

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

A communications media technology meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, June 15, 2020 at 10:35 a.m. via Zoom video conferencing, in accordance with the Office of the Governor, Executive Orders 20-52 and 20-69, due to the COVID-19 virus.

Present and constituting a quorum were:

Mike Costello	Chairman
Borden Deane	Vice Chairman
Robert Plummer	Assistant Secretary
Bob Ference	Assistant Secretary
Harry Krumrie	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel
Matt Fisher	Field Operations
Christine Wells	Community Director
Alan Rayl	District Engineer
Residents	

The following is a summary of the discussions and actions taken at the June 15, 2020 meeting, and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 10:33 a.m., called the roll and the pledge of allegiance was recited. All five Supervisors were present.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. Burns: Bob, I know you had something to add.

Mr. Plummer: Yes, I would like to add to the agenda a request for the Amateur Radio Club. They are getting ready to do their exercise for hurricane preparedness and they are looking for a spot to do that.

Ms. Burns: Anybody have anything else?

On MOTION by Mr. Deane seconded by Mr. Costello, with all in favor, Amending the Meeting Agenda to Add Discussion Regarding Radio Club, was amended.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments received from members of the public in advance of the meeting*)

Ms. Burns: The first public comment we have is from Steve Realmuto. Steve, you are unmuted and you should be able to hear us.

Mr. Realmuto: I just wanted to make a brief comment on the restaurant. Looking ahead to Nini's leaving at the end of the month, which I believe is common knowledge, and with having a restaurant in the Clubhouse being more important than ever to residents in these difficult times, I believe it's time to resume work on the request for proposal. That was set aside a couple of months ago for a management company to operate the restaurant for us. We should resume work on this immediately to minimize the time our residents would be without this important establishment. Thank you.

Ms. Burns: I see no other raised hands.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 18, 2020 Board of Supervisors Meeting

Ms. Burns: You have approval of the minutes of the May 18, 2020 Meeting. Any questions, comments, corrections to the minutes? Hearing none, I would ask for a motion to approve the minutes.

On MOTION by Mr. Krumrie seconded by Mr. Deane with all in favor the Minutes of the May 18, 2020 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

New Business/Supervisors Requests

A. Update on Implementation of COVID-19 Procedures

Ms. Burns: First is the update on implementation of COVID-19 procedures requested by Supervisor Costello.

Mr. Costello: Yes, there has a lot been going on and things have been opening up through the government. The Governor has gone through a couple phases of openings now. One of the things that we have been continuously asked about is why is it this way here and why is it this way at the Clubhouse. One of the reasons is the fact that the two buildings were not cookie cutter built. Different rooms have different capacities and we have to stay within, I think right now it's at 50% of whatever capacity is with the 6 foot distancing and it does make a difference in what we can do in one place and what we can do in another. It's not any attempt to do something different from what the other facility is doing. It's merely an attempt to do what we can within the boundaries of that room. We've been fortunate with a lot of the things such as pop up groceries. I've spoken with John Diwinkler on Saturday about a lot of people have been asking about Bingo, which John immediately said there is no way we can bring Bingo back right now. That's their choice, but it would have been my choice also. It's a little bit much at this time to bring Bingo back. We brought the movies back and we are showing them more frequently than we normally would, but we do have the constraint of 6 foot distancing within the theater. So, we ask that people do that. Does anyone have any other questions? Also, one other thing is that we have spoken with CDD too and we are planning to critique what went on and what we are going to do for the future as far as some sort of preparedness in case we have another uprising of this sort. Does anybody have any questions at this time as far as what's going on or what should go on?

Mr. Krumrie: Mike, I don't have a question I just have a compliment. I want to compliment you for all the great things you are doing.

Mr. Costello: I appreciate that Harry, I really do. We never suspected this. I've had every Supervisor at one time or another say to me, "If you need something, let me know." Everybody has really been good about it. Hopefully we can shut this down and they will

come out with a vaccine for it and maybe with the luck of God we can kiss this horrible time in our lives goodbye. As far as preparedness in case it does go on, we are looking at preparing for the future. We truly are.

Ms. Burns: Anything else on COVID procedures or anything to do with the amenities and the implementing any policies?

Mr. Deane: I have a comment with regards to the phase 2 reopening and everything. I think it's fantastic that there are different limits in different places in the Clubhouse and everything. I also understand what Mike was saying, but the President is getting ready to make the rallies and he's advertising in the paper if you go to his rally, you have to sign a release agreement. I just wonder if we should get release agreement to protect ourselves with regards to the use of the amenities in this development? That's my comment.

Ms. Carpenter: Generally, governments have not asked for it unless someone was renting a facility for their own use. We are adding it to some of the rental agreements, but generally if you are open to the public it's kind of tough to ask for a release since you're saying you are doing the best thing that you can. I know there's a couple of proposals in the government to try to add a general release to everyone, but so far that's not gone anywhere. I mean we could ask everyone to do it, I'm just not sure how forceable that could be. As a government as long as we are following CDC's state guidelines and we are trying to enforce them, I think the CDD is doing as much as they can. If you want to try for an extra layer of protection, I don't know how much help it would really give you. The one thing it does do though, is it reminds people they need to comply with the requirements. Even if legally it's not held up as a true waiver or release in the court, it does remind people hey we've said we are taking a risk ourselves so we really should keep the 6 feet. So, it's really up to you all whether you want to go through the hassle to do it or it's good to remind everyone that yes, we are open, but we need the residents to help compliance and help keep everything safe. Christine, I think some of it is to you. How would you get everyone that comes in to sign?

Ms. Wells: It would be difficult. I think we would just start first with the groups that are having events here and we can start there. It is going to be a difficult process, but whatever the Board wants to do, we'll make it happen.

Mr. Costello: My question becomes how difficult would it be for somebody to file a suit saying that they got COVID at Lake Ashton? Wouldn't the burden of proof be on the individual that by attending this function, this is what happened?

Ms. Carpenter: Mike, you're sounding just like a legislator. That's been a big reason for the legislative issues and why nothing has passed. Then people have said it's going to be really tough for someone to bring a lawsuit that said I caught this germ at Lake Ashton, not at Publix, not somewhere else. However, there is always that one person that's never left their home except for the one time they came to get coffee at Lake Ashton. They will have a spouse or someone to support them. From a general practical perspective it's probably almost impossible, but there's always that one that brings a lawsuit and manages to persuade them.

Mr. Costello: Simply by retrieving your mail aren't you taking that chance that you're going to contract the virus? Isn't it possible that somewhere along the line the mail was infected?

Ms. Carpenter: Exactly, but there are P.I. lawyers as we all know that advertise all the time to make people think they will get windfall or it's someone else's fault. It probably wouldn't hurt to have a form that adds a release, but also says that folks acknowledge there is a virus and the CDD is implementing these measures and they agree to comply with the measures and then put a release that they are assuming their own risk. It may be tough to have everyone sign it, but it wouldn't hurt if you think it's something people would sign and there be a way to do it. Just as a reminder because the more things are opening the less people are complying with the guidelines, any restaurant you look at around town no one is wearing masks. The 6 feet seems to be out the window and the numbers are rising depending on which article you read. It is very hard to know what to do. It certainly wouldn't hurt and maybe at least something to do in the beginning to keep people aware of what the CDD is doing.

Mr. Plummer: As the devil's advocate, if you decide to have them sign a waiver what about the person who says I'm not signing anything?

Ms. Carpenter: That's part of your problem. You'd have to decide if folks won't comply and sign the waiver, then you say okay you're not welcome to come in yet until the CDD says we can open it for people that won't comply.

