



Lake Ashton

Community Development District

Carol Pontious, Chair

Borden Deane, Vice Chair

Brenda VanSickle, Assistant Secretary

Bob Ference, Assistant Secretary

Mike Costello, Assistant Secretary

November 10, 2017

# Lake Ashton

## Community Development District

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November 3, 2017

**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 **November 10, 2017 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. 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*)
3. Volunteer Recognition for Hurricane Irma CERT Responders
4. Approval of the Minutes of the October 13, 2017 Meeting
5. Engineer's Report
6. Unfinished Business
  - A. Discussion on Amenities Policies
7. New Business and Supervisors Requests
  - A. Consideration of **Resolution #2018-01** Amending the Fiscal Year 2017 General Fund Budget
  - B. Consideration of Joint CDD Meetings (*requested by Supervisor VanSickle*)
8. Monthly Reports
  - A. Attorney
  - B. Community Director
    - 1) Monthly Report
    - 2) Quarterly Security Data
    - 3) Surplus Disposal List
  - C. Field Operations Manager - Monthly Report
  - D. CDD Manager
9. Financial Reports
  - A. Approval of Check Run Summary
  - B. Combined Balance Sheet
10. General Audience Comments
11. Adjournment

Enclosed for your review are the minutes of the October 13, 2017 meeting.

The sixth order of business is unfinished business. Enclosed for your review is a copy of the amenities policies.

The seventh order of business is new business and Supervisor requests. Enclosed for your review is a copy of **Resolution #2018-01** Amending the Fiscal Year 2017 General Fund Budget.

The eighth order of business is monthly reports. Enclosed for your review are copies of the community director's monthly report, the quarterly security data, and the surplus disposal list. Enclosed under the field operations manager's report is a copy of the monthly report.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other documentation will be provided under separate cover or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



George Flint  
Manager

cc: Jan Carpenter  
Rey Malave

Andrew d'Adesky  
Valerie McCutcheon

Tricia Adams  
Christine Wells

JoAnna Sweeney  
Mary Bosman

**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, October 13, 2017 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	Chairman
Borden Deane	Vice Chairman
Brenda VanSickle	Assistant Secretary
Michael Costello	Assistant Secretary
Bob Ference	Assistant Secretary

Also present:

George Flint	District Manager
Darrin Mossing, Jr.	GMS
Andrew d'Adesky	District Counsel
Tricia Adams	Community Director
Alan Scheerer	Field Operations Manager
John Cruz	Community Watch Solutions
Numerous Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

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

Ms. Pontious: I have one request to speak from Allen Goldstein.

Mr. Goldstein: Good morning to everybody. I want to talk a little bit about the amenities policy. The amenities policy is directed or should be directed by the CDD and enforced by the CDD, but I find coming to these meetings for the last few years that a lot of the work is being directed by the management company. The management company



I don't think always has the best interest of both the CDD and the residents of the community. We are one community even though we have two CDDs in it. Lately we have been becoming a more divided community and I bring this to the management. They are keeping us more and more divided. We need to be divided because we are two different locations, but I don't think it is being handled properly. I think information that we have been given from the management company has not always been on the right track, specifically information about security services, the hurricane preparedness, and what happened after the hurricane. The gates being left open directly, and it is supposed to be a guard being put into the clubhouse. I don't think that was done. The little things, but I only have three minutes. If anybody has any questions just ask me but I would like to see a bid process for everything we do in this place. I mean everything, including the management company. So I am requesting that when this contract, if this contract is up because I think you have had it since 2005, I don't think it has ever been put out to bid. You as CDD Supervisors are legally elected officials of the county of the State of Florida representing the people. I think you need to stand up and you be the leader, not the management company. Thank you.

Ms. Pontious: Thank you and we will address some of those issues today and others at another time. I do kind of take exception to one thing that you said, Allen. We work well with our management company together, and I don't think that it is the management company or the CDD Boards driving a wedge as much as it is the residents. We are going to have to address that because we have an awful lot of residents who start rumors, pass them around, and I think that is a lot of where our problems are coming from actually from the residents themselves. They choose to pass on not always accurate information, but we will address some of the issues that you talked about.

### **THIRD ORDER OF BUSINESS**

### **Approval of the Minutes of the September 8, 2017 Meeting**

Ms. Pontious: We need to approve the minutes from the September 8<sup>th</sup> meeting. Are there any additions or corrections to those minutes?

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

**FOURTH ORDER OF BUSINESS      Engineers Report**

Ms. Pontious: Do we have an engineer's report or any information from him today?

Mr. Flint: No. Based on the agenda we spoke with Rey and didn't see a need for him to be on the phone or in attendance. If there are any issues that come up of course we can get back with him and get back with the Board.

**FIFTH ORDER OF BUSINESS      Unfinished Business**

**A. Discussion on Amenities Policies**

- 1) Executive Summary
- 2) Policies - Redlined
- 3) Policies - Clean Copy

Ms. Pontious: Ok we are going to move into the unfinished business and then start talking about our amenities policies. We do have a summary sheet in the beginning. I am not quite sure why we have two copies.

Mr. d'Adesky: I just wanted to give anybody who wanted any scope or had any attention span varying from little to very, whatever version they wanted to have. The first is an executive summary for those like me that have very short attention spans sometimes with just bullet points doing a broad overview of what the most important changes were and what the significant changes were. Then I have what is called an abbreviated redline. Last time I gave you a redline it was really messy. It was kind of hard to see what was changed. This kind of just shows exactly what was changed in substance. It takes out formatting changes, heading changes or things that were moved around but not changed. Those sort of things that looked really confusing on the last version. I understood the confusion there. I made it as simple to understand as possible but showed those redlines. The last version is completely clean. So no markup whatsoever. The clean version would be if you are happy would be what I would suggest we advertise as the proposed update. Once again I just wanted full information out there for the pleasure of the Board and also in the agenda for the public so they have every

possible way to review this and understand what these changes are so it is disclosed as clearly as possible. I always try and be as transparent as possible in making these changes because these are rules of the District which we do enforce. I am sorry policy.

Ms. Pontious: Do you have this document on your computer if we still need to make changes?

Mr. d'Adesky: Absolutely. If you needed to make changes I could make those changes quickly.

Ms. Pontious: Do we have any concerns or questions then?

Ms. VanSickle: Starting with your short form and then I will go to the long form. Under the identification card section where you were clarifying that, I know that this year for our entertainment series they have asked that the residents have their resident IDs to purchase tickets. I think that is an excellent policy. I would like to see us ease into more of that and get people used to having them and using them. We are getting a lot of new people and it is hard for staff to know who is a resident and who is not. You probably wouldn't have nonresidents coming in to buy tickets, but you never know around here. With all these new people I think that is a good practice. I would like to see us ease into that on all of our tickets sales. Horseshoe policy clarifies appropriate dress required which includes no bare feet, bathing suits or cover-ups. I can understand the no bare feet but what is wrong with people playing horseshoes in cover-ups? I have never seen anybody play horseshoes.

Mr. d'Adesky: Some of the other amenities had that requirement in it so it was just to become consistent throughout.

Ms. Adams: Just so that the same language is in all of them.

Ms. VanSickle: Did that come from the bocce group? I have seen people out there playing in cover-ups. Is it an issue? I don't see it being an issue. The shuffleboard groups that play, but residents just playing or grandchildren playing, is that really an issue?

Ms. Adams: I think the key is that if we want to take out cover-ups we just want to take it out for all of the amenities, not just horseshoes, but we would take it out of bocce and shuffleboards, etc.

Ms. VanSickle: Well what I am asking is that a requirement of the bocce group or the tennis group when people other than their groups are playing. They may have dress codes for their groups but for other people using it.

Ms. Pontious: Could we just leave it as appropriate dress? There is a couple of other places. There is one that says no cutoffs and that was my concern there too.

Ms. Adams: Well just to clarify, cutoffs is specifically for the pool for swim attire because you don't want things with loose threads getting into the filter system. So that is explicitly for just the pool swimming attire.

Ms. Pontious: But we have had people in the pool fully clothed so therefore I guess the cutoff thing in my own mind why just cutoffs, why not clothes?

Ms. VanSickle: We had an issue several years back where we had some complaints on the ladies swimsuits or the lack thereof. There was not enough of it in their point of view. I think that the appropriate dress goes a long way because if we can't say you can't do this it is hard to say somebody has overdressed.

Mr. d'Adesky: So what you are proposing is that we just take the language out and instead of being specific we say appropriate dress. Ok.

Mr. Deane: I will make a motion to that extent.

Mr. d'Adesky: I will put that change and discuss this and see if we get other changes then we can make a motion to do all changes.

Ms. VanSickle: Under general facilities provisions 21, it says all food and beverage consumed in the clubhouse must be provided by the Lake Ashton clubhouse restaurant per the Districts contract lease. However, the amenity manager may make exceptions, but then it goes down to when the restaurant is closed. I thought at the amenity manager's discretion it would be at other times also. We talked about that recently.

Mr. Flint: We can just take when the restaurant is closed off the end of that.

Mr. d'Adesky: We will just take that out.

Ms. VanSickle: Number 18, and this is under general swimming pool rules page 10, where it saying alcohol and food other than water not purchased at the amenity facilities are prohibited poolside. I know we have allowed snacks, pizza, and other things



like that, especially because the restaurant doesn't offer pizza except on Friday. I have seen people bring in McDonalds. Do we really want to be that restrictive?

Mr. Flint: We have in the past. It is a policy decision.

Ms. VanSickle: I don't think we should be. I have had one person complain that they had to go to McDonalds because the restaurant didn't have a kid friendly menu. The restaurant has been very good about coming out and taking orders. I think they do a lot of drink orders from a lot of our snowbirds and our seasonal visitors. I think they do a good job and I think a lot of people like to bring a snack with them or bring a drink. I know the alcohol beverages because of the liquor license that has to be specific. If somebody wants to bring an ice tea or Coke I don't see a problem with that.

Ms. Pontious: As long as they are bringing it, not selling it.

Ms. VanSickle: And not in a glass container.

Mr. d'Adesky: So essentially I would just knock out the language starting with alcohol or food and then down to glass containers. It will just go glass containers are always prohibited.

Ms. Adams: Do we want to keep alcohol not purchased?

Mr. d'Adesky: We can just add a line for alcohol.

Ms. VanSickle: They have been doing much better at not serving it in glass down at the pool lately. I appreciate that.

Ms. Pontious: On the same page we have a reference to events such as potluck dinners, bingo and private functions. I don't know that potluck dinners or bingo have ever used the pool. So if we just eliminated those things in advance for community events period. We don't need the potluck and bingo and all that in there.

Mr. d'Adesky: Yes.

Mr. Flint: I don't think we can reserve the pool area either so we will update that.

Ms. VanSickle: On page 16 under bocce and page 14 it says basketball equipment if available may be obtained from the clubhouse office. You keep it at the office?

Ms. Adams: Yes the equipment is limited to a basketball but we have a basketball at the office.

Ms. VanSickle: Ok so that is accurate. On page 15 horseshoe equipment if available. That is at the shuffleboard. I think this needs to be updated to be accurate. There may not be anybody at the clubhouse office on the weekend, but that equipment is always available at the shuffle board court storage. That is for horseshoe policies, shuffle policies, and bocce policies.

Mr. Deane: They have their own box.

Ms. VanSickle: They have their own box but they have a lock on it. They have spare bocce equipment in the shuffle board storage for anyone who wants to use it. That seems to be the storing facility.

Ms. Pontious: While we are there it also says please brush the playing surface. Do we have a brush out there that allows people to do that?

Ms. Adams: The bocce? Yes. It is in the fenced in area.

Mr. Flint: That language goes back to before it was artificial turf.

Ms. Pontious: Ok so do we need it?

Ms. Adams: We can eliminate that.

Ms. VanSickle: Page 21 under clubs and other organizations, the first section says clubs must be comprised of a minimum of at least five active members. All members must be Lake Ashton residents. I think we have gotten away from this. Maybe we need to get back to it.

Mr. d'Adesky: So this is an enforcement?

Ms. VanSickle: Yes.

Mr. d'Adesky: Ok.

Ms. VanSickle: That is all I have.

Ms. Pontious: I have a couple too. On page 4 we are talking about resident IDs under #2 and then we go to page 5 and #8 is also talking about resident IDs and #10 is also talking about resident IDs. I would like to see all of the IDs in one place so that when someone is looking for ID information it is there, all of it.

Mr. Flint: On that issue all the language is permissive. It may issue back when we were implementing the ID cards, the Board backed off of actually requiring IDs because

some residents objected to having to do that. If you want to move in the direction more of requiring ID for certain things, then the Board may want to revisit the discussion whether you want to continue to make it optional either Lake Ashton ID or valid ID. At this point we are not requiring IDs, but we do require either an ID, or valid driver's license, or other form of identification.

Ms. Pontious: I think we probably need to state that so when people come to secure anything they know that they have to some form of ID.

Ms. VanSickle: I think that is a great idea.

Mr. d'Adesky: Are you suggesting that I move the language to a different section?

Mr. Flint: Consolidate it.

Ms. Pontious: Consolidate into one place so that like I said if someone was looking about what they have to do about IDs it is all in one place. We are saying take out the may be required in number 2 and just make it required.

Mr. Flint: It would be IDs card or other valid identification.

Ms. VanSickle: Like a driver's license with Lake Ashton address.

Ms. Pontious: Ok I think I have all mine, too. Anyone else?

Mr. d'Adesky: So I will make those revisions, and I will bring a version back for adoption at the next meeting. I will just provide a clean version because we have gone through this a few times.

Ms. Pontious: I think that is good.

Mr. Deane: George, do we need to motion to make these changes?

Mr. Flint: Yes, I would suggest that, and as Andrew indicated we will bring it back at the next meeting with the final version.

Mr. Deane: I make a motion to correct the amenities policy as discussed.

Mr. Costello: Second.

Ms. Pontious: We have a motion from Borden and second from Mike to correct the amenities policies as discussed. All those in favor.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor correction to the amenities policies was approved.
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**SIXTH ORDER OF BUSINESS**

**New Business and Supervisor  
Requests**

**A. Consideration of Engagement Letter with Grau & Associates to perform the  
Audit for Fiscal Year Ending September 30, 2017**

Ms. Pontious: Ok we have a consideration of an engagement letter to do our audit for 2017.

Mr. Flint: Yes, in your agenda you have the proposed engagement letter with Grau & Associates for the fiscal year 2017 audit. You all went through a competitive selection process as prescribed by the statute and selected Grau to perform the annual independent audit which is required by state law. We asked for multiple year pricing where the Board enters into individual annual engagement letters. You will see the fee, a not-to-exceed of \$4,100. I think there is unless they have incorporated the new public records language there is an addendum. District Counsel would prepare it and would be included with this with some other statutory requirements.

Ms. Pontious: We saved a lot of money with this company a couple of years back.

Mr. Deane: Motion to approve the audit letter from Grau & Associates for the annual audit of the CDD.

Mr. Ference: I second.

Ms. Pontious: We have a motion from Borden and a second from Bob to accept the bid from Grau & Associates not-to-exceed \$4,100. All those in favor.

On MOTION by Mr. Deane seconded by Mr. Ference with all in favor engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017 was approved.
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**B. Hurricane Protocol Review and Preparedness Plan (*requested by Supervisor VanSickle*)**

Ms. Pontious: Ok hurricane protocol review.

Ms. VanSickle: I asked that this be addressed because I think that after any event like this we need to look at what worked, what didn't work, and what can we do better. I was thinking not only hurricane preparedness, but any catastrophic event. It is hard to say we could have a meteor hit, terror, you don't know in today's world, but I think there



are some things we need to fix. I tried to highlight in yellow what my questions were like about the storm drains. Before the storm, blow them out and check them. I think this needs to be done ongoing before and after a hurricane. I know coming down here we passed two that had an issue. People need constant reminders not to put their debris on top of the storm drains. With all the hurricane debris that was in here it was blowing. If we have a windy day it blows into them. I think it is something that needs to be ongoing. Maybe a check off sheet. People need that constant reminder not to put their lawn garbage or anything out there, especially with the hurricane, it was an ongoing problem. Down to D, when we talk about obtaining the battery operated radios and ensure that you can receive emergency information. Where are the battery operated radios and who has access during an emergency? We didn't have staff on site. Who would have had access to that and who would have been able to disseminate that information?

Ms. Adams: Supervisor VanSickle, would you like to go through all of these items? Or, I do have a little bit of enhanced information about the section here where it has the weather radios and flashlights. Part of the contemplation with hurricane preparedness is that it coincides with severe weather in Florida. Even during summers where we don't have hurricanes, we often have severe storms that cause electrical outages. So the concept with the battery operated weather radio, which is in the club office, as well as the flashlights being kept at each work station, is in the event that at a time when the building is staffed we have a power outage so that we can continue to monitor for weather. To know whether it is safe to send residents out of the building and I am sure any employee that has worked at Lake Ashton for any length of time can attest to the fact that flashlights come in handy. We have a certain protocol with checking each room in the case of electrical outage. Really that was the intention for those pieces of equipment being in place during severe weather season in Florida, which coincides with hurricane season.

Ms. VanSickle: I agree with that, but my question is when the building is not staffed and there is an emergency, how would we have access to that equipment? Basically that is the residents' equipment and they should be able to use it even if staff isn't here in my opinion.

Ms. Adams: We are talking about flashlights and a weather radio, presumably many residents who are following the typical protocols for storm preparedness would have those items in their personal possession at their homes where they typically would be during a hurricane.

Mr. d'Adesky: It is not intended for private use. It is not intended to be like a ham radio that someone just comes over and wants to use in private capacity. The CDD's ultimate responsibility under the statutes is to protect public property. So that doesn't mean there can't be tangential benefits and there can't be benefits to the residents safety in their private homes, but once again it goes back to this divide between HOA like responsibilities or your private activities in your home and your home activities versus the public infrastructure like any city or county would do. Of course they try and do as much as they can but you can only do so much. Given the size of Lake Ashton, it is more limited than even a city or county. I can say from experience having worked in a lot of small cities, they really don't do much in terms of providing backup radios and equipment of this sort for folks to utilize in the private homes.

Mr. Deane: We have CERT and they do have radios and they do have a generator if there is that type of emergency, but they have to be called for that to be done.

Ms. Adams: Just to clarify, and I don't want to intrude too much because Supervisor VanSickle has some other points to go through, but when we are talking about CERT just for informational purposes, the Community Emergency Response Team reports directly to Polk County Fire Services and during a storm event Polk County Emergency Operations. Lake Ashton CDD does not direct that team. Lake Ashton HOA does not direct that team. They receive their training and they receive their direction from Polk County Fire Services. So we work in concert with them, but they don't report to any entity here at Lake Ashton. We also on this storm preparedness plan contemplate communication with our CAP program and that is a situation where they are reporting to the Polk County Sheriff's office and working in concert and coordination and communication with Lake Ashton. They receive their training and they report to the Sheriff's office. Then of course we have Neighborhood Watch which is an independent organization here at Lake Ashton.

Ms. Pontious: I want to say too I think this document that we are perusing right now was designed for employees correct?

Ms. Adams: Yes. Each year staff prepares the hurricane preparedness plan with any updated information. We also prepare a resource for residents, which is called seasonal storm tips and hurricane tips, and that is also updated based on new information and seasonal information. We will make some changes as a result of the experience in 2017 with Hurricane Irma. That is correct. And I will also just mention that we have separate trainings for employees that are internal personnel documents and internal personnel training regarding handling various types of emergencies, so we are talking about situations from a power outage to pool pollution to a more significant event. That is something that we routinely review and update. So that is also separate from this hurricane preparedness plan outline.

Ms. Pontious: Based on just what we have gone through, do you have suggestions to either staff or to residents to make about what we could improve on?

Ms. Adams: I agree with Supervisor VanSickle that it is healthy when you have any type of natural disaster like what just occurred to review and say what went well and what went wrong and to always look for ways that we can improve. We try to operate with an environment of a continuous improvement. That input is provided by the Board and by residents, what was understood and what was not understood. One of the challenges with hurricanes is that no two hurricanes are alike. We have from category 1 to category 5 and we have hurricanes that are rain events or hurricanes that are wind events. We have hurricanes that move fast and hurricanes that move slow or hurricanes that go across the state horizontally or in the case of Irma hit much more of the state going vertically. So each storm and each hurricane poses unique challenges. I think that staff and the hurricane plan need to be dynamic so that you can respond to evolving emergency information. I think everyone in this room saw how seriously the Governor took this storm. The Governor taking this seriously declaring a state of emergency early increased the intensity of preparations amongst citizens. I think this was probably the record for Florida evacuees. So this was a unique storm in many ways in terms of access

to resources and some other things that had it made it challenging following this storm for certain vendors, not in particularly Lake Ashton but there was some particulars to this storm and my point is you are anticipating good judgement and responding to evolving emergency information.

Mr. Costello: One other thing the last page of this we have security officer in Lake Ashton CDD. We have a community director, CAP, CERT, Neighborhood Watch and LA Amateur Radio Club, we don't have Supervisor. We started this meeting tonight with input from the residents and one of the things that was said was that they would like to see more involvement of the Supervisors within this. Should we have one of the Supervisors named in this?

Mr. d'Adesky: I would advise against it for liability purposes.

Mr. Flint: It is really up to the Board.

Mr. Costello: As far as the liability goes and I am not an attorney, but by the same token don't we have the same liability by having our community director in there?

Mr. d'Adesky: No, because that is the scope of their position. The scope of their position is to enforce the District's policies, the District's rules, to follow all the procedures of the District, but a Supervisor, and this is me looking out for the best interest of all the Supervisors, because I care about your personal liability.

Mr. Costello: I appreciate that, but the only thing like I said one of the residents was here and he felt that Supervisors, and quite honestly I feel the same way, the Supervisors should have more input as to what is going on within this community. Not only that, there was a resident who questioned the fact that some of the information that went out wasn't disseminated as quickly as some of the people would have liked to have seen it. I don't know where our liability would come in, but if you are telling me that we are avoiding the liability as a Supervisor being involved in this, then I have to take you at your word. You went to school for it.

Mr. d'Adesky: Let me just say first of all I am not aware personally of those scenarios. They haven't been brought to my attention factually. I am sure they happen.

Mr. Costello: It wasn't a major thing. It is not a major scenario.



Mr. d'Adesky: I understand the concern. I certainly understand the concern of wanting the Supervisors to be involved as they possibility can be. I think that we just have to remember that we are and this goes for every city and every county and every CDD, it is representative government so the scope of your position is a legislative position. A position as an elected Board member to put the policy in place for your staff to go implement that policy. The issue with liability is that a tricky attorney, and I know some of them are very creative and they would say that you in going out there and doing this hurricane plan were acting outside the scope of your role as a Supervisor, which could potentially remove you from some of the protections that we have in place. Let's say something happened with you or let's say a Supervisor was assigned and they did something wrong and someone was injured. They could try and bring some sort of claim on that. It might fail, or it might work, but it exposes you to more liability by putting yourself out there and doing something that is typically done by staff.

Mr. Flint: As far as input goes, you guys set policy we carry. The theory is you set policy, we carry it out. If there is input that the Board wants to provide, we are always open to input. Within the framework of the Sunshine Law, which is kind of handcuffs on everybody, but that applies to every governmental entity out there. So there's a lack of ability for you guys to talk to each other outside of these meetings, but you can talk to staff and we can talk in these meetings about issues or concerns.

