

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*January 11, 2021*

# AGENDA

# *Lake Ashton*

## *Community Development District*

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January 4, 2021

**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 **Monday, January 11, 2021 at 9:30 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to **100** people, on a first come, first served basis. All others will need to participate using the remote participation options specified below, which allow for full public participation and comment.

Members of the public may attend and participate in the meeting utilizing the following options from your computer, tablet or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com), or by telephone by calling (407) 841-5524, up until **2:00 PM** on **Friday, January 8, 2021**.

**Zoom Video Link:** <https://zoom.us/j/96959231158>

**Zoom Call-In Information:** 1-646-876-9923  
**Meeting ID:** 969 5923 1158

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments from members of the public in advance of the meeting; those*

*members of the public wanting to address the Board directly should first state his or her name and his or her address.<sup>1)</sup>*

4. Consideration of Minutes from the November 19, 2020 and the December 21, 2020 Board of Supervisors Meetings
5. Restaurant Update – Ashton Tap & Grill
  - A. Discussion Regarding COVID-19 Procedures
6. Unfinished Business
7. New Business/Supervisors Requests
  - A. Discussion Regarding Focus 2025 – A Comprehensive Plan for the Whole Community
  - B. Discussion Regarding Gate Security and Safety (*requested by Supervisor Realmuto*)
  - C. Consideration of Resolution 2021-04 Ratifying and Approving District Enrollment in E-Verify System – **ADDED**
8. Monthly Reports
  - A. Attorney
  - B. Lake Ashton Community Director
  - C. Engineer
  - D. Operations Manager
  - E. District Manager’s Report
9. Financial Report
  - A. Combined Balance Sheet
  - B. Capital Projects Reserve Fund
  - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - D. Approval of Check Run Summary
10. Public Comments
11. Supervisor Requests/Supervisor Open Discussion
12. Adjournment

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<sup>1</sup> All comments, including those read by the District Manager, will be limited to three (3) minutes

# MINUTES

November 19, 2020  
BOS Minutes

**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 Thursday, November 19, 2020 at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Robert "Bob" Plummer	Chairman
Mike Costello	Vice Chairman
Harry Krumrie	Assistant Secretary
Steve Realmuto	Assistant Secretary
Lloyd Howison	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 9:00 a.m., called the roll, and the pledge of allegiance was recited. Five supervisors were present at roll call.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Ms. Burns: Did the Board have any additions to the agenda? Hearing none,

On MOTION by Mr. Plummer seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved.
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**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*)**

Iris Realmuto: I want to thank the Board for selecting Metz. I think it was a great choice and I know the Board and Metz have lots of priorities when it comes to setting up the restaurant. I'd like to encourage them to have an account system towards the top of the priority list so that residents don't need a credit card or cash to use the restaurant. I think many people coming out of the card room would get take out on the way home. Or if they are at the pool they would get a drink. I think the more we can do to encourage residents to use the restaurant and make it easier, the more they will. Thank you.

Mr. Costello: Thank you.

Resident: Good Morning. First couple of things I'd like to thank the Board number one for getting a new restaurant, and two for getting a resolution to the lake problem. I would like to understand some of the financial implications of both of those. We have a new Board and I'd like to welcome the members of the new Board. With the new Board I would hope that when a resident gets up before this microphone and has a question, that there would be an answer provided or direction as to where he can get the answer. Furthermore, I would also like to see if a resident requests to make a presentation to the Board formally with extending more than 3 minutes, that with proper notice and with a prior presentation provided before the meeting, that a presentation can be made public to the community. I think too many things have been tied up and not made public and for that I am not happy. Thank you.

Mr. Realmuto: Would the Board consider providing an answer? He has question I believe that can be answered fairly short. I personally would like to see us respond to questions and not get them to the back but after the public comment has been made if we can answer it. So, if it would be the Board's pleasure we can answer it now or I can address it at the end during my chance for Supervisor comments.

Mr. Costello: Well, I think quite honestly we should go through the meeting and see if their question will be answered or not. We did go to the extent of putting our phone numbers and our email addresses out there. You can call me virtually at any time and I

would be more than happy to talk to you and give you any information I have on whatever subject you want.