Mr. Krumrie: In addition to the folks that come from the outside, how about if we were to put that kind of a notice in the LA Times and they could cut out the section and bring it in? You will agree and abide by these regulations and you wouldn't have to worry about passing them out at the door. If everyone had gotten one in the LA Times, and could bring it in when they came in to the HFC or the Clubhouse.

Ms. Carpenter: The biggest issue is if it becomes an enforcement, how do you collect them? How do you do it? You could post a sign saying if you are using the facility you are assuming the risk and have signs posted at all the entries. That's probably what most facilities are doing. You post a sign that you are assuming the risk, as opposed to actually signing a written waiver. Although for rentals, I think it would be good to have the person doing any rentals have that added. Christine, we can put some language together with GMS.

Mr. Krumrie: Well, it still wouldn't hurt to have that language put in the LA Times. Whether there's a form or not, but just to proclaim this is what we're doing to add a level of security to everyone. It wouldn't hurt to have that set in the times, would it?

Ms. Carpenter: No, it makes sense to say that the facilities are being reopened.

Ms. Wells: We included it in an electronic memo once that we sent out recently as well and there is a poster at each entry way that states you are assuming your own risk. We can add that to the July newsletter. We didn't know that the Clubhouse was going to open at the time of publication for the June, but we can most definitely add it to the July newsletter.

Mr. Krumrie: We have the signs in place, correct?

Ms. Wells: Yes.

Mr. Costello: Another thing we have to look at is the reopening of different events. As far as leasing the room goes again, Christine where do we stand with that? I know we do have one request.

Ms. Wells: We do have one request. The majority of rentals have been rescheduled to August and into the fall. Some have been rescheduled to 2021, but we do have one rental that is set to take place at the end of July. I believe it's July 25th and she has some stringent rules in process for her wedding. She's wanting clarification on whether she's going to be allowed to have her wedding. If not, she wants to receive a

refund and go to a venue that's allowing events to occur. That's the only one between now and then.

Ms. Burns: Is the size more than 50 people?

Ms. Wells: I will have to find out. I believe it was around 150. Actually, to be honest with you Sheila told me that we did not get to that point yet. We get to the point of how many people once we collect their damage deposit and their security officer fee and that was 30 days prior and she actually moved her event. So, we haven't got to that point yet. Most events are between 150 and 200, but I can get that information.

Ms. Burns: Right now, we are allowing up to 50 residents in that room, so I think the question for the Board would be do you want staff to book events for over the capacity that we are allowing for residents. Can we book it?

Mr. Costello: What is the occupancy quote for that room? I think it should be 500.

Ms. Wells: 550.

Mr. Costello: 550, so by law we're allowed 275 because you are allowed 50% of the occupancy. The only thing is social distancing. See this is where I would think that that's going to have to come up to whoever holds the event.

Ms. Carpenter: Mike, we have to make sure that though we are following the current CDC guidelines and that makes it tough for the future. I think right now they are still saying 150 per group even if the room is huge. Again, I'm not sure how that's going to hold up with things on the news like the convention going on.

Mr. Costello: I thought for events it was 50% of the capacity.

Mr. Deane: That's insurance.

Ms. Carpenter: Maybe it makes sense for a Board member to be the delegated person so if we have an event, Christine can relay the details and the manager can see what the current protocols are, CDC and state. Then that someone can say yes, we can agree to this amount.

Mr. Costello: It should simply follow what the guidelines are by the state. We're not going to go against whatever they tell us. If they are saying 50 people then it's 50 people.

Ms. Carpenter: So, the direction to the manager is so long as whatever is planned meets the CDC and state guidelines, it's okay to do the rental.

Mr. Costello: Yes.

Ms. Wells: Okay.

Ms. Burns: And then for the event at the end of July if they intended to have 150 people and we're not able to accommodate that, just to be clear, you want staff to issue a refund if they've paid any deposits?

Mr. Costello: Yes.

Ms. Burns: Okay, I think we can just take that as staff direction. I don't think we need a motion unless anyone has any objection. Anything else on the COVID procedures or anything with amenity openings?

i. Pool and Gym Hours Updated

Ms. Wells: I had just a couple of questions just to have more direction on. I believe Mike and I were discussing fitness hours of operation and if we wanted it to be in line with the Clubhouse operation which is 7 to 6 and sanitization every 2 hours. Then that would bring up if we want to continue having the pool officer monitoring the pool. I think that would kind of determine if we wanted to extend the hours or not.

Mr. Plummer: Are we to the point that we are required to have it monitored 100% of the time that it's occupied?

Ms. Burns: No, it's now in the insurance recommendation that it be monitored, but it is not required to be monitored.

Mr. Plummer: We're to the point where the pool guard would no longer be there. As of the middle of May is when that would have been in place. That was our discussion, if that's the case and we no longer need the pool guard, then that's fine because we are incurring that expense. It's over and above what we had planned initially. We were going to go on the guidelines to whether we had to have it or not.

Ms. Burns: It's not a requirement. It was a suggestion, so if the Board wanted to not have it monitored the entire time it was open that would be your decision.

Ms. Wells: The reason I am bringing all of this up is to try to get the times of operation as in line as possible for all the indoor amenities to be open the same amount of time and all of the outdoor amenities be open the same amount of time. To be honest, it's getting a little confusing for staff and residents with everything having a different

opening and closing time. So, that was the reason of bringing it up. Are we going to open the fitness center 7 to 6?

Mr. Costello: The only problem that does arise, in the some of the cases you have to sanitize everything after each use and we don't have to staff to continuously go from place to place to make sure all of this is being done. Do we have enough staff that we can continue to monitor what's going on and make sure that the proper sanitizing of everything is done?

Ms. Wells: The guidelines for sanitation for the fitness center were to be every 2 hours and I have facility staff set up to go in there every 2 hours that it's open. So, we would have the fitness center covered. The pool, we don't have an issue with sanitation. We have staff here from 7 to 6, so those hours would be covered for what we need to cover.

Mr. Costello: We also have the bowling alley and the pool room and everything else that quite honestly, I think you've got to go in there and sanitize it at different times of the day.

Ms. Wells: The way each amenity room is set up right now, which when we discussed, was to have a sanitizer bottle and towels in there for residents to sanitize after their use. I believe that's how it is done at HSC and the Clubhouse when we sat down and came up with the procedures for reopening.

Mr. Costello: Okay.

Ms. Wells: So, the only thing staff was doing is cleaning the fitness center every 2 hours. We do go through the Clubhouse as well and you'll see staff cleaning rooms from time to time, so we do that as well. The only facility that has strict sanitation requirements was the fitness facility and we are doing that every 2 hours as previously discussed.

Ms. Burns: And that is in line with what we are seeing at a lot of facilities. Especially amenities like playgrounds where they may not have staff, it's kind of put up to the residents to sanitize those areas before and after their use just because there's a lot of amenities in different districts that either don't have full time staff or they are not able to post staff there all the time. Playgrounds being the big example. So, if we need signage in those rooms that say that they have to be sanitized before and after use for say the

pool sticks and things like that, if we don't already have those up we can place that up as well.

Ms. Wells: We do have those up, they are in the rooms. It's something similar to this for each room. It's a sanitation procedure for every room so they see it. There's also a copy inside the room. Like I said, the facility staff is still going through. You'll see them walking around with squirt bottle and a rag squirting down things as they go.

Mr. Costello: Okay.

Ms. Wells: It's completely up to the Board whether we want to do this or not. We can keep it as have it now, it would just be easier for residents and staff to have the same hours as inside as outside.

Mr. Ference: Has anyone complained about the hours?

Ms. Wells: We have had some complaints about the hours, Bob. Most of the time it's just people wanting just extended hours that they could be working out earlier in the morning. It did help opening the fitness center at 7. It's really just to kind of get everything on the same page though. We get a lot of questions as far as why is this room open until 6, but the fitness center closes at 3 and it's within the Clubhouse and why does the pool close at 7 if the shuffle board court is open until 10. So, it's just a matter of getting everything in line.