Mr. Costello: To be quite honest with you, I think I saw every Supervisor at one time or another in this building talking to Tricia, or offering help or something of that nature. Sunshine Laws I couldn't agree with you anymore, they tie our hands. I can't say it in any other words.

Mr. d'Adesky: I wish they weren't around. It would make my life a lot easier.

Mr. Costello: I can well imagine that it would. The only thing that I can say is you look at Senators, you look Congressman, they all sit, and I am sorry, but they plot against one another in order to get what they want.

Mr. d'Adesky: And they are exempt.

Ms. Adams: One thing that may be helpful moving forward is that each year before storm season begins, so for example in the May meeting, we can put a draft of the hurricane preparedness plan for staff, the policies as reminder and at that time have an opportunity for Supervisors to review and get some fresh input.

Mr. Costello: And I realize the only thing is whatever goes on between you and I, the general public, they never hear about it. That is number one. Number two I have 35 years in emergency services, and I think I know a little bit of what goes on. I would like to see the Board of Supervisors here take a little bit more action within the community.

Mr. Deane: We saw what kind of help we got from the City of Lake Wales. They were glad we were cleaning the street. I was out there cutting down a tree that was in the street. They were glad we were cleaning the street because they hadn't even been here. That is the day after the hurricane, not the day of.

Ms. Pontious: I think one of the things that we can do that might help in dialogue with Tricia I learned that something I didn't know, we do not have a resident as Chairman of our CERT committee. There was no one willing to step up and take that responsibility. So that is being handled by someone off site. Maybe we would need to put out an appeal to see if we don't have some local person willing to do that so that we have firsthand information here rather than working with an outsider coming in to help us. We also had as Brenda points out in here, we had some snafoos with security. I think those snafoos maybe can be addressed. We have a security person here, but I think we know where they are. I think they have been worked on. I think they are going to be fixed and we can only move forward with the assurance that it won't happen again. However life is life. Things do happen.

Mr. Flint: On the security issue, we had a situation that the person who was assigned lived in a mobile home. They were ordered to evacuate and this happened close to the storm time. We did have an alternate plan and that alternate was we have one of the security officers that lives within the community here on site. So there was an alternate plan. We didn't have someone in the clubhouse, but we did have someone in the community that had keys to the facility. The whole idea of being in the clubhouse

during a storm is not to address issues that happen during the storm. It is to be there when the storm is over and it passes to be able to help assess any situations that may need to be addressed after the storm. We did have somebody within the community that works for the security company ready to do that. There was a plan B. It wasn't that we didn't have a plan. It didn't strictly follow this. Having the clubhouse wide open during the storm I know the policy talks about keeping it unlocked. This falls on me, my concern about that is I don't want people feeling like they can go to the fitness center when the eye of the hurricane is flying over and work out. It is a safety issue. People need to be in their home where they are safe, not traveling the streets and bowling or using the fitness room. That was kind of the concept of why. If there is a storm event where this has to be used as a shelter, obviously that is a different situation than what we had. We knew at that point that the storm was coming close that it wasn't going to be a category 4 storm. It wasn't going to be that level of storm. So we tried to be flexible. We communicated during that period.

Ms. Pontious: I think Brenda's concern and mine is too, is what do we do? We were so lucky that this wasn't any worse than it was. We never lost power. We have so many things to be grateful for, but what ifs start cropping up. What do we do as residents to assess or protect, whatever, the community facilities in the event that there is no staff, or if there is no security, then what is the responsibility and how many are willing to step up and do something. Do we want to man our own gates to make sure that no one is coming in that is not documented? How do we want to proceed in the future to protect what we have? That is basically the concern. I think we need to move forward with a little more planning and decide how it is we want to proceed to make sure that things are secure in the event so that people aren't coming in from the outside as soon as they can get out of their homes to see what kind of damage there is here that they can take advantage of. Things like that in the future. We will work with security. We might need to establish some kind of group working here to see just how much residents want to be involved in protecting, or is it better to just let residents take care of their home and their personal facilities? Staff when they get here takes care of the building.

Ms. VanSickle: I guess one of my concerns was the dissemination of information. When I left here I was told one thing. When a resident asked me I gave them the information that I had been given. Then it changed. I didn't know it. I was giving out information that was not factual. I would have appreciated knowing that it had been changed. I appreciate knowing when did the gate close and open up. When was it not manned and when was it manned? We also had the issue of the gate blowing open. A ton of people calling me that they saw that the gate was blown off and they called the gate to let them know but nobody answered. I said well they are manning the clubhouse. They weren't manning the clubhouse. I felt like I was giving out bad information because I didn't know what was going on. I don't like being in a position where I don't know what is going on. I feel as a Supervisor I have that right to know. West outperformed us on this storm. I am sorry, but they did a wonderful job. Jim, you did a great job. Countless residents have come up to me and said why we weren't given this information. Tricia and I talked, and she said I put out a lot of that information, but I think the sound bites that came out and the frequency, people appreciated that. They didn't know what to do. They didn't know where to turn for answers and they appreciated getting that information. One of the main things being the trash pickup. I think information needs to flow a little bit better. If staff isn't on site, maybe our Chairman needs to have access to the media because if something happened in here and there was no staff, who is going to give that information out? That is a concern that I have.

Ms. Adams: I do have just a couple of remarks. I felt that residents were remarkably prepared for this storm. I had a lot of feedback from residents that said they were stocked up with water. They were stocked up with supplies. They were ready for power outages. Residents shared garages to safeguard vehicles. People who were not in attendance offered to share generators and propane. Residents, although it was a frightening situation, were remarkably prepared. I think you have to look back at all of the things that happen at Lake Ashton on a continuous basis. Before hurricane season each year we publish guidelines for residents, including resources to important public safety groups for City of Winter Haven, City of Lake Wales, Polk County Emergency



Management, Florida Disaster.org Make a Plan, Polk County Emergency Alert. We try to have residents familiar with all those resources so that when they need help they feel like they have some guidelines. We bring someone in every year from Polk County Emergency Services and she goes step by step on how to prepare for a hurricane. We encourage residents and we promote attendance at that meeting. The plan is to get residents so that they can shelter in place and be safe. That is the goal. Each month during hurricane season, we put a reminder in the newsletter, as a matter of fact if you look at the September newsletter, there is reminder September is peak storm season. Make sure you are prepared for severe weather with information on linking to the hurricane resource center. At Monday Coffee we remind people it is hurricane preparedness, don't donate all your water to Care Center just yet. We have more time to go. During the robust preparations for Hurricane Irma, there was widely published public safety information. The questions that we got at the Activities Desk were regarding shelters. We had handouts for local shelters. The other questions that we received were about sand bags. So you will notice we posted on the website locations for sand bags. That was emailed out to residents. Within days of the storm we had information going out regarding the status of amenities as to what had been rescheduled and what had been cancelled. Immediately following the storm we were able to do an initial assessment, and GMS staff was on site Tuesday. We went through all of the important information that needed to go out with email messaging that day, were in contact with Florida Refuse and contact with City of Lake Wales, as well as recognizing we had some problems with telephones services. One of the important amenities, the pool, would not be open until 5:00 p.m. so all of that information was consolidated and emailed out that day. For the people who did not have electronic messaging or electronic mail, we made sure that the roving patrol officer had information so that they understood the schedule for trash pickup that week. Also, so that they understood that the telephones at the clubhouse were out so that they could pass on that information to anyone who was out and about on the street inquiring. Again, I feel like what Supervisors want is a dynamic staff that can respond to evolving emergency information and exercise good

judgment. I think that I have to commend all of the GMS employees. There was not one employee who had electricity at their home, and in some cases there were employees who were traveling on Highway 27 without any traffic lights, which was probably just as dangerous as Hurricane Irma. All of the team came to work on Tuesday ready to work, and by work I mean pick up shingles, pick up debris, and make sure that the clubhouse was open and ready for residents to enjoy. That was really the priorities. The day after the hurricane passed we had our commercial pool vendor here. We were the first client that they came to see and visit. We had our roofer here making temporary repairs to safeguard the facilities. We had the Hartline Company here securing the Berwick gate to make sure that was back in order. So we really had a sense of priorities. We had Yellowstone, Alan and I spoke on Monday, Yellowstone was here on Monday. We were able to ride through the community. We saw what trees were either encroaching on the road or potentially could fall on the road. Yellowstone was able to mobilize their crew early on Tuesday and take care of those important safety projects. So there was a lot of good things that happened in terms of safeguarding the facilities and residents being prepared for the storm.

Ms. VanSickle: I guess my question still is when staff is not on site during a hurricane or some other type of emergency, we as residents have no means of disseminating information.

Ms. Adams: I believe that you texted me on at least several occasions. Was there ever a time that it took me more than one or two minutes to respond to a text?

Ms. VanSickle: No, but in an emergency, going forward say something happens and there is no power. Phones die and if you don't have power and your phone is dead how could we get out information? We had power here. We could have disseminated information. If staff was off site and could not get here I know for Lake Ashton II, Jim puts out a lot of information. What I am asking is should our Chairman have that access because we are on site? If we are here and there is no staff available, if I can't get in touch with you, shouldn't somebody here be able to put out that information?

Mr. Flint: We will do whatever you guys want us to do. If the Chairman wants that responsibility, and the Board wants to be more hands on, we are willing to adapt to whatever structure you guys want. We always see our role as making sure that you are not inconvenienced by something that we should be doing. So we just take care of it. We manage it and don't think unless you all want to that you need to be doing some of those things. That is what we are hired to do and we want to make sure we are doing them. We want to make sure we are doing what you ask us to do. Now if you want to be more involved we will adapt to whatever structure you all want. We manage a lot of communities. Every community is different. Every Board is different. Some Boards want to come to the meeting. They want the meeting to be short. They want to be gone and that is it. They rely on us to manage it. Other communities, they want to be hands on. They have Board members that have designated responsibilities. We work through that and within the confines of Sunshine Laws sometimes it gets a little bit scary, but you know we are not stuck to a certain model here. We are willing to adapt to whatever the majority of the five Board members want us to do. We are telling you what we did and what we think we did right. Was everything perfect? Of course not. It never is. There are always opportunities for improvement. As Tricia mentioned looking after a disaster looking at your policies, looking at what we did and what we didn't do is always healthy. We are happy to have that conversation.

Ms. VanSickle: I want to be kept informed. That is very important to me.

Mr. Costello: Same here.

Mr. Flint: Again it comes down to what the desires of the individual Boards are. Some just want to know that it is being taken care of. Others want details. There is communication that goes back and forth amongst staff during a storm, before the storm and after the storm. Over the weekend Tricia and I communicated a lot. Alan and Tricia and I communicate, and she communicates internally with her staff. We can make sure we are giving more regular updates to the Board members so that you are included if that is your desire.

Ms. VanSickle: Yes.

Ms. Pontious: Mike certainly has the credentials to work on this. You are fairly new on the Board where some of us are short-timers. Would you be willing to work with Tricia moving forward and see what things we need to do?

Mr. Costello: Yes. One of the questions I have for Tricia, I see all these different organizations that did an excellent job over the time period. Do we have any kind of certificate of appreciation that we could maybe give? It is always nice to say thank you. To hand somebody something they realize you appreciate what they have done for us.

Ms. Adams: Yes. We certainly could provide anything that the Board wanted to provide. I will say that you probably noticed in the October newsletter that we did take the opportunity to happily recognize Community Emergency Response Team. We have found that historically that kind of highlighting an organization and bringing attention to it will help for them to gain the support that they may require in the future. Carol already mentioned we have been trying to assist with recruiting leadership for that group so this was an opportunity, and you will see that there was a color photo montage highlighting the work that they did immediately following the storm. I think a certificate would also be nice.

Mr. Costello: I appreciate the fact that you did that, but at the same token the members of these organizations, and it may only be a piece paper, but it is our way of saying thank you.

Ms. VanSickle: I was in here the Saturday before the hurricane and Matt was busily moving chairs around. I ran into a lady in the hallway and she was looking for Matt, she said she wanted to thank him for all he did. She said you guys need to give him a raise. The things that he has done around this building and for residents was very much appreciated. Residents really appreciated the extra support he gave them.

Mr. Costello: I would like to say that I would like to see some sort of appreciation when we go out to these people the employees also did an excellent job.

Mr. Flint: Would you like that presented at the next Board meeting?

Mr. d'Adesky: A lot of Boards do that.

Mr. Costello: Ok.

**C. Discussion on Supervisors Attending Conferences (*requested by Supervisor VanSickle*)**

Ms. Pontious: Ok we have a question on conferences.

Ms. VanSickle: From time to time there is various conferences on CDDs. I have attended one on a HOA that I found very helpful. It is a good means of networking. You learn a lot of things. I first found about geothermal with pools that way. There is one that is coming up the 24<sup>th</sup> of this month. It is for special districts and I was interested in going so I filled out the registration form and when I got it back it said if you are the member of a governmental entity some say you can't accept any gift. You have to pay \$50 at the start of the conference or if it is a reporting issue they will show how to report it. So I sent an email to Andrew to do this right way within the law and all that stuff. Due to recent legislation it would be better to pay the \$50, so I asked for the state statutes because I have been told from somebody else that is was a reporting issue. I wanted to find out if I need to pay the \$50. I will pay the \$50 because I am going to go. It is an educational experience. I want to get the information but if I don't need to pay the \$50 I would rather not do that. I wanted to find out exactly what the ruling on that is?

Mr. d'Adesky: The issue is a very long statute. I sent you the whole statute, I don't know if you tried to read it. It is long. The issue is to that is a lot of these trainings are not all created equal. So that is one thing you have to realize going into it. Some of them I go to, a great one you know there is great ones on Sunshine Laws and public records that are put out by certain foundations or certain nonprofits. We attend really legal education on these topics. Every year I am probably listening to between 16 and 24 hours of local government law related updates as to any changes in the law. I read the journals sent to me every month. There was just a case involving public records requests that changed the law in that in Florida slightly. We are always doing that and we are always willing to put on any. If you want information, I am willing to present that. Say Andrew, I would like a refresher on meetings or something like that or public records. I will do that for you. That is part of my job. With the meetings, some of them are put on by vendors and by lobbyists. The statute treats those differently. You have to realize that they can call it the special district extravaganza but they can be trying to sell you a Lexus

and some landscaping. A lot of them do have ulterior motives. As an attorney, I get these all the time, these companies trying to sell me products and to come and sell these things to you. So that is why especially looking at that one in particular it looks like there is some companies that have corporate interest and may try and market certain landscaping and technological products to you. So out of abundance of caution, because I always go with the risk averse option, not the riskier option, I say it is easier to pay it then have to deal with potential violations. So in this particular case because of the folks that are putting it on, Jan and I both thought that is would be safer just to pay the amount.

Mr. Flint: In a nutshell, correct me if I am wrong, you can't accept any gift, quote gift over value of \$100. Anything over \$25, there is a reporting requirement. You have to disclose. You have to file a special report disclosing that gift whether it is ticket to a Magic game, or if it's a meal that cost more than \$25. In this case, the interpretation was because of the value of the food and the other things associated with this conference that either you pay the \$50 or you need to disclose the \$50, which there is a separate report for that. Alternatively, the Board has the option you don't have it in your budget, but if those types of training were something you wanted the ability to do, the District can pay travel and per diem, registration for trainings for Board members. There is the Florida Association of Special Districts. There are some entities out there that do have conferences that some Board members attend. That would be an option, as well. The Board could choose to pay the \$50. That is another option.

Mr. d'Adesky: That is a little cheaper than having me look at it at every single time.

Ms. VanSickle: I don't know how the Board would feel about paying the \$50, but what is the difference between reporting it? What is the issue with just reporting it?

Mr. d'Adesky: The issue is you are going to have spend a certain amount of staff time looking at that and reviewing that and going through that disclosure. By that time you have already spent more than \$50.

Ms. Pontious: She is saying why can't she just fill out the form?

Mr. d'Adesky: It is possible to do, but it does take a certain amount of time and information that you would have to collect for that, so that is why we typically just

recommend paying it because it is usually easier than you having to go through the disclosure process.

Mr. Flint: We can get you the form or direct you to the form if you want to file it.

Ms. VanSickle: How difficult is that? Because I am going. If I have to pay \$50, I will pay \$50. I am not asking the Board to pay per diem and stuff. I am getting there. I am going to spend my time. I am looking for information networking possibilities. What I am working on right now, is I am trying to make contact with an HOA in Lake County that is getting ready to put solar in to power their clubhouse. They have done it through a private agreement with an investor. They are going to be paying 80% of what they have for their electric bill for the last five years and average of 80% for the next five years and then it will be paid off. I want to find out how they have done it. That is the type of information I am looking for because can you imagine if after five years we didn't have to pay an electric bill in this building? This is the type of stuff that can save us money.

Mr. Flint: No one is trying to impede your desire or ability to do that.

Mr. d'Adesky: If you want to work with George that is fine. I just thought it would be easier, that seemed like the easier of the two options. If you want to work with George to get you the paperwork that is fine.

Ms. VanSickle: If I can be legal with the paperwork I would rather do the paperwork, but if I have to pay the \$50 I will pay the \$50. If I can fill out a form and not pay the \$50 and be legal, I would rather do that. Is there a problem with that?

Mr. d'Adesky: We will work with you on that. We can try and get that done.

Mr. Deane: Why shouldn't the Board pay for something like that?

Mr. d'Adesky: You can. It has to be a Board decision to pay for that but that is totally within the scope of what the Board could pay for.

Ms. VanSickle: There may be other conferences that people want to attend. I think maybe if we are going to do it for one we need to do it for all.

Ms. Pontious: Why don't you look at the form and see how tough it really is. If you end up paying for it, keep your receipts, and bring it back to the Board and we will take care of it.

Mr. Costello: Does the form have to be filled out prior to going?

Mr. Flint: I don't think it has too.

Ms. Pontious: You only have a week or so if you have already registered.

Mr. Costello: I also intended on going and quite honestly, I mean if it's a time sensitive issue, I think it is the 24<sup>th</sup> of this month.

Mr. Flint: I will get the form to you. I have only filed it once in the last ten years and I filed it after the fact because I didn't realize there was a value until after the actual event.

Mr. Deane: I would like to make a motion that if Board members are going to attend conferences to benefit the community I don't think \$50 or \$100 is going to break the community. I think that the Board should pay for it and that is my motion.

Mr. Ference: Second.

Mr. Flint: I know I am not a Board member, but just for discussion that process you may want to have the Board member come to the Board prior, just to disclose or get approval rather than going to a conference and coming back and saying it was \$1,000 and I was staying in a Marriott.

Mr. Costello: Can we put a cap on how much?

Mr. Flint: You can do whatever you want. Some complex organizations actually have a travel per diem budget and an allowance for each Board member. There are a lot of different ways you can do it. It is however you all feel comfortable.

Ms. Pontious: So you are adding prior approval to your motion?

Mr. Deane: Yes, this would be for prior approval of this October 24<sup>th</sup> meeting.

Ms. Pontious: Any further discussion?

On MOTION by Mr. Deane seconded by Mr. Ference with all in favor Board members attending conferences are to be reimbursed for expenses with prior approval of the Board was approved.

## SEVENTH ORDER OF BUSINESS

## Monthly Reports

### A. Attorney

Ms. Pontious: Andrew, do you have anything else for us today?

Mr. d'Adesky: Nothing else.



**B. Community Director – Monthly Report**

Ms. Pontious: Tricia. Community Director's report.

Ms. Adams: First and foremost, I would like to introduce John Cruz, who is with Community Watch Solutions. I think he had planned to come up and introduce himself to the Board. He is active at Lake Ashton and he has recently taken over this account, but I have seen him three times in the past week and it is good to see him this morning. John?

Mr. Cruz: Good morning. My name is John Cruz. I am with Community Watch Solutions. I am the new account manager that will be overseeing the security operations here at Lake Ashton. Some of the things that Tricia and I have discussed like Tricia said we met several times over the past couple of weeks now. I am out here to help you guys. Whatever needs you have, I am here to make sure that happens. Whatever you hear from security, let us know we will make it happen. I plan on coming out several times biweekly making sure that our staff is up to par and doing what needs to be done and making sure that we are meeting all those contractual obligations.

Ms. VanSickle: We are going to be staffing a pool officer starting Thanksgiving to Mother's Day. One of the problems that we have had in the past is that the person starts and usually isn't well versed in what the responsibilities are. I would like to see us hit the ground running with that so they know exactly what the job responsibilities are.

Mr. Cruz: Yes. Ron and I have been discussing that. We will definitely make sure whoever is posted there will meet those requirements and is able to perform the duties.

Ms. VanSickle: Also going back to the hurricane, I don't want to beat a dead horse, but in the future does Community Watch Solutions have the staffing to make sure that positions here are staffed when needed?

Mr. Cruz: Absolutely.

Ms. Adams: Thank you, John. In addition to the community director's report, which is a four page report that was transmitted via electronic mail, I also sent out an electronic communication this week regarding Tampa Electric Company. We are in a great position right now because they have agreed to take these final three accounts that are double fixture street lights and convert those to the single fixture street lights. So

yesterday I did send a copy of the agreement out and we are seeking a motion to approve that agreement and move forward with that project. Are there any questions on this process? I did add a little bit of background, especially for Supervisor Costello, who may not be as familiar with the project.

Mr. Deane: Tricia, this is the final for Lake Ashton correct?

Ms. Adams: It is the final for Lake Ashton CDD, yes.

Mr. Deane: I make a motion to accept TECO contract for changing the street lights.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to move forward with the final installation of single fixture street lights for Lake Ashton. Any further discussion? All those in favor.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the TECO contract for installation of single fixture street lights for Lake Ashton CDD was approved.

Ms. Pontious: Thank you so much. This has taken years of work.

Ms. Adams: It has taken years of work, but thankfully at the end of this round all 233 street light locations will be converted. It is good news.

Ms. Pontious: I have said this before, but just so you understand the work and where she started with this. Every one of those poles has a number on it. The first billings that she started checking, it was fine when the builder built the place and all the poles had a number and he paid the bill for all of them. When we started breaking things apart and we had CDD I and CDD II and golf course lights and everything all on one bill had to be broken apart. Physically someone had to go out and check all of those numbers and make sure they were on the right bill. She was working with TECO representatives who really didn't want to do this. So it has taken probably a good three or four years to work through all this mess with TECO and make sure that we were being charged for the right poles and the right places. It has been a phenomenal task. She has stuck with it all this time to make sure that this is happening so we thank her for that.

Ms. Adams: It is my pleasure. Truly the best part of this agreement that was just approved is that it is for three accounts that are not yet expired. You may recall that earlier TECO would only allow us to convert the street lights where the ten year agreement had expired. The good news was in this case they were willing to make the conversion sooner without any contract buyout expense and with no capital up front cost. So good news. Another thing that I had transmitted to Supervisors was an orientation schedule for new residents. We had orientation in the clubhouse ballroom this past Wednesday on October 11<sup>th</sup>, and Supervisor Costello attended that. Then we have upcoming orientations in December, February, April and June. I suggested a schedule based on the earlier rotation that I included in the email and also in the community director's report. I just want to confirm that is a good schedule for Supervisors. It would mean that Bob Ference is scheduled in December, Brenda VanSickle is scheduled in February, Carol Pontious is scheduled in April and Borden Deane in June. Does that schedule work for everyone? Ok, we will move forward with that as a plan. Are there any questions on any of the content that was in the community director's report?

