer. The \$9,500 information was new to me in the report. There is a lot of things in there that we could certainly help you in putting together, this is the actual package. I agree I don't think we really know what the offer is from either CDD. So that is one thing. If you wanted to have a committee you could certainly form a committee, but then again you would still have the Sunshine issue. If members of the community just want to meet and give ideas you could have a more informal idea, but I think the workshop gave you a very good opportunity to hear the questions and concerns. I think now you really need to know what the decision is you are being asked to make. I don't think it is clear what you are being asked to assume or undertake.

Ms. Pontious: We have a couple of West Board members here, correct me if I am wrong. Other than a piece of paper that says this is what I want and this is what I believe is retail value, we have nothing. We have nothing in black and white that gives us any documentation for any of the income, any of the expenses and any of the problems. This is not a working together venture as far as I am concerned. I have a saddle on my back that I need to get rid of and I think you need to take it from me. I think somehow or another we have to be able to get this information before we make blind decisions. Makes me really uneasy. We need a plan going forward. We probably need to do that with the West this afternoon or later this morning at that meeting. I would certainly like to see

some further input. They gave numbers to NGF. We don't have any way to verify any of those numbers. That report is only as good as the information that they have. We don't know what they have.

Mr. Ference: Are you saying the NGF was delinquent in providing that information because it was not substantiated or complete enough?

Ms. Carpenter: NGF did what their scope of work was. It was to get as much information as is available and given to them.

Mr. Ference: If it was not available to them, how will it become available to us?

Ms. Carpenter: Generally you would be signing a contract and in your due diligence period you would say you want to see their accounting records. You would want to see if they have any audited accounting reports. If they don't, you would have to hire an accountant of your own to look at their reports to see if they are accurate or not.

Mr. Ference: So you are saying that we enter into a relationship now?

Ms. Carpenter: Generally in a real estate transaction you make your deal and then you have your due diligence so you have time.

Mr. Ference: What is our deal?

Ms. Carpenter: I don't know. That is what I was saying.

Mr. Deane: We don't know.

Ms. Carpenter: Until we come up with a price based on what information they give to the CDD and we can ask if that is accurate. Generally a seller is not going to give you private information until you have a contract with terms in it and confidentiality and your use of the information. That is the way it tends to work in commercial transactions.

Mr. Deane: Jan, I think we should take your suggestion and have a Board member from each one meet with you and try to meet with the seller and find out what they are actually offering us so we know what we are dealing with.

Ms. Carpenter: I think I would like a management representative, too, so we can make sure on the bond side and some of the day to day things that is also covered. One thing I was unsure with NGF is whether they thought they were presenting an offer through NGF. So I think it is clear if the Boards decide to go forward there should be at

least an initial meeting to say what the actual offer on the table is. How will it work? What is your timing? I have inferences of financing and all kinds of things. We really don't know. I think you all have gotten to the right place that it is certainly something very important to the community and something that should be looked at but you need a little more information before you can go forward.

Ms. VanSickle: Mike, would you be willing to be our representative as a resident golfer and since you are newly elected with management?

Mr. Costello: Quite honestly once again I hate to pass it over to Carol, but we want the two Chairs to be the two people because ultimately they are the people who have the capability of calling a special meeting if it should be needed or whatever.

Ms. Pontious: Let me remind you that right now I am a short timer and glad of it.

Ms. VanSickle: You are the longest term member here, Mike. It might take a while.

Mr. Costello: Yeah, I guess I will be willing to sit down with them in order to try and come up a lot of unanswered questions.

Mr. d'Adesky: Mike, if you feel the need for a special meeting you can inform the manager and they can circulate a request to that.

Mr. Costello: I realize that I am just saying it's just a lot easier when you don't have to go through channels. Once again I have said it a million times, the Sunshine Laws kill us. Yes, I would be willing to sit in on the meeting.

Ms. Pontious: I think we are all aware that there is two big things that need to happen. They have been operating this golf course for 15 years and by the looks of it they had the worst year ever this last year. They haven't been unhappy doing that until this moment so somehow we need to have the time it takes to do this right. We need to have two things happen. We need to know how we can increase revenue and how we can decrease expenses. Those are the two big questions. Mike and Stan brought back a balance sheet questionnaire kind of thing from Eaglebrooke. I think maybe we need to make some more field trips and go to some other places who have done this and see what they have done. There was more information in what they brought back from Eaglebrooke then we have had yet from anyone.

Mr. Costello: We spoke yesterday to a person from Billy Casper Management, they are one of the biggest management companies around. I would like to talk to other management companies and see what they think. We don't really have any solid information back from them. I think we need a lot more information as far as the management role. I am not saying that we are going to go with one of these management companies but information is a good thing to have. I think we have a long way to go.

Ms. Pontious: Typically what I find happening is every time you ask a question you get six more come with it. We need to get all the questions in one place and just keep working through them until we get satisfactory answers.

Ms. VanSickle: If we are going to do this jointly, people on this side need to be able to get that information also, not just one Board member. That is very disheartening because from what I have heard you can verify this. Have you attended all meetings?

Ms. Pontious: I have attended all the meetings that I was invited to as was Darrin. That was two, correct?

Ms. VanSickle: But what I have been hearing from other residents, there has been other meetings that you weren't privy to and that concerns me.

Ms. Pontious: I do not know of that.

Ms. Carpenter: I just want to add one thing. I think I brought it up at the joint meeting that if we go forward with both Boards to look for a price and what the offer is that would be fine, assuming each Board would buy their own golf course and share presumed through the interlocal. Once this happens we would really recommend separate counsel be brought in to negotiate between the two if you want to talk about any change, about how you are going to allocate responsibility between the two. That is something to think about as we proceed.

Mr. Mossing: Also I think the Boards at the joint meeting need to consider asking the seller whether they will give us more time. They provided us information that they are ready to go under contract for sale with a private entity. I think that is one of the things before we go much further, it seems like we need to make the request that at least from this Board it appears we need more time to make a decision and to make that request

before we continue to do more work. If they can't wait, then they are going to move forward with their other plan.

Mr. Ference: Are you then arguing, Darrin, that we should enter into a contract before somebody else does?

Mr. Mossing: No. I am saying before we do more due diligence they said they were getting ready to go under contract this month. I believe so if they are not willing to wait the time that the Boards may need, then it doesn't seem to make sense to keep pursuing if they are not going to give us the time.

Ms. VanSickle: I think that is a very good point, but I would also wonder how they would be ready to go under contract when we own part of the golf course. We own sections of it. It will be very difficult for him to sell it that way.

Mr. d'Adesky: Like Jan mentioned earlier, even if they went under contract with any responsible private entity, there would be a due diligence period likely over 100 days or up to a year or year and a half. There would be a long period before that was actually transferred to a private entity under finalization of that contract.

Mr. Costello: Eaglebrooke said they spent a 1 ½ years from the beginning to end before they actually closed it. I don't imagine that the contract was written a year and a half ahead of time. I think they got their information, the contract was written and at that point executed.

Mr. Ference: Jan, why do you feel you will get more information by ascending this committee when the other people who have gone before you asking for that same information was denied?

Ms. Carpenter: I don't think I have an answer for that. I just said that we have seemed to have heard a number of different comments and points that have been brought up and at least I have not seen a complete offer of what it is the price that they are planning to sell to the golf course, the various portions of that, the 9,500 and the three terms. If that is not accurate then we don't need it. It sounds to me that there are a lot of questions that have come up whether it is through the consultant's report or not that we need to have answered before we can say yes that they have made an offer to us of this

price and we are going to accept it for a contract to go forward to do our due diligence. Darrin is right, they had said that in 30 days if you don't make a decision we are going to put this out in the marketplace. That is something that Darrin or the manager make the initial call to say we would like to meet with you to have more time. If they say they are going to list it, that could change where you are going to go.

Mr. Costello: Do you feel that anybody else would buy it with the lack of information that we have?

Ms. Carpenter: It doesn't seem in the marketplace that a golf course contract would be signed in 30 to 60 days but one never knows. I can't guess but I would think it would take anybody sometime to get this out marketed and people to come look at it.

Mr. Deane: I thought this was a listing contract. Just to sell it. I didn't know it was a sales contract.

Ms. Carpenter: I think it is just a listing contract. I think there is certainly time and we can just clarify what their position is first. If they say we are going to list it. We don't want to talk to you then the Board can determine if they want to proceed further.

Mr. Deane: Exactly.

Mr. Ference: So does that mean that we enter into a listing contract?

Mr. Deane: No.

Ms. Carpenter: I think what you are looking at as a motion to appoint a Board member with staff to meet jointly with a Board member from the other Board to meet with the developer and ask the questions about what are they offering. These are the issues that have come up during the time, there is a bond number, there is the O&M number, there is the free golf and what exactly is the offer. These are the questions we have and let's lay it out and try and figure out exactly what the cost would be so we can determine whether it makes sense to go forward with a contract and then do the rest of the due diligence.

Mr. Ference: Did we second Mike's appoint?

Mr. d'Adesky: There would need to be a motion.

Mr. Deane: I make a motion that Mike Costello be appointed to meet with whomever we meet with to get the information we need with another Board member from the other CDD.

Mr. Ference: Second.

Ms. Pontious: Ok so we have a motion from Borden and a second from Bob to go ahead with Mike Costello being our representative with whatever moves from here. That probably needs to be done at the joint meeting. We know now that we have someone willing to do that and then if they decide to do that, the plan is acceptable to them that we will move forward at the next meeting with whatever we need to do, wait to do anymore at the joint meeting. All those in favor?

ON MOTION by Mr. Deane seconded by Mr. Ference with all in favor Mike Costello was appointed to represent the Lake Ashton CDD to meet with a Board member from Lake Ashton II CDD, staff, counsel and the developer of the golf course to obtain additional information.

C. Approval of Reallocation Assessment Report

Ms. Pontious: GMS has done a reallocation report for us. This was done as my understanding because it was one piece of property that they owned and now that it is several pieces of property the allocation has been done. We get approximately \$52,600 from Mr. Maxwell's company into our amenities fees every year so that is a number that has to be subtracted because if they no longer own it, we don't get that money. He is taking care of doing this with the property appraiser's office so that each of these parcels are now independently evaluated. Anything else you need to tell us about that?

Mr. Mossing: No, I think that clearly represents the report.

Mr. d'Adesky: It doesn't change the assessment levels and it is not changing our methodology. It is not changing our basis, it is literally just bringing it into conformance with how the properties are treated by the tax collector.

Ms. Carpenter: You probably all don't recall but under Florida law, all the assessments have to be allocated based on the benefit. GMS went back to the initial report

of how the assessments were allocated and they took that allocation methodology and applied it to the various units to separate them out. Technically not a change in the allocation, just breaking out the pieces and what the Board then previously had done.

Ms. Pontious: Do we need to approve this?

Mr. d'Adesky: Yes.

Mr. Deane: Motion to approve the reallocation assessment report.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden seconded by Brenda to approve the allocation report.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the reallocation assessment report was approved.

D. Consideration of Quotes for the Bowling Alley Scoring System

Ms. Pontious: We have quotes for the bowling alley scoring system. Christine?

Ms. Wells: At the July meeting I only had one quote for the replacement of the scoring system in the bowling alley at that clubhouse. I have since received a second quote. I will go over those two. The first one is from Bowling Electronic Services & Technologies. It is a total of \$22,250. That is for replacement of the scoring system as well new monitors – 49 inch computer monitors and installation of the new system. The other quote was a little higher and it was a total of \$31,000. It includes the same elements.

Ms. Pontious: Ok I guess we need a motion.

Mr. Deane: Motion to accept the \$22,250 proposal.

Ms. VanSickle: Second.

Ms. Pontious: Ok we have a motion from Borden and a second Brenda to accept the proposal from Bowling Electronics for \$22,250.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor proposal from Bowling Electronic Services & Technologies for \$22,250 for replacement of the bowling alley scoring system was approved.

Ms. Pontious: Thank you for getting that second one. Ok, we need to do our fiscal responsibility here with adoption of the budget.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

A. Public Hearing to Adopt the Fiscal Year 2019 Budget

1) Motion to Open the Public Hearing

Mr. Mossing: Earlier this year at your May meeting in accordance with Florida Statutes, this Board approved the preliminary budget which started the clock on the formal adoption of that budget and set the public hearing for this time and date for you to adopt the budget and to also levy those maintenance assessments. Just to cover a couple brief parts about the budget and then we want to ask for a motion to open it up to public comment. The general fund is the most important, there is no increase in the maintenance assessments. They are at the same level that they were in the prior year. On the revenue side there are no revenues there for the lease based upon the new lease with the restaurant owners. On the administrative budget there was approximately \$10,000 increase in administrative budget due to primarily insurance increases. On the maintenance side of the budget there was an increase of about approximately \$12,000. Most of that was a cost of living increase for onsite management contract. There was a slight, because of the revenue, decrease in the revenues, there is a slight increase in the expenditures. The offset was that we are proposing to transfer \$225,000 to your capital reserve fund. Then if you go to page 9 is our capital reserve fund, the format is a little bit different than what you have seen in the past. We are trying to structure this to give you a better idea of where you are at as it relates to the capital reserve fund study that you paid for, for projected by the end of this year and what we anticipate for at the end of 2019 based upon the capital reserve budget that Christine has prepared. Under the account it says projected in the next three months. Under the expenditures you will see that we projected \$25,000 for the bowling alley scoring. You just approved that contract for \$22,000. The other amount, the \$70,000 represents the paving contract that you approved earlier. There is a few other minor expenditures that may occur prior to the year-end which if those expenses occur it will leave you with about \$317,000 at the end

of this fiscal year. According to the reserve study you should have \$664,000. Then if you look through what we proposed for fiscal year 2019 and based upon the \$371,000 proposed budget that is included there you would end the year with \$171,000, at the end of fiscal year 2019. If you compare that to the reserve study they recommend having \$491,000. The point is that your reserve fund in actual is underfunded as compared to the recommendations of the reserve study consultants. I think that will help you in future decisions on how you spend money. I don't know if Christine wants to talk more about her proposed budget for fiscal year 2019.

Ms. Wells: We have the capital projects for fiscal year 2019. I am assuming that is what you are referring to. We went over these for the past couple of meetings. I don't think that there was any change from the last meeting to this meeting. We have for the sand filtration system for the pool \$25,000, pool heaters \$20,000, pool tile replacement \$15,000, activities desk upgrade of \$8,000, clubhouse and gate house camera system upgrades of \$6,000, door replacement of \$5,000, indoor furniture \$10,000, outdoor furniture \$5,000, gate entry system we don't have anything allocated for that, the bocce ball court refurbishment \$10,000, clubhouse lawn lighting in front of the clubhouse on the paver areas \$15,000, HVAC, we always have a budget there in case we run into any issues with our AC system \$31,000, ice machine replacement in the fitness center, restroom area \$9,000, pavement management \$165,000 which is moved from fiscal year 2018. Then we have restaurant equipment allowance of \$15,000, ballroom sound equipment \$7,000, stormwater management \$25,000 and that is it.

Ms. Pontious: That little box on the bottom bothers me. I think we need to be cautious moving forward with expenditures. It probably should have been the year we had increased assessments had we seen that box before. It is getting pretty tight. Ok, we need a motion to open the public hearing. I think we have done some discussion without doing that.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor the public hearing was opened.
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2) Public Comment and Discussion

Ms. Pontious: We are ready for public comment or discussion about the budget.

Mr. Jack Stelgotti: Things need to be repaired here and we are going to be getting an increase possibly and that scares me because I think that golf course where I think you already tabled it as something that we do need. The screened porch out there. We need an outdoor swimming pool more than we need a golf course. Mr. Maxwell has been here 16 years. He is a very smart person. He was not able to make a go of this golf course. It has been in the red and as you said, prices are going to go up. Seed is going to go up. Maintenance is going to go up. Fertilizer is going to go up. We have erosion on the golf course, flooding on the golf course. It is like a Trojan horse, it is going to destroy this community. Mr. Robertson told me personally, he said if you vote against it, they are going to buy it. They have the money so let them buy it. Walk away. Run as fast as you can because this is an adult senior community, not a country club so with that said, rethink this thing. Take your time. He is in such a hurry because he knows the West wants to buy it. Let them buy it. He is pushing you. Don't let him push you because you are going to regret it. It is a big decision. There are people with fixed incomes. You put this burden on us, and we are never going to participate. We have been here six years. If you are not golfing now you are never going to golf. So you have to keep that in mind and please walk away from this. You should have three years to think about it. I wouldn't even do it. Like I said if the West wants to buy it, let them buy it. We built this Memorial out here, we didn't ask you to double the force. We did it ourselves. If enough people let them sign saying I am going to support you and you tax them and let them pay for it. Don't put it on people that don't golf. Thank you.

Ms. Pontious: Anyone else on budget issues?

Mr. Tom Pryor: 4188 Limerick Drive. If I heard correctly in terms of reserves, the end of 2019 will be below our internal requirement for what we want for reserves.

Mr. Mossing: It is based upon the recommendations from the consultants that were hired to prepare a reserve study. At this time based upon the report, yes we are projecting to be underfunded. Just a little bit different from our internal requirement.

Mr. Pryor: As I understand it, the money, if we did go down the path to purchase at this point the golf course, that is where the money would come from. The initial purchase is from our reserves?

Ms. Carpenter: Yes.

Mr. Pryor: Hmmm. I guess the next thing I would say is and I gave you all a position paper and it concluded with this is not the only way to look at this, at this asset. I haven't heard one thing about looking at other ways to look at this 200 acre asset.

Ms. Pontious: I think as we said before we have to understand whether or not we even want to make that step to obtain the asset before we spend the time looking at how to use the asset.

Mr. Pryor: So we have spent \$26,000 to look at this only.

Ms. Pontious: \$16,000.

Mr. Pryor: Ok, that is the only way we have looked at this. We are going into this as a golf asset. All I am asking is you should start looking at other ways and partner up with maybe other things in the area to look at this. I just haven't heard any discussion about that. I will leave it at that.

Ms. VanSickle: Can you explain that \$16,000 figure to me? I thought the report was \$26,000 and split it.

Ms. Pontious: \$13,000, I stand corrected.

Ms. VanSickle: Ok thank you.

Mr. Buran: Lot 947. One thing that hasn't been addressed that I am curious about is the status of the townhouse condominiums. These would be a golf course acquisition and what their covenants are. Their rules? Are they a separate HOA? The townhouse people have their own HOA as I understand it.

Ms. Pontious: Yes.

Mr. Buran: Are they subject to the same CDD rules and covenants the rest of us are?

Ms. Pontious: Yes.

Mr. Buran: I have lived in Lake Ashton since 2006, when I looked at my lot initially all of the margins around them, a retention pond behind my house are manicured nicely

down to the water line. The golf course managed to keep the back of my property line which goes down into the retention pond manicured just like it was my own. In those 12 years never not once has there been observed an alligator encroaching our side of this retention pond. Last week one of my landscape guys narrowly missed being attacked by an alligator because now the grass has grown up above knee high. The grass has grown out into the retention pond. There was a large alligator laying in this grass completely invisible to the naked eye from the shore. This gentleman managed to get away after the alligator started hissing at him. This goes beyond cosmetics. This goes to safety because the edge of this water is only about 30 feet from the back door of my house. My backyard from my house down to the water is essentially a danger zone now.

Ms. Pontious: I understand that but this is a budget hearing right now. We will address that later in the meeting.

Mr. Buran: But the reason this happened was Mr. Maxwell's not to subtle approach to pressure the residents of this community into buying this golf course. The facts as presented by the consulting firm may be historically true as far as property values of the homes associated with the golf course. I don't think in today's world or in the future world those numbers has any bearing whatsoever. Prior to moving to Lake Ashton I lived in Punta Gorda.

Ms. Pontious: Your three minutes are up sir. Would you please summarize?

Mr. Buran: Ok, I know of 4 golf courses in Punta Gorda who have folded. I lived on one in Easton Club Maryland. I invite you to look on the Easton Club Maryland website. They have gone through three foreclosure options because the golf course failed.

Ms. Pontious: Ok thank you very much. Are there any other budget concerns? Seeing none we will close the public comment.

3) Consideration of Resolution #2018-04 Annual Appropriation Resolution

Ms. Pontious: We are still in the budget, so we will move onto the resolution.

Mr. Mossing: There were two resolutions included in your agenda. The first one is Resolution #2018-04 which is a resolution adopting your annual operating and

maintenance, capital reserve and debt service fund budget. So if there is any questions or comments otherwise we ask for a motion to approve.

Mr. Deane: Motion to approve Resolution #2018-04.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to approve Resolution #2018-04, the appropriation resolution.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor Resolution #2018-04 Annual Appropriation Resolution was approved.

4) Consideration of Resolution #2018-05 Levy of Non Ad Valorem Assessments

Mr. Mossing: This is a resolution to levy your operating and maintenance assessment for fiscal year 2019. It also includes your debt service fund but those assessments have technically been levied. If there is any questions or comments.

Mr. d'Adesky: That blank on the first page would be set to the amount that was just approved as part of your general fund assessment.

Mr. Mossing: We do have the completed assessment resolution, which is \$1,690,480.

Mr. Deane: Motion to accept Resolution #2018-05.

Mr. Ference: Second.

Ms. Pontious: We have a motion from Borden and a second from Bob to approve Resolution #2018-05 which basically sets the fee for next year.

On MOTION by Mr. Deane seconded by Mr. Ference with all in favor Resolution #2018-05 Levy of Non Ad Valorem Assessments was approved.

Mr. Ference: What was the amount you gave?

Mr. Mossing: \$1,690,480.

Ms. Pontious: Which translate to \$1,714.41 per household which is the same that it has been for years. We need a motion to close the public hearing.

5) Motion to Close the Public Hearing

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the public hearing was closed.

SEVENTH ORDER OF BUSINESS Monthly Reports

A. Attorney

Ms. Pontious: Andrew and Jan, do you have any other words for us?

Mr. d'Adesky: We have consulted on various ongoing issues pursuant to the discussion last meeting, sent the termination letter to Vivonet as was discussed. Are there any questions for us?

Ms. Pontious: What happened after the letter was sent, anything?

Mr. d'Adesky: No response yet. It is kind of interesting, we actually had to send it to Canada because it didn't appear that they had a registered office in Florida.

Ms. Pontious: Ok. Nothing else then.

Ms. Carpenter: No just the general things with Rey and the manager this month.

Ms. Pontious: Ok thank you. We appreciate you both coming.

B. Community Director - Monthly Report

Ms. Pontious: Community director's report.

Ms. Wells: The community director's report that was included in the agenda packet has been revised. I sent it to you. I actually sent the wrong one down to South Florida when I made a correction so you should have the corrected community director's report. There were just a couple of things I wanted to touch on. The replacement of the ballroom windows should commence around the end of August. There was a delay in the ordering of the aluminum framing. So hopefully that gets started soon and I will keep you guys informed of that. The new fitness center strength equipment was installed. Also, I included options for alternative paper towel dispensers for the restroom and hand dryers as requested I believe in the June meeting. All of the hand towel dispensers are free through Staples and they have given us a contracted price for the refills. There are a couple of different options that was included behind the community director report. I didn't know if you guys had one that you prefer, if you want me to look at other options.

If you are in favor of the hand dryer or hand towel combination or hand dryer only or hand towel only.

Ms. Pontious: What do you see that is here that is going to improve our situation either cost-wise or service-wise?