Mr. Ference: What is your answer to that?

Ms. Wells: The pool is the only outdoor amenity that's not open until 10, my suggestion would be to have it 7 to 10 and have the fitness center, which is the only indoor amenity with different hours, extended to 7 to 6 to be in line with the Clubhouse hours. It's up to the Board with whatever you decide.

Mr. Ference: I think you use your best judgement. You're on site. Whatever you feel satisfies the need of the people, just go ahead and do it. If it's to shorten them, lengthen them, or make them the same let that be your judgement.

Ms. Burns: Are there any objections to the proposed hours that Christine just went over? If not, we can take that as staff direction to have the fitness center hours 7 to 6 and the pool hours 7 to 10, so all inside amenities have the same hours and the outside amenities have the same hours.

Mr. Krumrie: What about the pool guard? What did we decide on the pool guard?

Mr. Plummer: We did not decide on the pool guard. My thought process is we are outside the perimeters of what we had called for in the past and that we would not have the pool guard. That's my thought process.

Mr. Deane: I don't think we need the pool guard. I have never seen the pool that full of people.

Mr. Krumrie: I would say we go back to what we budgeted.

Mr. Costello: I think it's time that we start working within what we are used to working with as long as it's within the guidelines of the state and the insurance company and everybody else. People don't realize how many different agencies that we are working with in order to keep things rolling. If we don't need that pool guard, I can't see why we are paying the money to keep them there.

Mr. Krumrie: If we're not required to have the pool guard, I'm for going back to what we normally do.

Ms. Wells: We will still be monitoring staff here. When we do not have a pool guard normally, they would come through the amenities, including the pool, about every 45 minutes to an hour. So, we will still have that monitoring. I have a camera in my office. I can tell you there are 4 people in the pool right now. The guard house has access to the same cameras. So, there is still monitoring of the capacity, it just wouldn't be by a pool guard standing there.

Mr. Costello: Okay, thank you.

Ms. Burns: Anything else on COVID procedures? Hearing none.

B. Nini's Café

i. Litigation Update/Possible Board Action

Ms. Burns: Jan, we will turn it over to you.

Ms. Carpenter: It sounds like folks in Lake Ashton knew a little bit more than the attorney knew just from a factual basis. As you all know, this has been like pulling teeth on the litigation and the eviction. The tenant has a new attorney now. They filed a motion to dismiss and we are ready to set that. The courts as you know in Polk County have been closed, so it's been very difficult to get court time or to move the litigation forward. In the last few weeks we did start talking with their counsel about getting this thing

resolved. It's crazy we are paying legal fees when the contract was clearly terminated and she agreed to get out and in fact even asked the Board if she could leave early and then changed her mind. This morning we heard back from her attorney and came up with what might be a settlement. I'm going to try to hit the high points, but not answer too many questions or say too much because it's pending litigation. She has agreed to leave on or before July 1st, which from what we had heard was not certain. We got that confirmation this morning. There will be a split of the security deposit. The District holds \$6,000 right now that if she leaves on time on the first with no significant damages or issues, she will get 50% of that and the District will retain 50% of that which would cover her rent for April, May, and June. If she does not leave on the departure date on July 1st, then she doesn't get that \$3,000 back. The District keeps all of it and she consents to the entry of an immediate Ex Parte judgement of possession. That means we would have to go to court to get that judgement. We will have one already drafted and ready to go as part of the settlement. So, if she doesn't leave we file and then just go to court to get her removed. We already have that eviction. Given the court situation, it seems very positive. Let's get this gone and let's cut the legal fees because this has been terrible over the last couple of months of the amount of time wasted. With COVID the courts have not been a big help due to inability to respond timely. If she does get out, she gets half the security deposit back if there are no major issues on the walkthrough. If she doesn't leave, the District keeps the entire deposit and we get a judgement that's already been consented to. With that, I will take questions. I may not answer them all, but I will take as many questions as possible and I'm sorry you didn't get this sooner. We just got the confirmation this morning from her attorney.

Ms. Burns: Are there any questions?

Mr. Deane: I think that's a legitimate solution to get it over with.

Mr. Ference: Does it sound like the finances are in our favor to do this now instead of dragging it out with legal fees?

Ms. Carpenter: Yes, between legal fees and the courts having the shut down and court orders to follow. We are just spending way too much money on her attorney trying to get her out.

Mr. Ference: Do you need a motion in effect?

Ms. Carpenter: Yes, I would like a motion to agree to the terms and delegate the Chair to finalize and sign it.

On MOTION by Mr. Ference seconded by Mr. Deane with all in favor, Agreeing to the Terms of Settlement and Delegation to Chair to Execute, was approved

Ms. Carpenter: Thanks everyone, we'll get a draft settlement in probably the next day or two. We are going to try to get this draft up as quickly as we can. Thank you.

Mr. Costello: Before we move on, with us moving forward with this matter, it is kind of imperative that we do have somebody who's going to move into this restaurant because I do believe that we should have somebody in the restaurant. At this end of this meeting, are we going to be better off to have a continuation date so that we can look at proposals with the management company? How are we going to move forward in order to keep somebody in this restaurant and are we going to be better off with just continue the meeting maybe next week sometime in order to get something out there in order to keep close to continuous operation in effect?

Ms. Burns: We can do that. Jan, I think we do probably want to wait to start discussing the future of the restaurant until after we have a signed settlement agreement.

Ms. Carpenter: I think from a business standpoint, Mike's suggestion is good. Maybe continue the meeting to next week. We can recirculate the memo that has some alternatives for the District managing itself. Hopefully by then we should have the settlement signed and it gives folks a little bit of time to think about what they are doing and also getting it on the agenda so the public can give some input.

Mr. Ference: That makes a lot of sense.

Ms. Burns: When we get to the end of the meeting we'll pick a date where we can continue the meeting next week.

Mr. Costello: Like I said, I think that one of the most important things, especially at this time is, people have been in the house so long and things are starting to ease up considerably. People want to get out, cabin fever is out there. Let's continue it and see which way we are going to move forward. I think that would be in the best interest of keeping some sort of continuous operation going.

Ms. Burns: Okay, when we get to the end of the meeting instead of adjourning, we we'll set a continuation.

Mr. Krumrie: Christina at one time was looking at lining up food trucks. Without a restaurant, does that still have a chance?

Ms. Carpenter: I'll just jump in there. Those are some of the things that we can talk about next week and figure out because that is one of the issues. If you have a tenant, you can have a hard time with food trucks. That does seem very popular in some of the districts we're in.

Mr. Costello: Another thing that we're really going to have to look at is if we bring a management company in. Now who's name would the liquor license go on? Would it be in our name or would it be in the management company's name or which way?

Mr. Ference: Why don't we wait until next week and discuss that when we discuss the whole restaurant operation and not piece it like we are doing now.

Mr. Costello: I don't have a problem with doing that. All I'm saying is that these are some of the fine points that we should be looking at. Which way are we going to proceed? We don't want to just walk into a meeting and not know legally which way we want to move. We want to move forward in a way that it's going to be right for everybody.

Mr. Plummer: Yes, I agree with Mike.

Ms. Wells: I just have a question as a point of clarification with the walkthrough June 30th. Is Supervisor Costello the one that's delegated to do the walkthrough with staff or there is a Supervisor that's delegated to do that? I guess we can discuss it when we continue the meeting.

Ms. Carpenter: Would it make more sense for Borden to do it? You're the restaurant authority.

Mr. Deane: I can do the walkthrough if you want. That's fine.

Mr. Plummer: Harry is the liaison between the restaurant.

Ms. Carpenter: The Board should make a motion to appoint someone to be the Board's representative with Christina to do the walkthrough.