Ms. Pontious: How many people did you have at the last orientation?

Ms. Adams: We had just over 60 new residents at the orientation. Again, Supervisor Costello was here and we appreciate him coming and sharing remarks on behalf of Lake Ashton CDD. I think he will agree it was an energetic crowd and an upbeat forum.

Mr. Costello: Yes, it was. A little short notice on my part, but it definitely was well attended. I think everybody left here with a pretty good feeling about what goes on in this community.

Ms. Adams: That is all I have unless there is any questions?

Ms. Pontious: Do you want a reminder again about the fitness center restrooms being closed?

Ms. Adams: The fitness center restrooms are undergoing tile refurbishment. Right now if you go in you will notice there is caution tape to close the showers. The showers needed to dry out for a few days before the work begins with grout restoration on Monday. The showers will not be available until October 23<sup>rd</sup>. During certain times the

restrooms are open, but during certain times people may not want to access them while workers are present. So we have been notifying residents via media and I have also been in communication with water aerobics so they are aware of the scenario.

### **C. Field Operations Manager - Monthly Report**

Ms. Pontious: Field manager.

Mr. Scheerer: Good morning. The field operations report was included in your books. If anybody has any questions regarding it I will be happy to try and answer them.

Ms. VanSickle: I love the new pool umbrellas. They are being very well received. The wasp nest being sprayed under the handicapped lift probably needs to be ongoing because they seem to be taking up residence there. There is a small opening and they go up inside where all the cinderblocks are. And the magnolias on the Boulevard are looking really sad.

Mr. Flint: Are you talking about the base of the magnolias?

Mr. Scheerer: During the hurricane, it was a really large wind event. We did receive a lot of wind damage to a lot of the trees. I know Yellowstone was out recently and did a fertilization of those trees and the shrubs in the Boulevard. I don't think there is anything to be concerned with right now but as with all of our landscaping through all the communities that we manage, there is going to be a little bit of shock due to the high winds. We are just going to have to monitor them, but I think the magnolias will be fine. Right now we don't have a level of concern other than the fact that we would like to see them dark green and looking good, but we are just going to have to wait and see what the end result of the storm was with all the wind damage that we received.

Ms. Pontious: Lush trees are not going to be a product of this winter.

Mr. Scheerer: Some trees won't be, no ma'am. We do have a little bit of algae that we are working in my two favorite ponds on Aberdeen and Berwick, but that is an ongoing battle. I met with Applied Aquatic this morning and we just had a quick meeting with Archie and them. I think we are ok pond wise, as well.

Ms. Pontious: We have had some concern again this week about the mowers. We have had a lot of wind, so a lot of that debris from the mowing has been blowing. We were assured that they have been instructed to make sure that they mow away from the ponds.

Mr. Scheerer: The mowers themselves are mulching mowers, so they don't have an open discharge on the mower. The theory behind that is the grass clippings drop directly where they are. We have absolutely no way at all to ensure that there is no grass cuttings that get in the pond but they do start at the bottom of the pond and work their way up. They start at the property for the residents where the homes are and work their way back out and they string trim in such a way as much as possible when you are weeding the edge of that pond to try to blow as much of the grass clippings away from the water as possible. I can assure you our lakes are good. They are not intentionally discharging grass clippings and debris into the stormwater system. Chris had actually sent an email, Chris Bower our manager for Yellowstone that outlines the protocols that Mario, who has been here forever and does an amazing job in making sure the property looks as good as possible. That protocol is in place and is followed consistently. I can't say it enough, there is no way for us to not get grass clippings, especially when you are trimming. We will do our best to do that. It is not a problem for the pond other than it looks bad for a while, but every effort is being made to address that. I have a mulching deck on there as opposed to an open discharge that is one of the avenues that keeps the grass in place as best as possible.

Ms. Pontious: Thank you.

#### **D. CDD Manager**

Mr. Flint: There are a couple of issues that we are continuing to work on as a result of the hurricane. One is obviously the roof of this building. You have seen that there has been some temporary repairs done. The roof is not leaking at this point. The repairs are holding and we are in the process of working with a roofing contractor and the insurance company. We are also getting a second bid so that we are sure that the price is competitive. The roof is very expensive on this building. Both the contractor and the insurance adjuster are recommending that it be completely replaced based on the amount of damage. So that is expensive. We do have wind event coverage, but the deductible on wind events is different than your normal deductible. The deductible on wind events is based on 2% of the value of the asset so it is a higher deductible, but it is a big number

so we are continuing to work on that. The other thing is the canopy over the seating area, the structure itself is fine. The canvas needs to be replaced so we are working on getting pricing on that and filing a claim on that as well. Before we move forward with that, I know the Board might want to have a discussion on whether you want to continue to have a canopy awning like that or do you want to have a hard roof. Once we get the numbers and understand what our insurance coverage is we will come back to you and have that discussion.

Mr. Deane: George, are we getting a price for a hard roof at this time?

Mr. Flint: We haven't yet. We have got prices from when we looked at it previously, but that was five or six years ago.

Ms. Adams: The last time I spoke to a contractor about it I spoke to Semco. You probably recall that they did the cinema refurbishment as well as the dormer refurbishment. They said they were not in a position to be able to prepare an estimate without engineering plans because of the lift with that kind of structure and being adjacent to the lake. What kind of other support it would need and how far things would need to be counter sunk etc. etc. They would need to have engineer plans in order to provide an accurate estimate.

Mr. Flint: Some of the companies that do that type of work have their own in-house engineering capability because it has to be permitted. There would have to be footers poured obviously because of the uplift and all that would have to be designed.

Mr. Deane: I understand that and we had a price before, I think it was like \$23,000 or something like that.

Ms. Adams: That was prior to 2011. Was that after Charlie?

Mr. Flint: I don't know. We will go back and look at it.

Ms. Adams: 2004 was Charlie.

Mr. Flint: It was after that.

Mr. Costello: I realize that we don't have all the pricing in for all the damage that had been done. I am sure that we have many different claims out there. In the end, we will get a report as to what this storm actually cost us?

Mr. Flint: Yes, we can put that together. A lot of the costs are not covered by insurance. The landscaping insurance company doesn't insure. After Andrew they stopped including that in policies so a lot of the costs are related to that. They are not going to be covered. We can go back and give you a report on what those are.

Mr. Costello: That would be appreciated. The only other thing is I can imagine that some of the damage may not even meet the deductible within the policy. If we piecemeal it and you give us this piece and that piece, and I am not blaming you by any means, but if we had a report giving us a total of what this storm actually cost we would appreciate it.

Ms. Adams: We set up an account for that.

Mr. Flint: Yes, and we are tracking those expenses so we can provide that.

Ms. Pontious: Alright, do you want to go to the check run summary?

## **EIGHTH ORDER OF BUSINESS**

### **Financial Reports**

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

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

Mr. Flint: Do you have any questions? We have the check run summary dated October 13. The general fund is \$172,812.15 and the capital project fund is \$7,240.70.

Ms. Pontious: Are there any questions on the check run summary? If not, we need to have a motion.

Mr. Costello: I make a motion that we accept the check run summary.

Mr. Ference: Second.

Ms. Pontious: We have a motion from Mike and second from Bob to accept the check run summary.

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

Mr. Flint: Again, you have the combined balance and statement of revenue and expenditures in your agenda. If you have any questions we can discuss it. There is no action required by the Board on those.

## **NINTH ORDER OF BUSINESS**

### **General Audience Comments**

Ms. Pontious: Ok, then it is time for audience comments.

Mr. VanSickle: Jack VanSickle, 4060 Ashton Club Drive. A couple of questions. I heard earlier that we do have a basketball that is kept in the office. If I want to play ball at 6:00 a.m. or 6:00 p.m. when it is cooler, how do I get that ball?

Ms. Adams: The club office is from 9:00 to 5:00 so that would be a challenge, but truly so few requests over the years. We would be happy to move it to the shuffleboard court. We just have kept it in the club office to be assured that if somebody requested it we could air it up before it goes out.

Mr. VanSickle: One concern that I have that I really want to emphasize is dealing with the Supervisors that are sitting there. You guys are elected officials for the residents. You speak for the residents. You have a fiduciary duty to the residents, but what I am hearing is that is the change in, and I will take on the hurricane because that is easy and you discussed it, the policy that has someone close the gates, has this building open in case somebody has a problem with a house that has to transition here, that was changed and you guys didn't know anything about it. Well let me tell you about an experience that I had a few years ago when I was Mayor of Lake Wales. Leon Davis, I am not sure many people remember his name, but he was a gentleman that poured gasoline on two vehicles downtown and set them on fire. If I had been Mayor then and I was and that Supervisor of the city had not notified me so I knew what was going on when Tampa and Orlando media wanted to know what the Mayor knew and what was going on with that case, I would have been really embarrassed. You Supervisors are in the same situation. I know I have a Supervisor that lives in my house, and we were getting constant calls on what was going on during the hurricane. She didn't know. You guys need to change that. You stepped around it quite a bit, but those issues are not changing. You guys need to know what is going on. If you don't, change it. If not, don't sit up here and represent us. It came up that if residents don't have an idea of what is going on people go out and help. Borden, you did that during the hurricane. That will happen. 9/11, we all know what happened on 9/11. I was originally in 2001 working in the Pentagon. Right before 9/11 happened, my office, because it was next to the wing where they found the plane, moved to Dulles Airport. When the plane starting hitting the Pentagon and the other



ones up in New York, the employees, this is military and civilian employees, developed a team that we were actually walking the parking lot trying to protect our building. People will start to help themselves in the neighborhood. This hurricane we had we were lucky. It was not that bad. I was out early. There was confusion everywhere. Trying to get into this building, there was confusion. It was word of mouth on how to get in here. That is why the West looked better than we did. You guys need to change that. How do you change it if you are not getting the information? We need to start with Semco. I worked a lot with Semco. I recommend to you guys if that is the only bid you have don't accept it, go out and get some other bids. You need to be doing that with your contracting. Compete them and see what is out there. Don't take everything for granted because you guys are the ones looking bad because you don't know what is going on in the community. Thank you.

Ms. Baker: Nancy Baker, 4280 Dunmore Drive. I just have a request. About a month ago, I got a call from the CDD and they invited Lake Ashton Veterans Association to design and install a wall of honor in their building and they were kind enough to help us decide the design. There was a couple of us and it is in a very prominent place. My request for the CDD is to consider allowing Lake Ashton Veterans Association to erect a wall of honor in recognition of veterans that live in the community. I would hope you would give that great consideration.

Mr. Costello: Nancy, I know that this has been a project of ours that you have looked for a long time. I would like to see maybe, Tricia, you could work with Nancy, or somebody could work with Nancy in order to get something done.

Ms. Adams: Do Supervisors envision this as part of the Veterans Memorial? We have the Veterans Memorial with the military branches of service.

Ms. VanSickle: You are talking about in this building.

Ms. Baker: In the building. Tricia was very kind. This was some months ago, and you will have to forgive me because time has kind left me by here, but what I was offered was a place in the cabinet, and that is not acceptable for what we would like to do as a veterans organization here at Lake Ashton.

Ms. VanSickle: I would like to see us find a place to honor our veterans because veterans are a very important part of this community. With everything going on in the world today I think we need to keep that patriotism alive.

Mr. Costello: Without you we would not be here today. Thank you for your services.

Ms. Adams: So just to clarify. I know that when we talked about a wall memorial, for those that have been to Washington DC that is a structure with names.

Ms. Baker: We haven't finished the design over in the West, but what they are allowing us to do in their media room, we are going to have all the branches of service with metal logos almost like a challenge coin, but bigger for each branch of service. Then the names of all of the Lake Ashton veterans. So it is not over powering, but very well done and I think when we complete it, it will look very good.

Ms. Adams: Is the intention to replicate that size?

Mr. Costello: That is what we feel if that is what you feel working with Tricia, if you feel that if we could find a proper place to put it in here. Like I said, we owe our existence to the military of this country.

Ms. Baker: Thank you. I appreciate any consideration. I will be more than happy to work with anybody who will work with us.

Mr. Costello: Tricia, are you able to work with Ms. Baker?

Mr. Flint: We will need a little guidance, though.

Mr. Costello: No matter what you do in life somebody is going to argue with that you should have done it the other way.

Mr. Flint: Exactly, so my preference would be that they come up with a design and a recommended location. You guys sign off on it.

Mr. Costello: That sounds like a fantastic idea.

Mr. Ference: Nancy, before you leave, how large of a wall do you need?

Ms. Baker: I can't tell you exactly because we haven't set it up yet. One of the places I suggested originally was over by the kitchen or somewhere out in the lobby, but I don't think the lobby is conducive to take up that much wall space. You want it where people will see it. That was my big thing.

Ms. VanSickle: Are you talking about like above the doors where the exit signs are on that wall, or something larger?

Ms. Baker: Actually, see where that china cabinet is? Something of that size.

Ms. VanSickle: Ok.

Mr. Costello: How far have you gotten on the plans to do it at CDD II?

Ms. Baker: We pretty much got the design.

Mr. Costello: So you are going to have some sort of knowledge as to what amount of wall space you are going to need.

Ms. Baker: It might be a good idea for Lake Ashton Veterans Association to complete it and take a picture so you will have a better idea of what we are asking for.

Mr. Costello: That would be appreciated.

Ms. Baker: Thank you so much.

Ms. VanSickle: Thank you for doing this.

Mr. Zacharia: Murray Zacharia, 4004 Dunmore Drive. I have no idea what I am going to say because I am responding to what Nancy asked for, and I didn't know that she was going to be asking for this. I am concerned that what I am hearing is we are doing something over on the west side of Lake Ashton and we want to do something here on the east side. It continues to bother me tremendously that we talk constantly about competing sides. I would ask the Board to consider that this is Lake Ashton and creating a wall of honor, which I am all for that duplicates or replicates what is going on the west side is not a good use of our resources. If we have a wall of honor for whoever or whatever that it should be one wall of honor to be used for the Lake Ashton community.

Mr. Goldstein: I support the wall of honor. I know what they are doing over at Lake Ashton II. They are putting it in the activities room or whatever. What Nancy is talking about is a little more visible than what they are going to have. I think it would enhance the look also of the community here in the clubhouse. I also want to say something else. This morning I wasted three minutes because I was told by the Chairman that you were going to answer some of the questions that I wrote up. I haven't heard them. All I have heard was that we were more interested in protecting the liability of the

individual CDD members than the residents of this community. Again, as Mr. VanSickle said you have a fiduciary responsibility to the residents of Lake Ashton. I also asked about taking bids on the management of this community. I didn't get an answer for that, either. So I am upset. Communicating with us is important.

Mr. Costello: I have to argue with you. I sat here and totally tried everything I could with the hurricane preparedness and all this and yes, our attorney who if we are going to hire an attorney you might as well take his advice, or at least give it good consideration. Quite honestly yes, you are right, there are times when we have to stick our necks out. The only thing being is we have to develop a course of action. As far as the division that seems to be or people feel that there is division between the east and west right now, maybe the best thing that this CDD could do is request a meeting with the other CDD and sit down and iron out whatever the problems seems to be between the two organizations.

Mr. Goldstein: I agree, and I think a good step of what you have done yourself, is you volunteered to head up as a CDD member emergency or working with the emergency CERT group.

Mr. Costello: This is what you asked for. You asked for participation, and believe me I think every Board member they want to participate. They want to know what is going on and they want to help this community.

Mr. Goldstein: Let's not talk about the Mayor of Lake Wales, who I have attacked often in different things. He and I became good friends, but when you say he did not do a job we are all not doing our job also.

Mr. Costello: At this point in time, I think that we have seen quite a few members, I think Brenda was the one that said she wants to know what is going on. I agree with her. Borden agreed. I think we do want to know what is going on and yes, maybe we need to step up a little bit more. I think there is going to be an honest attempt to do that.

Mr. Goldstein: I agree, and I thank you for that. The next thing I would like to have an answer, are we going to have a bid system on everything. We are talking about Semco with this. I am talking about management of this company of this community also.

Mr. Deane: We have a bid system on everything. I don't know the exact date of the contract at the present time. We renewed it and it is good for a year.

Mr. Goldstein: This management company was put on the bid system and they bid for the job?

Mr. Deane: It was bid out several years ago. I am not saying it was bid out last year.

Mr. Goldstein: What I have heard, and I am asking for correction, if it was 2005 that the bid was put out, that is long time ago guys. Things change. You can't get too comfortable sitting at a job.

Mr. Deane: I haven't been on the Board since 2005, and I know it has been bid since I was on the Board.

Mr. Goldstein: I am asking to have information when the management bid would come up. I want to know it.

Mr. Deane: I will find out.

Mr. Flint: The answer is our contract automatically renews each year. You can bid out, there is a 60 days provision in the contract. You can terminate it at any time with 60 day notice without cause if you choose to do that. There is no legal obligation for attorneys and for District management to bid out. There is no threshold dollar amount, so unlike engineering services or maintenance services, which have dollar thresholds. I can just tell you in twelve years that I have been managing CDDs, I have only lost one District. The fact that it has been twelve years, it is not unusual in the world of CDD management. It is not to say that there is other companies out there that provide that service. It is up to you all what you want to do. All the employees that are in this clubhouse are GMS employees, so when you think about bidding it out, think about the people that are providing the service and whether in general you are happy with our performance. Again, there is always room for improvement. We always listen when the Board has concerns. If we are listening and we are not adapting, that is on us, but if there are stated concerns, I think we have a very good management team and staff here. We try to do a very good job. We try to be responsive. In the past we have been successful, but ultimately it is your decision.

Mr. d'Adesky: We work in many other districts, many of which George is not a part of. There is no bidding protocol in any of them to bid out routinely the management company every three or five years. We represent one community which has the management company that has been there for 25 years. Just so you know this is the norm throughout the districts we represent.

Ms. Pontious: Do we have any other comments?

Mr. Flint: I will mention one other thing, in regards to cooperation between Lake Ashton I and Lake Ashton II. The Chairman, the Community Director and I have met with the Chairman for Lake Ashton II and their Community Director on several occasions, and I know within the last two or three weeks the Chairman and the Community Director have met with their Chairman and Community Director and that was initiated by the Chairman on this side. So there has been an attempt to communicate. There has been an attempt to try and coordinate. I think, Mr. Costello, maybe suggesting a joint Board meeting. I don't know if that would help or not.

Mr. Costello: I think quite honestly one of the complaints is that we are involved with what is going with this. We really do need to be involved. There are two different CDDs, and I think we know in some ways we all need to get on the same page. There seems to be a little bit of a bump in the road there.

Ms. Pontious: We did have a meeting a month ago now.

Ms. Adams: Most recently it was within three weeks.

Ms. Pontious: Tricia and I and Doug and Mary met, and it was primarily over the issue that the west had made the decision that they were no longer to participate in the east's new resident orientations. So we had a meeting with them to see what they were unhappy with and how that could be changed and what we were going to do in the future. Correct me if I am wrong, but I think the synopsis of the meeting was that they really just wanted to do their own thing, and that they were going to have socials and they were going to do it in that format. They were going to have each of the new residents meet with Mary personally just to get information about the community. We were left to decide whether we wanted to buy in to that or if we wanted to continue doing what we feel works

for us. I think that we feel what works for us is evident by having 60 people at the last new resident orientation and having it go well. The choice was theirs to do what they wanted to do. The choice then became ours to do what we felt we needed to do.

Mr. Costello: I think that one of the things that is trying to be brought out here is that you set a meeting. I think that was the right thing to do, but at the same token all five of us should have been informed on whatever happened or transpired during the meeting. I think that the complaint out there is not everybody, not all five Supervisors are brought up to speed as to what is going on. We do realize that it happened, but a lot of it was maybe through talking with a friend or something of that nature. I think if the two CDDs Boards sat down and maybe tried to iron things out, quite honestly I think maybe it would go a little bit smoother.

Ms. Adams: I do want to confirm also that all Supervisors received the message regarding orientation. I did send out an email to all Supervisors on October 4<sup>th</sup>. It included not only the revised schedule but also there was commentary about HFC implemented a social activity for new residents and that Lake Ashton II and Lake Ashton Winter Haven liaison corresponded that they would not be participating in new resident orientation at the clubhouse. I just want to be sure that all Supervisors are receiving those message because I felt that was something you needed to be aware of.

Mr. VanSickle: Tricia, you just stated something and here is the point, the point is what Mr. Costello just stated that they didn't have any input into that decision. They should know what was going on. You putting out that message is not solving the problem. They did not know about it. They had no input to it. One Supervisor, one vote. You have five. Having one person in a meeting, unless the other four say you speak for us cannot make a decision. This is not saying anything against Supervisor Pontious, but they are not all getting the information and that is the concern I have seen and it is growing. That is why things have to change. The management company supports five Supervisors. It is not happening.

Ms. Adams: I want to say all Supervisors received this information. The meeting with Carol and me was primarily to appeal to CDD II to continue on the plan that we had

previously agreed on with the Supervisors. There was commentary about this being a discussion item today, so that is in particular why I brought up the new resident orientation.

Mr. VanSickle: You didn't mention how it came about. You folks when you sat down came up with this and said this is what we are going to do. This is what we agreed to. Then you told them this is what is happening. You didn't say a Supervisor was involved in it. You are missing the point. They have to be involved in that decision.

Ms. Pontious: Jack, I don't understand. There was no decision made.

Mr. VanSickle: I just heard that west wanted to go off and do it in another way.

Ms. Pontious: That was their decision to make.

Mr. VanSickle: That is fine, but these folks were not in the middle of the conversation to come up with that decision. It was only one person. You had a couple managers and the Chair there.

Ms. Pontious: Unless we do as Mike suggested, what you are speaking to is illegal. We can't all meet with them at the same time.

Mr. VanSickle: That is correct. Now if the Board says ok, Supervisor one, two, or three you go represent and make a decision for us I think that is a little bit clearer. They are aware that discussion is going on. The way they get their information is from the Lake Ashton rumor control that runs very well because you folks can have a meeting and within twenty minutes 75% of the people is aware that something is going on and there are twenty different versions of it. That is how the rumors start in here. I don't think the Supervisors, and I think Mr. Costello has that concern, that they need to be more involved. I think that is a problem also. I really do think they need to be involved.

Mr. Deane: Jack, nobody is questioning about being involved or not wanting to be involved. The problem was this was a decision of CDD II, which we have nothing to say about it. What transpired with regards to the orientation was the decision of CDD II. It had nothing to do with us. I am not talking about the meeting. I did not know what came out of the meeting until it just came up at this meeting. I am not talking about that. There is no need for an argument about their decision.



Mr. VanSickle: I am not arguing their decision at all. I am arguing that you guys should have known about it before it came out through the rumor mill because that is how you found out about it.

Ms. Pontious: These documents were sent out a week or two ago.

Ms. Adams: This message to Supervisors is dated October 4.

Mr. VanSickle: And that said that CDD II wanted to go separately. It did not say that there was a meeting between both CDDs and that this is what they wanted to do.