Ms. Wells: I personally like the center pull paper towel. It is a 2 ply sheet. I feel like they are going to be a little easier to pull out. I think the issue right now and it causes some issues in the restroom as far as cleanliness is that you pull on the paper towel and they are hard to pull. Pieces of them fall on the ground and you use more paper towels because you break one off and then you have to pull another one and so on. This is similar. I think it is a different brand that they use at the Health and Fitness Center but when I am over there I know it is pull one paper towel and you are good to go. Here you have to pull a couple of them so it is going to cut down on waste. It also is a little bit cheaper for the six roll case. It is \$29.85. I think it was the cheaper option out of all of them. That is down, right now I think we pay about \$44 for a six roll case for our current hand towel dispensers. The other ones are great as well. They are like an automatic. I just worry about if batteries go out and staff is not here then you can't get paper towels out. I would just prefer with the center pull paper towel. I am going back and forth with the combination of hand dryers and hand towels or if you just want to do just hand towels. I would not recommend just doing hand dryers because I feel like some people don't use them. I would leave that up to the Board whether you think the combination of both would be better or just go with hand towels.

Ms. Pontious: So you are talking about the Sustainable Earth on the second page?

Ms. Wells: Yes, I am.

Ms. Pontious: That is actually cheaper then what we are doing now?

Ms. Wells: Yes ma'am and all the dispensers again would be free.

Mr. Ference: How many do we have, Christine?

Ms. Wells: I believe when I counted it was 12 to replace what we currently have. There is one in the ballroom kitchen, one in the craft room, and then there are three in each of the restrooms, two in the fitness center restrooms each.

Mr. Ference: So the dispenser is free from Staples. Wow. I like that. I make a motion that we go ahead with the center pull at \$29.95.

Ms. Wells: That is for the paper.

Mr. Deane: Second.

Ms. Pontious: Ok we have a motion from Bob and a second from Borden to move forward with the Sustainable Earth paper towel rolls. Any further discussion?

On MOTION by Mr. Ference seconded by Mr. Deane with all in favor proposal from Staples for Sustainable Earth center pull hand towel dispensers was approved.

Ms. Wells: That is all I have unless there are any questions regarding the community directors report.

Ms. VanSickle: I am concerned about the test message that went out. I didn't get it.

Ms. Wells: I am going to look into that. We did send a test voice message out yesterday, Valerie and I. It was our first time doing it. I want to check and see what happened with that. I signed myself up for it and I didn't get it either. I was hoping it wasn't a day delay like the text message was a couple hours delay so I was giving it some time to see if it would go through but it doesn't appear to have gone through so we will research that further. That is all I have unless anyone has any questions.

Ms. Pontious: Ok any further questions for Christine?

C. Field Operations Manager – Monthly Report

Mr. Fisher: Good morning. I included in the agenda the operations manager report. Any questions I would be happy to answer.

Ms. Pontious: I guess just the Applied Aquatic thing. What is the status of the ponds?

Mr. Fisher: The ponds are being maintained according to the contract. One thing I need meet with Archie on Thursday was about the Dewberry inspection report. Some of the outfalls on mostly the golf course ponds are overtaken with vegetation. The CDD is responsible for upkeep of those structures even though they are in the golf course pond. He mentioned it as an extra service. As far as pricing he wasn't available to have a price

for that. I will meet with Christine once he provides a price. It may be no charge but there may be a charge depending on what he finds out. So that would be taken care of next week once Christine approves of that. Also going down the Boulevard it can be noticed two palms have declined to the point where they are turning brown. I talked to Chris from Yellowstone and he believes that lightning struck the trees. So I have to get with him on getting me a price for removal, but it is unfortunate because we are already down a handful of palms. They are pricey to replace. We can look at options. You don't want to leave a void. I don't know, but they are pricey to replace at that height. We will get some numbers for the next meeting.

Ms. Pontious: I personally think we need to start looking at other options.

Mr. Fisher: Sure. They are queen palms. They don't get as high. We do have flood lighting that is shining on nothing.

Ms. Pontious: That was my second comment. I came in after dark last night, which I rarely do, and noticed that there is a lot of lights out.

Mr. Fisher: There are. We put a breaker on it. We are getting the timer switched out because the mechanical timers are malfunctioning. So we are getting digital timers installed. There is a green LED light that was a complaint so I just had security shut that off a couple nights ago.

Ms. Pontious: It was on last night.

Mr. Fisher: Ok. I will ensure that it is turned off so that it doesn't flicker on anybody, but it is being addressed. Any other questions?

Ms. Pontious: Thank you.

D. CDD Manager - Consideration Proposed Fiscal Year 2019 Meeting Schedule

Ms. Pontious: Alright Darrin and Jill anything else we need to do?

Mr. Mossing: The only item we have is the meeting schedule for fiscal year 2019 that was enclosed in your agenda package for the second Friday at 9:00 a.m. at this location. The only difference on this notice if you look at the bottom right below the dates there is a sentence that was added that there may be occasions when two or more

members of the Lake Ashton II CDD Boards are in attendance just to minimize any Sunshine Law violations.

Ms. VanSickle: I would like to bring up the November meeting again. We have an election coming up and do we want to either cancel that meeting or move that meeting until after the new Board takes office. To me it doesn't make sense to have our current Board making decisions when we have a newly elected Board. How does everybody else feel about that?

Mr. Costello: Do we have to keep them on Friday? Would it be easier for us to do this on Monday? A lot of times you are going out of town and you are leaving on Friday. Monday after Monday Morning Coffee personally I think we may get a few more people to attend, a little bit more input from the community and be in a better situation.

Ms. Pontious: This has remained this way because of our traveling duo down here, the lawyers and GMS have found that their freest day is Friday so we would have to look at their schedule as well.

Mr. Costello: Would it be impossible for you?

Ms. Carpenter: We only have the first Monday that we are tied up. The rest of the month we are ok.

Ms. Carpenter: Fridays are tough. I have a lot of conflicts on Fridays.

Mr. Costello: In order to maybe entice a few more people to come to the meetings I think we may want to look at making it the second Monday.

Mr. d'Adesky: The second Monday, third Monday and fourth Monday are ok.

Mr. Costello: The second Monday at 10:30 a.m., maybe we would get more input from the community and we wouldn't have to hear people saying you don't listen to us.

Ms. Wells: We do have duplicate bridge that plays on Mondays at 12:30 p.m. in the ballroom every Monday except in August. At 9:00 we have Monday Coffee.

Ms. Pontious: I have always had an issue, too, with financials being two months behind. They tell us that because we meet so early in the month that they can't get them to us so maybe even switching to the third or fourth Monday would make the financials come timelier?

Mr. Costello: My biggest reason for wanting to do it is to bring more people into the meetings. Quite honestly I think maybe you would come to Monday Morning Coffee and stay for the meeting. I make a motion that we look at changing it to the third Monday.

Ms. Pontious: Would the third Monday make a difference in the financials?

Mr. Mossing: Yes.

Ms. Pontious: Good.

Mr. Deane: We would get more current financials.

Mr. Mossing: All the statements come in at the beginning of the month. It takes a while to put all of the financial information together and have it reviewed and get it into the agenda so certainly pushing the meeting back will bring those more current.

Mr. Deane: If the fourth Monday is open for everyone I think that would be even better. That way we would definitely get more current financials.

Mr. d'Adesky: I would think because the way the months' work you would have to say the third Monday.

Ms. Pontious: There is always four.

Mr. d'Adesky: Sorry I didn't specialize in calendars.

Ms. VanSickle: That would take care of the newly elected Board to be sworn in at that meeting.

Ms. Pontious: Personally I think we need to have three people vote on that. We are not going to be here.

Mr. Deane: I will second Mike's motion for the third Monday of the month at 10:30 a.m. Any discussion Bob?

Mr. Ference: No, I am happy with that.

Ms. Pontious: So we have a motion from Mike and a second from Borden to move the meeting for next year being in October to the 3rd Monday at 10:30 a.m.

Mr. d'Adesky: To be clear, part of that authorization because that is the reason why you asked us for this is to notice that.

Ms. Pontious: I am going to abstain from voting.

Mr. d'Adesky: No abstaining.

Ms. Pontious: Ok.

Mr. d'Adesky: You are not benefitting privately.

On MOTION by Mr. Costello seconded by Mr. Deane with all in favor the fiscal year 2019 meeting schedule was approved as-amended to the 3rd Monday at 10:30 a.m. every month.

Ms. Pontious: I do have one other issue so that you are aware. A long time ago I made a decision to do some traveling in the month of September because September is usually quiet and nice not knowing that it wasn't going to be this year. I will not be here for the September meeting. I will not be able to call in from Ireland so I am gone.

Ms. VanSickle: Would that 3rd Monday work or will that still be part of your trip?

Ms. Pontious: I will be gone the 5th of September and I will be gone for 3 ½ weeks.

Mr. Costello: This schedule doesn't start till October anyway.

Ms. Pontious: I am just saying I am going to be gone. I spoke with Christine yesterday and I am not leaving until the 5th so I can be ready to vote on issues that are going to come before the Board and leave my vote before I leave but that is the best that I can do.

Ms. VanSickle: Is it possible to move this? I think right now with all that we have going on it is very important to have all five of us here. Can we move that meeting up to before Carol leaves?

Mr. d'Adesky: You can always call a special meeting. You can continue a meeting so there is lots of options to make sure that Chairman Pontious is included.

Ms. Carpenter: We can change the date now.

Mr. d'Adesky: If you want to change the date of the September meeting to the 3rd?

Ms. Pontious: You have Labor Day in there so it would have to be the 4th or the 5th. I can do Wednesday if it is early.

Mr. d'Adesky: Sorry the issue with the September meeting is we already noticed it for the purposes of fee hearing. So we would have to re-advertise that and I don't think we would be able to make that at this point.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of the Check Run Summary

B. Balance Sheet and Income statement

Ms. Pontious: Moving onto the check run summary. Do we have any questions or concerns about this month's bills? We need a motion then.

Mr. Deane: Motion to accept the check run summary.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to accept the check run summary. Further discussion?

ON MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the check run summary was approved.

Ms. Pontious: If you would like to talk to us about the combined balance sheet.

Mr. Mossing: Yes if the Board has any questions those financial statements were enclosed in your agenda. Our assessment percentage of collection remains the same however we have confirmed that in August and September we will be receiving the assessments from a couple of the golf course parcels that are paying late so those funds will come in August and September. There are two other parcels that have not paid their assessments and the certificates didn't sell. Once those come in we will be 100% collected.

Ms. Pontious: So all of the outstanding money is coming from golf course revenue?

Mr. Mossing: At this point. There is another \$18,000 due before operating and maintenance and debt service combined.

Ms. Pontious: Ok, thank you for checking on that.

NINTH ORDER OF BUSINESS Public Comments

Ms. Pontious: Alright, then we are back to public comments. Who would like to speak with us?

Mr. Alan Goldstein: I don't know why I am always getting trouble. My wife tells me I am mean, mad, and angry with my loud voice. Anyway, I want to make everybody aware especially our CDD and the residents in Lake Ashton who live in the City of Lake Wales, Murray Zacharia made me aware the other day about a meeting with the city

council that is planning to implement a storm sewerage fee on our utility bills. They are estimating \$5.00 a month which is \$60 a year that is on top of the fire assessment that we had put on us two years ago for \$150. We pay approximately 28% of the city taxes and get absolutely zero from the city. It is time for Lake Ashton to use our power and let the city know that they can no longer continue to rape Lake Ashton. In their article here written is that some of the storm sewerage money will allow them to loosen up their funds for other aspects in the city. What does that do for us? They are already wasting money, \$2.5 billion dollars building a library when the kids in the schools don't know how to read. Let's teach these kids but anyways to get back to the sewerage storm system we have our own. We already pay for it. We do not need to have Lake Wales charge us again. So I am asking you all to attend that meeting which is Tuesday. Murray, what time is the meeting?

Mr. Zacharia: At 6:00 p.m.

Mr. Goldstein: I think we should let everybody on city council know. Your words are being heard, but if we are in there in mass it would be better for all of us. Thank you.

Ms. Landgrebe: Is that the type of thing that an email blast can go out to the community to inform them? I actually just want to make a comment about one CDD and while we may be one community, at this point in time I don't see how we can possibly become one CDD. At this point the CDDs have not played nicely in the sandbox. A good test would have been how we are handling although individual CDD members are working very well together, and I do observe you all meeting and appreciate like you, Mike and Stan, going to other communities and investigating. One CDD, I don't see that happening. I don't see us becoming one. Thank you.

Ms. Pontious: Anyone else care to speak before we adjourn?

Mr. Gerry Vetenblatt: Lot 412. A couple of minor things. As Brenda eluded to it, has often been a conflict between Election Day and the meeting. We never really set up a time for new Board members to take a seat. I think it is worth considering like the first of January for new Board members to be seated and the old Board members to leave. Something like that. Nothing happens generally in December and there is confusion in

December so maybe we should look at that beginning of the year to take new members on. I was going to mention about the palms on the Boulevard. There is over 15 palm trees missing from the Boulevard. I was told that there would be some consideration restoring some of those trees. The game room, we have asked the community director in the past for some small tables to be put in there to put drinks or food on when people are playing cards. They use the chairs now. They spill it on the chairs and the chairs are stained and so forth. A couple of small tables would take care of that. Also prior to the change with MX we had a sports channel on the TV in the game room and some of the members are asking that be put back on. Finally on the topic of one CDD, I think that is the way we must go in the future. I have looked at various options and scenarios that are being presented to us by the developer. Most of our conflicts and trouble have been caused by the developer the way he set things up. One CDD we would have one guard force, one landscaping force, one engineer, one attorney, one management company combined savings would be about ½ million dollars a year with one CDD. I think that is the way it has to go and I believe it is time to play hardball with the developer. There is no rush. The ball is in our court and not his. Thank you.

Mr. John Sebastian: Good morning, Lot 931. I wanted to let the Board know that regarding the golf course, I have been here a short time and I want to thank Mike Costello for volunteering a little reluctantly. I think it is speaking for my household, it seems like a great opportunity for us to buy the golf courses. It sounds like the attorneys suggested what the offer is and that why Mike was told you have to find that out. I guess what I am sensing and hearing and I hear a lot of fear. I am uncertain about that but it seems to me that we should approach it as an opportunity. It could be a good deal and I am sure you will do your due diligence and negotiate decisions and stuff like that. I just want to make it known that I am in favor of purchasing and encourage you to have an open mind and look and see if there is an opportunity.

Ms. Dotty Miller: 4035 Ashton Club Drive. I live next door to Bob Ference, which is a plus. I was thinking about some things. You had mentioned you didn't think the National Golf Foundation, the report was complete. I agree with you and I have a

question to ask them. If we do not buy the golf course and an outsider buys it of course it will go public because I don't think he is going to say we want to keep it the way it is with the number of residents and we will just take the loss. So my question to the Foundation is how many memberships will they offer? We presently have about 325 memberships to the golf course. Will they open it to 100 more outside? Will they open it to 200 more outside? My concern is I think the busiest days are Friday, Saturday and Sunday to play golf for outsiders to come in if they take a membership. Where will they park? If we have a public course you are going to need additional golf carts, 50 maybe? 75? I don't know. I am not a member of the golf course. If that is the number it is going to fill the parking lot up at Eagles Nest. So where do they park? Do they park in the street? I know today is trash day. Trying to maneuver around the trucks or the service or maintenance people on Ashton Club is a nightmare. Where will I ride my bike? I heard I think at Mondays meeting that you do offer amenity memberships for fees, people from the outside who want to come in and use our facilities. I think that some of those golfers will want to use the swimming pool for their family or the exercise classes. They are full when the snowbirds come down. So what will we do with that? I don't want this to become a public community. I think of it as a private community. Thank you.

Mr. Pryor: 4188 Limerick Drive. The urgency as I put in my position paper appears to only facilitate Mr. Maxwell because the quicker we run into something and I know that we are doing our due diligence. He has to understand that we can't afford but somehow is he able to keep the pressure on in some fashion. I keep looking at the fact that we own the gates. We literally own those gates. We can set standard fees for people who come in here. Borden you are saying no. We already do that with the \$2,400 per year.

Mr. d'Adesky: I just want to clarify because it is a big issue so technically the roads are public. We have to let anybody in. The \$2,400 fee is nonresident user fee for them to use the amenities, not to use the roads.

Mr. Pryor: The point is what is the reason for not charging an additional fee for people who are coming into this community to use things other than the amenities?

Mr. Deane: You can't charge for the roads. The roads are public. If I didn't live here and I wanted to visit John Castelli, you can't charge me for coming through the gates.

Mr. Pryor: The community that I pointed to in the position paper that means that they are out of bounds?

Mr. Deane: They may have private roads, therefore they can charge coming through the gates.

Mr. Pryor: Their roads are public.

Mr. Deane: They may be illegal.

Mr. Pryor: I guess my question is could the attorney look at that and pass judgement on the fact that fine, let this golf course go on the market. We still have control over who comes in here. Not by the use of the public but by fee. A fee structure could be an opportunity. It could be a point of revenue. All I am saying is I read there is another CDD in this state that does charge to come in.

Ms. Pontious: It could be a different structure. We can charge to use the amenities. We cannot charge a fee at the gate.

Mr. Pryor: It was a CDD community.

Ms. Pontious: We are all set up a little bit differently. So just because it is a CDD doesn't mean that sometimes it is only the water system that CDD owns, it is not the whole structure. Different CDDs have different things but we cannot charge at the gate.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District was held on August 10, 2018 at 11:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lakes Wales, Florida.

Present and constituting a quorum:

Carol Pontious
Borden Deane
Mike Costello
Brenda VanSickle
Bob Ference

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Doug Robertson
James Mecsics
Daniel Murphey
Carla Wright
Stanley Williams

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jillian Burns
Darrin Mossing
Jan Carpenter
Andrew d'Adesky
Christine Wells
Mary Bosman
Numerous residents

District Manager
District Manager
District Counsel
District Counsel
Lake Ashton CDD Community Director
Lake Ashton II CDD Community Director

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the roll and everyone recited the Pledge of Allegiance.

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: We have a host of public comments. Please stay to your three minutes. I believe someone down there has a timer. We will be enforcing that. Try to listen to what is spoken ahead of you. If it has already been said, we have heard it. We are all taking notes on what is going on and we would like to get through this as quickly as we can, but we do want to hear what you have to say so we encourage just brief and concise please. I will read these in the order I have received these. It doesn't necessarily mean that is how they came in, but I am going to read the names so please be ready to speak so you are not coming from the back of the room when we call your name. Mike Holden, Ron Buran, Bob Zelazny, Gaetan Roy, LouJean Steinberg, Terry Edmunds, John Sebastian, and Joe Ellwanger. So we are going to start with Mike.

Mr. Holden: Thanks for letting us talk. The issue is the Lake Ashton Golf Course not mowing, which is Agenda Item #10. I have been in this community since 2007. I have engaged in correspondence for two months with the Lake Ashton Golf Club, Ltd. because they are not mowing the property around the ponds. They have not mowed it since January. The Boards, all of you should have gotten my copies that went to Jim Lee. I actually mailed a copy to their headquarters in Lakeland in hopes that Mr. Maxwell will also get to see it. The Lake Ashton Golf Club, Ltd. response to my request that they mow the neglected areas around the ponds that belong to the golf course was "Sorry we have made a business decision due to the lack of funds and we are not going to mow it." This has gone back and forth with a couple extra comments requesting that they maybe mow the fairways one less time a month. Their response was that they had already explained their position and didn't need to say anything more. As a result, I submitted a code violation to the City of Lake Wales. My wife and I are one voice. The CDDs represented together are over 1,000 voices so I would request that the CDD contact code enforcement to the appropriate city, Lake Wales or Winter Haven, to get this nonresident property owner within the confines of Lake Ashton to mow his property because we would not

get away with not mowing our lawn because I had a shortfall of funds so I don't understand why the authorities here in Lake Ashton, HOAs and CDDs have not gone to the city to say they need to support the residents here and get those areas mowed. It is a safety hazard. At the earlier meeting you heard about an alligator that almost attacked someone on a resident's property through the golf course's property, which wasn't mowed. The tracking from our property values is really tearing down the appearance of the community and a lot of homeowners are putting up their own money to get this property mowed that belongs to the golf course. You are going to talk today about the golf course and whether we are going to buy it or not, but they are not being a good neighbor right now. Until they do, perhaps they need some incentive or pressure, but you represent 1,100 voices and two cities that can put pressure on them to get this mowed. It is not like it is going to cost them a lot of money. Thank you.

Ms. Pontious: I apologize. I just found some more speaker cards in my stack of papers here. Jacqueline Perez, and the next one the name I cannot decipher, but the address is 1049 Sawgrass Drive. So we will add those to the list.

Mr. Buran: First of all, the first item is the unattributed email that we received through the associationvoice.com. Anybody who would send out a piece of propaganda like this that is so nonfactual and doesn't have the guts to sign his name to it should be ashamed of themselves. Does anybody here know who that person might be?

Mr. Robertson: I will address that when you have finished your comments, sir.

Mr. Buran: Okay. The National Golf Course Foundation report may be true based on historic data, but I think we are going to find in the future that greenspace is much more valuable than a golf course. I don't object to spending half a million dollars or whatever to buy the entire golf course property if it includes the equipment and such, which we don't know at this point, correct? But I oppose trying to maintain 36 holes of golf because golf courses are a bottomless pit. I lived on a golf course in Maryland that is now overgrown after going through three foreclosure auctions. It is called the Easton Club. I invite you to go to the eastonclubofmaryland.com. I lived there prior to coming here for probably around 14 years. I know of four golf course down there that rolled over

and went belly-up. A golf course in today's world is extremely expensive to try to maintain. A greenspace is not comparable to a golf course. The amount of money it takes to maintain a greenspace is not the \$800 a month figure mentioned in the particular email I had referenced because you don't have to go out and rake the sand traps every morning, you don't have to mow the greens every morning, you don't have to replace the golf holes, and mowing doesn't have to be done on the same frequency and it would still be a desirable open area that people could enjoy. Golf courses are not economically feasible.

Mr. Robertson: Carol just said she would like me to wait to give responses.

Ms. Pontious: Bob?

Mr. Zelazny: Many of you who have come to the last series of meetings have heard me before on this issue, and the related golf course report. First let me say I think everybody here is in agreement that the report was incomplete. I think it was a very good initial overview and it gives the Boards the opportunity and points them in the right direction to look at certain things and get those facts nailed down. Now I am not here to advocate for purchasing the golf course against not purchasing the golf course, but I do want to point out to all of the golfers and non-golfers in the community the benefit of doing something. I look at this not as a golf course acquisition, and I have said it before, I look at it as a land acquisition and the golf club separately. I think the land acquisition includes the amenities, the greenspace, the lakes, the cart paths, and the bridges. Everybody who enjoys that and should be willing and agree that we need to have that within the community and we should all share that expense. If we decide to pursue the operations of the golf club, the golf club has to be profitable itself. So anyway, I would just like to ask everybody to keep an open mind and look at all of the options for the land, not just use of the land. I trust that the Board is going to do due diligence. I think Stan and Mike did a great job looking at everything that is required before you do make a decision and I trust that you will do your jobs.

Ms. Pontious: Next is Gaetan Roy.

Mr. Roy: I have a few things. First of all, it has already been mentioned about the East and West combining. I really think it would be a good idea. The report that we have

from the experts that did our survey, you are talking about bringing in "X" amount of people that we need to support the golf club. They talked about Traditions. To me common sense is the people who moved in to Traditions, if they chose here or Traditions, I think it had something to do with the money and golf fees. The golf fees here I think are now around \$5,700. You think people are going to spend that kind of money to play golf here when they can go somewhere else and pay \$25 to \$30? That doesn't make sense and I don't think you are going to get many signups so that throws that out the door. Also, there are around 60 golf carts for 18 holes. Imagine how many you will need to have for 36. Where is the room? Garages? You think somebody is going to buy a building and do what has to be done and make a profit? I don't see that happening. Also to run a golf course, 18 holes, I am not an expert, but I understand it is anywhere between \$750,000 to \$1.2 million to run 18 holes, so you figure that out and compare that to the profit you are going to try to make, I don't see that happening. My father always told me when you buy a business, look at the expenses and profits. When you sell a house you always make it look nice, but when you buy a house, you have to look at the negatives. Right now everybody here is only looking at the positives, but there are negatives here, too. If there is a profit, you probably want to buy it. Thank you for your time.