Mr. Costello: Since Harry is liaison, why don't we let him do his job? Harry, do you have a problem with it?

Mr. Krumrie: No, I don't.

On MOTION by Mr. Costello seconded by Mr. Plummer with all in favor, Delegating Mr. Krumrie to do the Walk Through with Ms. Wells, was approved.

Mr. Krumrie: I think I'll be here, but may not be here June 30th.

Mr. Costello: Can we make an alternate?

Ms. Carpenter: Why don't you amend the motion to Harry and if he's not available then Borden.

On MOTION by Mr. Costello seconded by Mr. Plummer with all in favor, Delegating Mr. Deane to do the Walk Through with Ms. Wells if Mr. Krumrie Isn't Available, was amended.

C. Radio Club to use Pavilion

Mr. Plummer: I was contacted by a member of the Radio Club who said that they are trying to do their annual exercise that prepares them for hurricane season. They are trying to do it on a weekend and the Clubhouse is closed on the weekend and obviously the pavilion has also been closed on the weekends. It has been suggested that they put it on a private section of land down at the end of Ashton Club Blvd. behind one of the houses. I'm in the belief that we should make arrangements and open the pavilion for them to use on that Saturday and allow them to do their normal exercise since they are exercising and getting ready for the hurricane season. We should make that exception and open that pavilion for them to use on the date and time that they would like to have that.

Mr. Costello: I would motion that we give them the pavilion for the day.

On MOTION by Mr. Costello seconded by Mr. Ference with all in favor, to Allow Radio Club to use Pavilion, was approved.

Mr. Plummer: I want to ask one more question. Jim Carlin is on the line and he's the representative for them. If he could speak to that and make sure that we know what the exact date is. It's either next Saturday or the following Saturday. If he's on the line, if he could raise his hand and speak, I would appreciate it.

Ms. Burns: Jim Carlin, if you are on if you want to hit your raised hand. I'm looking right now.

Mr. Plummer: I don't see him on the list either, but I also don't know who he would be on under. There's some initials and other things on there that I don't know who they are.

Ms. Burns: If you want to hit a raised hand if you are on. If not, we can just let Christine note to get in contact with him.

Mr. Deane: We don't really have to know that. Just let him decide with Christine and set the date. It doesn't affect us.

Mr. Plummer: That's fine. I just thought if he was on here it would be part of the record.

Ms. Burns: I don't see him and I don't have a raised hand. So, we will find out the date and staff will assist him getting that set up for the Saturday that they're requesting. Anything else on that item?

Mr. Plummer: No, that's all.

SEVENTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter: We don't have anything else. Litigation has been enough to keep us busy. It has been quiet and then on the COVID issue we've been helping as requested on that. That's it for us.

B. Lake Ashton Community Director

Ms. Wells: Good morning Supervisors. The Community Director Report was included in the agenda packet. There are a couple of things that I wanted to highlight. First thing is that the 2020 Joint Resident Feedback Survey was released on June 1st via electronic mail. As of June 8, which I know this number has increased since then, we've had 363 responses and the last day to submit is August 1st. So, that has been going well and we were able to utilize Google forms with that, so there was no charge for that. Also, our janitorial services have resumed 3 days a week with the Clubhouse reopening. They are here Monday, Wednesday, and Friday night to clean. We are still working on cleaning a couple extra carpets in the rooms here. I know some people have been asking about

the marketplace. Staff decided to pause marketplace operations just to focus on getting the Clubhouse reopened. Once we're pretty set on the reopening procedures and all the extras tasks that are involved with that, then we'll reevaluate offering that service again. The crafting classes that we've been doing via Zoom, we're going to start doing in person starting this Friday. We will also offer it via Zoom for those that do not feel comfortable coming in or for those that cannot make it in. We've also done Monday coffee and that may be something that Supervisors want to discuss. We've been doing Monday coffee virtually. We have a Monday coffee scheduled for next Monday and that's all that is scheduled thus far. So, do we want to continue doing it virtually?

Mr. Plummer: What's the feedback that you've gotten on doing virtually, Christine?

Ms. Wells: Residents seem to like it. Obviously, they do miss the in person. The only thing that I'm hesitant on is it is the social activity. So, it might be semi difficult maintaining that social distancing. People like the virtual, but they like the in person better.

Mr. Costello: Can we do it both ways? Can we do it both in the ball room and broadcast it on Zoom or whatever? This way people who are not comfortable in a setting where there's a lot of people, they would still be able to attend over the computer.

Ms. Wells: Staff is working on making that possible because we want to do that for the crafting classes as well and we are looking to do that for Monday coffee also.

Ms. Burns: I think if we are going to do it the dual in person and Zoom, we still have to set the compacity limit at 50. So, it would be 50 people who show up for coffee. First come first serve. After 50 people, we would tell people they would need to participate remotely.

Ms. Wells: Mike, I believe you are delegated to make these kinds of decisions outside of a Board meeting so we could evaluate the executive order. It's set to expire June 30th, so we could evaluate at that time to see if any capacity changes have been made.

Mr. Costello: Yes, I think the best thing we could do is to see how it works out. Maybe we could have it where the first people register go in person would be able to go. As far as capacity goes, transmit it via Zoom. That would probably be the best way to go. It's good to let the individual make up their mind whether they are comfortable with what is going on or whether they don't feel comfortable in this setting and I can't blame them.

Different people have different degrees of liability as far as preexisting conditions go and everything else. We can see where the all the amenities are starting to be used. I think that would probably be the best way to go.

Mr. Plummer: I think since the quantities and a lot of things are still fluid as far as what the state mandates, I would recommend that we let Mike and Christine work out what they think is best in that regard. We may not have another Board meeting and there maybe changes to the Governor's requirements and all that. I believe that Mike has been doing a good job making those decisions up to this point, why don't we just leave that the way it is and let them make the decisions as far as Monday coffee goes.

Mr. Costello: Well, like I said why don't the first 50 people, they pay \$1 for their coffee and everybody else drinks coffee at home.

Ms. Wells: The next week that I have it lined up. I would have to check with them to see if they are even able to meet in person because when I originally set them up, I set them up to do it virtually via Zoom. So, if I can't do it for that one, then we can start in July maybe. You and I can get together on that if you'd like after the meeting.

Mr. Costello: Okay.

Ms. Wells: The next thing that I had is some good news. I have talked with a couple of you and let you know this. The insurance underwriters have approved the plan to move forward with the Bowling Alley water intrusion issue. We actually are really happy about moving forward with this project. I did send the first part of the deposit to the contractor. They are hoping to start the project July 6 if everything goes well. They still have to do drawings and get them to Alan for his approval prior to starting the project. The thing is the Bowling Alley will be shut down for 8 to 12 weeks once we start this. It is a little bit poor timing since we are opening the Clubhouse and opening the Bowling Alley then closing it again, but everyone who's worked with insurance knows it takes some time to get these things approved. They are moving forward with issuing a statement of loss so we can get reimbursement for the \$16,490 we've already paid. He also accepted the estimate for the statement of loss for the \$89,000 repair that we are working on now. So, the Board should see that money coming in fairly soon. I haven't received the statement of loss yet but once I receive that we'll move forward with that part of it. There will be a deductible, I believe the deductible is \$2,500, but I'll verify all of that and update you guys.