Ms. Carpenter: Just as a note for the new Board members, the legislature changed the rules for public governments and public input on the agenda items has to be heard before those agenda items. That's why the District has put this first so all the comments come in so as you get to the agenda item, you've heard the public and then other comments come at the end when you can have some more time for conversation. That's why it's split up in those two ways.

Mr. Realmuto: Okay, I understand that. If we want to keep our answers until the end, that's fine. I don't think having someone call you afterwards is the same as getting an answer at a public meeting like this. All of our residents took the time to attend and get an answer.

Ms. Burns: And we do have the Zoom line for those residents that were attending remotely as well. So we do just need to check, Christine, if there are any public comments via the zoom line as well.

Resident: Congratulations to the new Board members and I just want to encourage you all as a Board, we have some very pressing issues and concerns that need to be addressed. I trust that you will have the vocal new Boards and press these issues along with the current, older, or more tenured Board members. I agree, if a question is asked it should be answered. Whether you address it at the agenda item time, it's important that public questions are addressed publicly versus on the phone. Thank you.

#### **FOURTH ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Administration of Oaths to Newly Elected Board Members**

Ms. Burns: We went ahead and swore in the newly elected Supervisors prior to the meeting.

##### **B. Discussion Regarding Sunshine Laws Electing Compensation**

Ms. Burns: The next item we have is discussing the Sunshine Laws and then if any Supervisors are electing compensation, I'll take the second part first. Supervisors, you are entitled up to \$200 per meeting of compensation. If you so choose to elect that, some Board members receive a portion of that on this Board, some have deferred and receive

no compensation, that is entirely up to each individual Board member should you elect to receive that. You do have forms in your packet that I've given you. Should you be electing to receive compensation, you just need to let me know and fill out the forms and you can return them. If any of the existing Supervisors have changed their minds on electing compensation or anything like that you can feel free to elect at any time. I will turn it over to Jan on the Sunshine Law.

Ms. Carpenter: This will be very brief. Both new Board members got a new member package of information. Joanna Sweeney in my office puts those together every year so they are up to date. She's a paralegal who does as much as we can have her do to help us out of the administrative side. The Sunshine Law, the basics are that in Florida all government business should take place in the sunshine. That means the governments have to make all decisions and have all discussions at a duly noticed meeting. That means advertised 7 days in advance at least and meeting minutes are taken. That means that no two Board members may speak about anything that is expected to come before the meeting or could foreseeably come before the Board at a future meeting. I would just recommend trying to limit conversations about anything the Board could possibly consider among two Board members. You can speak with Board members in Lake Ashton West, that doesn't prohibit you from speaking to them or city or county governments. The issues that people get into are the inadvertent ones like sending emails, hitting reply to all so you are communicating more than just a comment, you are actually communicating your views on an issue on email. On texts, text messages can't be preserved so that's another problematic area. Responding on Facebook or blogs or that sort of thing, is again communicating your views and other Board members can see them. Public records means that any records that are kept in the normal course of business for a government must be preserved. The public records depository is GMS. They hold all official records of the District. If a Supervisor has a meeting book and wants to keep it and preserve it as a record, or has notes they are preserving in the course of the normal business as a Supervisor, that should be kept in a separate area so you can produce it and give it to GMS if ever requested by a public records request. The public has access to all public records withing a reasonable time. You don't have any requirement to keep your books. A lot of folks when they get their stuff just toss it after a meeting or scribble notes just to

remind yourselves of things but they are not notes you are keeping track of anything you just throw those out, you're not required to keep anything. Again the issues that are coming up there, are text messages in that in most cases it's impossible to preserve those text messages and keep a record of them. The city of Orlando, a couple of folks actually got criminal penalties for using text messages. So, that is something to be very cautious of. We have another District where an issue about something on their roads came up and it was a big concern so it was posted on Facebook and Supervisors started responding. That's a Sunshine violation because they are communicating to each other and it's also public records violation because there is no way to maintain those records because the person who posted it can erase it. Local government lawyers are said right now to advise folks not to use blogs because it very tough to administer and keep the public records. If you keep them, privately, just make sure there is a way that they could be given to the District at any time should there be a request. The third law for all government officials are the Ethics laws. Those are very easily to sum up. No one should receive or accept anything. You should not be swayed in any decisions for something of value. A Supervisor can't do business with their District. Be cautious if you had some kind of business and are putting a bid in or if your brother or somebody has a business. We are happy to answer questions, we can advise the Board generally, we don't represent each District but those are the basics. We sent you information and probably in the winter sometime we will do a quick presentation to go through some more specifics and cases just to bring everybody up to speed. Welcome to the Board and sorry you are on the bad news, but we want to make sure you've got an overview because I know reading over that stuff is kind of tough sometimes.