Ms. Pontious: LouJean.

Ms. Steinberg: Good morning. A lot of you may recognize me as a volunteer here and former interim office manager. I want to comment on two items on the agenda, first being the gate entry system. I really want to encourage a stronger gate entry system for our residents and our visitors. While working in the office, I can't tell you the number of gate openers I sold to new homeowners because the previous homeowners did not leave theirs behind, which means they have access into this community without going through security and we also know that there is no rule that makes you leave your identification cards behind either, so if you have a gate opener and your ID card, you can access a lot of the amenities unless someone realizes oh didn't Sally move two months ago and she is here using the pool? So again, I really encourage the gate entry system to be more secure for our residents. The other comment is on the joint amenity policy between our

two community centers. Again, I had instances of people coming and asking about amenities here versus amenities at the HFC and there was a difference in how things were conducted. Sometimes that was played against each other so I think if you are going to have two buildings that have similar amenities, you need to have a rule that is the same rule for both places and everyone follows them. Thank you.

Ms. Pontious: Terry.

Mr. Edmunds: First thing I want to say is I love this place. We have been here two years, love everything about it and the way it is right now. It has just worked out perfectly for us, but also for us the main draw was the golf course. I am concerned that if we lose the golf course, I am concerned about the house that I just built two years ago is going to drop dramatically in property value. That very much concerns me. As it was said in one of the other meetings, if we go public, where are we going to park cars? The other thing I wanted to know is if there is a time limit on the offer we have from the builder right now because everybody is talking about taking the time to cross the t's and dot the i's and all of that, but is there a time limit? It occurred to me that if he can sell it for a lot more money, how long will he have the patience to wait for us to make a decision on the golf course? Thank you.

Ms. Pontious: Thank you. John Sebastian.

Mr. Sebastian: Mike Costello was just appointed delegate to work with the CDD II about the golf course so I am asking you to appoint a delegate to work with him and the lawyers to find out what the offer is on the table about buying the golf courses, and also I just wanted to state that I was in favor in favor of purchasing the golf courses. That is all. Thank you.

Ms. Pontious: Thank you. Joe?

Mr. Ellwanger: I live on Sawgrass Drive in the new phase that is being built currently. I have a couple questions for this group. Do you know how many lots at this point still remain unsold in the new development or throughout the community?

Mr. Robertson: About 200.

Mr. Ellwanger: I heard 200, I heard 360. I hear something different every day.

Mr. Robertson: The last time I spoke to Scott Owens it was in the neighborhood of around 215 units.

Mr. Ellwanger: Do we know for a fact that the number that is being presented to us of \$470,000 for the purchase price, is that a current number? What happens to the monies paid by a new resident such as myself at closing, which amounts to \$9,250, if we close on this golf course tomorrow, what happens to those monies? Is that forgotten? Now we start looking at \$9,250 times 250 lots, you are talking over \$1.8 million. My final question is what happens with the resales? Will there still be a golf option offered with resales and who is going to come up with that money? I am supportive of the purchase of the golf course, but I still have some questions about the finances. He said he can market this for \$1.8 million. I question whether he can and whether we should be paying \$470,000 when he is still collecting a lot of money at closing time. Thank you for the opportunity to speak.

Ms. Pontious: Thank you for your comments. Jackie?

Ms. Perez: Good afternoon. I would like to have answers to dispel the rumors of the following question. Will the contract include buying the storage equipment building? That is the first question. How about the RV garage? Is he going to keep that cash cow? I would not consider this property unless it was all included to us. Not parceled out because he can close us off on using that equipment that is needed to run a golf course.

Ms. Pontious: I believe the last name is Petta? It is 1049 Sawgrass. Tell me the last name please?

Mr. Petta: Please excuse my handwriting. How many total memberships exist in the golf course today? How many of those are freebies? How many historic freebies renew? Those are my three questions. And on a separate subject, how many people currently today pay the \$2,400 to come in from outside to use our amenities? Thank you. That is all I have.

Ms. Pontious: And please keep in mind that we will give responses as we get to each of these items.

THIRD ORDER OF BUSINESS**Discussion on National Golf Foundation Report**

Ms. Pontious: The next item is Discussion on National Golf Foundation Report. We did spend a great deal of time on Monday going through the report. I think a lot of the questions yet to be answered so we need to do a lot more exploration. We did not have a lot of Board discussion the other day, so we will open it up to the Board for discussion on the report and maybe these questions will be answered at the same time. If not, I have them all written down so we can go back and get to them. Okay. So who wants to start?

Mr. Robertson: Carol and I were designated to look at the National Golf Foundation report and do an analysis. When the report came out in draft form, it brought up a lot more questions than should probably have been there and a lot of people were very concerned with the information, so I held public meetings in this building for a week talking to every individual who wanted to come in and find out more information. I heard a lot of people saying they were scared to death that they were going to have to sell the house because there were going to be thousands of dollars in assessments. That was a terrible situation for someone to think they would have to sell their house because of the misinformation that was put out there about the golf course. I had a responsibility to try to correct that. I sent out the email. It was supposed to have my name on it, but it didn't so the very next week I sent a letter to the Lake Ashton CDD Board apologizing that my name didn't get on it. It didn't change the information that was in the report. The report was very important to tell people that there is not going to be thousands of dollars of assessments on their homes to try to solve the problem of what to do with this greenspace. I discussed my report with the District Manager before I issued it and I added things in there at his request. It was one means of looking at it so people could understand that there is not an overwhelming amount of assessment required. Hopefully that helped people understand. It doesn't indicate how it is going to be finished or anything else, but it did indicate that we wouldn't be seeing thousands of dollars of assessments and I hope that relieved a lot of concerns, which was my intent at that point

and time. I was authorized by the two Boards to do my evaluation. It wasn't just one point-of-view. There were many that I put in the report. The comment that it won't cost \$800 to maintain the greenspace, I have to disagree with you, sir, because Carol and I requested official quotes from Yellowstone, the company we currently use on both sides, to look after our community, and for the small amount of grass and things that we maintain right now, our contract is around \$150,000 and theirs is a little more. So we are spending over \$300,000 right now to maintain the boulevards. When you add the other space, Yellowstone gave us a quote of in excess of a million dollars, which came out to be about \$750 a household. That is a fact. We got that from Yellowstone.

Ms. Pontious: I need to dispute that before it goes too far. When I went back to Yellowstone and asked for some information, they said they thought what we wanted was to mow it like a golf course. That is not the case. It needs to be mowed probably once a week like everything else is mowed. So that number went from that monthly fee down to less than \$100,000 a year. So we need to make that adjustment.

Mr. Robertson: Was that shared with me?

Ms. Pontious: No, not yet.

Mr. Robertson: Okay. So that is new information to me. So it was around 39 cuts. I heard you say publicly \$700 to \$800 so I don't think we are disagreeing with that, and if you have new information, that is fine, but that is the figure we got. If that changes in the future, that is fine because I would love to see it be less than that, but that is the number we were given initially.

A resident: Is that an annual assessment? Not monthly?

Mr. Robertson: Yes. Annual. The issue is when we asked NGF to come in, we wanted to know two things specifically. We asked NGF to evaluate the information that was given to us by Mr. Maxwell and the golf course community company. They gave us the number of \$470,000. We also asked them what the golf courses were worth. They came back and said the golf courses were both in viable operation and they thought they were worth between \$1.4 and \$1.8 million at the high end. From that information, we went forward to the golf course and said, can we come up with a contract where we could

consider purchasing them? All of these questions about where there is going to be space for golf carts, for people to store the machinery, etc., all of these questions aren't answered yet because it is not the right time. The right time is only if the Boards decide we should go forward with negotiating a contract with the developer. That is what we talked about, the long term lease on the building, and all of these pieces. At that point you sign a confidentiality agreement and work out what we are allowed to share in public versus what we are not allowed to share in public. What we are doing right now is very public in nature, but it is a private golf course and they don't have to share all of these things. They don't have to open their books to the public. So it is a process to go through to protect their interests if we fail to negotiate a contract. If we were given permission to go ahead, and I don't know whether the Boards will do that or not, that is when we will go over all of these details and we can present all of that to the community and say based on this information, is this something we want to proceed with. If we don't enter into an attempt to write a contract to purchase the golf course, he will then offer it to someone on the outside. As soon as that happens, everyone has an opinion on whether it will sell or not. Some people say it is impossible, but there is a company that is in Tampa that is willing to invest their money to market this golf course and their starting price is about \$2.1 million. That is a starting point they will use to sell the property to someone else. Their intention will be turn it into a public golf course, which we would then have no control over. That is the avenue if we decline to negotiate. If we do negotiate, we will get to look at all of these pieces as to what to do with it. We have had suggestions of let's not use it as a golf course, let's use it for something else. That is a great idea, but if we don't own it, we are excluded from that decision. If we don't own the land, then someone else will come in with less interest in this community than Mr. Maxwell, and they will do whatever they want to try to make money from this community. If we were to control the space, it doesn't preclude us from doing anything we want with that land. If it is only \$100,000 to keep it a greenspace and people don't want to pay for golf, switch it over and deal with the consequences on the value of your homes. It is a choice we need to make. If we choose to say no thank you, we don't want to do it, then that whole thing is out of

our control and it goes in another direction. We have heard that we can't control the gates. People can come in, there can be as many people as they want. They can do big tournaments, all of these horrible things. People don't like the idea we have no control, no say because they are legally allowed to do it.

Ms. Pontious: Do we have answers to some of these questions? Do we know how many current memberships there are?

Mr. Robertson: The analysis we had that was presented is 361.

Ms. Pontious: Do we know what the percentage of the renewal rate is after the free memberships?

Mr. Robertson: No, but we know it is 25% residents right now who are paying golf members.

Mr. Costello: Of the 361 there are single memberships and other types. Do you have the division of what goes there?

Mr. Robertson: No, we haven't been given that breakdown yet. The issue then going forward is we were given \$470,000 and we need to know if it makes sense to buy as a golf course. They came back and said it makes sense and said we have a price well under what they think is market value, but that doesn't mean we have to accept that. There are no terms agreed to yet. All of those things come through a negotiation which comes back to both Boards.

Mr. Costello: I don't think the deciding factor is do we want to keep it as time goes on. I think \$470,000 is very reasonable for buying the courses. It is the upkeep and maintenance and everything else that goes along with it. Like I have said from the beginning, one of the problems with this and given the fact that quite honestly when this started, we thought we were going to get the RV garage and the building across the street, but that is also going to cost us more money.

Mr. Robertson: We made the decision as two Boards to look at the golf course first, which is very complex. There are a lot of different points-of-view. Dealing with the golf course meant that we dealt with the value of our homes. If we don't buy the golf course and it is closed, there is a consequence to the whole community. If we don't buy the RV

storage facility, there is no consequence for the community. If we don't buy the sales center there is no material change in the property value. We decided as two Boards to deal with the golf course first. It doesn't preclude us from trying to buy the other things. I know those are also available for sale. The one thing we said we wouldn't buy would be the ongoing Lake Ashton resales business because we were told the CDD should not own it. We can own the building, but we cannot run the business.

Mr. Costello: We could rent them the space though, right?

Mr. Robertson: That is the one piece we said we wouldn't buy. He offered that to us for sale, as well. We told him we weren't going to consider buying the resales business. That means the two Boards still have the choice to buy those other things because they are assets. There are not a lot of costs in running them, and there is an opportunity for revenue that would help support holding these assets down. It was decided to buy one piece of the apple first, which was the most complicated and threatening piece for our community. More questions?

Ms. VanSickle: Listening to what you just said, you said we authorized you to do the evaluation and report back. We authorized two Board members, you and Carol, and getting back to that email that was sent out as though it came from all of us. That was your interpretation. I would have hoped that you would have sat down and talked with Carol jointly or brought it up at this forum right here and let us all decide that. This was yours, things we might not all have agreed with, that you put out, and I think some of that information further scared people.

Mr. Robertson: Well I did put it out because people were talking about thousands of dollars of assessments. There are other things that were done not on purpose, but releasing a draft report was not the intention, but it got released.

Ms. VanSickle: Public record.

Mr. Robertson: No, it is not. It was a draft. It was supposed to be done before it was published.

Ms. VanSickle: Jan, isn't it a public record?

Ms. Carpenter: Yes.

Ms. VanSickle: Thank you. As I was saying, it is public record. Anything that comes to these Boards like that is public record.

Mr. Robertson: Yes, it is at some point. Did it need to become a public record when it was a draft and incomplete before we corrected the mistakes? You had complained that there were mistakes in it. It needed to be corrected before it was put out to everyone. I don't get it.

Ms. VanSickle: That was a published piece of work. The mistakes that were in there I would hope after paying \$26,000 that it would have been proofread for accuracy before it went out. Once they send it to us, it is a public record. These people have a vested interest in it, so no, I have no problem with it going out. I think it needed to go out far enough in advance so everybody had a chance to look at it. That 70 plus pages, I know a number of people who printed it out, put it in a three ring binder and carefully went through all of it. We have a lot of talent in this community, a lot of experts in a lot of different fields, and I think the feedback is invaluable.

Mr. Robertson: I wasn't suggesting that feedback isn't valuable.

Ms. VanSickle: That paper should have been circulated to the Boards. You should have given us a chance to discuss it before it went out.

Ms. Pontious: Do we have any more questions concerning the report? Some questions I understand didn't get answered. Do we need to have answers from them? He said when he left that he was open to additional responses or whatever we need still. You submitted questions, and they have not responded. Is that what I am understanding?

Mr. Mecsics: I am a consultant and I don't get paid unless the report is done. If we have questions, we should go back to them and provide them, and tell them until those are answered, he doesn't get paid.

Mr. d'Adesky: I will say that we did have the manager look at the scope to make sure they delivered what is under the scope. If some of the questions fall outside of what is in the scope, that might be something we are going to have to follow up with during our due diligence period. If it is outside of the scope of the contract, then that is a caveat we have to consider, as well.

Ms. VanSickle: Some of the mistakes were outrageous. Anybody who had done their due diligence would have seen that. When I went up after the meeting, I asked why a statement had been taken out for the final report that was in the draft report. He told me that somebody found controversy in it so they took it out. That shows they didn't do their due diligence. I thought that was why we paid them the \$2,600 to get this valuable information. I don't think that we got it.

Mr. Deane: They didn't answer the questions about who owns what because the CDD does own some golf course property.

Ms. Carpenter: You'd have to look at the scope of what the report included, but I am certain they didn't look at title work or property records for ownership. An assumption going into that is whoever is selling it has title to it. That is pretty standard for commercial and it sometimes happens. In this case, I don't think that is in the scope.

Mr. Williams: Looking at the comments, I think we have answered most of them. One that we haven't talked about yet is about the lawn mowing and asking for the CDDs support. Is that going to be covered later?

Mr. Meccsics: That is on the agenda further down.

Mr. Williams: The other was about the combined amenities policy, so if that is also on the agenda I guess we will be doing that later also. Other than that, the ones that we could answer, I think we have answered them all. I don't see any others that we really can answer at this point and time.

Ms. Pontious: I think the one I see that hasn't been answered, and I don't know that we have an answer is the time limit. We hear things in the community about only having so long, is there a time limit or is that negotiable? Does anyone know that?

Mr. Costello: This morning at our meeting, we decided that I would work with the attorney and hopefully CDD II would appoint one of your people to work along with us in negotiating and talking to the owners of the golf course to find out what is going on. Are you going to appoint somebody?

Mr. Meccsics: That should be discussed at our meeting this afternoon.

Mr. Costello: Okay. Then the intention is to appoint somebody?

Ms. Carpenter: I will explain that a little more. What came up in the earlier meeting after reading the report and hearing the comments from the workshop, there are questions about the scope of the offer. It appears that the consultants met about the price, but the issue about the free memberships and a number of other things came up, the District would have to weigh in the operations and maintenance ongoing that they pay, as well as the debt assessment because once it went to a governmental entity that debt assessment would come due. So there are a number of things that have to be worked into the price and that is when the Lake Ashton CDD Board delegated for one of their Board members to go forward with the manager and counsel to approach the developer and do basic due diligence. The golf specialist has given us the basics for this, but now we need to know specifics to know exactly what the offer is and how the Districts can respond going forward. Right now I think we have a lot of questions. The questions came up that everyone has heard that the owner is going to list it soon, but we don't know when. That has been kind of vague, at least what has been presented to the Boards and the public.

Ms. Pontious: We need to determine what are the costs inherited in this purchase. We are going to have to deal with surveys, S.W.F.W.M.D., and possibilities that some of the property may not be in good condition. All of those things are going to have to come to light before we find huge bills of having to fix things because we now own them. I think that is part of the charge, too, to begin to assemble what it is we need to know.

Ms. Carpenter: Yes, and I would throw out really rough numbers, but you are talking about thousands of dollars for environmental reports, surveys, etc. There is talk of encroachments and water management permits. You are probably looking at \$100,000 or more so that needs to be defined and broken down.

Ms. Pontious: With all of that I think that can reach half the purchase price pretty easily and we have to be very careful about that. So I guess where we are with this right now is we wait for them to do what they need to do this afternoon, and then we can move forward. We just don't want to sit around and do nothing because time is going and we need to move forward in some capacity and we are ready to do that as soon as we have a little more information.

FOURTH ORDER OF BUSINESS**Discussion on Gate Entry System**

Ms. Pontious: Next item on the agenda is Discussion on Gate Entry System. As LouJean alluded to, I think part of our efficiency in protecting our community is right now at the gates. So again, we need to decide whether or not we want to move forward in a different kind of processing system, or how we are going to make this work. Are there any suggestions?

Mr. Meccsics: We took a look at this, and we had a meeting and discussed all of the ramifications, recognizing at first our roads are public. No matter how you look at it, whoever wants to come in can come in. However, we can discriminate with things such as the clickers. I know some folks don't like clickers, and there is a lot of other types of technology out there because I deal with it. Anything from barcodes to satellite receivers all come with a price. Recognizing that we are all worried about monetary impacts on both of our CDDs, Mike and I have talked a lot about this. Right now, we don't recommend changing the system at this point; however, we can change the system in that we have clickers, we have a system in place that does work. What we can do if we have to is recommend a reprogramming of those clickers. He and I can sit here reprogramming them for many days if we have to. It would be a low cost, low impact. It will slow down anyone who is a nonresident or renter and will make the system we have right now work.

Mr. Costello: I think a big part of it would be the expense of going to another type of system. By reprogramming them on a yearly or bi-yearly process, what you are going to do is as people move in or out, they will try to get through the gate and find that their transponder isn't opening the gate. This is one way to stop this from going on. It will probably involve the least amount of money for us to reprogram the transponders.

Mr. Meccsics: It will not only impact the clickers, and I know it is going to be a pain for folks who have programmed it into their visor systems, as well, but if someone no longer lives here and rolls up to our gate, they can click all day long and sooner or later they will come in contact with one of security officers and be verified to come in or not.

Mr. Costello: The only thing there is we might have to make sure that nobody accepts the excuse that they live here but the transponder isn't working at this time. They

are going to have to realize that going forward, if we are reprogramming things, security is going to have to be on top of it. Like I said I don't want to bear the expense of a lot of money for something that isn't going to slow things down anyway.

Mr. Meccsics: To add to that as Mike said, with our security officers, they work for us. If we give them direction to do something, they shall do it. And the other thing is when we talk with Mary and Christine, at our amenities here, if you see someone who looks out of place, let the security officers know.

Ms. Pontious: So are you proposing that each resident should be responsible for bringing their transmitter to a site that then will be reprogrammed?

Mr. Meccsics: What I would recommend is for Mike and I to sit down and come up with a plan, pick a location, and we will get the machine to do the reprogramming.

Mr. Costello: And during this time period, what I would like to see is number every transponder and record who has what transponder. This way if someone tries to get in, we can see the transponder to see if something is wrong or if someone is letting someone else use it and we can ask the owner why you are giving your transponder out.

Ms. Pontious: Sounds like a lot of work, but there are a lot of us to do it.

Mr. Costello: I don't really think it is going to be a time consuming thing.

Mr. Williams: I know not all resales are made by the office here, but this office here is certainly handling a large number. Is it possible to talk to them about collecting those transponders?

Mr. Murphey: How exactly are you going to handle the changeover? Like when you change the codes, half the people might have had their transponders changed already, but half of them did not, so are both of them going to work for a while?

Mr. Costello: Most households have two transponders. So what you would do is you would come in have one changed and we would change the code on the gate. Then you come in after that and have the other one changed.

Ms. VanSickle: I've heard you can change the codes automatically. Is it expensive?

Mr. Costello: We don't know. We called the people who handle our gates, but I have not received a call back yet. So I have no idea.

Mr. Mecsecs: I asked some of my colleagues in the industry. The bar code technology most people don't use anymore except for cargo companies. They are all using satellite, and that is expensive.

Ms. Pontious: So I assume we would need to wait to do this until January when most people are here.

Mr. Mecsecs: Yes. After the holidays.

FIFTH ORDER OF BUSINESS

Discussion on Community Hurricane Preparedness Plan

Ms. Pontious: Mike has been working on getting the hurricane preparedness plan in place. Do you want to talk to us about that?

Mr. Costello: I also worked with Jim on this. Jim came up with an excellent plan which was mainly through the government, so maybe he can explain it a little better.

Mr. Mecsecs: We set up a plan that has been in place on the Winter Haven side that worked quite well during our last hurricane. It is based upon a FEMA and DOD plan. What is articulated in this report and plan is not only do we have it from a general perspective as Christine, Mary, Mike and I have all talked about, is having checklists for all of our staff to perform so nobody misses something.

Mr. Costello: The only other thing we do have available to us, and I know it was tested yesterday and it failed the test, but hopefully we are going to straighten that out, is the robocalls. I think Christine said this morning that we are going to look into what the problem is. Other than that, as far as a hurricane plan goes, I thought the one that Jim came up with that we borrowed from the government is a very good one.

Mr. Mecsecs: Yes. I think if we marry up the robocalls along with the blasts, since the blasts seemed to work out very well during the last hurricane, we will hit everyone every different way we can. More information is better than less.

Ms. Pontious: Do we need to accept this plan, or is it for informational purposes?

Mr. Mecsecs: We already have it as ours in existence. You can accept it as a joint plan if you want to. We can make a motion from our side that we accept, it is a joint plan versus just an individual plan so we can adopt the same language on both sides.

On MOTION by Mr. Mecsics seconded by Mr. Robertson with all in favor the Lake Ashton II CDD Board accepted the joint hurricane preparedness plan for Lake Ashton II CDD and Lake Ashton CDD.

On MOTION by Mr. Costello seconded by Mr. Deane with all in favor the Lake Ashton CDD Board accepted the joint hurricane preparedness plan for Lake Ashton CDD and Lake Ashton II CDD.

SIXTH ORDER OF BUSINESS

Consideration of Joint Resident Feedback Survey

Ms. Pontious: Consideration of Joint Resident Feedback Survey. Christine, Mary, Mike, and who was the representative from the West who worked with you?

Mr. Costello: Actually I didn't work on that. I think just Christine and Mary did.

Ms. Pontious: So do you want to talk to us about this?

Ms. Wells: We sent it out about a month ago. Mary brought her HFC survey she has done, and I brought our survey that we have done here, and we put it together. Some of the questions do have to be separated as far as common area landscaping and there are some that have to specify labels for Winter Haven just so Mary knows someone is referring to landscaping for Winter Haven and she knows what to do and the same thing with me for Lake Wales. We did take out some redundant questions to shorten it. Our survey was six pages prior to joining it and we still were able to keep it at six pages after.