Mr. Flint: The decision was made before the meeting.

Ms. Adams: We went to try to appeal that decision to see if they would be willing to continue as had been previously planned.

Mr. Williams: Stan Williams, 317 Nicholas Drive. I just want to correct a statement. It was not a decision by CDD II. It was a decision by one person in CDD II.

Ms. VanSickle: Then CDD II has the same problems that we do.

Mr. Costello: I think the problem here is that prior to anybody meeting with anybody, everybody should be enlightened to the fact that something is going to go on. Then afterwards, be apprised of what transpired.

Mr. Mecsics: My name is Jim Mecsics. I am the Vice Chairman for CDD II. Obviously, we have communication that we have to work on. I have heard a lot of that back and forth. What I would like to do, we have a meeting coming up and what I am going to propose to our Board is that we set up a quarterly joint meeting with an agenda set up prior to that to discuss these issues where we have disconnects or disagreements on. There is going to be times when we don't agree and then there is going to be times when we do agree. I think if we could do it quarterly, we had one when we did the security contracts but if we do this on a quarterly basis I think we will get our communication working. That is from the CDD II Vice Chair's perspective.

Mr. Zacharia: I am still Murray Zacharia. Continuing on this same line of discussion, I have had a concern for a long time and still have a concern about the split in the community. When I first got here it was being talked about and this was in 2008. This had gotten better, and then of late things have gotten remarkably worse with more and more

talk of a split in the community, which gets me thinking about things like the amenity policy that we spent a lot of time on today. I would assume legally the residents of Ashton West because of the interlocal agreement have to abide by the rules that we make about amenities. I am not an attorney, I just use logic. That is the only thing that says that if you want to come over here and buy a ticket to something that we are putting on in this building you have to have an ID badge. How do the people who attend the socials and are given a package of information, are they getting the same information that the people who come to the every other month meetings here get? We have no idea who is getting what information about what and if it is a consistent packet of information? It is one community.

Ms. VanSickle: We need to have both sides working towards that goal. That is why Jim's idea of quarterly meetings is an excellent idea.

**TENTH ORDER OF BUSINESS****Adjournment**

Ms. Pontious: Anything else?

Mr. Ference: Now?

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

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Assistant Secretary/ Secretary

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Chairman/ Vice Chairman

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

**AMENITY FACILITIES POLICIES**

**November 10, 2017**

**Lake Ashton Clubhouse Office  
4141 Ashton Club Drive  
Lake Wales, Florida 33859**

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## **DEFINITIONS**

**“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, together with its appurtenant facilities and areas.

**“Amenity Facilities Policies”** or **“Policies”** – shall mean these Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time.

**“Amenity Manager”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

**“Board of Supervisors”** or **“Board”** – shall mean the Lake Ashton Community Development District’s Board of Supervisors.

**“District”** – shall mean the Lake Ashton Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Guest”** – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member or Renter and possesses a valid guest pass issued by the Amenity Manager.

**“Inappropriate Content”** – shall mean content that is fraudulent, harassing embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District public harm or disrepute; or is otherwise unlawful and is inappropriate and may not be sent by e-mail or other form of electronic communication or displayed on District computers or stored in the District’s systems.

**“Media”** – shall mean certain publications and media produced by the District and solely intended to provide community information, including but not limited to the Lake Ashton Times.

**“Non-Resident”** – shall mean any person or persons that do not own property within the District.

**“Non-Resident Annual User Fee”** – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Non-Resident Member”** – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** – shall mean Residents, House Guests, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.

**“Policies”** – shall mean the Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time, along with all other policies and rules of the District.

**“Political Issue”** – shall mean any candidate, political party, issue, referendum, or amendment that is subject to a vote of electors, whether local, state or federal.

**“Political Group”** – shall mean any group, club, or organization that supports, endorses, or opposes a Political Issue, as defined herein.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Rental Facilities”** – shall mean the Amenity Facilities available to the public and/or to Lake Ashton organizations for rent or reservation, in accordance with the Policies of the District and the laws of the State of Florida, including but not limited to the Ballroom (including adjacent Reflection Garden), Cardroom, Cinema, Conference Room, and the Gazebo.

**“Resident”** – shall mean any person or family owning property within the Lake Ashton Community Development District.

### **IDENTIFICATION CARDS**

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There may be a charge to replace lost or stolen cards or for additional cards.
2. Guest Passes are issued to guests prior to using the Amenity Facilities.
3. All Renters may be required to purchase their own ID cards (or similar access devices).
4. Guests will be required to sign a waiver of liability before using the District amenities.
5. Patrons and Guests may be required to present ID cards or Guest Passes upon request by staff at any Amenity Facility.

6. The Board of Supervisors (as an entity), the Operations Manager, the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
7. All lost or stolen ID cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.

### **NON-RESIDENT ANNUAL USER FEE**

The Annual User Fee for any person not owning real property within the District is \$2,400.00 per year, and this fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident Club Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

### **GUEST POLICIES**

1. All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under eighteen (18) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.

### **RENTER'S PRIVILEGES**



1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as purchase an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.
6. Renters may be required to present their ID cards in order to gain access to the Amenity Facilities.

#### **GENERAL FACILITY PROVISIONS**

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents, Non-Resident Members and Renters shall be required to present their ID cards or Guest Passes or other Valid Identification in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted at the Amenity Facilities. In the event a special event is held, as previously approved by the Amenity Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and

disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas, with two exceptions: (1) sparklers may be used outdoors only subject to prior approval of the Amenity Manager, and (2) the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Smoking, including smoking electronic cigarettes, is not permitted at any of the Lake Ashton Amenity Facilities except within smoking areas designated by the Amenity Manager. The main entrance to the Clubhouse is not a designated smoking area.
9. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
10. Pool and spa rules that are posted in the appropriate area must be observed.
11. Conflicts between amenity users should be referred to staff or security. Under no circumstances should verbal or physical confrontation occur between amenity users.
12. Patrons and their Guests shall treat all staff members with courtesy and respect.
13. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
14. Drones and all forms of unmanned aerial vehicles are not permitted in, on or over the Amenity Facilities or District property at any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.
15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.

17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
18. All food and beverages consumed at the Clubhouse facilities must be provided by the Lake Ashton Clubhouse restaurant per the District's contract/lease with the restaurant management company. However, the Amenity Manager may make an exception to this requirement. When such a community event is held, the Patrons will be allowed to bring in outside food and beverage, but no outside vendors or caterers shall be allowed to serve food or beverages at any Amenity Facility without the prior approval of the Amenity Manager.
19. Except as specifically prohibited herein, alcoholic beverages may be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws. Alcoholic beverages may only be sold to adults twenty-one (21) years of age or older, and shall not be sold for off-premises consumption. All alcoholic beverages consumed or possessed on the Amenity Facilities premises must be purchased at the Amenity Facilities. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. No outside vendors or caterers shall be allowed to serve alcoholic beverages at any Amenity Facility without the prior approval of the Amenity Manager. The Amenity Manager reserves the right to refuse service to any Patron or Guest when that person appears to be intoxicated.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
22. Amenity users should not leave any guests that they are accompanying who have adverse or debilitating health conditions unattended in any of the Amenity Facilities or District property.
23. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
24. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by

the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.

25. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
26. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
27. There shall be no overnight parking in the Amenity Facility parking lot.

#### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and

agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

4. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

#### **GENERAL LAKE ASHTON AMENITY FACILITY USAGE POLICY**

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

***Hours:*** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

***Emergencies:*** After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (phone number 863-324-7290) or Operations Manager or Amenity Manager (phone number 863-324-5457) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

***District Equipment:*** Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

***Alcoholic Beverage Policy:*** Except for specific exclusions identified herein, all alcoholic beverages consumed at the Clubhouse must be furnished by the Clubhouse restaurant. Alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

***Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present***

*to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.*

### **GENERAL SWIMMING POOL RULES**

#### ***NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK***

1. All Residents, Non-Resident Members and Renters may be required to present their photo ID cards or Guest Passes while in the swimming pool area. All Patrons and Guests must also present their photo ID cards or Guest Passes when requested by staff. At any given time, a Resident may allow up to four (4) Guests to the swimming pool (unless a greater number of guests has been approved by the Amenity Manager).
2. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Amenity Manager. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
3. Any person swimming during non-posted swimming hours may be suspended from using the facility.
4. Guests under eighteen (18) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
5. Proper swim attire must be worn in the pool.
6. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
7. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
8. Showers are required before entering the pool. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
9. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
10. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.

11. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area.
13. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as aqua fitness classes.
14. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
15. Pool entrances must be kept clear at all times.
16. No swinging on ladders, fences, or railings is allowed.
17. Pool furniture is not to be removed from the pool area.
18. Alcohol is always prohibited except when served by the restaurant. Alcohol and food (other than water) not purchased at the Amenity Facilities are prohibited poolside. However, the Amenity Manager may make an exception to this requirement. Glass containers are always prohibited. Notwithstanding the foregoing, **the wet pool deck** (the four foot wide unobstructed pool deck area around the outside of the pool water perimeter) **must remain clear of all food and beverages at all times**, regardless of where the food or beverage was purchased, whether an exception was granted or any other factor.
19. No chewing gum is permitted in the pool or on the pool deck area.
20. Illegal drugs, tobacco products and electronic cigarettes are not permitted in the pool/spa area.
21. The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
22. The District is not responsible for lost or stolen items.
23. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

24. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.

### **SPA RULES**

#### ***NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK***

1. All previous safety issues under pool rules apply.
2. No one less than thirteen (13) years of age allowed in spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. No smoking of any kind, including electronic cigarettes.

### **SWIMMING POOL: THUNDERSTORM POLICY**

The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

### **FITNESS CENTER POLICIES**

***Eligible Users:*** Patrons and Guests eighteen (18) years of age and older are permitted to use the District Fitness Center during designated operating hours. No Guests under the age of eighteen (18) are allowed in the District Fitness Center at any time.

***Food and Beverage:*** Food is not permitted within the District Fitness Center. Beverages, however, are permitted in the District fitness Center if contained in non- breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking, including smoking electronic cigarettes, is not permitted in the District Fitness Center.

1. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.



3. Use of personal trainers is permitted in the District Fitness Center per approval of the Amenity Manager.
4. Hand chalk is not permitted to be used in the District Fitness Center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the District Fitness Center or on the fitness equipment.
7. Weights or other fitness equipment may not be removed from the District Fitness Center.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
12. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Center.

#### **GENERAL FACILITY RESERVATION POLICY**

1. Staff will take reservations in advance for the Amenity Facilities (please note that special reservation procedures apply to the Clubhouse Ballroom; see below for more information). Reservations are on a first come, first served basis and can be made either in person at the Clubhouse by filling out a reservation form, via telephone by calling 863-324-5457 or via e-mail.
2. Staff will not accept voice messages left with the Clubhouse Office as a reservation. You must speak to a staff member either on the phone, in person or by e-mail to confirm your reservation.
3. Reservations are available for up to 3 hour increments for all facilities listed in the reservation policy. Longer time increments may be approved by the Amenity Manager.
4. Please call the Clubhouse Office if you cannot make your scheduled reservation so we can re-assign the reservation time slot.

5. Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
6. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
7. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed District Board Meeting.

### **TENNIS FACILITY POLICIES**

**When not subject to a reservation, the Tennis Court are available on a first come, first served basis. It is recommended that Patrons desiring to use the tennis courts check with the staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. If no one is waiting, play may continue.**

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis and racquet sports such as pickleball. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.

9. No permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines.
10. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
11. No chairs, other than those provided by the District, are permitted on the Tennis Court.
12. Lights at the tennis facility must be turned off after use.
13. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
14. The Tennis Court may be reserved by the District for District-sponsored events or functions.
15. If you find it necessary to “bump” other players when it is your turn to play:
  - a) Never attempt to enter someone else’s court before your reservation time.
  - b) Never enter the court or distract players while others are in the middle of a point or game.
  - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d) Allow players to finish out one more point, and then begin the player changeover for the court.
  - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.

### **BASKETBALL COURT POLICIES**

1. Basketball equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the Basketball Court if they are contained in non-breakable containers with screw top or sealed lids.

6. Guests under the age of eighteen (18) are not allowed to use the Basketball Court unless accompanied by an adult Patron.
7. Please clean up court after use.
8. The Basketball Court may be reserved by the District for District-sponsored events or functions.

#### **HORSESHOES POLICIES**

1. Horseshoe equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
5. The horseshoe pits may be reserved by the District for District-sponsored events or functions.

#### **SHUFFLEBOARD POLICIES**

1. Shuffleboard equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court.
3. Pucks or sticks are not to be thrown.
4. No person or person(s) should walk on or across the Shuffleboard Court.
5. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
6. The Shuffleboard Court may be reserved by the District for District-sponsored events or functions.

### **BOCCE POLICIES**

1. Bocce equipment, if available, may be checked-out from the Shuffleboard storage closet.
2. Appropriate dress is required on the court.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

### **BOWLING POLICIES**

1. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or staff for instructions.
2. Reservations for the bowling alley(s) can be made through the Amenity Manager's office.
3. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.
4. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).
5. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. No food or drink is allowed in the approach area.
7. If at any time the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or staff for assistance.
8. No one is allowed behind the pin setting machines without Amenities Manager's permission.
9. Return all balls and shoes to racks when you have finished bowling.

10. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
11. The bowling lanes may be reserved by the District for District-sponsored events or functions.

### **CINEMA POLICIES**

1. Maximum seating capacity in the Cinema is 55.
2. Please contact the Amenity Manager or staff for assistance with equipment.
3. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from residents are also considered.
4. Scheduled movies and show times are posted and subject to change.
5. Closed captioning is available for certain movies at certain show times. Please check with the Amenity Manager or staff for the schedule.
6. Please be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
7. Reservations for the Cinema can be made through the Amenity Manager's office.
8. The Cinema may be reserved by the District for District-sponsored meetings, classes, events or functions.
9. Guests under eighteen (18) years of age must be accompanied by an adult.
10. Please ensure that the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
11. Please report any loose seats, lighting issues or other facility needs to the Amenity Manager or staff.

### **CRAFT ROOM POLICIES**

1. Reservations for the Craft Room can be made through the Amenity Manager's office.
2. If at any time the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or staff for assistance.
3. Please be courteous of others' projects and do not touch.

4. Guests under eighteen (18) years of age may utilize the Craft Room if supervised by an adult Patron.
5. The craft room may be reserved by the District for District-sponsored events or functions.

### **CARD ROOM AND GAME ROOM POLICIES**

1. Reservations for the Card/ Game Room can be made through the Amenity Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Activities Office or [www.ashtonliving.net](http://www.ashtonliving.net) for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The Card/ Game room may be reserved by the District for District-sponsored events or functions.

### **FISHING POLICY**

Patrons may fish from any District owned lake/retention pond within the Lake Ashton Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

### **PAVILION POLICIES**

1. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the amenity Manager or staff for instructions.
2. Reservations for the Pavilion can be made through the Amenity Manager's office.
3. If at any time the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or staff for assistance.
4. Guests under eighteen (18) years of age may not utilize the grills at the pavilion.
5. Please ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.

6. The pavilion may be reserved by the District for District-sponsored events or functions.

### **LAKE ASHTON RESTAURANT POLICIES**

The Lake Ashton Clubhouse restaurant is available for use during posted hours of operation. Proper attire must be worn at all times when in the restaurant or when seated on its patio; shoes and shirts are required to receive service. All Patrons and Guests are also required to adhere to any posted policy regarding the restaurant that has been approved by the Board of Supervisors.

### **CLUBHOUSE BALLROOM: RENTAL POLICIES**

Residents and Non-Resident Members, as well as members of the general public upon payment of applicable fees, may reserve the Lake Ashton Ballroom through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Amenity Manager. Reservation of the Lake Ashton Ballroom is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits. A setup/cleanup fee may also be required for certain functions. Please contact the Amenity Manager to make the proper arrangements regarding availability and various other service fees.

Unless previously approved by the Amenity Manager as provided herein under the "General Facility Provisions", all food and beverages, including alcohol, consumed in the Lake Ashton Ballroom must be purchased through the Lake Ashton Clubhouse restaurant (with the exception of cakes needed for special events, such as weddings, birthdays, etc.). Alcoholic beverage sales and service are regulated by the State of Florida. Therefore, it is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Lake Ashton Ballroom:

#### **Policies**

1. Applicants for rental of the Lake Ashton Ballroom may be a Resident, Non-Resident Member or a member of the general public, but members of the general public wishing to rent the Lake Ashton Ballroom or another facility may be subject to additional rental charges. Refer to the Rules – Chapter III for more information.
2. Applicants may rent the Lake Ashton Ballroom and other designated rental rooms only, as certain amenities may not be reserved for private use.
3. Facilities will be reserved on a first-come, first-served basis.



4. Applicant may reserve the Lake Ashton Ballroom for up to five (5) hours only; unless they request and receive prior approval from the Amenity Manager.
5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Clubhouse office.
6. Residents, Non-Resident Members and members of the general public are responsible for ensuring that their Guests adhere to the policies set forth herein.
7. The volume of live or recorded music must not violate applicable City of Lake Wales noise ordinances.
8. No open burning or campfires are allowed at the facility.
9. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the Ballroom. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use.
10. Patrons are not allowed to bring or use grills or smokers at the Clubhouse. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
11. Any Resident or Resident activity which qualifies for and is granted a fee waiver under the Rules of the Lake Ashton Community Development District, Chapter III, may request that the Amenity Manager grant permission to bring outside catering or outside food and beverage to the Lake Ashton Ballroom for an event compliant with Chapter III. The Amenity Manager shall have the sole discretion to grant or deny such a request and may require the signature and submission of a certificate of insurance, a liability waiver or other administrative documentation as deemed appropriate by the District.

#### **Schedule of Fees and Deposits**

1. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits.
2. A non-refundable service fee may be charged for functions held having more than 25 people in attendance in order to cover the costs associated with setup, breakdown and cleanup of the Lake Ashton Ballroom. A final guarantee (number) of guests is to be conveyed to the Amenity Facilities' events planner no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the

original agreement will be considered correct. A check shall be made out to the District and submitted to the Clubhouse Office.

3. If required by the Rules – Chapter III, a security deposit(s) or security fees shall be submitted to the Clubhouse Office in the form of a separate check (which shall be made payable to the “Lake Ashton Community Development District”).
4. A staff charge and/or other special charge(s) or fee(s), if applicable based upon the reasonable discretion of the Amenity Manager, will be added to the base fee in order to cover any additional costs (i.e., kitchen use, staff availability, etc.).

### **Indemnification**

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner’s officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

### **CLUBS AND OTHER ORGANIZATIONS**

Any club, group or organization wanting to utilize the Amenity Facilities, activities display space, Channel 96/732, Coffee Meetings, Ashtonliving.net, or the LA Times newsletter to promote club or organization activities must meet the following criteria:

- Clubs must be comprised of a minimum of at least five active members; all members must be Lake Ashton residents.
- No club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- The purpose of each club must be to provide lifestyle enhancing opportunities to Lake Ashton residents and not to effectuate sales of products or services. No one household can profit from the club. Clubs may generate funds through dues and proceeds from club organized events. If a club chooses to generate funds, a check and balance system must be in place as well as a club checking account.
- Club membership and club activities must be available to all residents. Criteria for club membership should be governed by the individual club’s by-laws.
- Rules applying to the formation and admissibility of clubs may be modified at the discretion of the Lake Ashton Community Development District Board of Supervisors.
- Violations of these policies by any club may result in the loss of that club’s privileges within the Amenity Facilities.

## **MEDIA POLICY**

District Media (as defined herein) is provided for the dissemination of factual community information by the District to District residents. The District reserves full editorial rights to select, exclude, modify, add or delete material or portions of material submitted for inclusion in District Media. Any individual, group, club or organization that submits Inappropriate Content (as defined herein) for inclusion in District Media shall be in violation this Policy

## **COMPUTER AND INTERNET POLICY**

The District reserves the right to revoke the computer and/or internet privileges of any user at any time.

### **Computer and Internet Monitoring**

Computers that are property of the District and any contents thereof, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District, as its discretion reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.

### **Inappropriate Content and Use**

It is strictly prohibited to use a District computer to seek, send or store Inappropriate Content (as defined herein). Internet browsing on websites with Inappropriate Content is prohibited. Users of District computers and internet are not permitted to store, download or transmit copyrighted materials on District computers or through District internet unless written permission of the District has been granted. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The District will not provide for defense for violators of copyright or intellectual property rights. All doubt regarding whether material is copyrighted, proprietary, or otherwise inappropriate for duplication should be resolved in favor of not duplicating such information.

## **POLITICAL GROUPS**

### **Use of Rental Facilities and Political Groups**

1. Rental Facilities shall be available to the public and /or to Lake Ashton clubs and individuals, including Political Groups, for rent or reservation in accordance with the Policies of the District and the laws of the state of Florida.
2. All activities must, at all times comply with the Chapter 106, *Florida Statutes*, and all applicable laws and regulations.

3. The Rental Facilities may not be used for political rallies, parades, protests or other campaign or events involving Political Issues intended or designed to incite disruptive or dangerous behavior.
4. Notwithstanding any of the foregoing, the District reserves the right to deny access to the Rental Facilities to any party, including Political Groups, if such party does not comply with the Policies of the District and the laws of the state of Florida or presents a danger to health, safety, or welfare of the residents of the District.

#### **District Media and Political Groups**

1. It is the intent of the District to maintain District Media as a non-public forum for the dissemination of factual community information by the District to District residents.
2. Lake Ashton clubs, groups or organizations that meet the criteria for a club under the Policies, including Lake Ashton clubs which constitute Political Groups, may submit material for consideration by staff of the District for inclusion in District Media.
3. All information included in District Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.
4. The provisions hereunder regarding District Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the District or to such publications, postings, mailings or information permitted under local, state or federal law.
5. The District may accept paid political advertising that complies with Chapter 106, *Florida Statutes*, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and / or a disclaimer within the paid political advertising.
6. Notwithstanding any of the foregoing, the District reserves full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in District Media, including the right to edit material relating to Political Issues, and the District additionally reserves the right to include a disclaimer in District Media noting that the Lake Ashton Community Development District does not endorse or support a particular candidate, party, measure or issue.

## **SUSPENSION AND TERMINATION OF PRIVILEGES**

### **Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:**

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by the Amenity Manager. The Operations Manager, District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

### **Relating to District's Amenity Facilities Policies:**

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
2. Submits false information on the application for a photo ID card or Guest pass.
3. Permits unauthorized use of a photo ID card or Guest pass.
4. Exhibits unsatisfactory behavior, deportment or appearance.
5. Treats the personnel or employees of the Amenity Manager in an unreasonable or abusive manner.
6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager's staff.
7. Damages or destroys District property.

### **District Suspension and Termination Process:**

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense – Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Clubhouse Office.
- B. Second Offense – Written warning by staff of continued policy violations sent by certified mail to the Patron/Guest and kept on file in the Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense – Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, a certified letter will be sent to the Patron/Guest and a copy of such letter kept on file in the Clubhouse Office.
- D. Fourth Offense – Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all previous documented offenses will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

# **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**

## **AMENITY FACILITIES POLICIES**

~~October 06~~ November 10, 2017

Lake Ashton Clubhouse Office  
4141 Ashton Club Drive  
Lake Wales, Florida 33859

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## **DEFINITIONS**

**“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, together with its appurtenant facilities and areas.

**“Amenity Facilities Policies”** or **“Policies”** – shall mean these Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time.