Ms. Burns: If any Supervisors would like for us to set up a specific CDD email for you rather than your personal one so you can keep everything separate, please let Christina or I know and we will make sure and arrange that for you. Just be making sure you are checking those regularly as this is a District where we get a ton of public records requests, so what Jan is saying is very important. Most Districts we get none, but this District we get a lot. So please make sure you reading all your records.

Mr. Costello: It's so much easier for them to just receive mail through that email address and just save it.

Ms. Burns: Yes.

Ms. Carpenter: Yes, we do recommend if you get anything on your personal address you can forward it to yourself on that address and then from then on its saved in the records for the District.

Ms. Burns: That way if there's an instance where we had a public records request for all emails between Lake Ashton and Lake Ashton II regarding a specific issue, then we can look at that email address and it's very easy to filter through because you don't have all your personal emails as well. It just makes it easier for you in the long run if you keep those separate. Any questions on Sunshine Law or anything else? Hearing none,

### **C. Consideration of Resolution 2021-02 Electing Officers**

Ms. Burns: You have Resolution 2021-02 Electing Officers. Since we have new Supervisors, we always reelect the slate of officers. The officers that we are looking to fill is a Chairman, a Vice Chairman, the other three Supervisors will then be elected as Assistant Secretary. You'll see two other positions posted there, one is Secretary and then a fourth Assistant Secretary. We'll start off with the easy ones if there is no objection. I'm currently the Secretary, George Flint in my office is one of the Assistant Secretaries, and that enables our Office to sign District documents and conduct your business. So if there's no objection, if we could continue to appoint me as Secretary and George Flint as one of the Assistant Secretaries.

Mr. Realmuto: I do have one question and that is, I didn't see Treasurer on the list. I seem to remember long ago we appointed someone within GMS as the Treasurer, do we not do that anymore?

Ms. Burns: It's still the same person, it's the person who signs the checks and we don't include that. It's usually a separate resolution from the initial officers, so that remains in place. That way there is no lag within election of processing checks and making payments. Ariel Lovera at GMS is still the Treasure and has been.

Mr. Realmuto: And they don't need to be reappointed?

Ms. Burns: They don't. It's a separate resolution that's still in place.

Mr. Realmuto: Thank you.

Ms. Burns: So, the first office would be Chairperson. Do we have any nominations to serve as Chairman?

Mr. Howison: This is Lloyd. I will nominate Bob Plummer.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the Resolution 2021-02 Electing Officers with Bob Plummer as Chairman, was approved.

Ms. Burns: Is there a motion for Vice Chair?

Mr. Plummer: I'd like to nominate Mike Costello.

On MOTION by Mr. Plummer, seconded by Mr. Howison, with all in favor, the Resolution 2021-02 Electing Officers with Mike Costello as Vice Chairman, was approved.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, Resolution 2021-02 Electing Officers with Bob Plummer as Chairman, Mike Costello as Vice Chairman, Harry Krumrie, Steve Realmuto, Lloyd Howison as Assistant Secretaries, Jill Burns as Secretary, and George Flint as Assistant Secretary, was approved.

Ms. Burns: At this time I will turn the meeting over to Bob Plummer should you choose to run the meetings. It is entirely up to you, some Chairs run the meeting and some defer to the manager.

Mr. Plummer: We'll start and see how it works and then we will go from there. First of all I would like to thank Mike for his last two years as Chair. As we all know, these last 8 months or so has been quite a challenge for anybody. I know that we the Board had designated him to make a lot of decisions about COVID issues for quite some time. As Mike and I have talked, it's no matter what decision you make half the people will be happy half the time and the other half won't be. It was a tough time and I would like public thank you Mike for the time you spent, because I know you spent a lot of hours trying to make sure that we all stayed safe.

Mr. Costello: I thank you for recognizing that. Yes, I have spent quite a few hours here. Like you said, no matter what you do you are going to have two people that think you did the right thing and two people that will say you did the wrong thing. Let the buyer beware, you took the job God bless you.