Ms. Bosman: I think one of the things we accomplished to make it approachable was to have only three answers: disagree, somewhat agree, strongly agree. I think that derived more information from that instead of the vagueness that more options offer. Christine pretty well covered everything. As she said, we went through them line by line, do we need this, do we not need this, does someone besides us need the information, and I felt quite thorough doing so, but it is a draft so if anyone finds anything they would like to include that we have not, please let us know and we will be glad to add that.

Ms. Pontious: I understand the difference between the facilities, so in some cases you say HFC, some cases you say clubhouse. I think that is very definable, but when we

get to the third page it says Lake Ashton with Lake Wales in parenthesis so where is the same question for Winter Haven? Next one is the same thing. Where is the same question for Winter Haven? So if you can join those and it is only one response for the whole facility, then that would be fine. Otherwise I think that it needs a little more proofreading with either combination or defining which area it is.

Ms. Bosman: Thank you for finding that.

Ms. Pontious: I really like the boldness of the clubhouse, Lake Wales, or East or HFC, Winter Haven, or West, but if you are putting things together maybe we need to say joint or something in that sort so that defines that question as well. Otherwise I think you did a fabulous job and I think it will be much easier for the residents to understand and that we should get a better response rate.

Ms. Wells: Thank you.

Ms. Bosman: Thanks, Christine for working with me.

Ms. Wells: Of course. Do you have a specific date you want it to go out? Mary and I were thinking October when there are more residents back. Personally, and I will let Mary comment on what she thinks, I would prefer for it to go out electronic only at first, then if you want a paper copy, because we understand some people don't have computers or just prefer filling out a paper copy, you pick one up at the desk. It is just a lot easier to compile results when we get the feedback and to get it recorded to you in a timely manner. Do any of you have any thoughts or comments on that?

Ms. Pontious: I think that is a great idea. It also eliminates duplicity because you know someone isn't filling out one electronically then also on paper. Maybe we can offer the service that if you want to do it here, someone here could help you do it electronically?

Ms. Bosman: Are we thinking possibly like a week electronically? Then mail?

Ms. Wells: I was thinking go electronically altogether and then if you want a paper copy you would come pick it up from us or contact us like we do with the newsletter.

Ms. Pontious: Right. Do electronic only this year and see what that gets us.

Ms. Wells: And still have hardcopies available for those who don't have email access or prefer paper.

Ms. Pontious: Yes. They can fill it out and hand it to you. That way you know they are only doing it one time, as well. I think that would be a great idea.

Ms. Bosman: And if someone provides a paper copy, we can ask them for an updated email address.

Ms. Pontious: If it is easier for you to compile electronically then that is the direction we need to move to then. Do we need to vote on this or is it just accepted?

Mr. Robertson: Just accept it.

Ms. Pontious: We can just accept the joint survey. Thank you both for doing this.

SEVENTH ORDER OF BUSINESS

Consideration of Joint Amenity Policy

Ms. Pontious: Discussion of Joint Amenity Policy is our next item. I think this is a real good endeavor. We need to have this and I hope it can be enforced equally and if there are exceptions to be made, they need to be made in certain circumstances, we know that, but if we keep the information going back and forth, then that will make things a whole lot easier to move forward with joint decisions.

Mr. Costello: Stan, myself, Mary, and Christine sat down at two different points and we went through the two different amenities policies since there is one for the Lake Wales side and one for the Winter Haven side. We feel that quite honestly they read pretty much the same, just that they said things in different order. Yes, we did have some additions on things like the guest policy and another thing was about signs on the property, but basically when we read through it, we determined that for the most part they pretty much said the same things in a different order. I believe Christine was the one who sat down and put everything into order in one formation and we went from there, but quite honestly I don't think we had that many changes.

Ms. Wells: We didn't have that many. There were some amenities that are exclusive to either the clubhouse or HFC, so it is moving those amenities over.

Mr. Costello: There were minor areas that were due to the fact that they are two different buildings and two different sets of amenities where there were changes, but for the most part you are not going to see any major changes.

Mr. Williams: I think there is one that is kind of major that came up from Jim. He wanted us to talk about what the definition of guest was.

Mr. Costello: I think I said that we did make a change there. We did define that.

Mr. Williams: Yes, and it does have an impact on how guests can come in. We are limiting guests to 12 times.

Mr. Costello: We kicked that back and forth. I thought it was 10 times.

Mr. Williams: We will need some input on that. What it basically says is if you have someone coming in here, say you are inviting someone from a local area to come in and join you for a movie on a weekly basis, you have to sign them in as a guest. You get 12 times a year to sign them in. After that, they need to join the clubhouse at \$2,400.

Mr. Costello: But we left it up to the discretion of the managers. There is going to be a situation where maybe you have a relative that lives a few miles away and may come in to visit more than 12 times a year. We get that. I have a sister who lives in Daytona and if she comes over here for the 13th time and tries to slide in, I don't want it to be a problem, but we can go to the manager of the amenities and explain the scenario.

Mr. Williams: If it is in a case like that where it is a family member or whatever, the intent was to keep folks who are just coming in all of the time and using the facilities that the members have the right to use.

Mr. Costello: We were trying to eliminate someone from coming in twice a week to use the pool or the gym. I don't think we were trying to stop visitors entirely, but like I said, we have to leave the managers of the amenities some discretion.

Mr. Williams: I guess why I brought it up is because I think that was the most major change in the whole thing. Everything else was just this is how it is in both places and I think we need to give the folks the chance to read it, understand it, and comment on it before we vote on it.

Ms. VanSickle: I just want to make one comment. You might want to distinguish between family and somebody on the outside. If you have a grandchild living nearby, I am not fortunate enough to have mine that close, but I like to bring them in when they are here and I am sure other people do, too.

Mr. Williams: That is why we want to give discretion to the amenities managers to take care of that.

Ms. VanSickle: But my concern is you have people on the outside coming in to use the pool, and then it is like they can come any time they want and it doesn't make it that you have to be with them. Now if I invite somebody over and we are going to the pool, we would go together, but if you say to someone else you want to come in and use our pool, we have a pretty cool pool, they can come in any time they want within the 12 times. Then we are overtaxing our amenities and I think this is like opening floodgates. The number 12 scares me and also the fact that we don't have to accompany them. Why would you allow somebody from the outside to come in and use our amenities? If they are visiting you and staying in your home or if they are coming over for the day, I would think you would be spending time with them. How do you account for that?

Mr. Williams: The thing is set up as 12, but we thought family members would be excluded from that and it would be handled by the amenities managers. If it goes beyond the 12 they would look at that. Mary, did you want to make a comment on that?

Ms. Bosman: Sometimes numbers get in the way so our thoughts on the number 12 is that would just be, and I hate to use the word flag because that sounds critical and regulatory, but Christine and I would after 12 visits take a look at the individual situation. If it is a grandchild, or child, or whatever the situation is, we are lucky enough to work here and you are lucky enough to trust us and we have both Boards as our bosses and if we are not doing it correctly, they will let us know. So I will ask that you trust us, work with us, and talk with us when a situation comes up where more than 12 visits might take place that will justify that amount. It was a number that was decided on as a guideline. I guess that should be the main word, guideline. I think the definition of guest is a properly registered guest and with inviting people in they have to be with their person.

Mr. d'Adesky: This is obviously a draft that is subject to comment. Both the community and the Boards have not really reviewed it yet. When you are adopting a policy or procedural rule, you want to make sure that you avoid the possibility of it being interpreted as arbitrary in how it is applied, and while I have absolute faith in both Mary

and Christine, if there is any discretion it can be perceived as arbitrary so we can take a look at it and find a way to make more of a bright line and craft out some exceptions based on the commentary and what the Boards want to actually effectuate as part of that policy.

Mr. Williams: I just wanted to bring it up because I didn't want us to vote on it at this point and time. It is not ready to be voted on yet. It is just for discussion at this time and we want to hear more comments from everyone, let the lawyers look at it, and go from there. It is a draft and we will all have a chance to comment on it.

Ms. VanSickle: I have one other comment. On page 13 under spa rules, I think it comes out a little bit confusing. "No one less than 13 years of age allowed in the spa." Then it says "Children under the age 18 much be accompanied at all times by a parent or other responsible adult." I think just to make it a little bit clearer, "Children between 13 and 17 need to be accompanied by an adult." Thank you for going through this.

Ms. Pontious: So I think we will need to leave this for the next meeting and take a look at it again. Thank you very much for the input.

EIGHTH ORDER OF BUSINESS

Discussion on Meet the Candidates Forum

Ms. Pontious: The next item on the agenda is the candidate forum. In the past our candidates forums have been done by the HOA, but we do have a number of seats for the CDD that are open this year and we would like the people to be informed about who is running and what their viewpoints are so we are hoping to do a meet the candidates forum between now and election time. Do we want to do it together? Do we want to do it separately? You have only one person on Lake Ashton II and we have two on Lake Ashton so there are three people that the positions need to be filled. What is your opinion on that? Do we want to do them together or separately?

Mr. Meccsics: Name the place and I will be there.

Mr. Costello: And even if you are not running opposed, you should be there to answer questions of the people in the audience.

Mr. Deane: Half of the seats on this Board were up for reelection this year.

Ms. Carpenter: And anyone who is running in a current seat, we have Sunshine Law issues, so it should be a noticed workshop if everyone is going to be present. Excuse me since I have to run to another meeting, but Andrew is going to stay for the balance. Sorry I have to leave. I tried to stay as long as I could. Thank you.

Ms. VanSickle: I just want to make one comment. This needs to be scheduled by the first week of October because that is when the ballots go out. I would like everyone to get a chance to meet all of the candidates.

Mr. Costello: This may be our last joint meeting prior to that so I would think that maybe we should look at the calendar and set a date right now.

Ms. Pontious: I think we are going to have to have Christine and Darrin doing that so we can get calendars in both places.

Mr. Costello: If we can get something by the end of the meeting, maybe both sides can make a decision as to when we want to do this.

Ms. Wells: You are looking at the first week of October?

Ms. VanSickle: Or the end of September. Does anyone have the date for the absentee ballots?

Mr. Deane: It is 28 days before the election.

Ms. Pontious: So we would need one of the larger rooms, either side. Before we select that, how do you want to do the moderator part?

Ms. VanSickle: You have had some good moderators and timekeepers in the past. Maybe see if they are still interested?

Ms. Wright: Can we get back to you?

Mr. Mecsecs: We have the meeting this afternoon where we can talk about that.

Ms. Pontious: Okay. We just need to give them an answer so they can schedule it.

NINTH ORDER OF BUSINESS

Discussion on Interlocal Agreements *(requested by Supervisor Mecsecs)*

Ms. Pontious: Discussion on Interlocal Agreement. That was yours, Mr. Mecsecs.

Mr. Mecsecs: Yes. We talked about this many times and we talk about working together. It is time to get serious and sit back and really talk about our interlocal

agreements and how we will work together in the future. I know there has been discussion about combining the CDDs, but for right now we need to start working together better and those interlocal agreements need to be looked at and maybe expanded so I would like to see us designate a member from each Board to talk about those interlocal agreements and realistically how we work together as two Boards because that is so important. I would volunteer to do that so my challenge is to my friends and neighbors on CDD I's side. Who wants to do that?

Mr. Deane: Fine.

Mr. Mecsecs: Any discussion from both Boards? Is that okay with both?

Mr. d'Adesky: Obviously you can come up with whatever policy you want to implement and work with us to actually draft that into the agreement.

Mr. Mecsecs: Oh, yes. We would never leave the lawyers out of it.

Mr. Williams: Do you have any ideas, besides what is on there right now, have you any thoughts at this point and time that you are actually looking at?

Mr. Mecsecs: I think we need to talk about how we approach the joint meetings, how we approach joint concerns, but that is something that just working between Borden and I sitting down and talking about these things and then come back and report back to both of the Boards.

TENTH ORDER OF BUSINESS

Discussion on Requesting Golf Course to Resume Mowing Areas Previously Cut *(requested by Supervisor Mecsecs)*

Ms. Pontious: Item #10 is the mowing situation. I think Mike is requesting that we as a Board take a position on this.

Mr. Mecsecs: Actually, I put that on here, Carol if that is okay.

Ms. Pontious: Alright, go ahead.

Mr. Mecsecs: I got a lot of feedback from everybody and a lot people aren't happy with the way the golf course is not cutting that area right behind the houses and a lot of folks are paying the costs to do so. I recognize legally that we are constrained from certain things, but I think as Boards we need to make out feelings for the community known as

well, not only to the golf course, but piggybacking what Mr. Holden said to both Winter Haven City Council and Lake Wales City Council. So I think we need to draft up a letter if our lawyers can maybe do that, voicing our concerns and request that they take affirmative action to at least alleviate some of the things we have become accustomed to in the past. It may fall on deaf ears, but it is now officially on our record.

Mr. Costello: I agree. I hope it doesn't fall on deaf ears because we vote and there are quite a few of us who pay taxes and vote here. Quite honestly, I hope they hear us and do something about it. Anybody who is thinking about running for one of those offices should do that for this community.

Ms. Burns: And just for the Board's information, Mr. Holden did send a request about contacting Code Enforcement for each of the cities. Mr. Lee was copied on that request and he sent an email back so just for the record so the Boards know his response said: "Good afternoon. This is one of the items on your agenda tomorrow. I have attached Section 5.5 of the Master Declaration. Please note that as-stated there are certain areas that can be designated by the golf course owner to be in its nature state. Additionally, please note that it adheres in the language that the homeowner is actually responsible to maintain anything abutting water life or roads. Thank you."

Mr. d'Adesky: We cannot reply on that because that is HOA declaration items, but that is for everyone's information.

Mr. Costello: Are there any local laws that are different from what he is citing?

Mr. d'Adesky: I have not reviewed what he is citing, but I can look into it.

Mr. Deane: Isn't he required by S.W.F.W.M.D. to maintain those areas that are around the ponds?

Mr. Robertson: If S.W.F.W.M.D. had their way they would be all left uncut. They like it as natural as possible. So it is two-edged sword we have to be careful with. If you bring S.W.F.W.M.D. they will say leave it alone, let it be natural. Then it leaves more room for alligators to hide and things like that, but S.W.F.W.M.D. would say to leave it natural so we won't win that battle going in that direction. I think we should as a Board

have a motion say we want to approach Winter Haven with the recommendation to get them to enforce all codes if possible. Does someone on CDD II want to make that motion?

On MOTION by Mr. Mecsics seconded by Mr. Robertson with all in favor Lake Ashton II CDD authorized staff to approach the City of Winter Haven to contact code enforcement and request for them to enforce all codes if possible.

Ms. Pontious: I have a bit of a problem with this. As a resident and an individual, I agree with what is being said. However, in reading the tone of his response to Mr. Holden, I am wondering if we as a CDD Board want to make that statement at this point prior to negotiations on something that we really want to negotiate. I am concerned about that. I am in favor of doing this as individuals, but I just don't know that we want to make it a legal thing from the CDD Board.

Ms. VanSickle: I think there are upcoming other issues such as stormwater management and that it might be a good idea for as many of our people to attend the next city commission meeting where this can be discussed and voice your opinion. I think numbers are more impressive.

Ms. Pontious: So we don't want to do the Board thing? Okay. I think maybe down the road when we see what direction these others go in, I just hate to put a black mark on moving forward.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and General Public Comments

Ms. Pontious: We are ready for Supervisor Requests and General Public Comments. Are there any Supervisors requests? Not hearing anything, how about any public comments?

A resident: As far as Brenda just said on the city commission meeting on the stormwater, there are probably a few more people from Lake Wales in here than there were earlier, that meeting is on Tuesday, at 6:00 p.m. That is Tuesday, the 14th of this month. The City of Lake Wales is going to try to assess us another tax for stormwater prevention and we do take that already because we have our own system here. We don't

need to be double-taxed, but as it has been discussed about the City of Lake Wales, getting them involved with the grass cutting and everything else, as normal they will ignore what we say to them even though we pay approximately 28% of their tax. Now one way to get people to vote and let these people know that our fellow counts even though in the last few elections Lake Ashton has voted 20% or less, so that doesn't mean the City of Lake Wales is going to listen to us. The one reason our vote is so small is that we have to go to the city to vote. Now we vote here in this room during general elections for state and county national offices, but the city refuses to open this up because of the cost of approximately \$1,500 to open the precinct voting here. I am the Vice Chairman of the Republican Party of Polk County and I discussed it with Mr. Sutherland, who is the President of Lake Ashton's Democratic Party, and to our surprise, we both agreed that we are going to request the City of Lake Wales to open up a voting booth here for the city elections in April. This will be the only way we can get a representative from Lake Ashton. We have had two. We have had Pete Perez and Jack VanSickle representing Lake Ashton in the past years, but it is almost an impossibility to get anybody elected in this city that represents us unless we have a voting booth here. Thank you.

A resident: I would like to suggest that on the joint amenity policy that we not restrict or count the number of time that family members can come and use our facilities. I think it seems inhospitable for me who lives here to feel that my family is not welcome. I don't think members from family should count, but anything you want to do for visitors from elsewhere in the community I would support.

Ms. Jess Gordon: For the record I would like to clarify something that was stated earlier concerning the purchases of the golf courses. It was stated that NGF recommended that we should purchase the courses. Their position clearly stated they recommended the purchase with conditions that included spending \$80,000 for the courses and \$250,000 to improve the practice area, which they stated should be immediate expenses. So I would like you to think about that when you think about the purchase price of the golf courses. I am for the purchase of the land, but I would like to separate the business aspect of the golf thing from the purchase of the land. Thank you for listening.

A resident: First of all, I love the joint meetings and working together as much as possible because we will get more done. The comment I wanted to make today is I am confused about the clickers and the security at the gate. If somebody comes in says my clicker doesn't work or I forgot it, we have to let them in anyway, so from my point-of-view the clickers are just a convenience so we don't have to stop at the security gate and there isn't a line. When we are doing security for people who are coming in that shouldn't be coming in we should be paying attention to the IDs. The IDs we issue here, I know it is not required as long as you have your driver's license, but we have updated lists of who is supposed to be here in our directory. Security and other people can check and make sure that they are legal residents because anybody can come in any time anyhow, so to me it doesn't make sense to spend the money and time to re-click everything. Thank you.

A resident: Going along with what the lady before me just said regarding the IDs, one of the things I have noticed in going to the pool, the last few times nobody is asking me who I am. The guards do come around, but I have only been asked one time to show my identification. Never again. I realize that they will get accustomed to seeing us as we are there more often, but if it is a guard I don't recognize and I am not being questioned, I am just wondering if that is happening with anybody else who uses the pool or any of the other facilities. Nobody is questioning who I am. I also wanted to ask about the guests coming in. Is there data kept on those of us who do have people coming in? Are the sheets kept and then input somehow so you know that I have had my grandkids here two times? Do you put that into some kind of software system so you can see how many times we have had people come in? I think we all agree that we don't want our family not allowed to come here after 12 visits. I also wanted to ask about the golf course. I keep hearing right of refusal. We have the first right of refusal. Is that true or not? You are shaking your heads no. It is not. That takes care of that question. The RV storage. I understand that there is an offer that we would pay \$1 a year rent for maintaining and keeping the maintenance vehicles there. I heard that at the last meeting.

Ms. Pontious: You need to separate that from the RV storage. It is two separate things. The RV storage is one thing and the maintenance building is another.

A resident: There are two buildings over there?

Ms. Pontious: Well there are two areas. One is the RV storage and the other is the building that is in the front. That is the place that the mowing equipment is stored.

A resident: And Maxwell would maintain ownership of that and we would pay the \$1 a year so that any time he can pull the rug out from underneath us if it is a rental?

Mr. Robertson: No. It would be long term contracts. It was suggested a 99 year contract at \$1 a year. His intention is when the building is finished and the construction is finished, the building would be turned into self-storage units. He doesn't want to separate half the building from the other.

A resident: Okay. Then I would like to go back and rewind to when we were first shown all of the paperwork on the golf course purchase. There were other buildings that were discussed and if I understand correctly, the other outbuildings, the marina, the sales office, the Eagle's Nest, have all been put on the backburner until some decision is made about moving forward with the golf courses? Is that correct?

Mr. Robertson: The Eagle's Nest is part of the initial consideration. The dock was suggested as being not something that we want to acquire. The reason is if we acquire it, then it becomes a public dock and has to be put on Polk County public records as a public dock and anyone can come in on the public roads and use a public dock. So I don't think that we as a community want to own the dock.

A resident: So other than the Eagle's Nest most of those other buildings are off the table and there is nothing else to consider. Regarding the clickers, we do have our own resale people here. Are they under any guidelines to ask those residents who live here now when they sell their home that they check off that they have returned the clicker or gate opener or whatever you want to call it? Are they under any due diligence?

Mr. Costello: They own the transponder so we can't take them. You pay \$37 for it.

A resident: I understand you own it, but if you are selling your home, wouldn't it be the right thing to do to give it to the new owner? None of the real estate agents do ask about turning them over as they sell the property?

Ms. Pontious: We have quite a few HOA people here. Is that something in the HOA that can be written in there that they are required to return those? There are other communities where you do have to return them.

Mr. Meccsics: That is something we can talk to them about with the resale office and probably they can coordinate with our legal eagles about that.

A resident: ID badges, which I mentioned that nobody has asked me about, there is no way to know year-to-year whether or not it is a current badge. Is there any way we can send out 2018, 2019, 2020 stickers to all of us who wear those badges that assures that nobody is coming back in and using the facilities. Everybody can come back from and get a little sticker to put on their badges. That is cheap to do.

Mr. Meccsics: I think that is something we can consider.

A resident: I think that is an easy fix. As a new resident here when I first moved in, I thought this was one community, Lake Ashton. My very first meeting here, I have to tell you I was so disappointed that as some of the dissention I heard between residents and the Boards. I moved to Lake Ashton. I didn't move to the East or the West or anyplace else. I am a member of this community and I would like us all to keep that in mind. We have to work together on this, guys. I have friends on both sides. We all have a vested interest. Thank you very much.

Ms. Sharon Carl: I live at 3006 Ashton Palms Drive. I have a very strong concern regarding a question that was asked to the Board and was really not answered. I thought this question was quite critical. Regarding the time limit, what is the rush? You all looked at each other, but no answer was provided. That leads me to believe that you don't know what you are talking about. The fact is it really makes me question the credibility of the Boards if you cannot answer a simple question. Secondly, right now we have two CDDs. What would happen if we go through with this and we vote as two different CDDs? What if one says yes and the other says no? Then what do we do? I would really like those answers. I also want to know why one Board member is not held accountable for sending personal and erroneous information without Board approval. Also, because I have already written the Board about this, I also have to address resuming the mowing

of areas. I was the one who observed the gator getting very close to a landscaper. That was my neighbor. That is a safety issue that needs to be addressed. It is not anything about finger-pointing. It is a safety issue. What would happen if that guy had been attacked by a gator? Who would be held accountable? That is what I would like to know.

Mr. Holden: I would like to thank you all for your time today. I really appreciate having both CDDs here. It is good to get that level of communication going for the entire community. The only thing that is required for bad things to continue to happen is for good people to do nothing. I am disappointed in the Lake Ashton CDD Board that you are unwilling to take a stand with the City of Lake Wales. My wife and I will continue to be a lone voice crying in the wilderness and I am very disappointed that you were unable to come to a consensus supporting the members here who want this to be resolved and you are not even willing to stand up and say City of Lake Wales, please enforce whatever codes you have. That is all I am asking for. The worst thing my mother ever said to me was, and thank goodness it was only ever a couple times, is that I am disappointed. Board members, I am disappointed.