I have been meeting with a couple of the bowling groups as they come in to let them know what will be happening with that process. We also have another minor roofing repair in the Bowling Alley and also at the Nursery Road Gate House. I believe that's all I wanted to highlight on the report. Going through the report itself, there are some additional things in the projects. The bathrooms have been completed, the flooring is completed, and that's about it for the Community Director Report unless anyone had any questions on any other bulletin points. I wanted to thank also the volunteers that came in for the distribution of the June newsletter. They came in with their masks and gloves and helped staff put the newsletter together. Actually, they put it together. The staff only had to do 2 sections. I want to thank those helpers for that. I also want to thank the staff. They've been great with the reopening and all of the additional responsibilities and staggering schedules so that we're able to have the facilities for longer periods of times for residents. Matt is holding it down from 7 to 9, then we have Sheila and Caroline adjusted her schedule so she could be here until 6. We were able to schedule staff without occurring any overtime and to allow the facility to be open from 7 to 6. Do you want me to go ahead and move forward with the new items?

Ms. Burns: Yes.

i. Consideration of Quotes to Replace Tile in the Fitness Center Restrooms

Ms. Wells: Supervisors received quotes for the replacement of the restroom tile. On the recent budget workshop on June 5th, staff recommended replacement of the tile in the Fitness Center restrooms as part of the fiscal year 2020 capital improvement budget. Supervisors expressed the desire to evaluate the project during the current fiscal year. We gathered some quotes for that and there are pictures on the memo that I sent of what the restrooms look like currently. The floor is not slip resistant, so mats are currently being put on top of the tiles to prevent slipping, but that has created a potential tripping hazard. There are some tiles in the restroom area that are cracked. I showed a couple of Supervisors that the areas within the cabinets that the tiles on the walls are cracked to gain access to the plumbing. There are 3 quotes that we were able to obtain. With that being set in a short time period, we only have one sample board and I believe I

sent all Supervisors pictures of the sample boards for those that weren't able to come down to the Clubhouse to take a look at it. The quotes include the demo with the current floor tiles, wall tiles, and shower tiles, grinding of the existing thinset in all locations, basic floor prep, installation of premium thinset and then the standard grout and the high-performance grout in the showers. It includes all materials and labor to install the tiles on the floor, wall and shower. What's not included in the quote which the Board needs to take into consideration is the reinstallation of the partition. Matt has said that he can remove the partition, but would feel more comfortable with someone else reinstalling them in the ceramic tiles. The removing and reinstallation of all plumbing and removal and reinstallation of the vanities and mirrors since they are attached to the current wall tile. The first proposal from Blackburn's Interiors, theirs is the one I have the sample board in my office. It's \$33,770.00 and that includes that entire project. Right after that is an information sheet for the type of grout that they would use for the shower. Then we have Jones Tile and Marble. He's actually bringing samples down to my office today. He did a total of \$31,450 based on the one sample that he brought already. It didn't have too much texture to it, so I was kind of questioning the integrity of the slip resistance and he reduced \$1,000 just to give us a little bit of flexibility on the type of tile that we choose for that area. Then finally is a quote from Mohawk. They quoted a couple of different options based on Supervisors' desires. I circled the one that is in line with the other two quotes which includes the replacement of the floor tile, wall tile and shower. Theirs was \$64,872. They were definitely on the higher end which I believe is because they subcontract tile work out.

Mr. Costello: The prices that you quoted us that has nothing to do with the way that the cabinets are separating from the wall I take it?

Ms. Wells: It does not include the removal of that and the replacement. That's one of the things that Supervisors might want to consider, the replacement of the vanity altogether with a new type of vanity or just reinstallation of the current vanity properly. As some of you saw that came up and wanted to look at the project, the vanities are starting to separate from the wall. I believe they are screwed in or they would fall in just based on what you see. They're definitely separating from the wall in both locations. So, we have to remove it anyways if the Supervisors want to move forward with the placement of the

wall tiles. We have to remove it because it's attached to the wall tile, the mirror and the vanity.

Mr. Ference: Christine, what are your feelings about that? You're there all the time, what do you think?

Ms. Wells: I believe it's up to Supervisors whether they want to move forward with the project. I will say that installing of the mats is creating a potential trip hazard. So, it would be nice to move forward with replacing it with something that's going to be slip resistant, but it's ultimately up to Supervisors. You know that's usually my response, Bob.

Mr. Ference: Have you worked with any of these people before?

Ms. Wells: I've worked with 2 of the people; Blackburn and Mohawk. The Jones Tile and Marble was recommended by the painter that we used. I know they have been used at a couple of the residents' homes. One of the residents came in and they were a little upset that he wasn't at her house fixing a shower because he was at our Clubhouse giving us a quote, but she said he is very good as well. So, I would feel comfortable with any of them. Obviously, Mohawk is a little out of the water with their quote because of them subcontracting tile work out, but I would be comfortable working with either Blackburn's or Jones.

Mr. Krumrie: Christine, I'm in favor of updating all of the vanities especially if you look in the men's bathroom currently and the vanity there is a 20 year old vanity against the brand new floors and everything else is brand new. It looks wrong. It looks out of place.

Mr. Costello: I agree with Harry, but why would we do half the job and then revisit it in order to make it work anyway? I'm sorry, Harry.

Mr. Krumrie: So, it's not clear to me how much more getting a new vanity and installing it and so forth would cost. Do we have any idea?

Ms. Wells: I did look at some vanities just online and they seem to be running around between \$1,200 to \$2,000 for a vanity for that area with the double sink. Now, like I said, that is a really rough quote because it was just what I could see online. The quote for the flooring in the Fitness Center, you can be the judge for this, the counter top at the Fitness Center restrooms to me are 10 times better than the counter top that was in the hallway restroom. It's up to the Board, I can come back with a quote for doing replacing

the vanities and the Fitness Center restrooms just aren't near as bad as the one in the hallway. I think we will focus on just getting the flooring replaced, getting the painting done. I think everybody that's walked in there, Supervisors and staff, has said that we need to replace that and it's something that would be fairly easy to do. Just uninstalling and reinstalling another one. I just need Supervisor direction on that. I would need a not to exceed for that and delegate a Supervisor that could make a decision on replacing the vanity in the hallway.

Mr. Plummer: Would there be a chance that we could have those quotes before our continued meeting coming up when we could make that finalized decision then?

Ms. Wells: Yes, I can do that definitely. Now, do you want me to include the pricing?

Mr. Plummer: Instead of giving you a do not exceed number, we can just give you specific number that we can deal with at the continued meeting.

Mr. Ference: Great idea.

Ms. Wells: Do you want me to get a quote on replacement of the vanities in the Fitness Center restrooms as well or do we want to use the current vanities in the Fitness Center restrooms?

Mr. Deane: Replace them all.

Mr. Plummer: Get a quote to replace them all, but make sure they're separately so if we want to pick and choose, we can do that.

Mr. Ference: Christina, I don't know if you can do 3 sinks in the men's bathroom and the ladies' bathroom in the hallway? You can look at that too.

Ms. Wells: There are currently 3 sinks in the women's restroom, sorry guys, we have one extra sink than you all. There are 2 sinks in the men's room in the main hallway. So, do you want me to just replace it with what's currently in there but something updated? Do you want the 3 sinks in the men's room?

Mr. Plummer: I would like to see that.

Ms. Wells: I'll do 2 and 3 and then we can make a decision.

Mr. Krumrie: Does that include the tops as well?

Ms. Wells: Yes, it would. I would include that. I think the top is the worst part of it.

Mr. Krumrie: I would agree.

Mr. Costello: I think Bob had a good idea though in the fact that if you could get the quotes for the different areas and this right here, we can order in accord to how we want to go with each individual. Whether we want to do different options or whatever.

Ms. Wells: I will do that.

Mr. Krumrie: Obviously we may get a better price if we do them all at the same time. That's the other thing that we have to take into consideration.

Ms. Wells: So, do we want to move forward with approving any of the quotes for the tile replacement and then approve the quotes for the vanities a week from now or do we want to do everything at once?

Mr. Ference: I think the tile issue is a safety issue and we need to get moving on that.