Mr. Plummer: Thank you Mike.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Minutes from the October 19, 2020 Board of Supervisors Meeting and Audit Committee Meeting**

Mr. Plummer:. Next on the agenda is consideration of minutes from the October 19<sup>th</sup> Board meeting. Are there any additions or corrections to the minutes as presented? If there are none, I will entertain a motion to approve.

On MOTION by Mr. Krumrie, seconded by Mr. Realmuto, with all in favor, the Minutes from the October 19, 2020 Board of Supervisor meeting, were approved.

Ms. Burns: We have the October 19, 2020 Audit Committee meeting minutes for acceptance as well.

On MOTION by Mr. Plummer, seconded by Mr. Krumrie, with all in favor, the Minutes from the October 19, 2020 Audit Committee meeting as presented, were approved.

## **SIXTH ORDER OF BUSINESS**

### **Unfinished Business**

Mr. Plummer: Is there any unfinished business that needs to come before the Board this morning? Hearing none,

## **SEVENTH ORDER OF BUSINESS**

### **New Business/Supervisors Requests**

#### **A. Discussion Regarding Center State Bank ATM (*Requested by Supervisor Krumrie and Supervisor Realmuto*)**

Mr. Krumrie: We had a request from a resident that we look into the ATM in case the current Center State Bank ATM is vacated. My understanding is that the current ATM

will remain there probably up to two years. At that time they are going to make a choice of either clearing up the machine or moving it. So what we need to do, is have staff perhaps think about where they want to place an ATM if we do need one.

Mr. Costello: Christine and I have already discussed this. We have tried to contact Center State Bank and see what was going to happen. I know that Christine spoke with the owner of the building, but due to confidentiality they did not give her much information. We do need to have an ATM available to people, but I would like to see it be from a bigger bank such as Chase, Wells Fargo, or Bank of America. A lot of people, due to the fact that they travel, they want access to the money. It easier to have a bigger bank in here where they can have just one account. I know a lot of people, myself included, who run two accounts here and I need availability to cash sometimes. It's easier just to have a small amount of money in the Center State account. Christine, I know you made a call yesterday on this subject. Did you receive an answer?

Ms. Wells: No, I left a voicemail and I haven't gotten a call back yet. I will try to call them back again to see what the status is.

Mr. Costello: I think that once we figure out what they are going to do, I think at that time we could maybe approach some of the bigger banks.

Mr. Plummer: Am I correct that there is still two years on their contract where they are at?

Mr. Realmuto: That was not my understanding. My understanding was it expires actually this spring.

Ms. Burns: I think the email said May.

Mr. Costello: We do have some time, but by the same token I think that if we can kind of pin it down to a time and contact some of the bigger carriers, I think we would be far better off. I think we can entice them with the fact that there's what going to be 1,600 to 1,700 homes in here and they could pick up a lot of accounts.

Mr. Realmuto: I wanted to say that I think that it's important that we pursue having an ATM at the Clubhouse, regardless of what they do at the sale center. One, having it on this side of the road where we have parking helps solve the parking and traffic problem. Not just the cars, but people that park here have to walk across the street, so it averts potential accidents. It also offers the potential to provide perhaps some additional income

through leaser fees. It could provide additional access beyond Center State customers. Mike, I want to point out that it's not so much about the bank that puts in the ATM, it's about the network that the ATM is on. For example the network the current Center State ATM is on, it does include a lot of other banks without fees. I think it's important that we understand what network it's on, not just the bank that's putting it in. Like I said, Christine and I have also talked about this. There's a couple of specific recommendations and requirements I suggest they look at in providing a recommendation not the least of which is access, but how far it is from parking and that it's well-lit where residents are safe.

Mr. Costello: I don't know what network Center State does, but every time I've gone to get money out of the area they wanted like \$3, \$4, or \$5 credit fee. If you take on a place like Chase or Wells Fargo, you can't swing the cat by the tail without hitting one of them. So, I think it's much easier if we have a well-known branch doing the business.

Ms. Carpenter: Remember that this is a public building and a bank would be a private use. I've talked briefly with our tax counsel and as an instantiable use we would probably be fine. But just remember, any lease agreement or agreement we enter into with a bank needs to be looked at and make sure there's no tax issues.