A resident: I love following that gentleman because I think you did us a disservice by not agreeing to try to pressure Mr. Maxwell. He is not our friend. He did not offer this deal for his golf course because he is a really fine fellow. He did it because he is tired of dumping his money into the golf course, which is a bottomless pit, which I have mentioned several times. During the first meeting today, I heard several comments about how we shouldn't be spending money on that because we have several things in the fire and unless I didn't understand what was happening, you agreed for \$23,000 to put up a new scoring system in the bowling alley. I grew up bowling. At every bowling alley we had a sheet of paper that we just filled out. This is quite important for the elderly population in Lake Ashton because it keeps their arithmetic skills going and they can improve their vision by looking down the alley and saying okay we started with 10 pins and now there are three remaining, that means I have knocked down 7 pins. So I write down a 7 and so on. Do you know how many pads of paper it would take to equal \$23,000? Thank you.

Ms. Sandra Renker: I wasn't planning to speak but I changed my mind. Lake Ashton, both East and West, is like a blue plate special. You come here, you pay for all of the amenities. You pick and choose what you want to do. You don't say, I want to do this, but I am not paying for that. It is called being kind to your fellow man. That is all that I have to say. Thank you.

Ms. Pontious: Let's answer some of these questions. Mike, I am sorry, that you feel that way. There are five of us and we will follow up on what you are asking us to do. I think my opinion was just that maybe as a Board it was not a smart thing to do prior to going into negotiations, but I think all five of us stand with your support and will do that.

Mr. Holden: Can you not take the additional step as a Board asking the City of Lake Wales to enforce the codes? I appreciate what you just said, but it is the difference that makes the difference. It says the Lake Ashton CDD Board would like the City of Lake Wales to enforce the codes of the golf course. I don't know all of the codes, but I believe there is high grass, high weeds code enforcement and that is what I turned them in for. If the Board put a letter out to the City of Lake Wales, then that would be really appreciated. As for the rest of it, thank you very much for nothing if all you are going to do is say we support you and empathize with you because that doesn't give us any extra leverage whereas something official from the CDD would give us some more leverage.

Mr. Costello: Could we run this past S.W.F.W.M.D. to find out what their feelings are on something like this?

Mr. Robertson: Their feelings are let it grow.

Ms. VanSickle: Andrew, do we have any legal claim to stand on?

Mr. d'Adesky: I'd highly recommend against dragging S.W.F.W.M.D. into this.

A resident: What about safety?

Mr. d'Adesky: It is up to you all as the Boards to direct me what to do. One Board has directed me of what to do. You all also would need to provide me with such direction if you so choose to.

Mr. Costello: Well according to what we are being told, there is a safety situation here. We can't have gators going after people.

Ms. Pontious: A solution to that in the past has been that they come in and take out the gator.

Ms. Costello: Yes, I realize that, but I hope that it is not after somebody is attacked.

Ms. VanSickle: If what Mr. Lee said is valid, it is not going to do us any good anyway, is it? Is what he said valid?

Mr. d'Adesky: Like I said before, I am not sure about the HOA declarations and whether or not that is valid.

A resident: The West CDD is going to do that. A letter won't hurt. It could help.

Mr. Costello: I agree. I make a motion to send a letter to the city to see what happens.

Mr. Ference: I will second that.

Ms. Pontious: We have a motion from Mike and a second from Bob. All in favor? I am still not in favor of the Board doing this, but it passes with three ayes.

Ms. Burns: For the record, Brenda, were you also opposed since Carol said 3 ayes?

Ms. VanSickle: Yes, opposed.

On MOTION by Mr. Costello seconded by Mr. Ference with Mr. Costello, Mr. Ference, and Mr. Deane voting aye and Ms. Pontious and Ms. VanSickle voting nay, the motion for District Counsel to send a letter to the City of Lake Wales for enforcement regarding mowing the pond banks was approved; passing 3-2.

Mr. Zacharia: Just an informational item, the code for the City of Lake Wales for the property around the ponds is a maximum of 12 inches to be maintained year-round.

Mr. Robertson: Thanks, Murray.

Ms. Pontious: We have some other questions that need to be answered. I tried to write them all down, but I am going to need help if I didn't get them all. You wanted to know if there was indeed a written timeline.

Mr. Robertson: There is no written timeline. The owner can decide what he wants to do at any given time. He is going to base his actions based on the feedback that he gets from today's meeting.

Ms. VanSickle: Where did the 45 day limit come from then?

Mr. Robertson: That was written to us back in the beginning of May. He has extended that time obviously to see what the two Boards want to do. After the meetings today he will decide what he wants to do. If he feels that there is any hope of talking to us, he might continue. If he doesn't think there is any hope for us, then that is that. We are not even in control of that process. We don't have any knowledge of that process. It is his decision.

Ms. Pontious: Okay. Are there any other questions that we didn't answer?

A resident: I just have a question for every Board member. Is there anybody on this Board that is going to get a financial something or other that nobody else is going to get if we approve this immediately without really looking into it?

Ms. Pontious: Redefine what you are asking? I am not understanding it.

A resident: I want to know if any of the Board members here are being paid by the developer person.

Ms. Pontious: Absolutely not. We are not.

A resident: Nobody?

Mr. Ference: No.

Mr. Robertson: No. Nobody gets that opportunity. That would be illegal for one, and that is not what these Boards are all about. We are all just trying to do what the best for the community.

Ms. Wright: That is true.

Ms. Pontious: Are there any other questions we didn't answer?

A resident: If there is a conflict in voting with the two CDDs, what happens?

Ms. Pontious: We don't know yet. That is what we are trying to tell all of you about all of this. There is much more that we don't know than what we do know.

Mr. d'Adesky: The question is if one was to vote to acquire and the other doesn't, under statutes, in terms of exercising authority outside of the boundaries, it is very specific what we would have to do for that subject to a development order or interlocal agreement. It seems like based on initial review, once again not spending lots of legal

time on this, but it seems like there would need to be some level of cooperation between both Districts. It couldn't be a unilateral decision on either part just because of the way the documents are currently.

Mr. Mossing: In reality I don't think either CDD individually could handle this acquisition and run it on its own so it would have to be both as far as I am concerned.

Ms. Pontious: Okay. Anything else today for the good of the cause? You have another meeting at 1:30 p.m.

Mr. Robertson: Yes.

Ms. Bosman: Monday September 24th is good at either place so it would be at your discretion which location you would choose for the meet the candidates forum.

Ms. Pontious: Does Monday September 24th work for everyone?

Mr. Deane: Do it after Monday Coffee?

Ms. Pontious: Is it okay to do it after Monday Morning Coffee?

Ms. Wells: From 10:30 a.m. - 12:30 p.m.

Ms. Pontious: Okay. That should be plenty of time. We just need to find some moderators. We have some names and will check on those if that works. Anything else? If not, thank you all for coming and for your patience in enduring all of this.

TWELFTH ORDER OF BUSINESS Adjournment

There not being any further business to discuss,

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

Assistant Secretary/Secretary

Chairman/ Vice Chairman

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT MODIFYING CHAPTER III OF THE RULES OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT REGARDING FEES FOR USE OF CERTAIN LAKE ASHTON FACILITIES AND SERVICES.

Recitals:

WHEREAS, the Lake Ashton Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida; and

WHEREAS, the District owns and operates certain recreational amenity facilities within the district ("**Amenity Facilities**"); and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules under Chapter 120, Florida Statutes, prescribing the conduct of the business of the District;

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to prescribe, fix, establish, and collect rates, fees and other charges for facilities and services furnished by the District; and

WHEREAS, the District has complied with the provisions of Chapter 120, Florida Statutes and conducted a public hearing to address a proposed revision to Chapter III of the District's Rules ("**Revised Rule**"), attached hereto as ***Exhibit A*** to amend fees for certain District Amenity Facilities; and

WHEREAS, the Board finds that the Revised Rule, including the imposition and modification of fees for utilization of the Amenity Facilities, are necessary in order to provide for the orderly operation of the District and the expenses associated with the operation and maintenance of the Amenity Facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the rates, rules and policies set forth in the Revised Rule, including the fee structure in the Revised Rule, are just, equitable and uniform for users of the same class having been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; and upon (iii) other factors affecting the use of the facilities furnished.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. Incorporation of Recitals. The above recitals are true and correct and are hereby incorporated into and form a material part of this Resolution.

2. **Adoption of Revised Rule.** The Revised Rule set forth in *Exhibit A*, including the fees set forth therein, are just and equitable and have been based upon: (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; and upon (iii) other factors affecting the use of the facilities furnished. The rates, rules and policies set forth in Exhibit "A" attached hereto, including the fees for use of the District's Amenity Facilities, are hereby adopted in accordance with the attached Exhibit "A" for the purpose of providing revenues to maintain the operation and maintenance of the facility, and are hereby ratified, approved and confirmed.

3. **Prior Rates, Rules and Policies.** Any rates, rules or policies established by the District prior to the effective date of this Resolution and pertaining to the District's Amenity Facilities are hereby superseded by this Resolution and the rates, rules, policies and fees set forth in the Revised Rule.

4. **Severability.** If any section, paragraph, clause or provision of this Resolution is held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

[SIGNATURES ON FOLLOWING PAGE]

Passed and Adopted in a Public Session of the Board of Supervisors of the Lake Ashton Community Development District, this 14th day of September, 2018.

Attest:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair of the Board of Supervisors

EXHIBIT A

Revised Rule Chapter III

[ATTACHED BELOW]

Rules Chapter III Fees

Fee Description	Proposed	Current
Clubhouse Ballroom Rental (May - October)	\$1,500	\$1,000
Clubhouse Ballroom Rental (November - April)	\$1,750	\$1,250
Fees for all other Clubhouse Meeting Rooms, Space or Facility	\$300	\$200
LA Clubs and Organizations Raising Money for Fully Registered 501 (c)(3)	\$200	\$100
Fee for Bingo Room Rental	up to \$800 per rental	up to \$600 per rental
Security Deposit Fees	up to \$1,000	\$500
Security Attendant Fee	up to \$1,500	up to \$1,000
Special Events and Entertainment Fees	up to \$250	up to \$100
Newsletter Advertising Fees	up to \$600 per pg, per month	up to \$500 per pg, per month
Fees for Gate Openers	up to \$100 per opener	up to \$70 per opener
Black and White Copies*	.05 per page	.05 per page
Black Ink on Colored Paper Copies*	.10 per page	.10 per page
Color Copies*	.25 per page	.25 per page
Local Fax*	\$1-first page .25 each addn'l pg	\$1-first page .25 each addn'l pg
Long Distance Fax*	\$2-first page .25 each addn'l pg	\$2-first page .25 each addn'l pg
International Fax*	\$6-first page \$4 each addn'l pg	\$6-first page \$4 each addn'l pg
Incoming Fax*	.25 per page	.25 per page
Newsletter Subscriptions	up to \$5 per month	up \$3 per month
Laminating	up to \$5 per page	\$5 per page
Quarterly Resident Directory	\$3 per copy	\$2 per copy
Sponsorship Fees*	up to \$5000 per event	up to \$5000 per event

* - No Change

Rules Chapter III Fees

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Newsletter Subscriptions	up to \$5 per month	up \$3 per month
Laminating	up to \$5 per page	\$5 per page
Quarterly Resident Directory	\$3 per copy	\$2 per copy
Sponsorship Fees*	up to \$5000 per event	up to \$5000 per event

* - No Change

RESOLUTION 2018-07

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Lake Ashton Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2018, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 14th day of September, 2018 and be reflected in the monthly and fiscal Year End 9/30/18 Financial Statements and Audit Report of the District.

**Lake Ashton
Community Development District**

by: _____
Chairman

Attest:

by: _____
Secretary

Lake Ashton
Community Development District
Budget Amendment

FY 2018

General Fund

<u>Category</u>	<u>Current Budget</u>	<u>Proposed (Increase/ Decrease)</u>	<u>Amended Budget</u>
<u>Revenues</u>			
Rental Income	\$50,000	\$6,675	\$56,675
Entertainment Fees	\$130,000	\$14,406	\$144,406
Newsletter Ad Revenue	\$55,000	\$37,804	\$92,804
Interest Income	\$1,000	\$5,412	\$6,413
Miscellaneous Income	\$5,000	\$11,427	\$16,427
Insurance Proceeds	\$0	\$192,846	\$192,846
Carryforward Surplus	\$0	\$34,746	\$34,746
Total Revenues		<u>\$303,316</u>	
<u>Expenditures</u>			
Storm Damage	\$0	\$303,316	\$303,316
Total Expenditures		<u>\$303,316</u>	



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 14, 2018

Board of Supervisors
Attn: Patti Powers
Lake Ashton Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Lake Ashton Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2018. We will audit the financial statements of the governmental activities, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lake Ashton Community Development District as of and for the fiscal year ended September 30, 2018. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2018 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,200 for the September 30, 2018 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lake Ashton Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lake Ashton Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

EXTENSION TO POOL MAINTENANCE AGREEMENT

THIS EXTENSION OF POOL MAINTENANCE AGREEMENT (the "Extension"), dated August 14, 2018, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **HEARTLAND COMMERCIAL POOL SERVICES, INC.**, a Florida corporation (the "Contractor").

WHEREAS, the Owner and the Contractor are parties to that certain Pool Maintenance Agreement (the "Agreement"), dated November 8, 2013 and amended on August 25, 2016, relating to the provision of maintaining pool services for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

WHEREAS, the Contractor commenced its services under the Agreement on October 1, 2016 and, in accordance with the provisions of the Agreement, was to continue providing such services for a term of twelve (12) months and on October 1, 2017 Owner agreed to extend the Agreement for an additional one (1) year; and

WHEREAS, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend the term of the Agreement for an additional one (1) year; and

WHEREAS, in accordance with Paragraphs 4 and 19 of the Agreement, and upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2019.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Original Agreement is in full force and effect.
3. That, in accordance with Paragraphs 4 and 19 of the Agreement, and in accordance with the election of the parties hereto to extend the term of the Agreement, the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2019, unless terminated sooner in accordance with Section 3 of Agreement. The new termination date of the Agreement shall be September 30, 2019.
4. For the remaining term of the Agreement, the monthly payment amount shall be \$1535.00.

5. In addition to the Services as otherwise detailed in the Agreement, the Services shall include: 5 x per week service on Monday, Wednesday, Thursday, Friday and Saturday, testing and adjusting of chemicals per Florida and Polk County guidelines, weekly inspection of pumps, filters, chemical feeders, automation systems and operating equipment, reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment, tile cleaning, brushing and vacuuming as needed, cleaning of filter systems to keep them in optimal operating condition, weekly cleaning and balancing of (2) fountains, front of clubhouse and front entrance. (does not include draining of fountains and pressure washing), and a quarterly audit by management employees of Contractor.
6. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
7. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2018.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of Pool Maintenance Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

Attest:

Secretary/Asst. Secretary

By: _____
Print: _____
Chairman/Vice-Chairman
Board of Supervisors

**HEARTLAND COMMERCIAL POOL
SERVICES, INC.,** a Florida corporation

Witness

By: _____
Print: _____
Title: _____

Witness



Heartland Commercial Pool Services Inc.

4736 US Hwy 98 North

Lakeland, FL 33809

863-648-9400

info@heartlandpoolsfl.com

**Agreement for Pool, Spa and Fountain (2) Cleaning Service 2019 for:
Lake Ashton Lake Wales Fl.**

Services will include:

- 5 x per week service on Monday, Wednesday, Thursday, Friday and Saturday.
- Testing and Adjusting of chemicals per State and County guidelines.
- Weekly Inspection of pumps, filters, chemical feeders, automation systems and operating equipment.
- Reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment.
- Tile Cleaning, Brushing and Vacuuming as needed.
- Cleaning of filter systems to keep them in optimal operating condition.
- Weekly cleaning and balancing of (2) fountains. Front of clubhouse and front entrance. (does not include draining of fountains and pressure washing)
- Quarterly Audit by Heartland Pools management.

Monthly Proposal: Pool and Spa \$1328.00
Fountains \$ 206.00
Total \$1535.00

Pricing and agreement is for (1) year as of the date signed below. Agreement can be canceled with written 30 day notice by either party.

Acceptance of services: _____
Signature Title

Print name Date

*COI and Licensing available upon request.

EXTENSION TO LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT

THIS EXTENSION OF LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT (the "Extension"), dated August 14, 2018, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC**, a Florida limited liability company (the "Contractor") as successor-in-interest to Austin Outdoor, LLC.

WHEREAS, the Owner and the Contractor are parties to that certain Landscape/Grounds Maintenance Services Agreement (the "Agreement"), dated July 8, 2011 and amended on June 30, 2014, relating to the provision of landscape maintenance services for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

WHEREAS, the Contractor commenced its services under the Agreement on October 1, 2016 and, in accordance with the provisions of the Agreement, was to continue providing such services for a term of twelve (12) months, and on October 1, 2017 Owner agreed to extend the Agreement for an additional one (1) year; and

WHEREAS, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend of the term of the Agreement for an additional one (1) year; and

WHEREAS, in accordance with Paragraphs 4 and 19 of the Agreement, and upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2019.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Original Agreement is in full force and effect.
3. That Yellowstone Landscape-Southeast, LLC is successor in interest to Austin Outdoor, LLC and has assumed all contractual rights, responsibilities, and obligations as Contractor under the Agreement.
4. That, in accordance with Paragraphs 4 and 19 of the Agreement, and in accordance with the election of the parties hereto to extend the term of the Agreement, the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2019, unless terminated sooner in accordance with Section 3 of

Agreement. The new termination date of the Agreement shall be September 30, 2019.

5. That, in accordance with Paragraph 5 Section (a) of the Agreement, the Contract Payment is modified to reflect a "Fixed Fee" of \$ _____ and shall be payable in equal monthly payments as provided in the Agreement.
6. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
7. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2018.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of Landscape/Grounds Maintenance Services Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

Attest:

Secretary/Asst. Secretary

By: _____

Print:

Chairman/Vice-Chairman
Board of Supervisors

**YELLOWSTONE LANDSCAPE-
SOUTHEAST, LLC,** a Florida limited
liability company

By: _____

Witness

Print:

Witness

Title:

EXTENSION TO CLEANING SERVICES AGREEMENT

THIS EXTENSION OF CLEANING SERVICES AGREEMENT (the "Extension"), dated _____, 2018, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **STATEWIDE BUILDING MAINTENANCE, INC.**, a Florida corporation (the "Contractor").

WHEREAS, the Owner and the Contractor are parties to that certain Cleaning Services Agreement (the "Agreement"), dated November 8, 2013 and amended on August 25, 2016 and October 1, 2017, relating to the provision of cleaning and/or janitorial services for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

WHEREAS, the Contractor commenced its services under the Agreement on October 1, 2016 and, in accordance with the provisions of the Agreement, was to continue providing such services for a term of twelve (12) months; and

WHEREAS, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend the term of the Agreement for an additional one (1) year; and

WHEREAS, in accordance with Paragraphs 4 and 19 of the Agreement, and upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for one (1) additional twelve month period so that the Agreement shall remain in effect until September 30, 2019.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Original Agreement is in full force and effect.
3. That, in accordance with Paragraphs 4 and 19 of the Agreement, and in accordance with the election of the parties hereto to extend the term of the Agreement, the term of the Agreement shall continue for a period of twelve (12) months until September 30, 2019, unless terminated sooner in accordance with Section 3 of Agreement. The new termination date of the Agreement shall be September 30, 2019.
4. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be

sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

5. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2018.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of Cleaning Services Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

Attest:

Secretary/Asst. Secretary

By: _____
Print: _____
Chairman/Vice-Chairman
Board of Supervisors

**STATEWIDE BUILDING
MAINTENANCE, INC.,** a Florida
corporation

Witness

By: _____
Print: _____
Title: _____

Witness

EXTENSION TO ADDENDUM TO AQUATIC PLANT MANAGEMENT AGREEMENT

(Lakefront, Thirteen Ponds & Canals, E-1 Pond Littoral Shelf)

THIS EXTENSION OF THE ADDENDUM TO AQUATIC PLANT MANAGEMENT AGREEMENT (the "Extension"), dated October 1, 2018, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation, (the "Contractor").

WHEREAS, the Owner and the Contractor are parties to that certain Addendum to Aquatic Plant Management Agreement (the "Agreement"), dated October 1, 2017, relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

WHEREAS, the Contractor commenced its services under the Agreement on October 1, 2017 and, in accordance with the provisions of the Agreement, was to continue providing such services for a term of twelve (12) months;

WHEREAS, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend of the term of the Agreement for an additional one (1) year; and

WHEREAS, in accordance with Paragraphs 4 and 19 of the Agreement, and upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2019.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Original Agreement is in full force and effect.
3. That, in accordance with Paragraphs 4 and 19 of the Agreement, and in accordance with the election of the parties hereto to extend the term of the Agreement, the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2019, unless terminated sooner in accordance with Section 3 of Agreement. The new termination date of the Agreement shall be September 30, 2019.
4. For the remaining term of the Agreement, the monthly payment amount shall be \$1,545.00.

5. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2018.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of the Addendum to the Aquatic Plant Management Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

Attest:

Secretary/Asst. Secretary

By: _____
Print: _____
Chairman/Vice-Chairman
Board of Supervisors

**APPLIED AQUATIC MANAGEMENT,
INC.,** a Florida corporation

Witness

By: _____
Print: _____
Title: _____

Witness



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 5, 2018

Name Lake Ashton CDD
Address 5385 N. Nob Hill Road
City Sunrise, FL 33351
Phone 954.721.8681 ext. 205

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Thirteen (13) ponds & canals associated with Lake Ashton CDD
Lakefront @ Lake Ashton CDD East
E-1 pond Littoral Shelf @ Lake Ashton CDD
Lake Wales, Florida

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

	Ponds	Lakefront
1. Submersed vegetation control	Included	NA
2. Emerged vegetation control	Included	Included (As Per FWC Permit)
3. Floating vegetation control	Included	NA
4. Filamentous algae control	Included	NA
5. Shoreline grass & brush control	Included	Included (As Per FWC Permit)

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be 10/01/18 thru 9/30/19.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,545.00	Due	monthly as billed x 12
Total Annual Cost	\$18,540.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP Date: 9/5/2018

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

EXTENSION TO ADDENDUM TO AQUATIC PLANT MANAGEMENT AGREEMENT
(East Conservation Area - Mitigations 1B & 7A, Wetlands 2-6 & Utility Easement)

THIS EXTENSION OF THE ADDENDUM TO AQUATIC PLANT MANAGEMENT AGREEMENT (the "Extension"), dated October 1, 2018, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation, (the "Contractor").

WHEREAS, the Owner and the Contractor are parties to that certain Addendum to Aquatic Plant Management Agreement (the "Agreement"), dated October 1, 2017, relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

WHEREAS, the Contractor commenced its services under the Agreement on October 1, 2017 and, in accordance with the provisions of the Agreement, was to continue providing such services for a term of twelve (12) months;

WHEREAS, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend the term of the Agreement for an additional one (1) year; and

WHEREAS, in accordance with Paragraphs 4 and 19 of the Agreement, and upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2019.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Original Agreement is in full force and effect.
3. That, in accordance with Paragraphs 4 and 19 of the Agreement, and in accordance with the election of the parties hereto to extend the term of the Agreement, the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2019, unless terminated sooner in accordance with Section 3 of Agreement. The new termination date of the Agreement shall be September 30, 2019.
4. For the remaining term of the Agreement, the quarterly payment amount shall be \$7,300.00.

5. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2018.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of the Addendum to the Aquatic Plant Management Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

Attest:

Secretary/Asst. Secretary

By: _____
Print: _____
Chairman/Vice-Chairman
Board of Supervisors

**APPLIED AQUATIC MANAGEMENT,
INC.,** a Florida corporation

Witness

By: _____
Print: _____
Title: _____

Witness



RENEWAL

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 7, 2018

Name Lake Ashton CDD
Address 5385 N. Nob Hill Road
City Sunrise, FL 33351
Phone 954.721.8681 ext. 205

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Mitigations: 1B, 7A

Wetlands: 2, 3, 4, 5, 6, 8 & Utility Easement Wetland
East Conservation Area

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|---|----------|
| 1. Submersed vegetation control | NA |
| 2. Emerged vegetation control | NA |
| 3. Floating vegetation control | NA |
| 4. Filamentous algae control | NA |
| 5. Nuisance & Exotic Vegetation control | Included |

Service shall consist of a minimum of quarterly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/18 thru 9/30/19.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$7,300.00	Due quarterly as billed x 4
Total Annual Cost	\$29,200.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP Date: 9/7/2018

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

EXTENSION TO ADDENDUM TO AQUATIC PLANT MANAGEMENT AGREEMENT

(West Conservation Area from Clubhouse to Boat Ramp)

THIS EXTENSION OF THE ADDENDUM TO AQUATIC PLANT MANAGEMENT AGREEMENT (the "Extension"), dated October 1, 2018, is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Owner"), and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation, (the "Contractor").

WHEREAS, the Owner and the Contractor are parties to that certain Addendum to Aquatic Plant Management Agreement (the "Agreement"), dated October 1, 2017, relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the Lake Ashton Community Development District located in Polk County, Florida, as such services are more particularly described therein; and

WHEREAS, the Contractor commenced its services under the Agreement on October 1, 2017 and, in accordance with the provisions of the Agreement, was to continue providing such services for a term of twelve (12) months;

WHEREAS, Owner and Contractor have determined it to be in the best interest of both the Owner and Contractor to extend the term of the Agreement for an additional one (1) year; and

WHEREAS, in accordance with Paragraphs 4 and 19 of the Agreement, and upon the written agreement of both Owner and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2019.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the Original Agreement is in full force and effect.
3. That, in accordance with Paragraphs 4 and 19 of the Agreement, and in accordance with the election of the parties hereto to extend the term of the Agreement, the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2019, unless terminated sooner in accordance with Section 3 of Agreement. The new termination date of the Agreement shall be September 30, 2019.
4. For the remaining term of the Agreement, the semi-annually payment amount shall be \$2,800.00.

5. That, in order to facilitate execution of this Extension, this Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. That, except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. That, regardless of the date of execution of this Extension by the parties hereto, this Extension shall be deemed effective as of October 1, 2018.

IN WITNESS WHEREOF, the parties hereto have caused this Extension of the Addendum to the Aquatic Plant Management Agreement to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

Attest:

Secretary/Asst. Secretary

By: _____
Print: _____
Chairman/Vice-Chairman
Board of Supervisors

**APPLIED AQUATIC MANAGEMENT,
INC.,** a Florida corporation

Witness

By: _____
Print: _____
Title: _____

Witness



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 7, 2018

Name Lake Ashton CDD
Address 5385 North Nob Hill Road
City Sunrise, FL 33351
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Conservation Area From Clubhouse West to Boat Ramp at Lake Ashton
Sunrise, FL.

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|---|----------|
| 1. Submersed vegetation control | NA |
| 2. Emerged vegetation control | NA |
| 3. Floating vegetation control | NA |
| 4. Filamentous algae control | NA |
| 5. Trimming & Miscellaneous Brush Control | Included |

Service Shall Consist of Trimming and Miscellaneous Brush Along Shoreline on a Semi-Annual Basis.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/1/18 thru 9/30/19.
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$2,800.00	Due Semi-annually as billed x 2
Total Annual Cost	\$5,600.00	

****All callbacks 21 days after service will be charged extra based on time and material.**

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within 7 days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP

Date: 9/7/2018

Accepted

Date:


AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



LAKE ASHTON

Lake Ashton Community Development District

Room Rental Contract

Function Name: Lake Ashton Bingo

Date: September 30, 2018

Function Location: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Drive
Lake Wales, FL 33859

Function Contact: Lake Ashton Bingo
John DeWinkler, Bingo Officer

The following contract is to be made:

Room Rental of Lake Ashton Grand Ballroom for the game of Bingo every Monday from the hours of 4:00 p.m. to 10:00 p.m., excluding some holidays. Contract shall run from October 1, 2018 thru September 30, 2019 in the amount of \$400.00 per week payable on the 1st Monday of every month. The room rental fee charged under this contract is established by the Lake Ashton Community Development District (the "District") and is set forth in the District's Rule of Procedure.

Lake Ashton Community Development District will not be held responsible for any lost, misplaced, or broken items associated with functions.

Bingo shall be responsible for obtaining and maintaining in good standing, for the entirety of the Room Rental Term, any and all permits or licenses required by any governmental authority, including, but not limited to, the State of Florida.

Acceptance of this Contract: The above price, specifications and conditions are subject to approval by the Lake Ashton Community Development Board of Supervisors. Payment will be made as outlined above.

Lake Ashton Community Development District
Authorized Signature

Lake Ashton Bingo
Authorized Signature

Date

Date

cc: Lake Ashton Community Development District
John DeWinkler, Bingo Officer
Club Office

4141 Ashton Club Drive | Lake Wales, Florida 33859 | Phone: 863.324.5457 | Fax: 863.324.5829



To: Lake Ashton CDD Board of Supervisors

CC: Lake Ashton CDD District Manager

Re: Community Director's Report

Date: September 14, 2018

Monday Coffee

- Featured speakers in the upcoming weeks Lake Wales Art Council, Lake Wales Care Center, City of Winter Haven updates, Polk Vision, and more.
- Residents will have two chances to get a flu shot at Monday Coffee in the Ballroom. The dates are Monday, September 24 and Monday October 29.

LA Times

- Revenue collected for the September newsletter is \$7,319.
- The October edition of the newsletter will be released and distributed October 1.

Activities & Resident Services

- Upcoming activities and special events set up by staff include Bloodmobile Blood Drive, Bookmobile, Blood Pressure & Glucose checks, Key West week-long trip, Oktoberfest, AARP Safe Drivers class, "Veteran's Project" Live Performance, Dinner Shows, Yacht Cruise bus trip, and more.
- New Resident Orientation is scheduled at the Clubhouse October 17 (Mike Costello) and December 19 (Borden Deane).
- Staff has confirmed shows for the 2019 Entertainment Series. The dates will be January 9, February 15, March 8, March 15, and April 5.
- Sixty additional seats at each show time (5 pm and 8 pm), for a total of 120 seats for the shows combined, will be added to accommodate the increased demand of the Entertainment Series.
- A promotional poster announcing the 2019 Entertainment Series and ticket sales information was released in the September edition of the LA Times. A letter to current season ticket holders will be mailed on September 27 and renewals will begin on Wednesday, October 3. In this letter season ticket holders will be informed that tickets can only be used by residents of Lake Ashton.
- A promotional poster announcing the 2019 Featured Shows and ticket sales information will be released in the October edition of the LA Times.

Room Rental

- The Ballroom was rented out seven (7) times in August; a report is attached. Rental revenue is \$4,600.

Restaurant

- Two (2) receipt printers have been ordered to complete the conversion to using the Square POS system in the Restaurant and will be installed as soon as they arrive. The current printers were not compatible with the new system. Both systems should be operational soon.
- A monthly lease compliance audit was conducted. All items have been satisfied
- NiNi's at Lake Ashton has started releasing specials on a weekly basis on Tuesdays. These are being sent via electronic mail to residents.
- NiNi's at Lake Ashton is providing sandwiches for sale at Bingo every Monday.
- The last maintenance walk-through was completed in August and all areas were well-kept with no significant items to report.
- Entertainment is being scheduled and will be released via media as soon as it is confirmed.

Security, Guest Registration, & Public Safety

- The pool emergency phone was tested in August and is operational.
- Thompson Nursery Road Security Officers processed 7,413 guest vehicles in August.
- Over 375 additional cars were processed on August 28 (Election Day).
- Staff and Security Officers registered 165 guests in August.

Capital Projects & Other Updates

- Staff presented a proposal for 400' of Lake Ashton lake bank restoration due to erosion problems caused by Hurricane Irma. Erosion and vegetation expenses are not covered by insurance. The proposal was approved at the December BOS meeting. Staff has notified the vendor of the approval and is working on obtaining the required permits to move forward with the project.
- The approved meeting schedule for FY 2019 is posted on Ashtonliving.net. The Board is scheduled to meet October 15 and November 19 at 10:30 a.m. in the Clubhouse Ballroom.
- The Joint Resident Feedback survey will be released electronically in October and paper copies will be available at either Activities Desk.
- Staff met with Jurin Roofing to review leaks in a couple of rooms in the Clubhouse following a severe storm that occurred on Sunday, June 24. All repairs have been made under warranty.
- Ballroom window replacement will commence on Tuesday, September 11. All groups meeting in the Ballroom during this time have been informed.
- Parking lot resurfacing is complete.
- A quote to replace the patio awning is included for consideration. This will be covered under our pending Hurricane Irma claim. If this is approved we should receive a check for \$48,174.09 to cover the remaining repairs incurred.
- A picture depicting the proposed public safety sign at the Thompson Nursery Road Gate House will be included under separate cover prior to the September Board of Supervisors meeting.

Ballroom Rental Fee Report

From: 8/1/18 to 8/31/18

Meeting Room: Grand Ballroom

Meeting Date	Meeting Title	Room Fee Collected
8/1/2018	Yoga	\$0.00
8/2/2018	Shufflin' Squares Dance	\$0.00
8/3/2018	Parkinson's Support Group	\$0.00
8/3/2018	ARC Commitee Meeting	\$0.00
8/4/2018	Anniversary Party (resident)	\$0.00
8/6/2018	Monday Coffee	\$0.00
8/6/2018	Bingo	\$400.00
8/7/2018	Craft fair meeting	\$0.00
8/8/2018	Yoga	\$0.00
8/8/2018	Pet Co-Op Social/Dinner/Presentation	\$0.00
8/9/2018	Square Dance Lessons	\$0.00
8/10/2018	LA (LW) CDD Meeting	\$0.00
8/10/2018	Joint CDD Meeting	\$0.00
8/11/2018	Olmo Wedding	\$1,000.00
8/12/2018	Community Potluck	\$0.00
8/13/2018	Monday Coffee	\$0.00
8/13/2018	Bingo	\$400.00
8/15/2018	Yoga	\$0.00
8/15/2018	New Resident Orientation	\$0.00
8/15/2018	HOA BOD Meeting	\$0.00
8/16/2018	LA Democratic Club	\$0.00
8/16/2018	Shufflin' Squares Dance	\$0.00
8/17/2018	Beach Party Bash	\$0.00
8/18/2018	Chaney McCann Wedding	\$1,000.00
8/20/2018	Monday Coffee	\$0.00
8/20/2018	Bingo	\$400.00
8/21/2018	Celebration of Life - George O'Connor	\$0.00
8/22/2018	Yoga	\$0.00
8/23/2018	Square Dance Lessons	\$0.00
8/24/2018	Mills Wedding	\$1,000.00
8/27/2018	Monday Coffee	\$0.00
8/27/2018	CAP Coordinator meeting	\$0.00
8/27/2018	Bingo	\$400.00
8/28/2018	Elections - Ballroom Closed	\$0.00
8/29/2018	Yoga	\$0.00
8/30/2018	Square Dance Lessons	\$0.00
Total		\$4,600.00

Parker's Custom Canvas & Awnings

Quality makes the difference

232 American Spirit Rd.

Winter Haven, FL 33880

PHONE - (863) 297-9180

www.facebook.com/parkerscustomcanvas

www.parkerscustomcanvas.com

PROPOSAL SUBMITTED TO	JOB LOCATION
NAME: Trisha Adams	JOB: Lake Ashton Club House
STREET:	STREET: 4141 Ashton Club Dr
CITY:	CITY: Lake Wales FL
STATE:	ZIP
PHONE: 241-8050	DATE: September 20, 2017

Recover 1 large patio awning in Sunbrella Black canvas with a standard valance with black braid.

Total \$11,000.00

*** WILL BEAT ANY COMPETITORS PRICE BY 5% BASED ON SAME SPECS. ***

SUNBRELLA CANVAS HAS A 10 YEAR LIMITED WARRANTY

We hereby propose to furnish material and labor complete in accordance with above specifications to the sum of:

\$11,000.00

Payment to be made as follows:

1/2 DOWN AND BALANCE DUE UPON COMPLETION OF INSTALLATION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. our workers are fully covered by Workman's Compensation insurance.

Authorized
Signature: _____

JEFF HAYES

Note: This proposal may be withdrawn by us
If not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

E-mail Address: _____

Lake Ashton Community Development District
135 W Central Blvd. Suite 320, Orlando Florida 32801

Memorandum

DATE: **September 14, 2018**

TO: Darrin Mossing **via email**
 District Manager

FROM: Matthew Fisher
 Operation Manager

RE: Lake Ashton CDD Monthly Managers Report – September 14, 2018

The following is a summary of activities related to the field operations of the Lake Ashton Community Development District:

Ballroom:

1. Staff replacing lights and ballast as needed.
2. A/C working properly.
3. Filters have been changed in the Ballroom.

Pool/Spa:

1. The Pool and Spa are operating properly.
2. Handicap lift has been tested.
3. Pool tiles refastened.
4. Auto fill system replaced to pool.
5. Pool deck pressure washed.

Lakes/Ponds:

1. Lakes are being treated according to our contract with Applied Aquatic.
2. Lake and pond levels are increasing due to heavy rainfall.
3. Outfall structures overtaken with vegetation were treated.

Landscaping:

1. Staff has been meeting on a weekly basis with Yellowstone Landscape to review CDD property.
2. Condo entrance up lighting replaced.
3. Ashton Club Blvd palm up lighting repaired.
4. New annuals installed.

Other:

1. Leaking sprinkler head in women's restroom repaired.
2. Digital timer installed controlling East parking lot lights.
3. Fitness center floor scrubbed and refinished.
4. East entrance tile scrubbed and refinished.
5. Guard shack pressure washed.
6. Burnt bulbs in restaurant dining replaced.
7. Restaurant dining room and ballroom south side windows cleaned.

Should you have any questions please call me at 863-956-6207

Respectfully,

Matthew
Fisher



Enhancement Proposal

Job Name:	Lake Ashton Blvd. Palm Removal and Install	Proposal #	
Property Name:	Lake Ashton 1	Date:	August 23, 2018
Client:	Lake Ashton CDD- c/o Matt Fisher		
Address:	135 W. Central Blvd. Suite 320		
City/State/Zip:	Orlando , Florida		
Phone:	0		

Yellowstone Landscape will complete the work described below:

Description

Remove two Medjool Palms and grind stumps
Stump grind two Medjool stumps.
Install four 16' CT Queen Palms

Roebellinii Palm. Install Triple Roebelenii Palms	4	\$ 560.00	\$ 2,240.00
Palm removal and stump grinding of two Medjool Palms	2	\$ 650.00	\$ 1,300.00
Stump Grinding	2	\$ 100.00	\$ 200.00

TOTAL PRICE	\$ 3,740.00
--------------------	--------------------

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

Chris Bower

Date:

Date: August 23, 2018

Internal Use Only	
Project Number:	District: Davenport
PO Reference:	Date Work Completed:

Lake Ashton Lake Wales, FL

August, 2018

Conceptual Rendering - Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Triple Robellini Palm



Potential

Lake Ashton Lake Wales, FL

August, 2018



Existing

Landscape Design Suggestions

Triple Robellini Palm



Potential

**Lake Ashton
Community Development District**

Check Run Summary

September 14, 2018

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<u><i>General Fund</i></u>		
8/3/2018	6147-6162	\$96,279.90
8/16/2018	6163-6167	\$26,409.40
8/27/2018	6168-6192	\$75,702.13
General Fund Total		<u><u>\$198,391.43</u></u>
<u><i>Capital Projects Fund</i></u>		
8/27/2018	248-250	\$7,242.61
Capital Projects Fund Total		<u><u>\$7,242.61</u></u>

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*** CHECK NOS. 006147-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

RUN 9/05/18

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/03/18	00085	5/16/18 112989	201805 320-57200-54500		*	274.50	
		DISHWASHER WATER PRESSURE					
		5/29/18 113102	201805 320-57200-54500		*	202.50	
		UNSTOP DRAIN LINES					
				A.D. BAYNARD PLUMBING, INC.			477.00 006147
8/03/18	00522	5/31/18 80382931	201805 320-57200-43200		*	3,446.88	
		PROPANE					
		6/30/18 80386512	201806 320-57200-54500		*	119.99	
		REPAIRS					
				AMERIGAS			3,566.87 006148
8/03/18	00057	5/31/18 169836	201805 320-53800-46800		*	1,545.00	
		AQUATIC PLANT MGMT					
		7/26/18 171281	201807 320-53800-46801		*	2,950.00	
		AQUATIC PLANT MGMT					
				APPLIED AQUATIC MANAGEMENT, INC.			4,495.00 006149
8/03/18	00062	7/25/18 05794960	201808 320-57200-41000		*	901.56	
		SERVICE THRU 08/29/18					
				BRIGHT HOUSE NETWORKS			901.56 006150
8/03/18	00502	7/02/18 1392	201807 320-57200-34501		*	19,637.50	
		SECURITY SVC					
				COMMUNITY WATCH SOLUTIONS, LLC			19,637.50 006151
8/03/18	00214	4/30/18 AR338621	201804 320-57200-52000		*	8.00	
		TONER					
		7/10/18 AR353041	201807 320-57200-52000		*	8.00	
		TONER					
		7/10/18 AR353041	201807 320-57200-52000		*	8.00	
		TONER					
				DEX IMAGING			24.00 006152
8/03/18	00215	7/23/18 310	201804 320-57200-54000		*	55.78	
		DUES/SUBSCRIPTION-APR 18					
		7/23/18 310	201804 320-57200-52000		*	194.45	
		OPERATING SUPPLIES-APR 18					
		7/23/18 310	201804 320-57200-49400		*	386.10	
		SPECIAL EVENTS-APRIL 2018					
		7/23/18 310	201804 320-57200-51000		*	38.69	
		POSTAGE-APRIL 2018					
		7/23/18 310	201804 320-57200-54500		*	1,608.96	
		CLUBHOUSE MIANT-APRIL 18					
		7/24/18 311	201807 320-57200-34000		*	19,965.04	
		PAYROLL RIEMB-JULY 2018					

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - GF
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/26/18 312	201802 320-57200-52000		*	95.38	
			OPERATING SUPPLIES				
		7/26/18 312	201802 320-57200-49400		*	267.92	
			SPECIAL EVENTS				
		7/26/18 313	201803 320-57200-54000		*	195.00	
			DUES/SUBSCRIPTIONS-MAR 18				
		7/26/18 313	201803 320-57200-52000		*	38.97	
			SUPPLIES-MAR 2018				
		7/26/18 313	201803 320-57200-49400		*	427.17	
			SPECIAL EVENTS-MAR 2018				
		7/26/18 313	201803 320-57200-51000		*	33.82	
			SUPPLIES-MAR 2018				
		7/26/18 314	201805 320-57200-54000		*	49.36	
			DUES/SUBSCRIPTION-MAY 18				
		7/26/18 314	201805 320-57200-49400		*	865.58	
			SPECIAL EVENTS-MAY 2018				
		7/26/18 314	201805 320-57200-51000		*	43.24	
			POSTAGE-MAY 2018				
		7/26/18 314	201805 320-57200-54500		*	285.00	
			CLUBHOUSE MAINT-MAY 2018				
		7/26/18 314	201805 320-57200-52000		*	355.82	
			RESTAURANT EQUIP-MAY 2018				
			GMS-CENTRAL FLORIDA, LLC				24,906.28 006153
8/03/18	00036	8/01/18 163	201808 310-51300-34000		*	4,873.50	
			MGMT FEE-AUGUST 2018				
		8/01/18 163	201808 310-51300-35100		*	83.33	
			COMPUTER TIME-AUGUST 2018				
		8/01/18 163	201808 310-51300-31300		*	83.33	
			DISSEMINATION-AUGUST 2018				
		8/01/18 163	201808 310-51300-35101		*	55.56	
			WEBSITE ADMIN-AUGUST 2018				
		8/01/18 163	201808 310-51300-51000		*	4.15	
			OFFICE SUPPLIES-AUG 2018				
		8/01/18 163	201808 310-51300-42000		*	61.99	
			POSTAGE/DELIVERY-AUG 2018				
		8/01/18 163	201808 310-51300-42500		*	121.30	
			COPIES-AUGUST 2018				
			GMS - SO FLORIDA, LLC				5,283.16 006154
8/03/18	00059	6/01/18 16363	201807 320-57200-45300		*	200.00	
			POOL SVC-JULY 2018				
		6/01/18 16364	201807 320-57200-45300		*	1,365.00	
			POOL SVC-JULY 2018				
		7/01/18 16536	201808 320-57200-45300		*	200.00	
			COMMERCIAL POOL SVC				

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/01/18 16537	201808 320-57200-45300		*	1,290.00	
		POOL SVC-AUGUST 2018					
		HEARTLAND COMMERCIAL POOL SERVICES					3,055.00 006155
8/03/18	00098	6/12/18 5903346	201806 320-57200-52000		*	50.00	
		SUPPLIES					
		6/12/18 5903352	201806 320-57200-52000		*	6.15	
		SUPPLIES					
		6/14/18 3054136	201806 320-57200-52000		*	89.15	
		SUPPLIES					
		6/20/18 7574472	201806 320-57200-52000		*	19.94	
		SUPPLIES					
		7/03/18 4574864	201807 320-57200-52000		*	168.32	
		SUPPLIES					
		HOME DEPOT CREDIT SERVICES					333.56 006156
8/03/18	00512	8/01/18 1539865	201808 320-57200-41000		*	42.00	
		EMERGENCY PHONE SVC-AUG18					
		KINGS III OF AMERICA, INC.					42.00 006157
8/03/18	00112	6/13/18 7566	201806 320-57200-54000		*	135.00	
		MEMEBERSHIP					
		LAKE WALES CHAMBER OF COMMERCE					135.00 006158
8/03/18	00470	7/31/18 073118	201807 320-57200-52000		*	38.42	
		COFFEE					
		SHUFFLIN'S SQUARES					38.42 006159
8/03/18	00234	6/29/18 72002172	201806 320-57200-51000		*	44.47	
		SUPPLIES					
		7/05/18 72004286	201807 320-57200-51000		*	179.12	
		SUPPLIES					
		7/05/18 72004610	201807 320-57200-51000		*	128.90	
		SUPPLIES					
		STAPLES BUSINESS CREDIT					352.49 006160
8/03/18	00054	6/01/18 40486	201806 320-57200-54500		*	3,465.00	
		JANITORIAL SVC-JUNE 2018					
		7/17/18 40665	201807 320-57200-52000		*	232.56	
		SUPPLIES					
		STATEWIDE BUILDING MAINTENANCE					3,697.56 006161
8/03/18	00445	7/01/18 INV-0000	201806 320-57200-46200		*	14,667.25	
		LANDSCAPE MIANT-JUNE 2018					
		8/31/18 INV-0000	201808 320-57200-46200		*	14,667.25	
		LANDSCAPE MAINT-AUG 2018					
		YELLOWSTONE LANDSCAPE					29,334.50 006162
		LAKA LAKE ASHTON SROSINA					