Ms. Wells: Also, in regards to the sample boards, I had Mohawk and Jones Marble quote for flexibility for the type of tile and color that we want to choose. I've been working together on the color decisions with the interior designer that's been working on the Clubhouse refurbishment project and so I would kind of lean on her expertise. If the Board wants to delegate a Board member to work with us to make the decisions on what type of tile we install. Blackburn's does have a sample board here, but we can change the type of tile, color of tile, etc.

Mr. Krumrie: As long as we're assured we are getting the non-slip tiles.

Ms. Wells: I'll be glad to work with any Board members if you want to be a part of the final decision of color and type of tile. Is there a preferred vendor to go with based on the quotes? Just a point of reference back, Blackburn's did install the tile in the restaurant kitchen area. We have done work with them before, but Jones is a very good company and highly recommended as well, so I would be comfortable working with any of the vendors.

Mr. Deane: Don't we go with the lowest bidder?

On MOTION by Mr. Deane seconded by Mr. Krumrie with all in favor, to Approve Quote from Jones Title and Marble NTE \$32,450, was approved.

Ms. Burns: Christine will bring back the vanity quotes next week when we continue the meeting.

ii. Consideration of Foyer Furniture Quote

Ms. Wells: In regards to Foyer Furniture, again it was the project that staff was recommending to be on the 2021 Capital Improvement list and Supervisors requested the desire to look at it now. I sent everyone an email, but the interior designer we are working with we couldn't get our schedules in sync before today's meeting. So, I'm wondering if the Board is interested in issuing a not to exceed amount and maybe delegating a Board member to work with on this project so we can move forward with it? I have concerns on getting the quote apples to apples and with furniture. Mike you can attest to this with having background in this, it's kind of hard from store to store getting the same couch, the same chairs. We are looking to replace the 2 couches, 4 chairs and possibly 2 lamps. We reached out to 2 furniture stores already and the interior designer says that she has no doubt that she would be able to work within the \$6,000 budget that was budgeted for the fiscal year 2021 Capital project. It's up to Supervisors if you want to move forward in that manner or we would be happy to bring quotes back.

Ms. Burns: Do you guys want to look at fabric samples?

Mr. Deane: No.

Mr. Plummer: I'm in favor of the do not exceed number.

On MOTION by Mr. Plummer seconded by Mr. Deane with all in favor, to Foyer Furniture Quote NTE \$6,000, was approved.

iii. Consideration of Quote to Install Grass Carp

Ms. Wells: I think the last item was the installation of grass carp and they labeled it as GC 8 pond which is the ponds when you come in on the left side of the Thompson Nursery entrance. It would be the deliberate stocking of 270 grass carp. There's not a need for a barrier there, so it's just the installation of that. I included information on grass carp. This is something we had discussed a few months back and Supervisors wanted to revisit it. I can tell Alan wants to say something about grass carp.

Mr. Rayl: No, no, I was scared I was losing my internet connection. Sorry, I forget I'm on camera.

Mr. Krumrie: Christine, couple things that I know. Number one is that I read where the grass carp can grow up to 40lbs. I didn't know that. The other concern that I have is that are we not creating a buffet for the alligators?

Ms. Wells: Those are all valid points, Harry. When you look at their diet of what they eat and what they don't eat, their don't eat list is a lot smaller than the eat list. They basically eat everything they see in regards to vegetation. It was actually recommended by Applied Aquatic that we try this out. Originally, they wanted us to install it in quite a few ponds and the last time we discussed it, the Board said let's just try it out at one pond and see how it goes before we decide to do all the ponds and invest quite a bit of money. Some of cons is if there is an outfall structure, it requires the installation of a barrier. So, there's more cost involved. So, this one was the lake with the greatest amount of aquatic plants that we are trying to control and it would be an addition to what they're currently doing. So, they would continue the vegetation; this would just help move it a little quicker.

Mr. Costello: How much progress has been made just with Applied Aquatics doing their thing with the ponds and all?

Ms. Wells: It looks a lot better. That pond is probably going to take a while. That's the pond with the most hydrilla in it so it's going to take some time. It's a huge body of water. It's one of our bigger ponds on the golf course and in the community itself. There has been progress; they are just hoping that by installing the grass carp, it will help speed up that progress.

Mr. Plummer: As far as your question about size, Harry, and I read the same article you did, but I have a little bit of experience of being with a club that cut the grass carps in and it did immensely help their situation. It was not Florida, it was up north, but they do grow to very large sizes. I'm not sure if the alligators bother them or not. There's other fish in there.

Mr. Krumrie: I'm in favor of doing it. I'm looking forward to it.

Mr. Ference: Does that also require us to do some other herbicides with that? Did I read that in the summary that we got? That not only do we do the carp, but that we also should have some herbicide applications?

Ms. Wells: Our current herbicides applications would continue. This would be an addition to what we are currently doing.

Mr. Krumrie: Is the total cost \$2,970?

Ms. Wells: Yes, sir. It's just the cost towards the fish to be installed, the 270 fish because there's not a need for a barrier. With there being no need for a barrier, there's no need for permitting.

Mr. Krumrie: When would the fish probably be installed?

Ms. Wells: I have to get with Applied Aquatic and I'm sure it would be fairly soon.

On MOTION by Mr. Krumrie seconded by Mr. Ference with all in favor, of Grass Carp Installation, was approved.

Ms. Burns: Anything else, Christine?

Ms. Wells: That's all I had for now.

C. Engineer

Ms. Burns: Alan, you're up.

Mr. Rayl: Good morning. I've got about a dozen things here so I will try to hit the highlights. First, Mulligan and Dunmore. I expect to meet with the contractor up there this week. You should see the utility locates getting done this week also. That's where they paint on the pavement and on the ground and put in the flags where water lines and we've got underground electric there. We've got a light at the Southwest corner of that intersection and, so we have to have those flagged. Once those utility locates are done by the utility companies, then the contractor can start installing that soap fence. You will be seeing them mobilizing onsite after those two things occur. I mentioned before there will also be at least a partial closure at Mulligan during some point of this process. We'll get that information from the contractor when he has that nailed down. We'll make sure that Christine has that to let all the residents know to make other travel plans for that section of roadway. Next item, Christine told you about the Bowling Alley. We met with the contractor last week. I'm very comfortable that they have a good understanding of what the issues are. We talked about some of the details of their plans and how they are going to coordinate with the ball returns to make sure their installation work there doesn't affect that. They've taken all of those things into account. He said when they come up with their final plans, they will give them to us for a final okay before they proceed. We

had a request from a resident to coordinate some things involving our SWFWMD permit. We've looked into that and there's no real issues for the Board to be concerned with. This was something they wanted to do on their own lot. We just have to give our permission as the overall permit holder for all of Lake Ashton East. I don't think there is anything being held now in the relations of the golf course purchase, but one transfer still hasn't been officially transferred over yet. It's been in SWFWMD on their side of the court for a couple of months now and they are still working mostly remotely. So, they're just getting to those things as they can. We've had a few locations that have been brought to our attention about cart path repairs. Supervisor Costello let me know about the bridge on hole number 10. We've gone out and taken a look at that. We've got a modification or a cure for that. We have some specifications on how to get that repaired. We will get a contractor's quote on that. I know there are also some concerns that we have not yet looked into on hole number 12. Number 16 I think we've covered. Yes, we did cover that with some other items that have already been identified. Then, I know the low cart path area on hole number 2, it's under water a lot. We looked into that. That is something that we can do something about. My first concern on that was I thought it was possibly a design that low overflow of that pond from the original engineer. We found that's not the case, so we have the ability to raise that up. I would propose that we take a few survey shots out there so we can see at what distance we want to modify that. I wanted to get clarification before we spend any time doing an inventory of those cart path assets on the East course to identify any other areas that we don't know about currently of maintenance that needs to be done, repairs, erosion, places where maybe the cart path is undermine. I wanted to know if the Board wants us to do a comprehensive assessment? We just did one last week and it took about half a day on the West course. We took photos, identified all the areas and they can be prioritized kind of a CIP program that you can use for budgeting. I wanted to see if the Board wanted us to put something like that together and doing an entire assessment?