Mr. Plummer: I would like to see us continue to investigate this and bring it a least to the next meeting to talk about because I think we don't have enough data to do that. One of the items that I would ask that we explore is, depending on which vendor or which bank, , are we going to be charged with servicing this machine or would that particular bank be servicing the machine?

Mr. Costello: Well, I think that would have to be negotiated with whatever bank. I think that a part of the contract would have to be that they would not be charging us any fees.

Mr. Plummer: What I'm concerned about is them obviously billing and us not having to carry a substantial amount of cash to fill an ATM on a daily basis.

Mr. Costello: I think in negotiations that is what we are going to have to look for, is for them to be totally responsible for it. We don't want to take on responsibility of filling an ATM machine.

Mr. Realmuto: Can we ask staff to investigate the issues and concerns we have raised here?

Mr. Costello: We already have.

Mr. Plummer: Let's continue that investigation and have a report at the next Board meeting.

**B. Discussion Regarding Pool Security (*Requested by Supervisor Plummer*)**

Mr. Plummer: Typically, pool security starts on the 15<sup>th</sup> of November and runs through the 15<sup>th</sup> of May. There has been a tremendous amount of discussion about whether we actually need the pool security. It costs about \$12,000 a year for that time period. That will go up slightly in 2021. I would like some discussion on whether we should continue with that or if we should change that to another time frame, like holidays and weekends. They were supposed to start on the 15<sup>th</sup>, but we had them hold off until we could discuss it at this meeting.

Mr. Realmuto: As a resident who uses the pool and has been there in the afternoon hours, and as a Supervisor elect, I did speak to several of the security officers to get their opinion on that and find out when most of the issues occur. That is actually a function that is performed by the roving officer. They are not there full time, but they do enforce the rules when they stop by. Their opinion was that they would consider it essential during holidays as well as weekends. Those are the peak times.

Mr. Plummer: Are we in agreement that we want to reduce the pool security from seven days a week down to weekends and holidays?

Mr. Costello: How many incidents have we had at the pool? We need to consider how big the problem is in order to try and make everything match.

Ms. Wells: The majority of the issues that we have are generally on weekends, especially with the limited capacities. Holidays are also generally higher use with residents having guests come.

Mr. Plummer: Christine, in the past we have had people not from the community come in to swim. Have we had any more of that?

Ms. Wells: Not that I am aware of.

Mr. Realmuto: The mere fact that we now have a more stringent capacity requirement related to COVID, there have been a number of incidents with regards to enforcing those. The only major one happened just last week.

Ms. Wells: People don't like to be told to leave the pool or that they can't come into the pool because we are at capacity. That has been the cause of the majority of the incidents.

Mr. Costello: How often have we had this problem where the pool reaches capacity?

Ms. Wells: It has lessened since we increased the capacity from 35 to 50. When it was 35 it was happened almost every weekend. Since we moved to 50 I can only think of two incidents that has occurred.

Mr. Plummer: My proposal would be to move it to weekends and holidays and see how that works. We can always change that. For holidays do we do the day of the holiday?

Ms. Wells: For Thanksgiving and Christmas I would suggest the day before and day after. Staff is off on Thanksgiving and the day after so it would be nice to have security here. Guests generally don't only come for the holiday day.

Mr. Realmuto: The peak time period is more from 1:00 to 5:00 if that helps.

Ms. Wells: In the past if we see that the pool is busy then they will stay.

Mr. Costello: What if it's chilly out? If there is inclement weather and they are not needed.

On MOTION by Mr. Krumrie seconded by Mr. Costello with all in favor, Revising the Pool Security to Weekends and Holidays only 12:00 p.m. to 5:00 p.m., was approved.

### **C. Discussion Regarding COVID-19 Measures and Clubhouse Reopening Plan (Requested by Supervisors Realmuto)**

Mr. Realmuto: Like the other Supervisors here, I believe that we each need to take personal responsibility for our own decisions in regards to the risk we are willing to take. Things do seem to be working very well right now, but we have peak season approaching. With the number of residents increasing and the return of the snowbirds, there will be more activity and entertainment. The number of COVID cases have increased in the surrounding area. I think it's prudent to discuss additional tools we can use to keep our residents safe should the need arise. Mike, you have done a great job on this, but a lot of it has happened behind the scenes.