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/05/18
LAKE ASHTON CDD - GF
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/16/18	00559	8/14/18 081418	201808 300-22000-10000		*	500.00	
		RIEMB DAMAGE DEPOSIT					
		8/14/18 081418	201808 300-36200-10500		*	12.50-	
		RIEMB DAMAGE DEPOSIT					
				VILMA AYALA			487.50 006163
8/16/18	00558	8/17/18 081718	201808 320-57200-49400		*	1,500.00	
		MUSICAL PERFORMANCE					
				SHWAN BRYANT			1,500.00 006164
8/16/18	00164	8/15/18 82098	201807 310-51300-31500		*	2,219.00	
		LEGAL SVC THRU 07/31/18					
				LATHAM, SHUKER, EDEN & BEAUDINE,LLP			2,219.00 006165
8/16/18	00089	7/18/18 L060G0IH	201807 310-51300-48000		*	161.00	
		NOTICE OF PUBLIC HEARING					
		7/31/18 L06G0IJZ	201807 310-51300-48000		*	26.50	
		NOTICE OF JOINT WORKSHOP					
		8/01/18 L060G01J	201808 310-51300-48000		*	.29.50	
		NOTICE OF JOINT MEETING					
				THE LEDGER			217.00 006166
8/16/18	00033	8/08/18 4651605	201808 300-20700-10200		*	5,081.82	
		2017 1% ADMIN FEE					
		8/08/18 4651605	201808 700-36300-10000		*	4,543.29	
		2017 1% ADMIN FEE					
		8/08/18 4651605	201808 700-36300-10001		*	538.53	
		2017 1% ADMIN FEE					
		8/08/18 4651605	201808 700-13100-10000		*	5,081.82-	
		2017 1% ADMIN FEE					
		8/08/18 4651605	201808 300-36300-10100		*	16,904.08	
		2017 1% ADMIN FEE					
				MARSHA FAUX PROPERTY APPRAISER			21,985.90 006167
8/27/18	00085	7/19/18 113602	201807 320-57200-54500		*	303.00	
		REPAIR T&S FAUCET					
				A.D. BAYNARD PLUMBING, INC.			303.00 006168
8/27/18	00522	7/31/18 80390064	201807 320-57200-43200		*	700.52	
		PROPANE					
				AMERIGAS			700.52 006169
8/27/18	00057	7/31/18 171264	201807 320-53800-46800		*	1,545.00	
		JULY 18 POND/CANAL MAINT.					
				APPLIED AQUATIC MANAGEMENT, INC.			1,545.00 006170
				LAKA LAKE ASHTON SROSINA			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
LAKE ASHTON CDD - GF
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/27/18	00055	8/15/18 20735-08	201808 320-57200-43100		*	750.44	
			20735-4141 ASHTON CLUB DR				
		8/15/18 20740-08	201808 320-57200-43100		*	36.60	
			20740-4128 LAKE ASHTON BV				
		8/15/18 22109-08	201808 320-57200-43100		*	114.89	
			22109-GATE ENTRANCE/IRR				
		8/15/18 37767-08	201808 320-57200-43100		*	54.76	
			37767-PALMS CDD IRRIG.				
				CITY OF LAKE WALES			956.69 006171
8/27/18	00466	7/31/18 39870	201808 310-51300-42501		*	2,852.00	
			AUG 18 NEWSLETTER				
				CUSTOMTRADEPRINTING.COM			2,852.00 006172
8/27/18	00329	8/10/18 1582714	201807 310-51300-31100		*	2,925.00	
			SERVICE THRU 07/27/2018				
				DEWBERRY ENGINEERS, INC.			2,925.00 006173
8/27/18	00214	7/26/18 AR356221	201807 310-51300-42502		*	835.14	
			COPIER LEASE-CONTRACT				
				DEX IMAGING			835.14 006174
8/27/18	00068	8/06/18 61619	201807 320-57200-54500		*	216.04	
			JULY 18 PREVENTIVE MAINT.				
				FITNESS SERVICES OF FLORIDA			216.04 006175
8/27/18	00215	8/22/18 318	201808 320-57200-34000		*	21,437.83	
			AUG 18 PAYROLL REIMBURSE				
				GMS-CENTRAL FLORIDA, LLC			21,437.83 006176
8/27/18	00067	8/06/18 176114	201808 320-57200-34501		*	300.00	
			LIGHTNING DAMAGE				
				THE HARTLINE ALARM COMPANY, INC.			300.00 006177
8/27/18	00098	7/10/18 7570068	201807 320-57200-52000		*	31.98	
			SUPPLIES				
		7/12/18 5052005	201807 320-57200-52000		*	93.25	
			SUPPLIES				
		7/16/18 1733959	201807 320-57200-52000		*	205.81	
			SUPPLIES				
		7/19/18 8584007	201807 320-57200-52000		*	85.29	
			SUPPLIES				
		7/25/18 2563066	201807 320-57200-52000		*	79.94	
			SUPPLIES				
		7/25/18 2584202	201807 320-57200-52000		*	49.09	
			SUPPLIES				

LAKA LAKE ASHTON SROSINA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKE ASHTON CDD - GF
 BANK A LAKE ASHTON - GF

RUN 9/05/18

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/31/18 6240838	201807 320-57200-52000	SUPPLIES	*	49.69	
				HOME DEPOT CREDIT SERVICES			595.05 006178
8/27/18	00504	8/07/18 93126	201808 320-57200-54500	TENNIS COURT-LIGHTS	*	564.95	
				KINCAID ELECTRICAL SERVICES			564.95 006179
8/27/18	00149	7/24/18 45603759	201807 320-57200-54000	ACCT#456037598-SUBSCRPTN	*	305.46	
				THE LEDGER (NEWSPAPER SUBSCRIPTION)			305.46 006180
8/27/18	00361	6/28/18 I46008	201806 320-57200-54500	SEMI-ANNUAL MAINTENANCE	*	1,343.00	
		7/30/18 I49197	201807 320-57200-54500	DIAGNOSTIC CHECK	*	79.00	
				MILLER'S CENTRAL AIR, INC.			1,422.00 006181
8/27/18	00090	8/05/18 45624403	201808 320-57200-54000	ACCT#456244036-SUBSCRPTN	*	244.25	
				NEWS CHIEF			244.25 006182
8/27/18	00552	8/17/18 1031	201808 320-57200-49400	CATERING	*	1,268.00	
				NINI'S AT LAKE ASHTON			1,268.00 006183
8/27/18	00217	7/31/18 0654-000	201807 320-57200-43300	REFUSE SVC THRU 7/31/18	*	378.79	
		8/14/18 0654-000	201809 320-57200-43300	SEPT 18 REFUSE SERVICE	*	387.77	
				REPUBLIC SERVICES #654			766.56 006184
8/27/18	00399	8/13/18 10061	201807 320-57200-54500	JULY 18 PINSETTER MONITOR	*	1,176.63	
				ALEX SMITH			1,176.63 006185
8/27/18	00054	8/01/18 40709	201808 320-57200-54500	AUG 2018 JANITORIAL SVCS.	*	3,465.00	
		8/01/18 40766	201808 320-57200-52000	TOLIET PAPER-WAGON WHEEL	*	50.40	
		8/09/18 40786	201808 320-57200-52000	SUPPLIES	*	232.56	
				STATEWIDE BUILDING MAINTENANCE			3,747.96 006186
8/27/18	00051	7/04/18 22200918	201807 320-57200-52000	PAPER DISPOSABLES	*	1,201.77	
				SYSCO-CENTRAL FL			1,201.77 006187
				LAKA LAKE ASHTON SROSINA			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/05/18
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/27/18	00061	8/13/18	AUGUST-1 201808 320-57200-43000 SERVICE THRU 08/07/2018	TECO	*	17,318.03	17,318.03 006188
8/27/18	00231	8/07/18	7103 201808 320-57200-52000 NAME BADGE	THE TROPHY SHOP	*	22.00	22.00 006189
8/27/18	00316	7/30/18	13437488 201807 310-51300-42501 CLEAR NEWSPAPER BAGS	ULINE	*	144.00	144.00 006190
8/27/18	00430	8/02/18	50050648 201808 310-51300-42502 COPIER LEASE	WELLS FARGO FINANCIAL LEASING	*	187.00	187.00 006191
8/27/18	00445	8/01/18	224326 201808 320-57200-46200 AUG 18 LANDSCAPE MAINT.	YELLOWSTONE LANDSCAPE	*	14,667.25	14,667.25 006192
TOTAL FOR BANK A						198,391.43	
TOTAL FOR REGISTER						198,391.43	

LAKA LAKE ASHTON SROSINA

AP300R
*** CHECK NOS. 000248-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/05/18
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/27/18	00083	7/10/18 P3450777	201807 600-53800-60078	12V 27 MARINE DC/3D CORE	*	109.45	
				BATTERIES PLUB BULBS #819			109.45 000248
8/27/18	00015	5/10/18 311903	201805 600-53800-60079		*	383.00	
				GAS HOSE KIT			
		5/10/18 311931	201805 600-53800-60079		*	536.16	
				PANS/SPATULA/SPLASH GUARD			
				CENTRAL FOOD EQUIPMENT, INC.			919.16 000249
8/27/18	00031	7/31/18 I49244	201807 600-53800-60074		*	6,214.00	
				TRANE 10 TON AIR HANDLER			
				MILLER'S CENTRAL AIR, INC.			6,214.00 000250
				TOTAL FOR BANK B		7,242.61	
				TOTAL FOR REGISTER		7,242.61	

LAKA LAKE ASHTON SROSINA

LAKE ASHTON CDD
FY 2018 CASH RECEIPTS

	October-17	November-17	December-17	January-18	February-18	March-18
ENTERTAINMENT	\$ 96,050.00	\$ 14,974.00	\$ 10,991.00	\$ 9,342.00	\$ 3,998.00	\$ 1,753.00
BALLROOM RENTAL	\$ 5,450.00	\$ 3,475.00	\$ 6,750.00	\$ 7,000.00	\$ 5,400.00	\$ 3,900.00
DAMAGE DEPOSITS	\$ (1,000.00)	\$ -	\$ 3,250.00	\$ (1,000.00)	\$ 1,000.00	\$ 500.00
NEWSLETTER INCOME	\$ 23,056.70	\$ 9,769.74	\$ 5,298.66	\$ 17,570.86	\$ 7,846.66	\$ 8,808.16
COFFEE INCOME	\$ 600.00	\$ 300.00	\$ 100.00	\$ 350.00	\$ 250.00	\$ 465.00
CLERICAL	\$ 125.00	\$ 40.00	\$ 83.00	\$ 96.00	\$ 219.00	\$ 209.90
SECURITY FEE	\$ 1,037.50	\$ 418.75	\$ 512.50	\$ 568.75	\$ 512.50	\$ 771.00
CLICKERS	\$ 148.00	\$ 111.00	\$ 185.00	\$ 111.00	\$ 148.00	\$ -
RESTAURANT LEASE-DEFERRED	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
RESTAURANT LEASE	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 483.87
INSURANCE PROCEEDS	\$ -	\$ 4,716.00	\$ -	\$ -	\$ 182,946.49	\$ 5,183.45
MISCELLANEOUS	\$ -	\$ -	\$ 4,100.00	\$ -	\$ -	\$ 833.33
SALES TAX PAYABLE	\$ 70.00	\$ 70.00	\$ 70.00	\$ 148.00	\$ -	\$ 38.71
	\$ 126,537.20	\$ 34,874.49	\$ 32,340.16	\$ 36,186.61	\$ 203,320.65	\$ 23,946.42

	April-18	May-18	June-18	July-18	August-18	September-18
ENTERTAINMENT	\$ 3,138.31	\$ 2,130.00	\$ 1,205.00	\$ 825.00	\$ -	\$ -
BALLROOM RENTAL	\$ 14,100.00	\$ 3,950.00	\$ 2,800.00	\$ 3,600.00	\$ -	\$ 250.00
BALLROOM RENTAL-DEFERRED	\$ 3,500.00	\$ -	\$ 4,750.00	\$ 4,325.00	\$ -	\$ -
DAMAGE DEPOSITS	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 4,200.00	\$ -	\$ -
NEWSLETTER INCOME	\$ 5,916.66	\$ 5,419.66	\$ 4,461.30	\$ 4,655.23	\$ -	\$ -
COFFEE INCOME	\$ 200.00	\$ 150.00	\$ 400.00	\$ 150.00	\$ -	\$ -
CLERICAL	\$ 258.20	\$ 136.00	\$ 15.00	\$ 110.00	\$ -	\$ (66.20)
SECURITY FEE	\$ 450.00	\$ 912.50	\$ 112.50	\$ 1,450.00	\$ -	\$ 191.25
CLICKERS	\$ 37.00	\$ 74.00	\$ 259.00	\$ 74.00	\$ -	\$ -
MISCELLANEOUS	\$ 183.80	\$ -	\$ 43.00	\$ 4,166.67	\$ -	\$ -
	\$ 28,783.97	\$ 14,772.16	\$ 17,045.80	\$ 23,555.90	\$ -	\$ 375.05

FISCAL YEAR 2018 TOTAL	
ENTERTAINMENT FEES	\$ 144,406.31
BALLROOM RENTAL	\$ 56,675.00
BALLROOM RENTAL-DEFERRED	\$ 12,575.00
DAMAGE DEPOSITS	\$ 12,950.00
NEWSLETTER INCOME	\$ 92,803.63
COFFEE INCOME	\$ 2,965.00
CLERICAL	\$ 1,225.90
SECURITY FEE	\$ 6,937.25
CLICKERS	\$ 1,147.00
INSURANCE PROCEEDS	\$ 192,845.94
MISCELLANEOUS	\$ 9,326.80
RESTAURANT LEASE	\$ 5,483.87
SALES TAX PAYABLE	\$ 396.71
	\$ 539,738.41

LAKE ASHTON CDD
JULY 2018 CASH RECEIPTS

ENTERTAINMENT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/6/2018	ck 677	Helen Brown	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 4431	Judith Casas	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 215	Kathleen Rogers	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 8549	Nancy Baker	\$ 15.00	July 4th Boardwalk
7/6/2018	ck 6918	Loretta Hieronimus	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 1150	Kathleen Delles	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 2611	M Trent Rowe	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 1070	Ronald Brooks	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 1737	Sharon Thomas	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 6858	Rita Sebastian	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 7195	Nancy Ferreira	\$ 15.00	July 4th Boardwalk
7/6/2018	ck 1699	Terry Fordham	\$ 15.00	July 4th Boardwalk
7/6/2018	ck 2236	Judy Merksamer	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 0896	Michael Costello	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 4012	Edith Wright Gamble	\$ 30.00	July 4th Boardwalk
7/6/2018	ck 5700	Judy Cline	\$ 90.00	July 4th Boardwalk
7/6/2018	cash	Sil Wells	\$ 15.00	July 4th Boardwalk
7/6/2018	cash	John Stakowski	\$ 15.00	July 4th Boardwalk
7/9/2018	621	James Mecsics	\$ 75.00	Beach Party Bash - 8/17/18
7/9/2018	621	Nancy Fleming	\$ 50.00	Beach Party Bash - 8/17/18
7/13/2018	623	Sharron Hudnall	\$ 25.00	Beach Party Bash - 8/17/18
7/23/2018	629	Carol Pontious	\$ 25.00	Alter Eagles ticket refunded wrong payment type
7/23/2018	629	Carol Pontious	\$ (25.00)	Refund wrong payment type
7/26/2018	631	Sharon Beck	\$ 100.00	Beach Party Bash - 8/17/18
7/31/2018	634	Judith Morgan	\$ 50.00	Beach Party Bash - 8/17/18
TOTAL			\$ 825.00	

RENTALS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/5/2018	620	Joanna Chaidez	\$ 1,200.00	Room Rental for Wedding 9/22/18 Maricel Baker
7/6/2018	ck 1038	Matthew Dale Grubb	\$ 200.00	Rental of Cinema Morgan Stanley
7/6/2018	ck 1148	Lake Ashton Bingo	\$ 2,000.00	July 2018 Rent
7/6/2018	ck 26820	Polk State College Foundation	\$ 200.00	Cinema Rental
7/13/2018	623	Andramia Jackson	\$ 500.00	1/2 of Room Rental Fee for Wedding 6/1/2019
7/13/2018	623	Aswad Johnson	\$ 500.00	1/2 of Room Rental Fee for Wedding 6/1/2019
7/16/2018	625	Nadine Innocent	\$ 625.00	2nd 1/2 of Room Rental Fee for Wedding 11/4/18
7/16/2018	625	Inda Spence	\$ 500.00	1/2 of Room Rental Fee for Wedding 7/20/2019
7/18/2018	682	Charles Schmidt	\$ 200.00	Cinema Room Rental Oct 1 & 8, 2018
7/24/2018	630	Miguelangel Lopez	\$ 1,000.00	Room Rental Fee for Lopez wedding 06/15/2019
7/30/2018	633	Lake Wales Chamber of Commerce	\$ 1,000.00	Room Rental Fee for LW Chamber Gala May 9, 2019
TOTAL			\$ 7,925.00	

LAKE ASHTON CDD
JULY 2018 CASH RECEIPTS

NEWSLETTER

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/6/2018	ck 1096	Star Mark Energy	\$ 175.00	Inserts for July 2018 LA Times
7/6/2018	ck 1427	Lake Ashton Realty, Inc.	\$ 175.00	Inserts for July 2018 LA Times
7/6/2018	ck 2085	DBA Harry's Old Place	\$ 175.00	Inserts for July 2018 LA Times
7/16/2018	625	Art's Carts	\$ 323.08	August LA Times Ad
7/16/2018	625	Blackburn's Interiors	\$ 350.00	August LA Times Ad
7/16/2018	625	Calico Roofing	\$ 85.50	August LA Times Ad
7/16/2018	625	Pamela McGuire do Tera	\$ 275.00	August LA Times Ad
7/16/2018	625	FEL	\$ 323.08	August LA Times Ad
7/16/2018	625	G&M Drywall	\$ 90.00	August LA Times Ad
7/16/2018	625	Ligon Marketing for FL Dermatology	\$ 350.00	August LA Times Ad
7/16/2018	625	Performance Plus Carts	\$ 440.00	August LA Times Ad
7/16/2018	625	Rainbow Wicker	\$ 130.00	August LA Times Ad
7/16/2018	625	Select Rehab	\$ 338.57	August LA Times Ad
7/18/2018	626	Harry's Old Place	\$ 825.00	August/Sept/Oct LA Times Ad
7/18/2018	50117	United Refrigeration & Air Condition	\$ 250.00	August 2018 LA Times Ad & Flyer
7/27/2018	632	Dan's City Fans	\$ 175.00	August LA Times Ad
7/30/2018	633	Unlimited Property Solutions	\$ 175.00	August LA Times Ad
TOTAL			\$ 4,655.23	

CLERICAL

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/6/2018	cash	Clerical	\$ 41.00	Directories, faxes, copies, postage
7/6/2018	cash	Gamble	\$ 10.00	Replacement ID
7/6/2018	ck 6919	Loretta Hieronimus	\$ 10.00	Replacement ID
7/13/2018	cash	Clerical	\$ 34.00	Directories, faxes, copies, postage
7/18/2018	cash	Clerical	\$ 15.00	Directories, faxes, copies, directories
TOTAL			\$ 110.00	

COFFEE

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/6/2018	ck 06033380	Edward Jones	\$ 50.00	Monday Coffee Vendor
7/18/2018	1042	Matthew Grubb	\$ 50.00	Coffee Meeting Vendor 8/27/18
7/18/2018	6052616	Edward Jones	\$ 50.00	Coffee Meeting Vendor 8/13/18
TOTAL			\$ 150.00	

DEPOSITS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/6/2018	ck 1042	Vilma Santana	\$ 500.00	Refundable Damage Deposit - 7/21/18
7/14/2018	624	Caridad Olmo	\$ 200.00	Patial DD (remainder paid via cash) for 8/11/18
7/16/2018	625	Taylor Chaney	\$ 500.00	Damage Deposit - Wedding 8/18/18
7/20/2018	628	Samantha Cowart	\$ 500.00	Damage Deposit for wedding 7/28/2018
7/26/2018	631	Clarencia Mills	\$ 500.00	Damage Deposit for wedding 8/24/2018
TOTAL			\$ 2,200.00	

DEPOSITS-RESTAURANT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/13/2018	ck 1205	NiNi's	\$ 2,000.00	2nd. Installment - Damage Deposit
TOTAL			\$ 2,000.00	

LAKE ASHTON CDD
JULY 2018 CASH RECEIPTS

ENTRANCE GATE OPENERS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/6/2018	cash	Glen Hart	\$ 37.00	Main Entrance Gate Opener
7/19/2018	627	Donald Jacoby	\$ 37.00	Gate Opener
TOTAL			\$ 74.00	

SECURITY

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/3/2018	619	Willie Watson	\$ 400.00	Security for Wedding 7/7/18
7/6/2018	ck 1042	Vilma Santana	\$ 162.50	Security - 7/21/18
7/6/2018	ck 26820	Polk State College Foundation	\$ 37.50	Security Overage
7/10/2018	622	Natalie Carswell	\$ 100.00	Security Fee 8/4/18 Party
7/14/2018	624	Caridad Olmo	\$ 162.50	Security for Wedding 8/11/18
7/16/2018	625	Taylor Chaney	\$ 275.00	Security - Wedding 8/18/18
7/20/2018	628	Samantha Cowart	\$ 162.50	Security Fee for wedding 7/28/2018
7/26/2018	631	Clarencia Mills	\$ 150.00	Security Fee for wedding 8/24/2018
TOTAL			\$ 1,450.00	

MISCELLANEOUS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
7/27/2018	CK#375	GMS-CENTRAL FLORIDA	\$ 4,166.67	REFUND FIELD MGMT FEES-MAY AND JUNE 2018
TOTAL			\$ 4,166.67	

TOTAL CASH RECEIPTS - JULY 2018	\$ 23,555.90
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SUMMARY	
ENTERTAINMENT	\$ 825.00
ROOM RENTALS	\$ 3,600.00
ROOM RENTALS-DEFERRED	\$ 4,325.00
NEWSLETTER	\$ 4,655.23
CLERICAL	\$ 110.00
COFFEE	\$ 150.00
DEPOSITS	\$ 2,200.00
DEPOSIT-RESTAURANT	\$ 2,000.00
ENTRANCE GATE OPENER	\$ 74.00
SECURITY	\$ 1,450.00
MISCELLANEOUS	\$ 4,166.67
TOTAL	\$ 23,555.90

Lake Ashton CDD
Special Assessment Receipts
Fiscal Year Ending September 30, 2018