Mr. Krumrie: I'll address that. Obviously, I believe it's good to have an idea of the lurking problems out there that we're not seeing and we don't see until there is a failure and then it becomes a larger project to do. I think the assessment is a good idea so that

we get ahead of that. We can also add that into our reserve study and know where we're going to be and what those dollars will be as well.

Mr. Rayl: Also, when we were on the West course this week, you may or may not be aware, they discussed putting running strips down the bridges to help extend the life of the bridge decking. It also reduces the noise when the cart travels. Instead of hitting those deck boards transversely, they are running down longitudinal running boards. We did start measuring the bridges on the West course for them to get some prices to do that. I know we have a lot more bridges on the East, but I'm putting that out there. It might be something the Board may want to entertain as you look at your schedule for capital improvements. We have identified 14 items that need some maintenance and repair for the SWFWMD pond certification. Thankfully, most of them are maintenance. Of the 14 items, about 7 of them are just clearing vegetation away from structures, control structures, and maintenance so they can be accessed more easily. So, we're getting quotes from contractors on that that I hope to bring back to the Board on our next meeting for authorization.

i. Pipe Leak

Mr. Rayl: Also, I wanted to bring back up it's some old business. We were asked to look into a possible pipe failure. There was some concern about some erosion at 4606 Turnberry on pond 16. There's I believe an old cofferdam from some work out there. We got a quote from a contractor to restore that area and just push it back down below the water elevation and observe it to see it return then we've got a pipe issue to figure out. If it doesn't then it's a done deal. We had a quote submitted by a contractor on March 18 for \$1,200 to do that work. I just wanted to bring that back up to the Board to see if you did want to take any action on it or if you just wanted to let it be?

Mr. Ference: What's your recommendation?

Mr. Rayl: The homeowners have been concerned about it for a while. I think Christine has brought it up before in the past I believe. I think it's been over a period of years as well. They are concerned that if that's the case, I'd imagine those concerns are going to remain. I looked at it and I think it's a remnant from some old construction work, but I think the way to solve the problem are to answer the question would be to have the

contractor do this, push that work material down into the pond and then observe it. If it doesn't reappear then the issue is resolved.

Mr. Plummer: I'm not sure I understand the resident's concern.

Mr. Rayl: They believe that there's a breach in the pipe and this is a storm line that runs from a pair of inlets on the street down the side property line and into pond #16. There's a semi-circular area past the outfall of the pipe where you can see that instead of it going down the slope into the pond there's a ring or semi-circle of earth burn that's there. This sticks up above the normal water level of the pond. I believe they've said there was some erosion issues there in the past and some work was done to repair those. They believe that maybe this is evidence of reoccurrence or continuation of those same erosion issues. I don't know if that's true or not, but from what I see there the configuration that's there is typical of what's called a cofferdam where you build a little earth form around work, you're going to do inside of a pond. You pump the water out from behind it, now you can work in a little dry spot. To me it looks like that was just left behind after work was done. The only way to know for sure is to go remove. If it reappears, there is an erosion issue. It's something that we want to make certain of because that storm sewer line runs between two holes. I would recommend if the quote is \$1,200, I would recommend that we do it and answer the question.

Mr. Plummer: Obviously, it's a preventative maintenance that could alleviate a larger process or project in the future, so I would agree on spending the money and fix or find out if there's a problem. That's for sure.

On MOTION by Mr. Deane seconded by Mr. Plummer with all in favor, the Pipe Leak Check for \$1,200, was approved.

Mr. Rayl: We had another question come up from a resident about a concern about some trees on CDD property and if they were his to trim? They were ours to trim and I did go out and cover the property corners and identified that the trees are located on some CDD property and we are working with Yellowstone to get that maintained. That issue is resolved. I've also heard back from SWFWMD regarding the Lake Ashton outfall. They are trying to coordinate with the rancher of the outfall travels across their property and also an additional downstream landowner to have them have access to their property

to evaluate those outfalls and see if as we can tend the water level of Lake Ashton is being held over a foot higher than what it's historically been established at. We've been successful there. SWFWMD has now picked that ball up and their carrying it. They are keeping us in the loop on their progress. I took some photos. Jill, do you have those?

Ms. Burns: I do.

Mr. Rayl: I just wanted to show the Board. If you remember, we made some repairs to the control structure on pond #21. It was a hole in the pipe from the control structure and you can see now that lake level has come up about 3ft. On the detailed picture of the control structure, that metal plate that you see on the concrete box, there's a small hole in that that draws the water down. So, that water level will drop from the condition you see there no more than 6in. It should stay at that level. It's a big improvement over what the residents there were seeing before. That's the outcome we were expecting to see. That worked out well.

ii. Cart Path and Bridge Inspection Report

Mr. Rayl: The only other question I have goes along with that inventory of the cart paths and bridges. Did the Board wish for us to do as we've done on the West for budgeting purposes in their capital improvements any pavement inventory of the roadways? Supervisor Plummer has seen an example of kind of the report that we do. We photograph and itemize areas with issues on inlets and curves and pavement issues. So, if Board wants to do that, we can take care of that. I just wanted to bring that to your attention for future planning purposes.

Mr. Plummer: Since he referenced me, I will say that I have seen some of that work that he has done when he did some of the East when the West was being done. Anyway, it's very detailed and to the point and identifies problems that we presently have and anticipated problems down the road. It probably would be significant to help us with the reserve study as to where we are going to need to spend money on particular roads and curves in the future.

Mr. Ference: I'm going to have to ask for you to excuse me. I've got to get in town for a doctor's appointment. I look forward to our meeting next week or whenever we can

reschedule it to continuation. Since I cannot adjourn meeting, I'll have to wait to next week. In the meantime, God bless everybody. See you then, bye.

Ms. Burns: Bye, Bob. Thank you.

Mr. Rayl: On that topic, you all have seen this document probably. It's from Dewberry. It was originally prepared in 2014. It was last revised May of 2017. So, it's over 3 years old. This is the most current assessment that you have of your roadway conditions and it's just a 2 ½ page letter. I just wanted to bring that to the Board's attention.

Mr. Krumrie: Can we get a copy of that?

Mr. Costello: We should have a copy of it.

Ms. Wells: I'm looking for you right now, Harry.

Mr. Costello: Can you get Harry a copy of that?

Ms. Wells: I'm looking for my email now and I'll email it to you right away.

Mr. Krumrie: Okay, thank you, Christine.

Mr. Rayl: Those are a couple of the items that I had for the Board today. If you have any questions, I'd be happy to answer them.

Ms. Burns: Any questions for Alan? Hearing none.

Ms. Wells: Just for my notes, was the Board moving forward with pavement management report from Alan? The cart path evaluation?

Ms. Burns: We didn't have any motions or direction. So, if the Board wants to give direction to do those then now would be the time.

Mr. Dean: I really think that now is the time to do it since we've just got into this and let's get it down right away. Start fresh from the beginning. Alan, the runners on the bridges that you spoke of. How much do you think they'll increase the longevity of the bridges themselves?

Mr. Rayl: It's something that I've just started looking into. As I was measuring some of the bridges on the West, I did some of the decking has some surface deterioration. What I do know is they are going to take the live load impact off of those deck boards that they are currently getting now. I would have to research some information that is out there from the industry on how much those extends the life. I don't have any personal experience in that, but I do know that it's going to save on the wear of those deck boards. If those things are sealed and preserved then all of your friction, all of your live load impact

of hitting those bridges as you go over, all of that's going to be on those running boards. So, it should provide us a significant extension on their surface life. Then the things you would end up being involved in repairing more on those bridge structures would be those runners and not the decking itself. So, I certainly think it's worth looking into and their maybe some information out there on the internet from some of these companies that specialize in these wooden bridges that could give you more information on that.