Mr. Costello: The problem is that it changes day to day. I had the responsibility of taking the measure for COVID and now that Bob is the Chairman I would like to make a motion that Bob takes over this situation and do it in the same manner that I did. As things change, Bob can make the decisions as far as what changes need to be made. It's an everchanging situation that we have right now. Hopefully this vaccine will curtail some of this, but we don't know how long this will go on for. I think that one person has the capability to listen to the updates and make a decision from there.

Mr. Realmuto: I wasn't suggesting changing the decision making and the day to day responsibility. However, the people elected five supervisors not one. This meeting is the only time that we as supervisors can discuss these ideas together. I want to give the person that is tasked with making those decisions more information to work with.

Mr. Costello: I trust Mr. Plummer's decisions as far as how we go about this year.

Ms. Carpenter: I will give you a little update on the latest governor order. In September we had monthly orders allowing government meetings to be held by Zoom or other technology. As of November 1<sup>st</sup>, the state went into the Phase 3 reopening and that included government meetings being in person. This is something that is changing day to day. The election has passed and the COVID numbers are going up, we don't know what is going to happen.

Mr. Realmuto: I understand that the situation is changing day to day and that's the reason we need to appoint someone to make those decisions, however quite frankly I have a real problem with the message I'm hearing which is that at least one of our members doesn't want to hear from residents or fellow supervisors. This is an opportunity to discuss it, I'm trying to provide it. I'd like to open it up for other supervisors to hear what they think. This is for when things get busier, but when we have a lot of people together in high risk situations there are other actions we can take. One action could be temperature checks. I realize there are different opinions on it and it's probably of limited value, but if it catches one case then it helped. I do think temperature checks could be used in certain situations like large gatherings. We need more consistent enforcement of the indoor mask requirement.

Mr. Krumrie: I like the idea of the supervisors having some input into the decisions that might be made regarding COVID-19 but I'm not sure how we do that. That's a question for Jan. It's difficult to discuss anything outside of a meeting.

Ms. Carpenter: Yes, we would have to advertise for weekly meetings for updates.

Mr. Costello: That's what I was getting at when I was accused of wanting a one man show. I believe that we should all have input, the problem is the Sunshine Law. We can't get around those. There were times in the past where a decision needed to be made and we didn't have time to put a 7 day notice out. With things evolving as quickly as they are, we need to have somebody there who is going to make the decisions. I don't think Mr. Plummer is going to make a decision that is detrimental to the community. It's not going to happen. I believe that all five of us should have a vote in whatever goes on, but by the same token I also believe that we need someone on a daily basis as things change to make the decision to make whatever move is necessary.

Mr. Howison: I don't think any of the supervisors are opposed to a single decision making entity, in this case Bob. I do think we ought to talk about what arrows are in his quiver occasionally. Maybe we just make this a monthly agenda item to go over briefly where we stand and what we see coming at us. Bob can update us.

Mr. Costello: I agree, and I don't see that as a problem. What I see as a problem is trying to run this plan and every time you turn around you're having to have a meeting to make any changes. When in reality, we can assign somebody to do the job and let them move on.

Ms. Carpenter: There currently is a policy in place that was put together that requires masks for indoors, sets the number of people that can be in rooms, and perhaps that is something that can be circulated to the supervisors for input every month. We can talk about changing that at the monthly meetings, but if something happens in the meantime GMS can alert everyone for the reasoning. When the restaurant opens, Metz will probably have to give some advice on their initial recommendations and that should come back to the Board to confirm or to make changes to.

Mr. Plummer: I agree. When the restaurant opens people are in closer proximity and we may want to do some things differently than we do in the open ballroom. If you have the availability to scrutinize on a monthly basis and give me direction on what you

want me to do, that would be fine. The changes from the governor's office come frequently and sometimes changes have to be made in between, but I think we all understand that. I hope that you would trust that I will use my best judgement.

Mr. Realmuto: I wasn't suggesting anything other than that.

Mr. Plummer: I thank everyone for their input and that should be a topic in every agenda going forward.

On MOTION by Mr. Realmuto seconded by Mr. Krumrie with all in favor, Appointing Bob Plummer as the point person for COVID-19 Procedures, was approved.