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$1,690,408.25 .36300.10100 General Fund 100.00%	\$456,180.85 2015-1 Debt Svc Fund 89.403%	\$54,072.40 2015-2 Debt Svc Fund 10.597%	\$510,253.25 Debt Total 100%
11/15/2017	10/1/17-10/31/17	\$ 8,572.05	\$ 3,275.20	\$ 342.89	\$ 131.00	\$ 227.46	\$ 11,145.90	\$ 8,054.44	\$ 2,763.85	\$ 327.61	\$ 3,091.46
11/17/2017	11/1/17-11/5/17	\$ 97,721.37	\$ 19,998.90	\$ 3,909.04	\$ 799.93	\$ 2,260.23	\$ 110,751.07	\$ 92,076.17	\$ 16,695.89	\$ 1,979.01	\$ 18,674.91
11/22/2017	6/1/17-10/31/17	\$ 25,975.57	\$ 8,283.96	\$ 1,347.60	\$ 422.59	\$ 649.79	\$ 31,839.55	\$ 24,128.85	\$ 6,893.59	\$ 817.12	\$ 7,710.71
12/5/2017	11/06/17-11/12/17	\$ 219,444.48	\$ 57,363.12	\$ 8,778.13	\$ 2,294.47	\$ 5,314.70	\$ 260,420.30	\$ 206,583.94	\$ 48,131.23	\$ 5,705.13	\$ 53,836.36
12/13/2017	11/13/17-11/22/17	\$ 500,607.72	\$ 140,899.37	\$ 20,025.12	\$ 5,635.81	\$ 12,316.92	\$ 603,529.24	\$ 471,121.52	\$ 118,376.24	\$ 14,031.47	\$ 132,407.71
12/20/2017	11/23/17-11/30/17	\$ 627,474.06	\$ 202,907.63	\$ 25,099.99	\$ 8,116.01	\$ 15,943.31	\$ 781,222.38	\$ 590,127.43	\$ 170,844.29	\$ 20,250.65	\$ 191,094.95
1/16/2018	12/01/17-12/31/17	\$ 78,946.69	\$ 25,853.31	\$ 2,372.64	\$ 783.21	\$ 2,032.88	\$ 99,611.27	\$ 75,012.52	\$ 21,991.98	\$ 2,606.77	\$ 24,598.75
1/31/2018	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,123.84	\$ 868.57	\$ 228.22	\$ 27.05	\$ 255.27
2/14/2018	01/01/18-01/31/18	\$ 20,572.92	\$ 5,595.58	\$ 411.48	\$ 111.93	\$ 512.90	\$ 25,132.19	\$ 19,767.46	\$ 4,796.22	\$ 568.51	\$ 5,364.73
3/15/2018	02/01/18-02/28/18	\$ 7,714.02	\$ 2,801.97	\$ 68.57	\$ 26.12	\$ 208.43	\$ 10,212.87	\$ 7,485.35	\$ 2,438.48	\$ 289.04	\$ 2,727.52
4/13/2018	03/01/18-03/31/18	\$ 48,087.83	\$ 20,469.50	\$ -	\$ -	\$ 1,371.15	\$ 67,186.18	\$ 47,034.60	\$ 18,016.08	\$ 2,135.50	\$ 20,151.58
4/26/2018	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68.08	\$ 49.38	\$ 16.72	\$ 1.98	\$ 18.70
5/15/2018	04/01/18-04/30/18	\$ 3,428.82	\$ 765.82	\$ (51.43)	\$ (22.97)	\$ 85.39	\$ 4,183.65	\$ 3,414.66	\$ 687.50	\$ 81.49	\$ 768.99
6/15/2018	05/01/18-05/31/18	\$ 2,144.84	\$ -	\$ (64.35)	\$ -	\$ 44.18	\$ 2,165.01	\$ 2,165.01	\$ -	\$ -	\$ -
6/20/2018	06/01/18-06/01/18	\$ 36,908.07	\$ 16,189.90	\$ (1,660.88)	\$ (728.53)	\$ 1,109.75	\$ 54,377.63	\$ 37,716.51	\$ 14,895.51	\$ 1,765.61	\$ 16,661.12
7/30/2018	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.59	\$ 54.47	\$ 18.88	\$ 2.24	\$ 21.12
8/14/2018	07/01/18-07/31/18	\$ 6,803.40	\$ 3,151.67	\$ (530.47)	\$ (245.74)	\$ 214.63	\$ 10,516.65	\$ 7,169.01	\$ 2,992.89	\$ 354.76	\$ 3,347.65
		\$ 1,684,401.84	\$ 507,555.93	\$ 60,048.33	\$ 17,323.83	\$ 42,291.71	\$ 2,073,561.41	\$ 1,592,829.88	\$ 429,787.59	\$ 50,943.93	\$ 480,731.53
BALANCE REMAINING		\$6,006.41	\$2,697.32								

Gross Percent Collected	99.60%
Balance Due	\$8,703.73

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2018

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$184,955	---	\$8,307	\$193,262
Assessments Receivable	\$7,169	\$3,348	---	\$10,517
Due from Other Funds	\$47,174	---	---	\$47,174
Investment - State Board	\$447,736	---	---	\$447,736
Investment - State Board Capital Reserve	---	---	\$408,439	\$408,439
Investments:				
Series 2015				
Reserve A	---	\$235,063	---	\$235,063
Interest A	---	\$2	---	\$2
Revenue A	---	\$178,591	---	\$178,591
Prepayment A-1	---	\$23,607	---	\$23,607
Prepayment A-2	---	\$4,471	---	\$4,471
TOTAL ASSETS	\$687,033	\$445,080	\$416,746	\$1,548,859
LIABILITIES:				
Accounts Payable	\$87,663	---	\$7,243	\$94,906
Due to Other Funds	---	\$47,174	---	\$47,174
Deposits-Restaurant	\$4,000	---	---	\$4,000
Deposits-Room Rentals	\$5,950	---	---	\$5,950
Deferred Revenue	\$13,575	---	---	\$13,575
TOTAL LIABILITIES	\$111,188	\$47,174	\$7,243	\$165,604
FUND BALANCES:				
Restricted:				
Debt Service	---	\$397,907	---	\$397,907
Assigned:				
Capital Reserve	---	---	\$409,503	\$409,503
Unassigned	\$575,845	---	---	\$575,845
TOTAL FUND BALANCES	\$575,845	\$397,907	\$409,503	\$1,383,255
TOTAL LIABILITIES & FUND BALANCES	\$687,033	\$445,080	\$416,746	\$1,548,859

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2018

ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/18	ACTUAL THRU 7/31/18	VARIANCE
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REVENUES:

Special Assessments - Levy	\$1,572,079	\$1,572,079	\$1,592,830	\$20,750
Rental Income	\$50,000	\$41,667	\$56,675	\$15,008
Entertainment Fees	\$130,000	\$130,000	\$144,406	\$14,406
Newsletter Ad Revenue	\$55,000	\$55,000	\$92,804	\$37,804
Interest Income	\$1,000	\$834	\$6,413	\$5,579
Miscellaneous Income	\$5,000	\$4,167	\$16,427	\$12,260
Restaurant Lease	\$12,000	\$10,000	\$5,484	(\$4,516)
Insurance Proceeds	\$0	\$0	\$192,846	\$192,846
TOTAL REVENUES	\$1,825,080	\$1,813,746	\$2,107,884	\$294,138

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$3,000	\$2,500	\$2,650	(\$150)
FICA Expense	\$230	\$191	\$203	(\$12)
Engineering	\$20,000	\$16,667	\$15,428	\$1,239
Arbitrage	\$1,200	\$1,000	\$600	\$400
Dissemination	\$1,000	\$833	\$1,283	(\$450)
Attorney	\$20,000	\$16,667	\$23,221	(\$6,555)
Annual Audit	\$4,123	\$4,123	\$4,123	\$0
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$58,482	\$48,735	\$48,735	\$0
Computer Time	\$1,000	\$833	\$833	\$0
Travel & Per Diem	\$0	\$0	\$100	(\$100)
Postage	\$2,500	\$2,083	\$2,713	(\$629)
Printing & Binding	\$1,600	\$1,333	\$1,173	\$160
Newsletter Printing	\$32,000	\$26,667	\$29,767	(\$3,100)
Rentals & Leases	\$5,000	\$4,167	\$5,018	(\$851)
Insurance	\$34,278	\$34,278	\$36,737	(\$2,459)
Legal Advertising	\$500	\$417	\$473	(\$56)
Other Current Charges	\$1,250	\$1,042	\$3,426	(\$2,384)
Property Taxes	\$12,000	\$12,000	\$12,408	(\$408)
Office Supplies	\$100	\$83	\$63	\$20
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$202,748	\$178,104	\$193,438	(\$15,335)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/18	ACTUAL THRU 7/31/18	VARIANCE
Field:				
Field Management Services	\$322,330	\$268,609	\$249,377	\$19,231
Gate Attendants	\$209,457	\$174,548	\$196,884	(\$22,336)
Pool Attendants	\$12,495	\$10,413	\$6,614	\$3,798
Pest Control	\$1,750	\$1,458	\$1,805	(\$347)
Security/Fire Alarm/Gate Repairs	\$5,000	\$4,167	\$5,800	(\$1,633)
Telephone/Internet	\$13,600	\$11,333	\$9,830	\$1,504
Electric	\$216,000	\$180,000	\$172,607	\$7,393
Water	\$12,000	\$10,000	\$9,920	\$80
Gas	\$15,000	\$15,000	\$26,024	(\$11,024)
Refuse	\$10,500	\$8,750	\$6,668	\$2,082
Clubhouse Maintenance	\$105,000	\$87,500	\$109,186	(\$21,686)
Pool and Fountain Maintenance	\$20,000	\$16,667	\$15,603	\$1,064
Landscape Maintenance	\$176,007	\$146,672	\$146,245	\$427
Plant Replacement	\$7,000	\$5,833	\$4,234	\$1,599
Irrigation Repairs	\$7,500	\$6,250	\$1,398	\$4,852
Lake Maintenance	\$18,540	\$15,450	\$15,450	\$0
Wetland Mitigation and Maintenance	\$34,800	\$26,100	\$30,450	(\$4,350)
Permits/Inspections	\$2,160	\$1,800	\$1,372	\$428
Office Supplies/Printing/Binding	\$4,000	\$3,333	\$5,275	(\$1,942)
Operating Supplies	\$25,000	\$20,833	\$30,637	(\$9,803)
Credit Card Processing Fees	\$3,500	\$2,917	\$3,293	(\$377)
Dues & Subscriptions	\$8,500	\$7,083	\$4,346	\$2,738
Decorations	\$2,000	\$1,667	\$628	\$1,039
Special Events	\$130,000	\$130,000	\$141,808	(\$11,808)
Storm Damage	\$0	\$0	\$303,316	(\$303,316)
Traffic Accident Damage	\$0	\$0	\$4,716	(\$4,716)
TOTAL FIELD	\$1,362,139	\$1,156,382	\$1,503,484	(\$347,101)
TOTAL EXPENDITURES	\$1,564,886	\$1,334,486	\$1,696,922	(\$362,436)

OTHER SOURCES AND USES

Capital Reserve-Transfer Out	(\$260,194)	(\$260,194)	(\$260,194)	\$0
TOTAL OTHER SOURCES AND USES	(\$260,194)	(\$260,194)	(\$260,194)	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$150,769	
FUND BALANCE - Beginning	\$0		\$425,077	
FUND BALANCE - Ending	\$0		\$575,845	

⁽¹⁾ Assessments are shown net of Discounts and Collection Fees.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/18	ACTUAL THRU 7/31/18	VARIANCE
REVENUES:				
Interest Income	\$100	\$83	\$5,153	\$5,070
Capital Reserve-Transfer In FY 18	\$260,194	\$260,194	\$260,194	\$0
TOTAL REVENUES	\$260,294	\$260,277	\$265,347	\$5,070
EXPENDITURES:				
Capital Projects:				
Restaurant Equipment	\$0	\$0	\$5,344	(\$5,344)
Ballroom Window Replacement	\$66,000	\$55,000	\$32,347	\$22,653
Bowling Alley Equipment & Scoreboards	\$25,000	\$20,833	\$0	\$20,833
Computer Allowance	\$5,000	\$4,167	\$550	\$3,617
Pool Fence Panel Refurbishment	\$16,000	\$13,333	\$0	\$13,333
Fitness Equipment	\$19,000	\$15,833	\$13,968	\$1,865
Fitness Center Restroom Refurbishment	\$0	\$0	\$3,260	(\$3,260)
HVAC Replacement	\$20,000	\$16,667	\$12,990	\$3,676
Landscape Refurbishment	\$10,100	\$8,417	\$8,528	(\$111)
Pavement Management-Parking lot Resurfacing/Striping	\$70,000	\$58,333	\$0	\$58,333
Pavement Management-2993 LF Gullane, Dornoch, Robellini	\$165,000	\$137,500	\$300	\$137,200
Pool Equipment	\$10,000	\$8,333	\$3,645	\$4,688
Restaurant Equipment Allowance	\$15,000	\$15,000	\$23,253	(\$8,253)
Stormwater System and Curb Repairs	\$25,000	\$25,000	\$31,680	(\$6,680)
Ticketing Software	\$10,000	\$8,333	\$0	\$8,333
Traffic Calming Speed Humps (2)	\$7,500	\$6,250	\$0	\$6,250
Other Current Charges	\$650	\$542	\$404	\$138
Capital Reserves	\$71,920	\$59,933	\$0	\$59,933
TOTAL EXPENDITURES	\$536,170	\$453,475	\$136,268	\$317,206
EXCESS REVENUES (EXPENDITURES)	(\$275,876)		\$129,078	
FUND BALANCE - Beginning	\$275,876		\$280,425	
FUND BALANCE - Ending	\$0		\$409,503	

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2018

ADOPTED BUDGET	PRORATED THRU 7/31/18	ACTUAL THRU 7/31/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$869	\$869
Assessments - Levy	\$477,921	\$477,921	\$480,732	\$2,811
Assessments - Prepayments A-1	\$0	\$0	\$19,196	\$19,196
TOTAL REVENUES	\$477,921	\$477,921	\$500,797	\$22,876

EXPENDITURES:

Series 2015A-1

Interest - 11/01	\$111,625	\$111,625	\$111,625	\$0
Interest - 5/01	\$111,625	\$111,625	\$110,250	\$1,375
Principal - 5/01	\$205,000	\$205,000	\$200,000	\$5,000
Special Call - 11/01	\$25,000	\$25,000	\$55,000	(\$30,000)
Special Call - 05/01	\$0	\$0	\$20,000	(\$20,000)

Series 2015A-2

Interest - 11/01	\$15,125	\$15,125	\$15,125	\$0
Interest - 5/01	\$15,125	\$15,125	\$15,000	\$125
Principal - 5/01	\$20,000	\$20,000	\$20,000	\$0
Special Call - 11/01	\$0	\$0	\$5,000	(\$5,000)

TOTAL EXPENDITURES	\$503,500	\$503,500	\$552,000	(\$48,500)
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EXCESS REVENUES (EXPENDITURES)	(\$25,579)	(\$51,203)
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FUND BALANCE - Beginning	\$165,434	\$449,110
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FUND BALANCE - Ending	\$139,855	\$397,907
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**LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

<i>Series 2015-1, Special Assessment Bonds</i>		
Interest Rate:	5.000%	
Maturity Date:	5/1/2025	\$1,965,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/2032	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2017		\$4,465,000.00
	November 1, 2017 (Special Call)	(\$55,000.00)
	May 1, 2018 (Mandatory)	(\$200,000.00)
	May 1, 2018 (Special Call)	(\$20,000.00)
Current Bonds Outstanding		\$4,190,000.00

<i>Series 2015-2, Special Assessment Bonds</i>		
Interest Rate:	5.000%	
Maturity Date:	5/1/2025	\$170,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/2037	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2017		\$605,000.00
	November 1, 2017 (Special Call)	(\$5,000.00)
	May 1, 2018 (Mandatory)	(\$20,000.00)
Current Bonds Outstanding		\$580,000.00

Total Current Bonds Outstanding		\$4,770,000.00
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Lake Ashton
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2018

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	TOTAL
<i>Revenues</i>													
Maintenance Assessments	\$0	\$1,392,092	\$75,013	\$20,636	\$7,485	\$47,035	\$3,464	\$39,882	\$0	\$7,223	\$0	\$0	\$1,592,830
Rental Income	\$5,450	\$3,475	\$6,750	\$7,000	\$5,400	\$3,900	\$14,100	\$4,200	\$2,800	\$3,600	\$0	\$0	\$56,675
Entertainment Fees	\$96,050	\$14,974	\$10,991	\$9,342	\$3,998	\$1,753	\$3,138	\$2,130	\$1,205	\$825	\$0	\$0	\$144,406
Newsletter Ad Revenue	\$23,057	\$9,770	\$5,299	\$17,571	\$7,847	\$8,808	\$5,917	\$5,420	\$4,461	\$4,655	\$0	\$0	\$92,804
Interest Income	\$342	\$188	\$180	\$200	\$1,208	\$1,166	\$744	\$768	\$775	\$842	\$0	\$0	\$6,413
Miscellaneous Income	\$1,911	\$870	\$4,981	\$1,126	\$1,130	\$1,446	\$1,129	\$1,141	\$910	\$1,784	\$0	\$0	\$16,427
Restaurant Lease	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$484	\$0	\$0	\$0	\$0	\$0	\$0	\$5,484
Insurance Proceeds	\$0	\$4,716	\$0	\$0	\$182,946	\$5,183	\$0	\$0	\$0	\$0	\$0	\$0	\$192,846
Total Revenues	\$127,809	\$1,427,084	\$104,213	\$56,875	\$211,014	\$69,775	\$28,492	\$53,541	\$10,151	\$18,930	\$0	\$0	\$2,107,884
<i>ADMINISTRATIVE:</i>													
Supervisor Fees	\$250	\$250	\$200	\$250	\$250	\$250	\$250	\$500	\$200	\$250	\$0	\$0	\$2,650
FICA Expense	\$19	\$19	\$15	\$19	\$19	\$19	\$19	\$38	\$15	\$19	\$0	\$0	\$203
Engineering	\$900	\$1,350	\$1,575	\$1,725	\$2,715	\$2,363	\$1,875	\$0	\$0	\$2,925	\$0	\$0	\$15,428
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$83	\$83	\$83	\$83	\$83	\$433	\$183	\$83	\$83	\$83	\$0	\$0	\$1,283
Attorney	\$1,714	\$2,156	\$1,405	\$2,717	\$2,528	\$3,373	\$3,424	\$1,951	\$1,734	\$2,219	\$0	\$0	\$23,221
Consulting Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$23	\$0	\$0	\$500	\$1,500	\$2,100	\$0	\$0	\$0	\$4,123
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$4,310
Management Fees	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$0	\$0	\$48,735
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Travel & Per Diem	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Postage	\$341	\$672	\$464	\$199	\$199	\$207	\$156	\$145	\$153	\$176	\$0	\$0	\$2,713
Printing & Binding	\$115	\$111	\$138	\$0	\$103	\$118	\$157	\$182	\$93	\$156	\$0	\$0	\$1,173
Newsletter Printing	\$3,200	\$3,571	\$3,321	\$3,439	\$3,557	\$3,131	\$3,288	\$3,284	\$0	\$2,976	\$0	\$0	\$29,767
Rentals & Leases	\$709	\$187	\$320	\$998	\$187	\$224	\$997	\$187	\$187	\$1,022	\$0	\$0	\$5,018
Insurance	\$36,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,737
Legal Advertising	\$0	\$0	\$0	\$59	\$0	\$33	\$29	\$165	\$0	\$188	\$0	\$0	\$473
Other Current Charges	\$81	\$186	\$66	\$8	\$111	\$59	\$44	\$2,531	\$209	\$131	\$0	\$0	\$3,426
Property Taxes	\$0	\$12,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,408
Office Supplies	\$0	\$0	\$0	\$58	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$49,281	\$26,050	\$12,544	\$14,536	\$14,714	\$15,167	\$20,791	\$15,523	\$9,731	\$15,102	\$0	\$0	\$193,438

Lake Ashton
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2018

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	TOTAL
<i>Field:</i>													
Field Management Services	\$28,939	\$25,690	\$37,338	\$26,264	\$20,288	\$21,010	\$21,785	\$18,802	\$29,297	\$19,965	\$0	\$0	\$249,377
Gate Attendants	\$17,756	\$17,290	\$17,739	\$18,363	\$16,876	\$18,738	\$17,010	\$17,561	\$17,924	\$37,626	\$0	\$0	\$196,884
Pool Attendants	\$0	\$0	\$257	\$2,278	\$0	\$0	\$0	\$0	\$2,486	\$1,593	\$0	\$0	\$6,614
Pest Control	\$120	\$120	\$120	\$120	\$295	\$305	\$120	\$245	\$240	\$120	\$0	\$0	\$1,805
Security/Fire Alarm/Gate Repairs	\$1,153	\$1,079	\$168	\$130	\$715	\$526	\$476	\$258	\$795	\$500	\$0	\$0	\$5,800
Telephone/Internet	\$948	\$1,002	\$1,764	\$898	\$898	\$1,060	\$119	\$999	\$1,097	\$1,045	\$0	\$0	\$9,830
Electric	\$18,266	\$17,551	\$18,278	\$18,251	\$17,845	\$17,176	\$16,357	\$15,759	\$16,160	\$16,964	\$0	\$0	\$172,607
Water	\$814	\$976	\$970	\$1,004	\$962	\$964	\$953	\$1,119	\$1,023	\$1,136	\$0	\$0	\$9,920
Gas	\$4,522	\$2,478	\$3,588	\$5,552	\$2,973	\$1,167	\$1,597	\$3,447	\$0	\$701	\$0	\$0	\$26,024
Refuse	\$379	\$851	\$379	\$1,070	\$379	\$1,066	\$379	\$722	\$722	\$722	\$0	\$0	\$6,668
Clubhouse Maintenance	\$8,551	\$5,706	\$15,519	\$11,537	\$7,831	\$9,436	\$12,358	\$11,055	\$10,884	\$16,309	\$0	\$0	\$109,186
Pool and Fountain Maintenance	\$1,528	\$2,765	\$1,965	\$1,365	\$1,565	\$1,565	\$1,565	\$1,720	\$1,565	\$0	\$0	\$0	\$15,603
Landscape Maintenance	\$14,240	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$0	\$0	\$146,245
Plant Replacement	\$0	\$765	\$0	\$2,844	\$0	\$0	\$0	\$0	\$625	\$0	\$0	\$0	\$4,234
Irrigation Repairs	\$0	\$0	\$0	\$0	\$470	\$0	\$338	\$590	\$0	\$0	\$0	\$0	\$1,398
Lake Maintenance	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$0	\$0	\$15,450
Wetland Mitigation and Maintenance	\$0	\$0	\$10,100	\$0	\$0	\$7,300	\$0	\$0	\$10,100	\$2,950	\$0	\$0	\$30,450
Permits/Inspections	\$0	\$0	\$0	\$0	\$312	\$550	\$0	\$90	\$420	\$0	\$0	\$0	\$1,372
Office Supplies/Printing/Binding	\$1,017	\$339	\$204	\$1,357	\$611	\$425	\$325	\$499	\$189	\$308	\$0	\$0	\$5,275
Operating Supplies	\$2,432	\$4,099	\$3,335	\$10,410	\$1,785	\$1,603	\$2,285	\$1,217	\$1,193	\$2,278	\$0	\$0	\$30,637
Credit Card Processing Fees	\$246	\$1,113	\$340	\$391	\$195	\$184	\$266	\$276	\$153	\$131	\$0	\$0	\$3,293
Dues & Subscriptions	\$219	\$234	\$198	\$1,357	\$198	\$246	\$198	\$254	\$633	\$809	\$0	\$0	\$4,346
Decorations	\$0	\$368	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628
Special Events	\$982	\$4,665	\$9,799	\$66,788	\$31,110	\$22,295	\$486	\$2,215	\$2,087	\$1,380	\$0	\$0	\$141,808
Storm Damage	\$1,305	\$0	\$112,048	\$153,022	\$36,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,316
Traffic Accident Damage	\$0	\$4,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,716
TOTAL FIELD	\$104,961	\$108,018	\$250,321	\$339,472	\$158,460	\$121,828	\$92,830	\$93,039	\$113,806	\$120,748	\$0	\$0	\$1,503,484
OTHER SOURCES AND USES													
Capital Reserve-Transfer Out	\$0	\$0	\$0	(\$260,194)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,194)
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	(\$260,194)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,194)
Subtotal Operating Expenses	\$154,242	\$134,068	\$262,865	\$614,202	\$173,174	\$136,995	\$113,621	\$108,561	\$123,537	\$135,850	\$0	\$0	\$1,957,116
Excess Revenues (Expenditures)	(\$26,433)	\$1,293,016	(\$158,652)	(\$557,327)	\$37,840	(\$67,220)	(\$85,129)	(\$55,021)	(\$113,385)	(\$116,920)	\$0	\$0	\$150,769