**“Amenity Manager”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

**“Board of Supervisors”** or **“Board”** – shall mean the Lake Ashton Community Development District’s Board of Supervisors.

**“District”** – shall mean the Lake Ashton Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Guest”** – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member or Renter and possesses a valid guest pass issued by the Amenity Manager.

**“Inappropriate Content”** – shall mean content that is fraudulent, harassing embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District public harm or disrepute; or is otherwise unlawful and is inappropriate and may not be sent by e-mail or other form of electronic communication or displayed on District computers or stored in the District’s systems.

**“Media”** – shall mean certain publications and media produced by the District and solely intended to provide community information, including but not limited to the Lake Ashton Times.

**“Non-Resident”** – shall mean any person or persons that do not own property within the District.

**“Non-Resident Annual User Fee”** – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Non-Resident Member”** – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** – shall mean Residents, House Guests, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.

**“Policies”** – shall mean the Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time, along with all other policies and rules of the District.

**“Political Issue”** – shall mean any candidate, political party, issue, referendum, or amendment that is subject to a vote of electors, whether local, state or federal.

**“Political Group”** – shall mean any group, club, or organization that supports, endorses, or opposes a Political Issue, as defined herein.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Rental Facilities”** – shall mean the Amenity Facilities available to the public and/or to Lake Ashton organizations for rent or reservation, in accordance with the Policies of the District and the laws of the State of Florida, including but not limited to the Ballroom (including adjacent Reflection Garden), Cardroom, Cinema, Conference Room, and the Gazebo.

**“Resident”** – shall mean any person or family owning property within the Lake Ashton Community Development District.

#### **IDENTIFICATION CARDS**

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There may be a charge to replace lost or stolen cards or for additional cards.
2. Guest Passes are issued to guests prior to using the Amenity Facilities.
3. All Renters may be required to purchase their own ID cards (or similar access devices).
4. Guests will be required to sign a waiver of liability before using the District amenities.
5. Patrons and Guests may be required to present ID cards or Guest Passes upon request by staff at any Amenity Facility.

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- | 6. The Board of Supervisors (as an entity), the Operations Manager, the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
- | 7. All lost or stolen ID cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.

#### **NON-RESIDENT ANNUAL USER FEE**

The Annual User Fee for any person not owning real property within the District is \$2,400.00 per year, and this fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident Club Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

#### **GUEST POLICIES**

1. All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under eighteen (18) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.

#### **RENTER'S PRIVILEGES**

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as purchase an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.
6. Renters may be required to present their ID cards in order to gain access to the Amenity Facilities.

#### **GENERAL FACILITY PROVISIONS**

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents, Non-Resident Members and Renters ~~may~~shall be required to present their ID cards or Guest Passes or other Valid Identification in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted at the Amenity Facilities. In the event a special event is held, as previously approved by the Amenity Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and

disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas, with two exceptions: (1) sparklers may be used outdoors only subject to prior approval of the Amenity Manager, and (2) the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.

~~8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.~~

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~~8+0+4~~ 10. Smoking, including smoking electronic cigarettes, is not permitted at any of the Lake Ashton Amenity Facilities except within smoking areas designated by the Amenity Manager. The main entrance to the Clubhouse is not a designated smoking area.

~~129~~ 11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.

~~1310~~ 12. Pool and spa rules that are posted in the appropriate area must be observed.

~~1411~~ 13. Conflicts between amenity users should be referred to staff or security. Under no circumstances should verbal or physical confrontation occur between amenity users.

~~1512~~ 14. Patrons and their Guests shall treat all staff members with courtesy and respect.

~~1613~~ 15. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

~~1714~~ 16. Drones and all forms of unmanned aerial vehicles are not permitted in, on or over the Amenity Facilities or District property at any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.

~~1815~~ 17. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.



- | ~~49~~16. Skateboarding is not allowed on the Amenity Facilities property at any time.
- | ~~20~~17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
- | ~~24~~18. All food and beverages consumed at the Clubhouse facilities must be provided by the Lake Ashton Clubhouse restaurant per the District's contract/lease with the restaurant management company. However, the Amenity Manager may make an exception to this requirement ~~in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility on a date or at a time when the restaurant is closed.~~ When such a community event is held, the Patrons will be allowed to bring in outside food and beverage, but no outside vendors or caterers shall be allowed to serve food or beverages at any Amenity Facility without the prior approval of the Amenity Manager.
- | ~~22~~19. Except as specifically prohibited herein, alcoholic beverages may be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws. Alcoholic beverages may only be sold to adults twenty-one (21) years of age or older, and shall not be sold for off-premises consumption. All alcoholic beverages consumed or possessed on the Amenity Facilities premises must be purchased at the Amenity Facilities. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. No outside vendors or caterers shall be allowed to serve alcoholic beverages at any Amenity Facility without the prior approval of the Amenity Manager. The Amenity Manager reserves the right to refuse service to any Patron or Guest when that person appears to be intoxicated.
- | ~~23~~20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
- | ~~24~~21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- | ~~25~~22. Amenity users should not leave any guests that they are accompanying who have adverse or debilitating health conditions unattended in any of the Amenity Facilities or District property.
- | ~~26~~23. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.

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- ~~2724~~. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
- ~~2825~~. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- ~~2926~~. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
- ~~3027~~. There shall be no overnight parking in the Amenity Facility parking lot.

#### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the



District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

4. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

#### **GENERAL LAKE ASHTON AMENITY FACILITY USAGE POLICY**

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

**Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

**Emergencies:** After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (phone number 863-324-7290) or Operations Manager or Amenity Manager (phone number 863-324-5457) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

**District Equipment:** Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

**Alcoholic Beverage Policy:** Except for specific exclusions identified herein, all alcoholic beverages consumed at the Clubhouse must be furnished by the Clubhouse restaurant. Alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

*Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.*

### **GENERAL SWIMMING POOL RULES**

#### ***NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK***

1. All Residents, Non-Resident Members and Renters may be required to present their photo ID cards or Guest Passes while in the swimming pool area. All Patrons and Guests must also present their photo ID cards or Guest Passes when requested by staff. At any given time, a Resident may allow up to four (4) Guests to the swimming pool (unless a greater number of guests has been approved by the Amenity Manager).
2. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Amenity Manager. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
3. Any person swimming during non-posted swimming hours may be suspended from using the facility.
4. Guests under eighteen (18) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
5. Proper swim attire ~~(no cut-offs)~~ must be worn in the pool.
6. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
7. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
8. Showers are required before entering the pool. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
9. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.

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10. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
11. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area.
13. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as aqua fitness classes.
14. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
15. Pool entrances must be kept clear at all times.
16. No swinging on ladders, fences, or railings is allowed.
17. Pool furniture is not to be removed from the pool area.
18. ~~Alcohol is always prohibited except when served by the restaurant. Alcohol~~ and food (other than water) not purchased at the Amenity Facilities are prohibited poolside. ~~Residents may bring non-alcoholic beverages and food to the pool when the restaurant is closed. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the pool area. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use.~~ However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the pool area. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. Glass containers are always prohibited. Notwithstanding the foregoing, **the wet pool deck** (the four foot wide unobstructed pool deck area around the outside of the pool water perimeter) **must remain clear of all food and beverages at all times**, regardless of where the food or beverage was purchased, whether an exception was granted or any other factor.
19. No chewing gum is permitted in the pool or on the pool deck area.
20. Illegal drugs, tobacco products and electronic cigarettes are not permitted in the pool/spa area.

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21. The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
22. The District is not responsible for lost or stolen items.
23. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
24. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.

#### **SPA RULES**

##### ***NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK***

1. All previous safety issues under pool rules apply.
2. No one less than thirteen (13) years of age allowed in spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. No smoking of any kind, including electronic cigarettes.

#### **SWIMMING POOL: THUNDERSTORM POLICY**

The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

#### **FITNESS CENTER POLICIES**

***Eligible Users:*** Patrons and Guests eighteen (18) years of age and older are permitted to use the District Fitness Center during designated operating hours. No Guests under the age of eighteen (18) are allowed in the District Fitness Center at any time.

***Food and Beverage:*** Food is not permitted within the District Fitness Center. Beverages, however, are permitted in the District fitness Center if contained in non- breakable containers

with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking, including smoking electronic cigarettes, is not permitted in the District Fitness Center.

1. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District Fitness Center per approval of the Amenity Manager.
4. Hand chalk is not permitted to be used in the District Fitness Center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the District Fitness Center or on the fitness equipment.
7. Weights or other fitness equipment may not be removed from the District Fitness Center.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
12. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Center.

#### **GENERAL FACILITY RESERVATION POLICY**

1. Staff will take reservations in advance for the Amenity Facilities (please note that special reservation procedures apply to the Clubhouse Ballroom; see below for more information). Reservations are on a first come, first served basis and can be made either in person at the Clubhouse by filling out a reservation form, via telephone by calling 863-324-5457 or via e-mail.



2. Staff will not accept voice messages left with the Clubhouse Office as a reservation. You must speak to a staff member either on the phone, in person or by e-mail to confirm your reservation.
3. Reservations are available for up to 3 hour increments for all facilities listed in the reservation policy. Longer time increments may be approved by the Amenity Manager.
4. Please call the Clubhouse Office if you cannot make your scheduled reservation so we can re-assign the reservation time slot.
5. Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
6. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
7. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed District Board Meeting.

#### **TENNIS FACILITY POLICIES**

**When not subject to a reservation, the Tennis Court are available on a first come, first served basis. It is recommended that Patrons desiring to use the tennis courts check with the staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. If no one is waiting, play may continue.**

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.

6. Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis and racquet sports such as pickleball. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. No permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines.
10. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
11. No chairs, other than those provided by the District, are permitted on the Tennis Court.
12. Lights at the tennis facility must be turned off after use.
13. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
14. The Tennis Court may be reserved by the District for District-sponsored events or functions.
15. If you find it necessary to "bump" other players when it is your turn to play:
  - a) Never attempt to enter someone else's court before your reservation time.
  - b) Never enter the court or distract players while others are in the middle of a point or game.
  - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d) Allow players to finish out one more point, and then begin the player changeover for the court.
  - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.

#### **BASKETBALL COURT POLICIES**

1. Basketball equipment, if available, may be obtained from the ~~Clubhouse office~~ Shuffleboard storage closet.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the Basketball Court if they are contained in non-breakable containers with screw top or sealed lids.
6. Guests under the age of eighteen (18) are not allowed to use the Basketball Court unless accompanied by an adult Patron.
7. Please clean up court after use.
8. The Basketball Court may be reserved by the District for District-sponsored events or functions.

#### **HORSESHOES POLICIES**

1. Horseshoe equipment, if available, may be obtained from the ~~Clubhouse office~~Shuffleboard storage closet.
2. Appropriate dress is required on the court; ~~this includes no bare feet, bathing suits or cover-ups for swimwear.~~
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
5. The horseshoe pits may be reserved by the District for District-sponsored events or functions.

#### **SHUFFLEBOARD POLICIES**

1. Shuffleboard equipment, if available, may be obtained from the ~~Clubhouse office~~Shuffleboard storage closet.
2. Appropriate dress is required on the court; ~~this includes no bare feet or cover-ups for swimwear.~~



3. Pucks or sticks are not to be thrown.
4. No person or person(s) should walk on or across the Shuffleboard Court.
5. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
6. The Shuffleboard Court may be reserved by the District for District-sponsored events or functions.

#### **BOCCE POLICIES**

1. Bocce equipment, if available, may be checked-out from the ~~Clubhouse office~~ Shuffleboard storage closet.
2. Appropriate dress is required on the court; ~~this includes no bare feet or cover-ups for swimwear.~~
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
- ~~6. Please brush the playing surface at conclusion of play.~~
- ~~7.~~
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

#### **BOWLING POLICIES**

1. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or staff for instructions.
2. Reservations for the bowling alley(s) can be made through the Amenity Manager's office.
3. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.

4. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).
5. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. No food or drink is allowed in the approach area.
7. If at any time the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or staff for assistance.
8. No one is allowed behind the pin setting machines without Amenities Manager's permission.
9. Return all balls and shoes to racks when you have finished bowling.
10. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
11. The bowling lanes may be reserved by the District for District-sponsored events or functions.

#### **CINEMA POLICIES**

1. Maximum seating capacity in the Cinema is 55.
2. Please contact the Amenity Manager or staff for assistance with equipment.
3. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from residents are also considered.
4. Scheduled movies and show times are posted and subject to change.
5. Closed captioning is available for certain movies at certain show times. Please check with the Amenity Manager or staff for the schedule.
6. Please be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
7. Reservations for the Cinema can be made through the Amenity Manager's office.
8. The Cinema may be reserved by the District for District-sponsored meetings, classes, events or functions.
9. Guests under eighteen (18) years of age must be accompanied by an adult.

10. Please ensure that the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
11. Please report any loose seats, lighting issues or other facility needs to the Amenity Manager or staff.

#### **CRAFT ROOM POLICIES**

1. Reservations for the Craft Room can be made through the Amenity Manager's office.
2. If at any time the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or staff for assistance.
3. Please be courteous of others' projects and do not touch.
4. Guests under eighteen (18) years of age may utilize the Craft Room if supervised by an adult Patron.
5. The craft room may be reserved by the District for District-sponsored events or functions.

#### **CARD ROOM AND GAME ROOM POLICIES**

1. Reservations for the Card/ Game Room can be made through the Amenity Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Activities Office or [www.ashtonliving.net](http://www.ashtonliving.net) for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The Card/ Game room may be reserved by the District for District-sponsored events or functions.

#### **FISHING POLICY**

Patrons may fish from any District owned lake/retention pond within the Lake Ashton Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.



### **PAVILION POLICIES**

1. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the amenity Manager or staff for instructions.
2. Reservations for the Pavilion can be made through the Amenity Manager's office.
3. If at any time the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or staff for assistance.
4. Guests under eighteen (18) years of age may not utilize the grills at the pavilion.
5. Please ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
6. The pavilion may be reserved by the District for District-sponsored events or functions.

### **LAKE ASHTON RESTAURANT POLICIES**

The Lake Ashton Clubhouse restaurant is available for use during posted hours of operation. Proper attire must be worn at all times when in the restaurant or when seated on its patio; shoes and shirts are required to receive service. All Patrons and Guests are also required to adhere to any posted policy regarding the restaurant that has been approved by the Board of Supervisors.

### **CLUBHOUSE BALLROOM: RENTAL POLICIES**

Residents and Non-Resident Members, as well as members of the general public upon payment of applicable fees, may reserve the Lake Ashton Ballroom through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Amenity Manager. Reservation of the Lake Ashton Ballroom is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules - Chapter III"), for a complete schedule of rental fees and deposits. A setup/cleanup fee may also be required for certain functions. Please contact the Amenity Manager to make the proper arrangements regarding availability and various other service fees.

Unless previously approved by the Amenity Manager as provided herein under the "General Facility Provisions", all food and beverages, including alcohol, consumed in the Lake Ashton Ballroom must be purchased through the Lake Ashton Clubhouse restaurant (with the exception of cakes needed for special events, such as weddings, birthdays, etc.). Alcoholic beverage sales

and service are regulated by the State of Florida. Therefore, it is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Lake Ashton Ballroom:

**Policies**

1. Applicants for rental of the Lake Ashton Ballroom may be a Resident, Non-Resident Member or a member of the general public, but members of the general public wishing to rent the Lake Ashton Ballroom or another facility may be subject to additional rental charges. Refer to the Rules – Chapter III for more information.
2. Applicants may rent the Lake Ashton Ballroom and other designated rental rooms only, as certain amenities may not be reserved for private use.
3. Facilities will be reserved on a first-come, first-served basis.
4. Applicant may reserve the Lake Ashton Ballroom for up to five (5) hours only; unless they request and receive prior approval from the Amenity Manager.
5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Clubhouse office.
6. Residents, Non-Resident Members and members of the general public are responsible for ensuring that their Guests adhere to the policies set forth herein.
7. The volume of live or recorded music must not violate applicable City of Lake Wales noise ordinances.
8. No open burning or campfires are allowed at the facility.
9. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the Ballroom. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use.
10. Patrons are not allowed to bring or use grills or smokers at the Clubhouse. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.



11. Any Resident or Resident activity which qualifies for and is granted a fee waiver under the Rules of the Lake Ashton Community Development District, Chapter III, may request that the Amenity Manager grant permission to bring outside catering or outside food and beverage to the Lake Ashton Ballroom for an event compliant with Chapter III. The Amenity Manager shall have the sole discretion to grant or deny such a request and may require the signature and submission of a certificate of insurance, a liability waiver or other administrative documentation as deemed appropriate by the District.

#### **Schedule of Fees and Deposits**

1. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits.
2. A non-refundable service fee may be charged for functions held having more than 25 people in attendance in order to cover the costs associated with setup, breakdown and cleanup of the Lake Ashton Ballroom. A final guarantee (number) of guests is to be conveyed to the Amenity Facilities' events planner no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the District and submitted to the Clubhouse Office.
3. If required by the Rules – Chapter III, a security deposit(s) or security fees shall be submitted to the Clubhouse Office in the form of a separate check (which shall be made payable to the "Lake Ashton Community Development District").
4. A staff charge and/or other special charge(s) or fee(s), if applicable based upon the reasonable discretion of the Amenity Manager, will be added to the base fee in order to cover any additional costs (i.e., kitchen use, staff availability, etc.).

#### **Indemnification**

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

### **CLUBS AND OTHER ORGANIZATIONS**

Any club, group or organization wanting to utilize the Amenity Facilities, activities display space, Channel 96/732, Coffee Meetings, Ashtonliving.net, or the LA Times newsletter to promote club or organization activities must meet the following criteria:

- Clubs must be comprised of a minimum of at least five active members; all members must be Lake Ashton residents.
- No club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- The purpose of each club must be to provide lifestyle enhancing opportunities to Lake Ashton residents and not to effectuate sales of products or services. No one household can profit from the club. Clubs may generate funds through dues and proceeds from club organized events. If a club chooses to generate funds, a check and balance system must be in place as well as a club checking account.
- Club membership and club activities must be available to all residents. Criteria for club membership should be governed by the individual club's by-laws.
- Rules applying to the formation and admissibility of clubs may be modified at the discretion of the Lake Ashton Community Development District Board of Supervisors.
- Violations of these policies by any club may result in the loss of that club's privileges within the Amenity Facilities.

### **MEDIA POLICY**

District Media (as defined herein) is provided for the dissemination of factual community information by the District to District residents. The District reserves full editorial rights to select, exclude, modify, add or delete material or portions of material submitted for inclusion in District Media. Any individual, group, club or organization that submits Inappropriate Content (as defined herein) for inclusion in District Media shall be in violation this Policy

### **COMPUTER AND INTERNET POLICY**

The District reserves the right to revoke the computer and/or internet privileges of any user at any time.

#### **Computer and Internet Monitoring**

Computers that are property of the District and any contents thereof, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District, as its discretion reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.

### **Inappropriate Content and Use**

It is strictly prohibited to use a District computer to seek, send or store Inappropriate Content (as defined herein). Internet browsing on websites with Inappropriate Content is prohibited. Users of District computers and internet are not permitted to store, download or transmit copyrighted materials on District computers or through District internet unless written permission of the District has been granted. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The District will not provide for defense for violators of copyright or intellectual property rights. All doubt regarding whether material is copyrighted, proprietary, or otherwise inappropriate for duplication should be resolved in favor of not duplicating such information.

## **POLITICAL GROUPS**

### **Use of Rental Facilities and Political Groups**

1. Rental Facilities shall be available to the public and /or to Lake Ashton clubs and individuals, including Political Groups, for rent or reservation in accordance with the Policies of the District and the laws of the state of Florida.
2. All activities must, at all times comply with the Chapter 106, *Florida Statutes*, and all applicable laws and regulations.
3. The Rental Facilities may not be used for political rallies, parades, protests or other campaign or events involving Political Issues intended or designed to incite disruptive or dangerous behavior.
4. Notwithstanding any of the foregoing, the District reserves the right to deny access to the Rental Facilities to any party, including Political Groups, if such party does not comply with the Policies of the District and the laws of the state of Florida or presents a danger to health, safety, or welfare of the residents of the District.

### **District Media and Political Groups**

1. It is the intent of the District to maintain District Media as a non-public forum for the dissemination of factual community information by the District to District residents.
2. Lake Ashton clubs, groups or organizations that meet the criteria for a club under the Policies, including Lake Ashton clubs which constitute Political Groups, may submit material for consideration by staff of the District for inclusion in District Media.
3. All information included in District Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.



4. The provisions hereunder regarding District Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the District or to such publications, postings, mailings or information permitted under local, state or federal law.
5. The District may accept paid political advertising that complies with Chapter 106, *Florida Statutes*, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and / or a disclaimer within the paid political advertising.
6. Notwithstanding any of the foregoing, the District reserves full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in District Media, including the right to edit material relating to Political Issues, and the District additionally reserves the right to include a disclaimer in District Media noting that the Lake Ashton Community Development District does not endorse or support a particular candidate, party, measure or issue.

#### **SUSPENSION AND TERMINATION OF PRIVILEGES**

##### **Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:**

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by the Amenity Manager. The Operations Manager, District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

##### **Relating to District's Amenity Facilities Policies:**

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
2. Submits false information on the application for a photo ID card or Guest pass.
3. Permits unauthorized use of a photo ID card or Guest pass.
4. Exhibits unsatisfactory behavior, deportment or appearance.
5. Treats the personnel or employees of the Amenity Manager in an unreasonable or abusive manner.
6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager's staff.
7. Damages or destroys District property.

**District Suspension and Termination Process:**

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense – Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Clubhouse Office.
- B. Second Offense – Written warning by staff of continued policy violations sent by certified mail to the Patron/Guest and kept on file in the Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense – Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, a certified letter will be sent to the Patron/Guest and a copy of such letter kept on file in the Clubhouse Office.
- D. Fourth Offense – Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all previous documented offenses will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

**RESOLUTION 2018-01**

**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 2017, 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 10th day of November, 2017 and be reflected in the monthly and fiscal Year End 9/30/17 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 2017**

**General Fund**

<u>Category</u>	<u>Current Budget</u>	<u>Proposed (Increase/ Decrease)</u>	<u>Amended Budget</u>
<b><u>Revenues</u></b>			
Entertainment Fees	\$130,000	\$8,885	\$138,885
Newsletter Ad Revenue	\$50,000	\$15,521	\$65,521
Rental Income	\$45,000	\$17,100	\$62,100
Miscellaneous Income	\$5,000	\$10,767	\$15,767
<b>Total Revenues</b>		<u><b>\$52,273</b></u>	
<b><u>Expenditures</u></b>			
Field Management Services	\$312,942	\$10,158	\$323,100
Gate Attendants	\$166,879	\$22,664	\$189,542
Special Events	\$130,000	\$19,451	\$149,451
<b>Total Expenditures</b>		<u><b>\$52,273</b></u>	



## **Community Director's Report**

### **Lake Ashton CDD District Manager Lake Ashton CDD Board of Supervisors November 2017**

#### Ashtonliving.net, Lakeashtonweddings.com & Lake Ashton Weddings & Special Events on Facebook

- October 1 through 31 website usage: 11,853 total visits, averaging about 382 visits per day with 38,326 total page views averaging about 1,236 page views per day. Top pages: news article list, classified listings, and resident directory.
- Lakeashtonweddings.com visits: in October there were 260 visits. Lake Ashton Weddings Facebook page now has about 321 likes.