Mr. Plummer: Alan, what type of material are they using for the runners?

Mr. Rayl: I've just started looking into it. Bob, I don't know thicknesses or dimensions yet. I've just started doing the research on it right now.

Mr. Costello: I take it that there's probably different grades of runners that you are going to be able to put down on depending on how much money we are looking to spend. Which probably the thicker the runner, probably the better we are going to get as far as longevity on these bridges because I'd rather do it now than replace the bridges within the next couple of years. It's going to be a major cost.

Mr. Rayl: I think we've seen issues where the approaches to the bridges, we've got erosion issues going on there and the conditions of some of the decking and it's taking all the beating of the cart traffic. I think doing some of these things is the best thing we can do to extend the life of all those structures right now. To improve those approaches and put all the traffic wear on those runners instead of on the structure as a whole. I think those are the two really good ideas to extend the surface life.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor, the Cart Path and Bridge Inspection Report, was approved.

iii. Pavement Management Report

Ms. Wells: Permission for the pavement management report?

Ms. Burns: For the pavement management report as well or do we want to hold off on that?

Mr. Plummer: What's the cost of the pavement analysis and curving analysis?

Mr. Rayl: I took a look at that in advance of this. Based on the length of roads and as I said, I did this on the West, we did it for a lump sum fee of \$5,000. We've got more roads in the East, granted some of those we have already done. It would be no more than

\$7,000 to do the exact same type of report with that same level of detail on all the roads in the East that we don't have yet.

On MOTION by Mr. Costello seconded by Mr. Deane with all in favor, of Pavement Management Report NTE \$7,000, was approved.

D. Field Operations Manager

Mr. Fisher: Good morning. I just have a couple of things. While driving through the community looking at ponds Friday, I did notice that the Burwick and Waterford pond had red algae on top, so I quickly called Applied Aquatics on top it. It got beat down from the rain, but it will appear. I saw a couple of residents looking at it. So, they are on top of that. We do have Yellowstone going to take care of home entrance at the condos. That creeping fig is getting kind of hairy and the red flower hedge behind the wall, get it evened out. One last thing, last weekend there was an irrigation main line leak. If you were exiting at the gate house and saw on your right, there was water gushing out of the ground. I got a call and I rushed up here and we got that taken care of. Other than that, things have been going smoothly with opening up and thank you for everything. That's all that I have.

Ms. Burns: Any questions for Matt? Hearing none.

D. District Manager's Report

Discussion of Procedures for the General Election.

i. Qualifying period announced

Ms. Burns: The only thing that I have is that the qualifying period for the 2 Board seats ended on Friday. We had 3 residents qualify for seat number 1 and 2 candidates qualify for seat number 5. So, no outright nominee, so we will see those names on the ballot in November. Other than that, that's all that I have unless anybody as any questions for me?

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

Ms. Burns: The check run summary is included in your package. If anybody has any questions, we can answer them. This is through June 15. Any questions? Hearing none.

On MOTION by Mr. Deane seconded by Mr. Krumrie with all in favor the Check Run Summary through June 15, was approved.

B. Combined Balance Sheet as of April 30, 2020

Ms. Burns: Financials through April are included in your package. If anybody has any questions on those I'll be glad to answer them, but there's no action needed from the board.

Mr. Deane: Did we get the audit yet or a copy of the audit?

Ms. Burns: Let me see if that one was done. If not, I can shoot it around. We may not have that one. I'm trying to remember if we had it. I know I saw Lake Ashton 2 yesterday or today. Let me check and see if we have yours. I'll shoot it around to you as soon as it's been finalized. It's due by June 30th, so if we don't have it yet we will have it in the next week or so. Any questions on the financials? Hearing none.

NINTH ORDER OF BUSINESS

Public Comments

Ms. Burns: That brings us to our Public Comments for any agenda items that or if anything wasn't on the agenda. Again, we will go to Zoom's raise hand feature. If you are on the phone, you can also use * 9 and that will raise hands. Steve Realmuto, go ahead.

Mr. Steve: Just a couple of quick comments on two different topics. The first being the bridges and running boards that you were discussing for them. I'm certainly in favor of doing any preventative work that we can do to lengthen the life of these. I do have few concerns about running boards. I'd like to ask you to look into the effect on other users other than carts using the bridges, both pedestrians and bicycles. My concern is that residents walking, that might be a trip hazard for them depending on how they set up on the bridge. It might not allow carts to easily pass either of those users. So, those are

definitely things that should be looked at in the safety of both pedestrians and the bicyclist considered before you move ahead of that. I'd also point out that I believe West side is planning on moving ahead with that. You might let them try it out and see how it works and perhaps delay our doing it to see how it works out on that side. I'd also like to thank the Supervisors and staff for doing what they can to get us back to a greater sense of normalcy while keeping us safe. In this, I had a few ideas about Monday morning coffee meetings. Dual, in person and Zoom meetings are an excellent way to cope with COVID-19 capacity limits. We could display the Zoom meeting on the screen in the ballroom. This would enable attendees who can't attend in person to participate. This would be both residents unable to attend either due to the capacity limits or concerned for their safety as well as special guests that are unable to attend in person. They could all participate this way. Another thought that might be considered is to handle more people to attend than the current 50-person limit allows, you might look in the feasibility of using the divider in the ball room to create two rooms and using Zoom in the 2nd room to connect them. I'm just trying to come up with some creative ideas for you to consider as we move forward since it is likely to be necessary for the longer term certainly as our population increases when the snow birds return. Thank you.

Ms. Burns: Thank you, Steve. I have no other public comments at this time. We can move on.

TENTH ORDER OF BUSINESS

Supervisor Request/Open Discussion

Hearing none, move to next item.

ELEVENTH ORDER OF BUSINESS

Continuing of Meeting

Ms. Burns: I checked with Jan and Christine while we were discussing and next Thursday morning at 9:30am would work for all of us if that works for all of you?

Mr. Plummer: Is that the 25th?

Ms. Burns: Yes, the 25th at 9:30 if that works for everybody.

Board members: That works for us.

Ms. Burns: Then unless anybody has anything else, we would be looking for a motion to continue to June 25th at 9:30 a.m.

June 15, 2020

Lake Ashton CDD

Mr. Costello: I have a question, as far as the June 25th are we going to do this by Zoom again?

Ms. Burns: Yes. It would be by Zoom because you are continuing and the ad that ran was phrased via Zoom.

Mr. Costello: We've continued meetings in different places.

Ms. Burns: But the ad that you ran was for a Zoom meeting, so if you want to hold another meeting, we would need to re-advertise.

Mr. Costello: We can do it as Zoom.

Ms. Carpenter: And that is going to be a limited agenda to talk about the restaurant and that one other item that you are waiting on additional proposes.

Ms. Burns: Correct, just those 2 items.

Ms. Carpenter: So, we make sure anyone listening knows what's going to be on the agenda. Thank you.

Ms. Burns: And we will get an updated agenda out with those items and get that posted as well in the next couple of days on the website. Anything else? Hearing none.

Ms. Carpenter: I do have one other question. If any of the contracts need us to add addendums to specify payment terms or anything, just please send them to us or let us know so we don't miss them. Thank you.

On MOTION by Mr. Costello seconded by Mr. Deane with all in favor, Continuing the Meeting to June 25th at 9:30 a.m., was adjourned.


Secretary / Assistant Secretary


Chairman / ~~Vice Chairman~~