#### Monday Coffee

- Featured speakers in the upcoming weeks include LARV Benefit Association Grant Awards, Small World Tours Presenting Lake Ashton Group Travel for First Quarter of 2018, City of Winter Haven, Polk County Roads, Supervisor of Elections Lori Edwards, Anchor House, Lake Wales Arts Council, and more.

#### LA Times

- Revenue collected for the November newsletter is \$7,722.
- An additional color signature (4 pages) was added to the October edition.
- The December edition of the newsletter will be released and distributed November 30.

#### Activities & Resident Services

- About 350 attended Lake Ashton Home Improvement Expo October 20 in the Clubhouse Ballroom.
- Due to recent changes with cable and security services, two forums are scheduled: Cable & Dish Forum November 13 at 10 am and Resident Security Service Forum November 20 at 10 am in the Ballroom. There is no fee for vendors to attend.
- A new initiative to enhance the beauty of the Clubhouse and feature Lake Ashton artists and photographers is underway. There is a rotating exhibit in the hallway near the Bowling Alley. The exhibit will display the work of one Lake Ashton artist and/or one photographer for a six week period.
- Holiday décor and lighting is scheduled to be installed the week of November 19 as Lake Ashton enters the holiday season.
- 2018 Entertainment series tickets went on sale October 4 through October 31. Five (5) individual shows in addition to the entertainment series are scheduled for peak season. Marketing and promotion was released with the October and November edition of the LA Times and on ashtonliving.net website. Staff has secured corporate sponsorship for the entertainment series and all five individual shows for the 2017/2018 season. Tickets are now on sale for the holiday show. Season ticket upgrades/exchanges are from November 8-10. New season tickets go on sale November 15 and the inventory will be very limited.

- Other upcoming activities and special events set up by staff include Flu Shots, Bloodmobile Blood Drive, Blood Pressure & Glucose checks, Active Shooter Training, Holiday Handlettering, Jewish Learning Institute: Great Debates in Jewish History classes, Watercolor Class, Victory Casino Cruise, Kitchen Apothecary, Chat & Chew movies and educational seminars, St. Augustine Holiday Jubilee Trip, Holiday Show reVoiced, New Year's Eve Snow Ball, 2018 Think & Drink, and more.
- Document shredding events scheduled October 16 (1,420 pounds shredded) and April 23 are sponsored by Henderson Sachs.
- Clubhouse Staff and Activities Desk Volunteers collected \$92,400 in October for LACDD special event revenue.
- In October, Clubhouse Staff and Activities Volunteers collected about \$8,706 for Community Thanksgiving Potluck, Eastside Wine'ers and Dine'ers, Fashions for BOLLA, Glampire Masked Ball, LA Belles, Pet Co-Op, Pet Play Parks, Sock Hop, Victory Casino Cruise, Watercolor Class, and LAVA.
- Over sixty (60) residents attended New Resident Orientation October 11.
- New Resident Orientation is scheduled at the Clubhouse December 13, 2017 (Bob Ference), February 28 (Brenda Van Sickle), April 18 (Carol Pontious), and June 13 (Borden Deane).
- Eleven (11) households received new resident information and an invitation to upcoming orientation.
- Staff has met with Small World Tours to plan trips for the 2018 calendar year. Trips for the first quarter of 2018 will be released after Monday Coffee November 13.

#### Room Rental

- The Ballroom was rented out eight (8) times in October; a report is attached. Rental revenue is \$4,500.
- October: thirty-two (32) inquiries came in for Ballroom rental.
- About 406 cars entered to attend Bingo in October.

#### Restaurant

- Fire at Lake Ashton hosted a Halloween Party October 31.
- Fire at Lake Ashton is hosting a Thanksgiving Dinner.
- Fire at Lake Ashton is open Tuesdays through Saturdays in November.
- Wing Night continues on Thursdays - .75 cents per wing.
- Entertainment is scheduled to promote attendance November 8, November 22, December 6, and December 20 from 5 to 8 pm. Entertainment is held indoors or outdoors contingent on weather conditions.
- Weekly specials are being promoted to vary the dining experience.
- Fire at Lake Ashton's Facebook page has 176 likes.
- The November lease payment was collected from Fire at Lake Ashton.
- Quarterly restaurant financial reports were received October 18.
- A new kitchen manager has been hired and will be introduced in the December edition of the LA Times.
- Furniture and smallwares approved at the August 11 LACDD BOS meeting have been ordered and only two items are pending receipt: hurricane glasses and dinner plates. All equipment will be added to inventory and an inventory audit will take place November 13.

#### Security, Guest Registration, & Public Safety

- Volunteer appreciation for Hurricane Irma CERT responders is scheduled for the LACDD BOS meeting 11.10.17 with certificates of recognition.
- Staff met with Supervisor Mike Costello October 16 and November 2 to review LACDD Hurricane Preparedness Guidelines for staff. Items being researched include the ability to sound a community-wide alarm using the lightning detection system owned by the golf club, the ability to distribute emergency text and voice blasts, and assessing equipment critical to Clubhouse operations that may require a generator to function following a power outage.

- In partnership with Lake Wales Police Department, a free Active Shooter Training is offered Monday, November 6 at 10:15 a.m. in the Clubhouse Ballroom.
- Lake Wales Fire Department was on site at Lake Ashton October 18 to ensure the emergency access keys for the Clubhouse, restaurant and Berwick gate were up-to-date and functional.
- The pool emergency phone was tested in October and is operational.
- Lake Wales Police Department traffic enforcement will be targeting illegal parking, failing to obey stop signs, and speeding within the Lake Ashton community.
- A radar gun has been issued to CWS security staff at Lake Ashton for the purpose of setting up radar display during certain peak traffic times. The initiative is to bring awareness to the speed limit and driving behaviors within Lake Ashton. Staff continues to publish public safety messages in electronic and print media reminding residents to drive with caution and obey posted traffic control signage.
- A seasonal pool security officer(s) begin November 18 and they are usually scheduled seven days a week during peak pool use hours.
- Clubhouse staff and Security Officers registered 127 guests in October.
- Thompson Nursery Road Security Officers processed 7,257 guest vehicles in October.
- In October, five (5) boats were processed with permission.
- Forty-four (44) resident identification cards were issued in October.
- Numerous residents have reported being victims of credit fraud and identity theft. Staff has published a new online resource "Preventing Identity Theft" informed by law enforcement information and other consumer advocates.
- Hurricane Preparedness Guidelines (for residents) have been published. The guidelines are available as an electronic resource or a print version is available at the Clubhouse Activities Desk. Revisions for future Hurricane Preparedness Guidelines will be based on new information and experiences before, during, and after Hurricane Irma. Hurricane season ends November 30.

#### Capital Projects & Other Updates

- There was a vehicle crash (vehicle verses three Sandhill cranes) October 19. The driver is insured by State Farm and a claim has been filed. The damaged aluminum fence panels were removed for repairs October 30 and the damaged concrete knee wall was demolished. Concrete block and stucco is scheduled the week of November 6 followed by painting and reinstallation of the aluminum fence panels.
- After Hurricane Irma, LACDD had hurricane property damage to below areas:  
Clubhouse: roof and soffit, patio shade awning, patio wall (exterior paint),  
Pavilion: roof  
Property in the Open: , Berwick gate, exterior fencing (on TNR and Olsen Road), trees, landscaping, stop signs, street signs, speed limit signs, and Lake Ashton lake bank.

An insurance claim has been started. The hurricane insurance deductible for the Clubhouse is about \$71,660. The Pavilion (deductible about \$1,385) and Property in the Open (\$7,690) have separate hurricane deductibles. Estimates for roofing, soffit, and awning are still being gathered and records of estimates and expenses are being maintained. A separate line item for Hurricane Irma expenses has been set up for payables.

Temporary roof repairs and the Berwick gate repairs were made September 12. Trees encroaching on the roadway or in danger of falling on LACDD roads were removed the day following Hurricane Irma. Rehanging street and stop signs took place two days following Hurricane Irma. Other hurricane repair estimates are still being gathered.

- The Clubhouse Fitness Center showers have had grout restoration and new grouting. The fitness center restrooms had special grout cleaning on the floors and new grout on the walls which was completed October 20. New laminate counters are pending.

- The 2017 LACDD Feedback Survey was released electronically to 1,369 electronic mail addresses. The survey was also included in paper format as an insert to the 2017 March edition newsletter (circulation 1,500). Resident Satisfaction Surveys were received through April 7, 2017. Staff received about 324 paper surveys and about 107 electronic surveys for a total of 431 responses. Data is being compiled and will be reported to Supervisors.
- A letter regarding sharing costs for hydrilla treatment to LACDD stakeholders (per the 08.11.17 LACDD BOS discussion) is pending.
- Stormwater, curb and asphalt repairs with All Terrain per specifications approved at the May 2017 LACDD BOS meeting were completed mid-October. The District Engineer inspected the areas November 2.
- Staff completed eight (8) facility maintenance forms/repair requests in October.
- The approved meeting schedule for FY2018 is now posted on Ashtonliving.net. The Board is scheduled to meet December 8, January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, and September 14, 2018 at 9 a.m. in the Clubhouse Ballroom.
- TECO conducted an energy audit August 8 for the purpose of identifying potential energy savings and cost reductions. Staff is reviewing the report and completing applications for TECO rebates.
- TECO has approved the three remaining street light accounts to be switched to single fixture LED ahead of the agreement expiration date with no financial penalty.
- For fiscal year 2018 capital projects, employees are actively gathering proposals for an automatic pool vacuum to be used at night and especially on nights before there is no scheduled pool service. Estimates for the refurbishment of the pool and patio fence panels are being gathered.



**Ballroom Rental Fee Report**  
From: 10/1/17 to 10/31/17  
Meeting Room: Grand Ballroom

Meeting Date	Meeting Title	Room Fee Collected
10/2/2017	Monday Coffee	\$0.00
10/2/2017	Bingo	\$400.00
10/4/2017	Yoga	\$0.00
10/4/2017	LA (LW) HOA BOD Meeting	\$0.00
10/5/2017	Square Dance Lessons	\$0.00
10/5/2017	Shufflin' Squares Dance	\$0.00
10/6/2017	Parkinson's Support Group	\$0.00
10/7/2017	Gallina/Wenham Wedding Resident Sponsor	\$500.00
10/8/2017	Community Potluck	\$0.00
10/9/2017	Monday Coffee	\$0.00
10/9/2017	Bingo	\$400.00
10/11/2017	Yoga	\$0.00
10/11/2017	Pet Co-op Movie	\$0.00
10/11/2017	New Resident Orientation	\$0.00
10/11/2017	Pet Co-Op Social/Dinner & Program	\$0.00
10/12/2017	Square Dance Lessons	\$0.00
10/13/2017	LA (LW) CDD Meeting	\$0.00
10/13/2017	Meeting with Dan Perry	\$0.00
10/14/2017	Kondor Wedding	\$1,000.00
10/15/2017	LA Democratic Club	\$0.00
10/16/2017	Monday Coffee	\$0.00
10/16/2017	LA Belles Annual Meeting	\$0.00
10/16/2017	Bingo	\$400.00
10/18/2017	Yoga	\$0.00
10/18/2017	LAVA Meeting	\$0.00
10/19/2017	Tea Talk & Tasting	\$0.00
10/19/2017	Square Dance Lessons	\$0.00
10/19/2017	Shufflin' Squares Dance	\$0.00
10/20/2017	Home Improvement Expo	\$0.00
10/23/2017	Monday Coffee	\$0.00
10/23/2017	LA Purple Stars Meeting	\$0.00
10/23/2017	Bingo	\$400.00
10/24/2017	Birds of Lake Ashton Slide Show	\$0.00
10/25/2017	Yoga	\$0.00
10/25/2017	CPR Class	\$0.00
10/25/2017	Retirement 101	\$0.00
10/26/2017	All Saints Academy Dancers	\$0.00
10/26/2017	Square Dance Lessons	\$0.00
10/27/2017	Glampire Masquerade Ball	\$0.00
10/28/2017	Mann/Jenkins Wedding	\$1,000.00
10/30/2017	Monday Coffee	\$0.00
10/30/2017	Bingo	\$400.00
10/31/2017	LAT Distribution	\$0.00
<b>Total</b>		<b>\$4,500.00</b>



# LAKE ASHTON

## Lake Ashton Community Development District Security and Guest Registration Totals

2017

Month	Clubhouse Guests Registered	Vehicles Processed Thompson Nursery Rd.	Identification Cards Issued
July 2017	243	5,820	39
August 2017	151	6,196	35
September 2017	160	6,123	15
<b>Total Third Quarter - 2017</b>	<b>554</b>	<b>18,139</b>	<b>89</b>
<b>Total Third Quarter - 2016</b>	<b>443</b>	<b>18,689</b>	<b>37</b>
<b>Total Third Quarter - 2015</b>	<b>401</b>	<b>19,229</b>	<b>78</b>
<b>Total Third Quarter - 2014</b>	<b>195</b>	<b>7,106</b>	<b>79</b>
<b>Total Third Quarter - 2013</b>	<b>550</b>	<b>7,191</b>	<b>41</b>

<b>Surplus - Presented at 11.10.17 BOS Meeting</b>
POS System - BSS Cash Drawer - Tysso (1)
POS System - MMF Cash Drawer (2)
POS System - MMF Cash Drawer Cable (2)
POS System - MSI All in One Computer - Touch Screen (4)
POS System - Thermal Printer - Black (3)
POS System - USB Card Swipe (3)
POS SystemBSS Dot Matrix Printer - Black (2)
Patio Umbrellas (12)
Power Washer
Meat Slicer
Alto Sham
PBX Phone System (includes 10 handsets)

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

**Memorandum**

**DATE:**     **November 10, 2017**

**TO:**             George Flint  
                      District Manager

**via email**

**FROM:**         Alan Scheerer  
                      Field Services Manager

**RE:**             Lake Ashton CDD Monthly Managers Report – November 10, 2017

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 ballasts as needed in Clubhouse and Gate House.
2. Filters have been changed in the Ballroom.
3. 4th Element inspected fire extinguishers.
4. South lobby windows and doors detailed.
5. Staff is working on the reimbursement for changing to all LED in the Clubhouse building.

**Pool/Spa:**

1. The Pool and Spa are operating properly.
2. Handicap lifts have been tested.
3. Staff sprayed under the handicap lifts for wasps.
4. Spa handicap lift controller was replaced.
5. Strainer basked repaired on Spa.
6. New umbrellas installed on pool deck.
7. New pool rail covers installed on Pool and Spa.
8. HVAC units for the pool were placed in heating mode.
9. Staff installed a container by emergency phone for pool vacuum.
10. Staff has authorized Heartland Pools to continue the liquid thermo blanket on the pool.

**Lakes:**

1. Lakes are being treated according to our contract with Applied Aquatic.
2. Staff met with Applied Aquatic to go over the property.

**Landscaping:**

1. Staff has been meeting on a weekly basis with Yellowstone to review CDD property.
2. Irrigation inspections were performed with minor repairs.
3. Staff working with landscaper to install more bottle brush trees along the inside wall near Thompson Nursery Road and Aberdeen Lane.

**Other:**

1. Staff power washed fountain in front of the Clubhouse.
2. Florida Pest Control called to look at insect activity around some of the windowsills.
3. Hartline repaired fence blown down near the Gate House during Hurricane Irma.
4. Berry Construction repaired chain link fence near Olsen Rd.
5. New LED light installed outside Bowling Alley door.
6. Staff pressure washed restaurant windows.
7. Umbrellas installed on restaurant patio.
8. Minor repairs made to the HVAC unit in the Community Director's office.
9. Baynard Plumbing repaired leaking line under dishwashing machine.
10. Replaced Tennis Court gate latch.
11. Replaced doggy pot bags.
12. Miller's Air completed bi-annual preventative maintenance.
13. Baynard Plumbing snaked out line under soda machine.
14. Light and ballast replaced in the attic.
15. Staff installed shelving in maintenance closet.
16. Groutsmith completed the work in the men's and woman's Fitness Center restrooms.
17. Statewide cleaned and sealed tiles around the Ballroom kitchen.
18. Statewide cleaned the carpets in the Media Center, Game Room and Card Room.
19. Action Signs replaced two "No Parking" signs in front Clubhouse.
20. Kincaid Electric replaced the lights on the columns at the entrance to Lake Ashton by the Gate House.

Should you have any questions please call me at 407-398-2890

Respectfully,  
Alan Scheerer

**Lake Ashton  
Community Development District**

*Check Run Summary*

**November 10, 2017**

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<b><u>General Fund</u></b>		
10/17/2017	5695-5714	\$57,170.16
10/30/2017	5715-5728	\$57,293.50
11/1/2017	5729-5732	\$12,534.51
<b>General Fund Total</b>		<b><u>\$126,998.17</u></b>
<b><u>Capital Projects Fund</u></b>		
10/30/2017	218-220	\$8,497.00
<b>Capital Projects Fund Total</b>		<b><u>\$8,497.00</u></b>

AP300R  
 \*\*\* CHECK NOS. 005695-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/01/17  
 LAKE ASHTON CDD - GF  
 BANK A LAKE ASHTON - GF

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/17/17	00085	9/26/17 110209	201709 320-57200-54500	REPAIR LEAKY FAUCET	*	102.50	
				A.D. BAYNARD PLUMBING, INC.			102.50 005695
10/17/17	00057	9/30/17 164789	201709 320-53800-46800	SEP 17-AQUATIC PLANT MGMT	*	1,545.00	
		10/02/17 165048	201709 320-53800-46801	QTERLY AQUATIC PLANT MGMT	*	7,300.00	
				APPLIED AQUATIC MANAGEMENT, INC.			8,845.00 005696
10/17/17	00062	9/25/17 00505794	201710 320-57200-41000	4141 ASHTON CLUB DR	*	931.31	
		10/07/17 00343488	201710 320-57200-41000	4141 ASHTON CLUB DR	*	17.12	
				BRIGHT HOUSE NETWORKS			948.43 005697
10/17/17	00502	10/02/17 1278	201710 320-57200-34501	SECURITY SVC - OCT 2017	*	17,755.88	
				COMMUNITY WATCH SOLUTIONS, LLC			17,755.88 005698
10/17/17	00466	9/28/17 38425	201710 310-51300-42501	OCT 17-NEWSLETTERS	*	2,665.00	
		9/28/17 38425	201710 320-57200-49400	OCT 17-NEWSLETTERS	*	693.00	
		9/28/17 38430	201710 310-51300-42501	OCT 17-CALENDAR	*	154.00	
				CUSTOMTRADEPRINTING.COM			3,512.00 005699
10/17/17	00013	10/02/17 70510	201710 310-51300-54000	FY 18-ANNUAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 005700
10/17/17	00330	9/26/17 12110	201709 320-57200-54502	SIGN REPAIRS AFTER STORM	*	180.00	
				EXTREME GRAPHICS			180.00 005701
10/17/17	00003	10/10/17 5-955-47	201710 310-51300-42000	DELIVERIES THRU 10/10/17	*	23.34	
				FEDEX			23.34 005702
10/17/17	00215	10/02/17 279	201710 320-57200-34000	OCT 17-FIELD MGMT	*	2,083.33	
				GMS-CENTRAL FLORIDA, LLC			2,083.33 005703
10/17/17	00067	9/20/17 166248	201709 320-57200-34500	CHECK INTRNET CONNECTION	*	338.00	

LAKA LAKE ASHTON SROSINA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/26/17 166369	201709 320-57200-54502		*	1,035.00	
			HURRICANE IRMA DAMAGES				
		9/27/17 166407	201709 320-57200-34500		*	195.50	
			ADD SOFTWARE & DVR				
		10/02/17 166445	201709 320-57200-34500		*	148.00	
			SVCS TO CAMERAS 09/29/17				
				THE HARTLINE ALARM COMPANY, INC.			1,716.50 005704
10/17/17 00059		9/01/17 14938	201710 320-57200-45300		*	1,290.00	
			OCT 17-POOL SERVICE				
		9/01/17 14952	201710 320-57200-45300		*	200.00	
			OCT 17-COMMRCIAL FOUNTAIN				
				HEARTLAND COMMERCIAL POOL SERVICES			1,490.00 005705
10/17/17 00504		9/25/17 90851	201709 320-57200-54500		*	85.00	
			CHECK LIGHTS - GUARDHS				
				KINCAID ELECTRICAL SERVICES			85.00 005706
10/17/17 00164		10/13/17 78404	201709 310-51300-31500		*	1,881.61	
			SERVICE THRU 09/30/2017				
				LATHAM, SHUKER, EDEN & BEAUDINE,LLP			1,881.61 005707
10/17/17 00217		9/30/17 0654-753	201709 320-57200-43300		*	369.44	
			SERVICE THRU 09/30/2017				
				REPUBLIC SERVICES #654			369.44 005708
10/17/17 00399		10/02/17 100217	201709 320-57200-54500		*	771.88	
			SEP 17-LEAGUE PINSETTER				
				ALEX SMITH			771.88 005709
10/17/17 00234		9/26/17 33542386	201709 320-57200-51000		*	143.11	
			SUPPLIES				
		9/27/17 33542386	201709 320-57200-51000		*	69.98	
			SUPPLIES				
		9/28/17 33542386	201709 320-57200-52000		*	51.27	
			SUPPLIES				
		9/28/17 33542386	201709 320-57200-52000		*	27.80	
			SUPPLIES				
				STAPLES ADVANTAGE			292.16 005710
10/17/17 00519		10/04/17 10042017	201710 320-57200-52000		*	72.00	
			AMERICAN EMBROIDERED FLAG				
				THE RIDE HOME INC.			72.00 005711
10/17/17 00430		10/02/17 50042770	201710 310-51300-42502		*	216.00	
			OCT 17-LEASE PAYMENT				
				WELLS FARGO FINANCIAL LEASING			216.00 005712

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/17/17	00445	9/30/17 183501	201709 320-57200-46201		*	2,060.09	
			REM.OF STUMPS& INST.TREES				
		10/01/17 182801	201710 320-57200-46200		*	14,240.00	
			OCT 17-LANDSCAPE MAINT				
				YELLOWSTONE LANDSCAPE			16,300.09 005713
10/17/17	00488	8/18/17 AUG-17	201708 320-57200-49400		*	150.00	
			LIGHTING CONTROL				
		8/18/17 AUG-17	201708 320-57200-49400		*	200.00	
			DANCING WITH ELVIS				
				ARNOLDO OFFERMANN			350.00 005714
10/30/17	00055	10/15/17 20735-10	201710 320-57200-43100		*	531.10	
			20735-4141 ASHTON CLUB DR				
		10/15/17 20740-10	201710 320-57200-43100		*	42.22	
			20740-4128 LAKE ASHTON BV				
		10/15/17 22109-10	201710 320-57200-43100		*	180.65	
			22109-GATE ENTRANCE/IRR				
		10/15/17 37767-10	201710 320-57200-43100		*	60.04	
			37767-PALMS CDD IRRIG.				
				CITY OF LAKE WALES			814.01 005715
10/30/17	00466	10/09/17 38511	201710 320-57200-51000		*	583.00	
			GATE PASS				
		10/18/17 38595	201710 320-57200-49400		*	135.00	
			BROCHURE-HOME IMPROVEMENT				
				CUSTOMTRADEPRINTING.COM			718.00 005716
10/30/17	00468	10/20/17 1011	201710 320-57200-54500		*	285.00	
			CLEAN ICE MACHINE				
				DIX ELECTRIC INC.			285.00 005717
10/30/17	00003	10/17/17 59643087	201710 310-51300-42000		*	37.08	
			DELIVERIES THRU 10/17/17				
				FEDEX			37.08 005718
10/30/17	00068	10/12/17 59461	201709 320-57200-54500		*	216.04	
			SEPT 17 - PREVENTIVE MAIN				
		10/12/17 59462	201710 320-57200-54500		*	188.12	
			RECUMBENT BIKE REPAIRS				
				FITNESS SERVICES OF FLORIDA			404.16 005719
10/30/17	00215	10/16/17 280	201708 320-57200-54000		*	36.37	
			AUG 2017 REIMBURSEMENT				
		10/16/17 280	201708 320-57200-52000		*	68.71-	
			AUG 2017 REIMBURSEMENT				

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/16/17		280	201708 320-57200-49400		*	184.71	
		AUG 2017	REIMBURSEMENT				
10/16/17		281	201707 320-57200-54000		*	431.35	
		JULY 17	- REIMBURSEMENT				
10/16/17		281	201707 320-57200-52000		*	838.28	
		JULY 17	- REIMBURSEMENT				
10/16/17		281	201707 320-57200-49400		*	325.11	
		JULY 17	- REIMBURSEMENT				
10/16/17		281	201707 300-13100-10000		*	423.61	
		JULY 17	- REIMBURSEMENT				
10/16/17		281	201707 600-53800-60061		*	423.61	
		JULY 17	- REIMBURSEMENT				
10/16/17		281	201707 600-20700-10000		*	423.61-	
		JULY 17	- REIMBURSEMENT				
10/20/17		282	201710 320-57200-34000		*	26,855.83	
		OCT 17	- PAYROLL REIMBURS				
			GMS-CENTRAL FLORIDA, LLC				29,026.55 005720
10/30/17	00067	10/03/17 166477	201710 320-57200-34500		*	1,023.00	
		REPLACE BAD DVR					
			THE HARTLINE ALARM COMPANY, INC.				1,023.00 005721
10/30/17	00059	10/18/17 15226	201710 320-57200-45300		*	37.50	
		SOLAR BLANKET					
			HEARTLAND COMMERCIAL POOL SERVICES				37.50 005722
10/30/17	00098	9/06/17 4133498	201709 320-57200-52000		*	48.73	
		SUPPLIES					
		9/08/17 2561400	201709 320-57200-52000		*	78.68	
		SUPPLIES					
		9/14/17 6120774	201709 320-57200-52000		*	66.11	
		SUPPLIES					
		9/15/17 5591820	201709 320-57200-52000		*	73.98	
		SUPPLIES					
		9/17/17 3561795	201709 320-57200-52000		*	27.34	
		SUPPLIES					
		9/20/17 583107	201709 320-57200-52000		*	64.76	
		SUPPLIES					
		9/21/17 9932571	201709 320-57200-52000		*	2,385.00	
		SUPPLIES					
		9/22/17 8583191	201709 320-57200-52000		*	51.91	
		SUPPLIES					
		9/25/17 5572092	201709 320-57200-52000		*	32.88	
		SUPPLIES					
		9/29/17 1583560	201709 320-57200-52000		*	212.91	
		SUPPLIES					

LAKA LAKE ASHTON SROSINA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/03/17 7583718	201710 320-57200-52000		*	32.33	
		SUPPLIES		HOME DEPOT CREDIT SERVICES			3,074.63 005723
10/30/17 00217		10/14/17 0654-000	201711 320-57200-43300		*	472.26	
		SERVICE THRU 11/30/2017		REPUBLIC SERVICES #654			472.26 005724
10/30/17 00470		10/23/17 102317	201710 320-57200-52000		*	22.49	
		COFFEE/FILTERS		SHUFFLIN'S SQUARES			22.49 005725
10/30/17 00234		10/07/17 33554396	201710 320-57200-51000		*	31.78	
		SUPPLIES		STAPLES ADVANTAGE			31.78 005726
10/30/17 00054		10/01/17 39386	201710 320-57200-54500		*	3,465.00	
		OCT 17 - JANITORIAL SVCS.					
		10/02/17 39432	201710 320-57200-52000		*	87.84	
		SUPPLIES		STATEWIDE BUILDING MAINTENANCE			3,552.84 005727
10/30/17 00061		10/13/17 OCTOBER-	201710 320-57200-43000		*	17,794.20	
		SERVICE THRU 10/09/2017		TECO			17,794.20 005728
11/01/17 00521		10/24/17 102417	201710 310-51300-40000		*	50.00	
		REIMBURSE-CONFERENCE		MICHAEL COSTELLO			50.00 005729
11/01/17 00520		10/24/17 102417-B	201710 310-51300-40000		*	50.00	
		CONFERENCE-B. VANSICKLE		E-REPUBLIC, INC.			50.00 005730
11/01/17 00003		10/24/17 59714792	201710 310-51300-42000		*	26.90	
		DELIVERIES THRU 10/24/17		FEDEX			26.90 005731
11/01/17 00020		11/01/17 18292786	201711 310-51300-31400		*	12,407.61	
		FOLIO#182927-865152002700		JOE G. TEDDER, TAX COLLECTOR			12,407.61 005732
TOTAL FOR BANK A						126,998.17	
TOTAL FOR REGISTER						126,998.17	

LAKA LAKE ASHTON SROSINA

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/01/17  
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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	AMOUNT	....CHECK.... AMOUNT #
10/30/17	00027	4/10/17 17-1100	201704 600-53800-60009	REPLACE CURB INLET	*	5,100.00	
				ALL TERRAIN TRACTOR SERVICE, INC.			5,100.00 000218
10/30/17	00023	10/11/17 1470922	201709 600-53800-60009	SERVICE THRU 09/29/2017	*	855.00	
				DEWBERRY ENGINEERS INC.			855.00 000219
10/30/17	00074	10/19/17 101917	201710 600-53800-60049	FINAL PMT-MENS ROOM	*	2,542.00	
				GROUTSMITH			2,542.00 000220
				TOTAL FOR BANK B		8,497.00	
				TOTAL FOR REGISTER		8,497.00	

LAKA LAKE ASHTON SROSINA

**LAKE ASHTON CDD**  
**FY 2017 CASH RECEIPTS**

	October-16	November-16	December-16	January-17	February-17	March-17
ENTERTAINMENT	\$ 75,887.00	\$ 21,794.50	\$ 7,275.00	\$ 11,966.00	\$ 4,086.00	\$ 2,232.00
BALLROOM RENTAL	\$ 9,100.00	\$ 5,475.00	\$ 7,800.00	\$ 10,000.00	\$ 4,075.00	\$ 7,300.00
BALLROOM RENTAL-DEFERRED	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 3,750.00	\$ -
DAMAGE DEPOSITS	\$ -	\$ (250.00)	\$ 1,000.00	\$ 500.00	\$ -	\$ 1,000.00
NEWSLETTER INCOME	\$ 13,388.95	\$ 6,478.31	\$ 8,435.47	\$ 6,480.39	\$ 7,835.39	\$ 3,558.08
COFFEE INCOME	\$ 450.00	\$ 800.00	\$ 150.00	\$ -	\$ 300.00	\$ 475.00
CLERICAL	\$ 177.25	\$ 169.50	\$ 277.00	\$ 102.00	\$ 56.00	\$ 251.50
SECURITY FEE	\$ 618.75	\$ 275.00	\$ 712.50	\$ 323.00	\$ 187.50	\$ 812.50
CLICKERS	\$ 148.50	\$ 148.00	\$ 148.00	\$ -	\$ 37.00	\$ 185.00
MISCELLANEOUS	\$ 227.84	\$ -	\$ -	\$ (227.84)	\$ 227.84	\$ -
	\$ 101,998.29	\$ 34,890.31	\$ 25,797.97	\$ 29,143.55	\$ 20,554.73	\$ 15,814.08

	April-17	May-17	June-17	July-17	August-17	September-17
ENTERTAINMENT	\$ 2,849.49	\$ 4,805.00	\$ 1,243.00	\$ 3,035.00	\$ 3,425.00	\$ 287.50
ENTERTAINMENT-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
BALLROOM RENTAL	\$ 4,650.00	\$ 650.00	\$ 5,850.00	\$ 3,000.00	\$ 3,400.00	\$ 800.00
BALLROOM RENTAL-DEFERRED	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 2,250.00
DAMAGE DEPOSITS	\$ (500.00)	\$ 250.00	\$ 1,500.00	\$ (2,000.00)	\$ 500.00	\$ 2,500.00
NEWSLETTER INCOME	\$ 4,034.00	\$ 6,933.09	\$ 2,227.31	\$ 2,662.31	\$ 3,487.22	\$ -
NEWSLETTER INCOME-DEFERRED	\$ -	\$ 750.00	\$ -	\$ -	\$ 2,706.25	\$ 12,312.64
COFFEE INCOME	\$ 375.00	\$ 425.00	\$ 350.00	\$ 150.00	\$ 350.00	\$ 200.00
COFFEE INCOME-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ 75.00	\$ -
CLERICAL	\$ 473.25	\$ 157.00	\$ 35.00	\$ 38.00	\$ 3.00	\$ 77.00
SECURITY FEE	\$ 293.75	\$ 375.00	\$ 1,100.00	\$ 506.25	\$ 262.50	\$ 437.50
SECURITY FEE-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ 137.50	\$ 875.00
CLICKERS	\$ 111.00	\$ 185.00	\$ 148.00	\$ 111.00	\$ 407.00	\$ 37.00
MISCELLANEOUS	\$ 220.00	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 13,756.49	\$ 14,530.09	\$ 12,453.31	\$ 7,502.56	\$ 16,253.47	\$ 20,276.64

FISCAL YEAR 2017 TOTAL	
ENTERTAINMENT FEES	\$ 138,885.49
ENTERTAINMENT FEES-DEFERRED	\$ 1,000.00
BALLROOM RENTAL	\$ 62,100.00
BALLROOM RENTAL-DEFERRED	\$ 10,250.00
DAMAGE DEPOSITS	\$ 4,500.00
NEWSLETTER INCOME	\$ 65,520.52
NEWSLETTER INCOME-DEFERRED	\$ 15,768.89
COFFEE INCOME	\$ 4,025.00
COFFEE INCOME-DEFERRED	\$ 75.00
CLERICAL	\$ 1,816.50
SECURITY FEE	\$ 5,904.25
SECURITY FEE-DEFERRED	\$ 1,012.50
CLICKERS	\$ 1,665.50
MISCELLANEOUS	\$ 447.84
	\$ 312,971.49

**LAKE ASHTON CDD**  
**SEPTEMBER 2017 CASH RECEIPTS**

**ENTERTAINMENT**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/2/2017	449	Servpro	\$ 25.00	Home Improvement Expo - 10/20/17
9/15/2017	450	Josh Smith	\$ 25.00	Home Improvement Expo - 10/20/17
9/15/2017	450	Julio Arael	\$ 25.00	Dancing with Elvis - 9/16/17
9/15/2017	450	Janice Koziol	\$ 25.00	Dancing with Elvis - 9/16/17
9/16/2017	451	Irving Phillips	\$ 25.00	Dancing with Elvis - 9/16/17
9/16/2017	451	John Castelli	\$ 50.00	Dancing with Elvis - 9/16/17
9/22/2017	Cash	Hunter	\$ 25.00	Dancing with Elvis - 9/16/17
9/22/2017	Cash	Crosby	\$ 25.00	Dancing with Elvis - 9/16/17
9/22/2017	ck2006	Duvall	\$ 12.50	Dancing with Elvis - 9/16/17
9/22/2017	ck907	Koltchigin	\$ 25.00	Dancing with Elvis - 9/16/17
9/22/2017	ck425	Phillips	\$ 25.00	Dancing with Elvis - 9/16/17
9/22/2017	ck4907	Wade	\$ 25.00	Dancing with Elvis - 9/16/17
9/22/2017	ck1234	No Name Listed	\$ 25.00	Dancing with Elvis - 9/16/17
9/22/2017	ck1587	BAM Designs	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck2265	Dramatic Design & Décor	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck4886	Precision Safe & Lock	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck48704	Miller's Central Air Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck0542	Distinctive Installations Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck27501	Kincaid	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck2551	Orchid Cleaning Services Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck 2443	Unlimited Property Solutions	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck23747	Percy Enterprises, Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck30271	Ridge Energy Savers Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck8085	Window World of Polk Co Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck051623	Tucker Carpets II LLC	\$ 25.00	Home Improvement Expo - 10/20/17
9/22/2017	ck30697	Blackburn's Interiors Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/29/2017	ck4016	Kristina Jervik	\$ 25.00	Home Improvement Expo - 10/20/17
9/29/2017	ck4624	Belinda Crowley	\$ 25.00	Home Improvement Expo - 10/20/17
9/29/2017	ck1484	Polk Air Conditioning Inc	\$ 25.00	Home Improvement Expo - 10/20/17
9/29/2017	ck48539	United Refrigeration	\$ 25.00	Home Improvement Expo - 10/20/17
9/29/2017	ck4527	Jim's Blinds & Flooring	\$ 25.00	Home Improvement Expo - 10/20/17
			\$ 787.50	

**RENTALS**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/22/2017	ck1132	Lake Ashton Bingo	\$ 800.00	September 2017 Rent
9/29/2017	ck26104	Polk State College Foundation	\$ 1,000.00	Room rental 5/12/18
9/29/2017	ck63-215	Lake Wales Charter Schools	\$ 1,250.00	Room rental 4/21/18
	<b>TOTAL</b>		\$ 3,050.00	

**NEWSLETTER**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/22/2017	ck1383	B Dantzier/Raymond James	\$ 1,560.00	LAT Ad - 12 Months
9/22/2017	ck537	D Schmidt/Morgan Stanley	\$ 555.75	LAT Ad - 12 Months
9/22/2017	ck03942	Florida Joint Spine Institute	\$ 350.00	Oct/Nov LAT Inserts
9/22/2017	ck48529	United Refrigeration	\$ 250.00	September LAT Inserts and Ad
9/29/2017	455	Unlimited Property Sol	\$ 175.00	October 2017 LA Times Insert
9/29/2017	455	Trinity Marketing	\$ 1,050.00	LAT Advertising
9/29/2017	455	Family Elder Law	\$ 323.08	LAT Advertising
9/29/2017	455	Neotrac	\$ 1,125.00	LAT Advertising
9/29/2017	455	Shade Tree Awnings	\$ 115.00	October LAT Ad
9/29/2017	455	Shade Tree Awnings	\$ 115.00	October LAT Ad
9/29/2017	455	Dramatic Designs	\$ 90.00	October LAT Ad
9/29/2017	455	Arts Cars	\$ 312.31	October LAT Ad
9/29/2017	455	Airpliance	\$ 540.00	LAT Ad - October - December 17
9/29/2017	455	Blackburns	\$ 350.00	October LAT Ad
9/29/2017	455	Rainbow Wicker	\$ 130.00	October LAT Ad
9/29/2017	455	Turner Furniture	\$ 2,250.00	LAT Ad - October - March 2018
9/29/2017	455	Window World	\$ 1,026.00	LAT Ad - 12 months
9/29/2017	455	Calico Roofing	\$ 85.50	October LAT Ad
9/29/2017	ck1065	Glasstronauts	\$ 175.00	LA Times Flyer
9/29/2017	ck4156	Evelyn Bjornson	\$ 175.00	LA Times Flyer
9/29/2017	ck1527	Henderson Sachs	\$ 1,560.00	LA Times Ad for 12 months
	<b>TOTAL</b>		\$ 12,312.64	

**LAKE ASHTON CDD**  
**SEPTEMBER 2017 CASH RECEIPTS**

**CLERICAL**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/22/2017	Cash	Clerical	\$ 29.00	Copies, faxes, directories
9/28/2017	454	Robert Bogard	\$ (15.00)	Refund Amount Summer LA Times
9/29/2017	CASH	Clerical	\$ 63.00	Faxes, copies, directories
<b>TOTAL</b>			<b>\$ 77.00</b>	

**COFFEE**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/29/2017	ck1605	Christine Graves Insurance	\$ 200.00	Remainder 2017 Monday Coffee
<b>TOTAL</b>			<b>\$ 200.00</b>	

**DEPOSITS**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/21/2017	452	Cauthen/Lyons Wedding	\$ 500.00	Damage Deposit for 9/30
9/26/2017	453	Kondor/Emmerich Wedding	\$ 500.00	Wedding DD & SEC 10/14/17
9/29/2017	455	Mann/Jenkins Wedding	\$ 500.00	Damage Deposit for 10/28/17
9/29/2017	ck26104	Polk State College Foundation	\$ 500.00	Damage Deposit for 5/12/18
9/29/2017	ck63-215	Lake Wales Charter Schools	\$ 500.00	Damage Deposit for 4/21/18
<b>TOTAL</b>			<b>\$ 2,500.00</b>	

**ENTRANCE GATE OPENERS**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/28/2017	454	Cynthia Sherrard	\$ 37.00	Gate Opener
<b>TOTAL</b>			<b>\$ 37.00</b>	

**SECURITY**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/21/2017	452	Cauthen/Lyons Wedding	\$ 237.50	Security for 9/29 & 9/30
9/22/2017	ck22372	Meals on Wheels of Polk Co	\$ 200.00	Security for 9/22/17 Event
9/26/2017	453	Kondor/Emmerich Wedding	\$ 175.00	Wedding DD & SEC 10/14/17
9/29/2017	455	Mann/Jenkins Wedding	\$ 250.00	Security for 10/28/17
9/29/2017	ck26104	Polk State College Foundation	\$ 250.00	Security for 5/12/18
9/29/2017	ck63-215	Lake Wales Charter Schools	\$ 200.00	Security for 4/21/18
<b>TOTAL</b>			<b>\$ 1,312.50</b>	

<b>TOTAL CASH RECEIPTS - SEPTEMBER 2017</b>	<b>\$ 20,276.64</b>
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**LAKE ASHTON CDD**  
**SEPTEMBER 2017 CASH RECEIPTS**

SUMMARY		
ENTERTAINMENT	\$	287.50
ENTERTAINMENT-DEFERRED	\$	500.00
ROOM RENTALS	\$	800.00
ROOM RENTALS-DEFERRED	\$	2,250.00
NEWSLETTER	\$	-
NEWSLETTER-DEFERRED	\$	12,312.64
CLERICAL	\$	77.00
COFFEE	\$	200.00
COFFEE-DEFERRED	\$	-
DEPOSITS	\$	2,500.00
DEPOSIT-RESTAURANT	\$	-
ENTRANCE GATE OPENER	\$	37.00
RESTAURANT/SALES TAXES	\$	-
SECURITY	\$	437.50
SECURITY-DEFERRED	\$	875.00
MISCELLANEOUS	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>20,276.64</b>



**Lake Ashton CDD**  
**Special Assessment Receipts**  
Fiscal Year Ending September 30, 2017

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%	\$464,746.47 2015-1 Debt Svc Fund 89.503%	\$54,507.62 2015-2 Debt Svc Fund 10.497%	\$519,254.09 Debt Total 100%
11/10/2016	10/01/16-10/31/16	\$ 6,857.64	\$ 2,887.23	\$ 274.32	\$ 115.49	\$ 187.10	\$ 9,167.96	\$ 6,440.19	\$ 2,441.43	\$ 286.34	\$ 2,727.77
11/18/2016	06/01/16-10/31/16	\$ 22,385.64	\$ 6,217.01	\$ 1,094.26	\$ 280.29	\$ 544.56	\$ 26,683.54	\$ 20,874.79	\$ 5,198.99	\$ 609.76	\$ 5,808.75
11/23/2016	11/01/16-11/04/16	\$ 29,144.97	\$ 7,568.52	\$ 1,165.85	\$ 302.74	\$ 704.90	\$ 34,540.00	\$ 27,439.87	\$ 6,354.81	\$ 745.32	\$ 7,100.13
12/5/2016	11/05/16-11/11/16	\$ 128,580.75	\$ 33,508.33	\$ 5,143.38	\$ 1,340.29	\$ 3,112.11	\$ 152,493.30	\$ 121,056.58	\$ 28,136.71	\$ 3,300.00	\$ 31,436.72
12/14/2016	11/12/16-11/23/16	\$ 830,214.60	\$ 262,532.42	\$ 33,205.42	\$ 10,498.94	\$ 20,980.85	\$ 1,028,061.81	\$ 780,958.67	\$ 221,164.00	\$ 25,939.14	\$ 247,103.14
12/21/2016	11/24/16-11/30/16	\$ 442,762.05	\$ 128,047.15	\$ 17,706.74	\$ 5,121.70	\$ 10,959.62	\$ 537,021.14	\$ 416,671.12	\$ 107,716.53	\$ 12,633.49	\$ 120,350.02
1/17/2017	12/01/16-12/31/16	\$ 70,423.84	\$ 24,013.70	\$ 2,134.39	\$ 727.04	\$ 1,831.52	\$ 89,744.59	\$ 66,888.32	\$ 20,456.98	\$ 2,399.29	\$ 22,856.27
1/31/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 659.86	\$ 505.95	\$ 137.75	\$ 16.16	\$ 153.91
2/13/2017	01/01/17-01/31/17	\$ 53,590.97	\$ 17,294.65	\$ 1,114.42	\$ 364.36	\$ 1,388.14	\$ 68,018.70	\$ 51,414.61	\$ 14,861.11	\$ 1,742.98	\$ 16,604.09
3/15/2017	02/01/17-02/28/17	\$ 25,716.15	\$ 7,768.70	\$ 257.13	\$ 77.71	\$ 663.00	\$ 32,487.01	\$ 24,951.82	\$ 6,744.20	\$ 790.99	\$ 7,535.19
4/17/2017	03/01/17-03/31/17	\$ 58,444.31	\$ 21,356.95	\$ -	\$ -	\$ 1,596.03	\$ 78,205.23	\$ 57,223.34	\$ 18,779.37	\$ 2,202.53	\$ 20,981.90
4/27/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63.96	\$ 47.83	\$ 14.44	\$ 1.69	\$ 16.13
5/15/2017	04/01/17-04/30/17	\$ 6,857.64	\$ 2,385.04	\$ (154.29)	\$ (48.57)	\$ 188.91	\$ 9,256.63	\$ 6,867.41	\$ 2,138.41	\$ 250.80	\$ 2,389.22
6/15/2017	05/01/17-05/31/17	\$ 6,857.64	\$ 3,063.28	\$ (205.72)	\$ (91.90)	\$ 204.37	\$ 10,014.17	\$ 6,907.01	\$ 2,780.99	\$ 326.17	\$ 3,107.15
6/23/2017	06/01/17-06/30/17	\$ 8,572.05	\$ 2,611.12	\$ (385.75)	\$ (117.50)	\$ 233.73	\$ 11,452.69	\$ 8,779.00	\$ 2,393.03	\$ 280.67	\$ 2,673.70
7/31/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.28	\$ 18.80	\$ 5.80	\$ 0.68	\$ 6.48
8/1/2017	INV#4651551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,050.67)	\$ (16,904.08)	\$ (4,606.34)	\$ (540.25)	\$ (5,146.59)
10/27/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.01	\$ 7.62	\$ 2.14	\$ 0.25	\$ 2.39
		\$ 1,690,408.25	\$ 519,254.10	\$ 61,350.15	\$ 18,570.59	\$ 42,594.83	\$ 2,065,855.22	\$ 1,580,148.85	\$ 434,720.35	\$ 50,986.02	\$ 485,706.36
BALANCE REMAINING		\$0.00	(\$0.01)								

Date	CK#	2015-1	2015-2
12/13/2016	5208	\$ 42,131.95	\$ 4,941.43
12/15/2016	5225	\$ 221,163.99	\$ 25,939.14
1/18/2017	5274	\$ 128,173.51	\$ 15,032.78
2/22/2017	5337	\$ 14,998.86	\$ 1,759.14
3/17/2017	5385	\$ 6,744.20	\$ 790.99
4/21/2017	5438	\$ 18,779.37	\$ 2,202.53
5/15/2017	5483	\$ 2,152.85	\$ 252.50
6/19/2017	5531	\$ 2,780.99	\$ 326.16
		\$ 436,925.72	\$ 51,244.67

Due To DSF 2015-1	\$ (2,205.37)	V# 429 001.300.20700.10200
Due to DSF 2015-2	\$ (258.65)	V# 429 001.300.20700.10200

Gross Percent Collected	100.00%
Balance Due	(\$0.01)

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
September 30, 2017

	<b>Major Funds</b>			<b>Total</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Reserve</b>	<b>Governmental Funds</b>
<b>ASSETS:</b>				
Cash-Wells Fargo	\$94,359	---	\$44,855	\$139,214
Assessments Receivable	\$8	\$2	---	\$10
Due from Other Funds	\$4,889	---	---	\$4,889
Investment - State Board	\$344,524	---	---	\$344,524
Investment - State Board Capital Reserve	---	---	\$250,085	\$250,085
<b>Investments:</b>				
<b>Series 2015</b>				
Reserve A	---	\$240,750	---	\$240,750
Interest A	---	\$2	---	\$2
Revenue A	---	\$136,227	---	\$136,227
Prepayment A-1	---	\$65,415	---	\$65,415
Prepayment A-2	---	\$8,125	---	\$8,125
Prepaid Expenses	\$55,487	---	---	\$55,487
<b>TOTAL ASSETS</b>	<b>\$499,266</b>	<b>\$450,521</b>	<b>\$294,940</b>	<b>\$1,244,728</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$43,225	---	\$7,523	\$50,748
Due to Other Funds	---	\$2,466	\$2,422	\$4,889
Deposits-Restaurant	\$6,000	---	---	\$6,000
Deposits-Room Rentals	\$5,000	---	---	\$5,000
Deferred Revenue	\$28,106	---	---	\$28,106
<b>TOTAL LIABILITIES</b>	<b>\$82,331</b>	<b>\$2,466</b>	<b>\$9,945</b>	<b>\$94,743</b>
<b>FUND BALANCES:</b>				
<b>Nonspendable:</b>				
Deposits and prepaid items	\$55,487	---	---	\$55,487
<b>Restricted:</b>				
Debt Service	---	\$448,055	---	\$448,055
<b>Assigned:</b>				
Capital Reserve	---	---	\$284,995	\$284,995
Unassigned	\$361,448	---	---	\$361,448
<b>TOTAL FUND BALANCES</b>	<b>\$416,935</b>	<b>\$448,055</b>	<b>\$284,995</b>	<b>\$1,149,985</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$499,266</b>	<b>\$450,521</b>	<b>\$294,940</b>	<b>\$1,244,728</b>

# LAKE ASHTON

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2017

ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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#### REVENUES:

Special Assessments - Levy	\$1,572,079	\$1,572,079	\$1,580,149	\$8,069
Rental Income	\$45,000	\$45,000	\$62,100	\$17,100
Entertainment Fees	\$130,000	\$130,000	\$138,885	\$8,885
Newsletter Ad Revenue	\$50,000	\$50,000	\$65,521	\$15,521
Interest Income	\$1,000	\$1,000	\$7,568	\$6,568
Miscellaneous Income	\$5,000	\$5,000	\$13,631	\$8,631
Restaurant Lease	\$12,000	\$12,000	\$0	(\$12,000)
Insurance Proceeds	\$0	\$0	\$18,253	\$18,253
<b>TOTAL REVENUES</b>	<b>\$1,815,079</b>	<b>\$1,815,079</b>	<b>\$1,886,107</b>	<b>\$71,028</b>

#### EXPENDITURES:

##### ADMINISTRATIVE:

Supervisor Fees	\$3,000	\$3,000	\$2,600	\$400
FICA Expense	\$230	\$230	\$199	\$30
Engineering	\$20,000	\$20,000	\$17,117	\$2,884
Arbitrage	\$600	\$600	\$1,200	(\$600)
Dissemination	\$1,000	\$1,000	\$1,500	(\$500)
Attorney	\$25,000	\$25,000	\$19,070	\$5,930
Annual Audit	\$4,000	\$4,000	\$4,023	(\$23)
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$58,482	\$58,482	\$58,482	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Postage	\$3,000	\$3,000	\$2,744	\$256
Printing & Binding	\$1,500	\$1,500	\$1,559	(\$59)
Newsletter Printing	\$26,904	\$26,904	\$31,351	(\$4,447)
Rentals & Leases	\$5,500	\$5,500	\$4,820	\$680
Insurance	\$34,278	\$34,278	\$36,490	(\$2,212)
Legal Advertising	\$1,000	\$1,000	\$267	\$734
Other Current Charges	\$1,250	\$1,250	\$1,191	\$59
Property Taxes	\$10,750	\$10,750	\$11,565	(\$815)
Office Supplies	\$100	\$100	\$12	\$88
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$202,079</b>	<b>\$202,079</b>	<b>\$199,674</b>	<b>\$2,405</b>

# LAKE ASHTON

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2017

ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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<b>Field:</b>				
Field Management Services	\$312,942	\$312,942	\$323,100	(\$10,158)
Gate Attendants	\$166,879	\$166,879	\$189,542	(\$22,664)
Pool Attendants	\$10,300	\$10,300	\$9,105	\$1,195
Pest Control	\$1,750	\$1,750	\$1,440	\$310
Security/Fire Alarm/Gate Repairs	\$6,750	\$6,750	\$2,446	\$4,304
Telephone/Internet	\$13,000	\$13,000	\$11,983	\$1,017
Electric	\$220,000	\$220,000	\$209,032	\$10,968
Water	\$14,400	\$14,400	\$12,820	\$1,580
Gas	\$15,000	\$15,000	\$12,669	\$2,331
Refuse	\$10,500	\$10,500	\$9,288	\$1,212
Clubhouse Maintenance	\$100,000	\$100,000	\$101,520	(\$1,520)
Pool and Fountain Maintenance	\$25,000	\$25,000	\$19,114	\$5,886
Landscape Maintenance	\$170,880	\$170,880	\$170,880	\$0
Plant Replacement	\$7,000	\$7,000	\$9,984	(\$2,984)
Irrigation Repairs	\$7,500	\$7,500	\$179	\$7,321
Lake Maintenance	\$14,400	\$14,400	\$24,650	(\$10,250)
Wetland Mitigation and Maintenance	\$38,940	\$38,940	\$29,200	\$9,740
Permits/Inspections	\$2,160	\$2,160	\$1,172	\$988
Office Supplies/Printing/Binding	\$5,000	\$5,000	\$3,572	\$1,428
Operating Supplies	\$25,000	\$25,000	\$31,114	(\$6,114)
Credit Card Processing Fees	\$5,500	\$5,500	\$3,082	\$2,418
Dues & Subscriptions	\$8,500	\$8,500	\$11,145	(\$2,645)
Decorations	\$1,000	\$1,000	\$3,648	(\$2,648)
Special Events	\$130,000	\$130,000	\$149,451	(\$19,451)
Storm Damage	\$0	\$0	\$4,238	(\$4,238)

<b>TOTAL FIELD</b>	<b>\$1,312,401</b>	<b>\$1,312,401</b>	<b>\$1,344,376</b>	<b>(\$31,975)</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$1,514,479</b>	<b>\$1,514,479</b>	<b>\$1,544,049</b>	<b>(\$29,570)</b>
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#### OTHER SOURCES AND USES

Capital Reserve-Transfer Out	(\$300,600)	(\$300,600)	(\$300,600)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$300,600)</b>	<b>(\$300,600)</b>	<b>(\$300,600)</b>	<b>\$0</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$41,458</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$375,477</b>
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<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$416,935</b>
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<sup>(1)</sup> 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 September 30, 2017

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
Interest Income	\$100	\$100	\$2,916	\$2,816
Capital Reserve-Transfer In FY 17	\$300,600	\$300,600	\$300,600	\$0
Capital Reserve-Transfer In Prior Year	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$300,700</b>	<b>\$300,700</b>	<b>\$303,516</b>	<b>\$2,816</b>

**EXPENDITURES:**

Capital Projects:

Bowling Alley Refurbishment	\$2,500	\$2,500	\$2,585	(\$85)
Clubhouse Interior and Amenity Painting	\$11,000	\$11,000	\$10,615	\$385
Computer/Server Allowance	\$5,000	\$5,000	\$801	\$4,199
Fitness Center Equipment	\$6,000	\$6,000	\$4,556	\$1,444
Fitness Center Restroom Refurbishment	\$31,000	\$31,000	\$1,687	\$29,313
Golf Carts (2)	\$10,000	\$10,000	\$5,279	\$4,721
HVAC	\$31,000	\$31,000	\$22,248	\$8,752
Hydrilla Treatment	\$40,000	\$40,000	\$0	\$40,000
Indoor/Outdoor Furniture Replacement	\$16,000	\$16,000	\$20,199	(\$4,199)
Lake Erosion Repair	\$4,500	\$4,500	\$7,425	(\$2,925)
Littoral Shelf Replanting	\$3,800	\$3,800	\$3,700	\$100
Pool/Fountain Equipment	\$4,000	\$4,000	\$7,736	(\$3,736)
Pool Lights	\$17,304	\$17,304	\$22,203	(\$4,899)
Pressure Washing TNR Entrance-Lake Ashton Blvd. & Clubhou	\$5,200	\$5,200	\$4,690	\$510
Reflection Garden Refurbishment/Access Enhancement	\$10,000	\$10,000	\$0	\$10,000
Replace Palm Up lights on Lake Ashton Blvd.	\$25,000	\$25,000	\$17,993	\$7,007
Restaurant Equipment	\$25,000	\$25,000	\$14,658	\$10,342
Shuffleboard Court Refurbishment	\$11,000	\$11,000	\$9,148	\$1,852
Solar Panels	\$32,400	\$32,400	\$0	\$32,400
Stage Lights	\$33,000	\$33,000	\$38,647	(\$5,647)
Stormwater Repair/Pot Hole/Curb Repair/Striping	\$50,000	\$50,000	\$12,977	\$37,023
Street Sign Allowance	\$8,000	\$8,000	\$8,099	(\$99)
Reserve Study Update	\$4,450	\$4,450	\$4,450	\$0
Other Current Charges	\$0	\$0	\$558	(\$558)
Capital Reserves	\$223,291	\$223,291	\$0	\$223,291
<b>TOTAL EXPENDITURES</b>	<b>\$609,445</b>	<b>\$609,445</b>	<b>\$220,254</b>	<b>\$389,191</b>

**EXCESS REVENUES (EXPENDITURES)**

	<b>(\$308,745)</b>	<b>\$83,262</b>
<b>FUND BALANCE - Beginning</b>	<b>\$308,745</b>	<b>\$201,734</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$284,995</b>

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

SERIES 2015

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending September 30, 2017

ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$750	\$750
Assessments - Levy	\$486,806	\$486,806	\$485,706	(\$1,099)
Assessments - Prepayments A-1	\$0	\$0	\$83,241	\$83,241
Assessments - Prepayments A-2	\$0	\$0	\$4,894	\$4,894
<b>TOTAL REVENUES</b>	<b>\$486,806</b>	<b>\$486,806</b>	<b>\$574,591</b>	<b>\$87,786</b>

**EXPENDITURES:**

**Series 2015A-1**

Interest - 11/01	\$119,125	\$119,125	\$119,125	\$0
Interest - 5/01	\$119,125	\$119,125	\$117,625	\$1,500
Principal - 5/01	\$200,000	\$200,000	\$200,000	\$0
Special Call - 11/01	\$15,000	\$15,000	\$60,000	(\$45,000)
Special Call - 05/01	\$0	\$0	\$40,000	(\$40,000)

**Series 2015A-2**

Interest - 11/01	\$16,500	\$16,500	\$16,500	\$0
Interest - 5/01	\$16,500	\$16,500	\$15,750	\$750
Principal - 5/01	\$20,000	\$20,000	\$20,000	\$0
Special Call - 11/01	\$5,000	\$5,000	\$30,000	(\$25,000)
Special Call - 5/01	\$0	\$0	\$5,000	(\$5,000)

<b>TOTAL EXPENDITURES</b>	<b>\$511,250</b>	<b>\$511,250</b>	<b>\$624,000</b>	<b>(\$112,750)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$24,444)</b>	<b>(\$49,409)</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$180,571</b>	<b>\$497,463</b>
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<b>FUND BALANCE - Ending</b>	<b>\$156,127</b>	<b>\$448,055</b>
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**Lake Ashton**  
**Community Development District**  
General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
<b>Revenues</b>													
Maintenance Assessments	\$0	\$54,755	\$1,386,081	\$51,415	\$24,952	\$57,271	\$6,867	\$15,686	\$19	\$0	(\$16,904)	\$8	\$1,580,149
Rental Income	\$9,100	\$5,475	\$7,800	\$9,375	\$4,700	\$7,300	\$4,650	\$650	\$5,850	\$3,000	\$3,400	\$800	\$62,100
Entertainment Fees	\$75,887	\$21,795	\$7,275	\$11,966	\$4,086	\$2,232	\$2,849	\$4,805	\$1,243	\$3,035	\$3,425	\$288	\$138,885
Newsletter Ad Revenue	\$13,389	\$6,478	\$8,435	\$6,480	\$7,835	\$3,558	\$4,034	\$6,933	\$2,227	\$2,662	\$3,487	\$0	\$65,521
Interest Income	\$214	\$136	\$213	\$926	\$800	\$872	\$875	\$843	\$743	\$747	\$639	\$561	\$7,568
Miscellaneous Income	\$1,395	\$1,393	\$1,288	\$425	\$581	\$1,724	\$1,473	\$1,142	\$1,633	\$805	\$1,023	\$752	\$13,631
Insurance Proceeds	\$0	\$0	\$18,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,253
<b>Total Revenues</b>	<b>\$99,985</b>	<b>\$90,031</b>	<b>\$1,429,345</b>	<b>\$80,587</b>	<b>\$42,954</b>	<b>\$72,957</b>	<b>\$20,749</b>	<b>\$30,059</b>	<b>\$11,715</b>	<b>\$10,249</b>	<b>(\$4,930)</b>	<b>\$2,407</b>	<b>\$1,886,107</b>
<b>ADMINISTRATIVE:</b>													
Supervisor Fees	\$200	\$0	\$200	\$250	\$250	\$500	\$0	\$250	\$500	\$0	\$200	\$250	\$2,600
FICA Expense	\$15	\$0	\$15	\$19	\$19	\$38	\$0	\$19	\$38	\$0	\$15	\$19	\$199
Engineering	\$3,590	\$1,197	\$1,420	\$5,375	\$0	\$0	\$2,798	\$0	\$2,518	\$220	\$0	\$0	\$17,117
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,200
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$583	\$83	\$1,500
Attorney	\$1,521	\$1,105	\$1,192	\$1,292	\$1,754	\$1,611	\$188	\$1,640	\$2,880	\$468	\$3,538	\$1,882	\$19,070
Consulting Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$1,000	\$23	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,023
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	\$4,874	\$4,874	\$58,482
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Postage	\$93	\$170	\$571	\$131	\$263	\$614	\$130	\$152	\$43	\$351	\$110	\$115	\$2,744
Printing & Binding	\$151	\$176	\$102	\$120	\$97	\$140	\$135	\$75	\$196	\$170	\$59	\$140	\$1,559
Newsletter Printing	\$2,507	\$2,722	\$2,765	\$2,765	\$2,800	\$2,800	\$2,719	\$2,662	\$2,338	\$2,338	\$2,338	\$2,597	\$31,351
Rentals & Leases	\$212	\$187	\$187	\$924	\$187	\$187	\$1,102	\$187	\$187	\$631	\$613	\$216	\$4,820
Insurance	\$34,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$36,490
Legal Advertising	(\$96)	\$0	\$0	\$75	\$53	\$0	\$0	\$0	\$27	\$149	\$0	\$59	\$267
Other Current Charges	\$87	\$119	\$118	\$18	\$90	\$119	\$97	\$75	\$107	\$107	\$90	\$164	\$1,191
Property Taxes	\$0	\$11,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,565
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$6	\$0	\$0	\$12
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$47,584</b>	<b>\$22,280</b>	<b>\$12,610</b>	<b>\$16,032</b>	<b>\$13,554</b>	<b>\$11,049</b>	<b>\$17,718</b>	<b>\$10,101</b>	<b>\$13,881</b>	<b>\$11,880</b>	<b>\$12,503</b>	<b>\$10,481</b>	<b>\$199,674</b>

**Lake Ashton**  
**Community Development District**  
 General Fund  
 Statement of Revenues and Expenditures (Month by Month)  
 FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
<i>Field:</i>													
Field Management Services	\$24,337	\$25,267	\$36,588	\$25,394	\$25,013	\$24,901	\$25,363	\$24,689	\$35,721	\$25,936	\$24,747	\$25,142	\$323,100
Gate Attendants	\$13,051	\$16,253	\$13,409	\$12,967	\$12,802	\$13,086	\$19,706	\$18,431	\$17,192	\$17,872	\$17,719	\$17,054	\$189,542
Pool Attendants	\$0	\$820	\$1,639	\$1,305	\$1,324	\$1,198	\$2,818	\$0	\$0	\$0	\$0	\$0	\$9,105
Pest Control	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440
Security/Fire Alarm/Gate Repairs	\$130	\$0	\$130	\$130	\$383	\$0	\$552	\$260	\$180	\$0	\$0	\$682	\$2,446
Telephone/Internet	\$957	\$984	\$937	\$954	\$961	\$955	\$1,895	\$955	\$390	\$955	\$2,040	\$0	\$11,983
Electric	\$18,512	\$18,722	\$18,029	\$18,908	\$18,573	\$9,117	\$14,909	\$18,957	\$18,744	\$18,432	\$18,441	\$17,690	\$209,032
Water	\$1,029	\$987	\$1,037	\$1,119	\$1,163	\$966	\$2,601	\$1,041	\$1,099	\$0	\$869	\$909	\$12,820
Gas	\$642	\$2,705	\$1,646	\$1,921	\$1,717	\$1,701	\$932	\$643	\$0	\$762	\$0	\$0	\$12,669
Refuse	\$771	\$771	\$771	\$771	\$771	\$848	\$842	\$849	\$842	\$369	\$1,314	\$369	\$9,288
Clubhouse Maintenance	\$5,101	\$15,918	\$5,937	\$7,108	\$12,770	\$8,503	\$9,088	\$7,533	\$9,752	\$6,681	\$8,488	\$4,640	\$101,520
Pool and Fountain Maintenance	\$1,290	\$1,490	\$1,490	\$1,965	\$1,490	\$1,528	\$1,900	\$1,665	\$1,827	\$1,490	\$1,490	\$1,490	\$19,114
Landscape Maintenance	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$170,880
Plant Replacement	\$0	\$0	\$1,517	\$0	\$0	\$765	\$4,487	\$0	\$1,156	\$0	\$0	\$2,060	\$9,984
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179	\$0	\$0	\$179
Lake Maintenance	\$1,200	\$1,200	\$1,200	\$4,345	\$1,545	\$1,545	\$1,545	\$3,090	\$4,345	\$1,545	\$1,545	\$1,545	\$24,650
Wetland Mitigation and Maintenance	\$0	\$0	\$7,300	\$0	\$0	\$7,300	\$0	\$0	\$7,300	\$0	\$0	\$7,300	\$29,200
Permits/Inspections	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$420	\$202	\$1,172
Office Supplies/Printing/Binding	\$522	\$0	\$314	\$391	\$817	\$505	\$80	\$11	\$0	\$702	\$16	\$213	\$3,572
Operating Supplies	\$626	\$4,859	\$5,060	\$1,943	\$2,953	\$1,999	\$2,372	\$1,662	\$1,781	\$2,830	\$1,675	\$3,354	\$31,114
Credit Card Processing Fees	\$169	\$1,053	\$387	\$372	\$230	\$168	\$126	\$93	\$154	\$115	\$69	\$145	\$3,082
Dues & Subscriptions	\$432	\$168	\$332	\$5,181	\$61	\$259	\$3,775	\$40	\$175	\$471	\$249	\$0	\$11,145
Decorations	\$371	\$291	\$1,652	\$0	\$1,166	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$3,648
Special Events	\$1,593	\$9,904	\$7,274	\$60,452	\$26,338	\$29,494	\$1,748	\$700	\$6,262	\$692	\$3,035	\$1,960	\$149,451
Storm Damage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,238	\$4,238
<b>TOTAL FIELD</b>	<b>\$85,092</b>	<b>\$115,752</b>	<b>\$121,008</b>	<b>\$159,588</b>	<b>\$124,439</b>	<b>\$119,916</b>	<b>\$109,099</b>	<b>\$94,979</b>	<b>\$121,280</b>	<b>\$93,392</b>	<b>\$96,477</b>	<b>\$103,354</b>	<b>\$1,344,376</b>
<b>OTHER SOURCES AND USES</b>													
Capital Reserve-Transfer Out	\$0	(\$300,600)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$300,600)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$300,600)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$300,600)</b>
<b>Subtotal Operating Expenses</b>	<b>\$132,677</b>	<b>\$438,632</b>	<b>\$133,619</b>	<b>\$175,620</b>	<b>\$137,993</b>	<b>\$130,964</b>	<b>\$126,817</b>	<b>\$105,080</b>	<b>\$135,160</b>	<b>\$105,272</b>	<b>\$108,980</b>	<b>\$113,835</b>	<b>\$1,844,649</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$32,692)</b>	<b>(\$348,601)</b>	<b>\$1,295,726</b>	<b>(\$95,033)</b>	<b>(\$95,039)</b>	<b>(\$58,007)</b>	<b>(\$106,068)</b>	<b>(\$75,021)</b>	<b>(\$123,446)</b>	<b>(\$95,023)</b>	<b>(\$113,910)</b>	<b>(\$111,428)</b>	<b>\$41,458</b>