**D. Discussion of Scheduling of Substantial Agenda Topics for Future Meetings (*Draft Calendar for Discussion to be Provided Under Separate Cover by Supervisor Realmuto*)**

Mr. Realmuto: I feel that at all too often it seems that CDD meetings were dealing with the current hot issue of the day and we don't have a chance to address the bigger issues that affect us all and in more significant ways, particularly financially. This is a draft calendar, what I like to call a plan for a plan. I would like to be aware of some major items that I believe we should discuss on future agendas. Some of them do have deadlines, and I'm open to moving around any of these. The ones that are bolded are there because they would be an issue of statutory requirements and dates by which we need to do things. I welcome comments about the calendar, hopefully we can agree and place these on future agendas. The purpose of coming up with the plan today is so we all know what is coming up. Staff and the supervisors can do whatever they want to have meaningful discussion when the time comes.

Mr. Plummer: I appreciate the suggestions and the agenda items for the future meetings that you presented. Obviously there are dates that need to be flexible for a variety of reasons and I defer to GMS for things such as budget issues and stuff like there. There are timelines that may or may not work with them. In regards to that, I would like to give everyone 30 days to review this and make any suggestions or changes. I like the concept and it gets us on target for doing certain things and not letting them fall through the cracks. If you are okay with doing that, I would advise everyone to look over this and

next month at our meeting let's look and see if we need to tweak it, add to it, subtract from it, etc.

Mr. Realmuto: That's fine with me.

Ms. Burns: I will make a note to add it to the next agenda.

**E. Consideration of Resolution 2021-03 Amending the Fiscal Year 2020  
General Fund Budget**

Ms. Burns: In accordance with the Florida statutes the auditors like to see the Board readopt a budget if we are over budget overall or 10% on any one line item. We are basically adopting the actuals from September 30<sup>th</sup>, 2020. This is really just an administrative matter so that the auditors can see that it has come back before the Board and have seen where we have the overages. The main reason is the attorney and engineering fees. The purchase of the golf course was not contemplated in the budget. There were some increases to the gate attendants and obviously we added a lot of ponds with the purchase of the golf course that increased our lake maintenance.

Mr. Realmuto: I would like to point out particularly for the residents watching that this is where we recognize what our carry forward surplus. We actually exceeded our revenue, so we actually have a much larger carry forward surplus than what was in the budget. We anticipated a carry forward surplus of approximately \$165,000 and we have an increase to that of \$149,000 for a total surplus of \$314,000.

Ms. Carpenter: The legal fees have been extraordinarily high this year, about three times over, because we had the golf course purchase, the eviction of the prior landlord, the new restaurant, and COVID-19 and all the Zoom issues. Things should go back to normal. We having nothing pending that is out of the ordinary.

Mr. Costello: Getting the old restaurant out of there was expensive. We have to watch supervisors calling the attorney. You have to remember that when you call the attorney, the clock starts ticking.

Ms. Carpenter: Just so you all know, our rates for Lake Ashton are lower than our rates for just about anyone else or for our private work. We do cut them quite a bit, we don't bill for every second.

On MOTION by Mr. Costello seconded by Mr. Krumrie with all in favor, Resolution 2021-03 Amending the Fiscal Year 2020 General Fund Budget, was approved.

**F. Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Auditing Services (Fiscal Year 2020 to Fiscal Year 2024)**

Ms. Burns: If you recall at the last meeting there was an Audit Committee that gave you the recommendation of ranking Berger Toombs as the highest ranked auditor. This is their proposal for the Fiscal Year 2020 audit with an option for annual renewals.

Mr. Plummer: Is there a timeline of when the audit would be submitted to us?

Ms. Burns: The audit is required to be submitted to the state by June 30<sup>th</sup>, per the statute. They generally send it within the weeks leading up to that. They are required to submit it to our office by June 30<sup>th</sup>, and then it is presented to the Board for acceptance either at your June or July meeting.

Mr. Plummer: I have a problem receiving the audit nine months after the end of the fiscal year. Is there any way to move up the timeline to within three months or four months?

Ms. Burns: No, it's a statutory requirement that they submit it by June 30<sup>th</sup>.

Ms. Carpenter: It's the deadline, but most of the firms it takes them that long to gather the information that they have to get. They have to get letters and updates from all the professionals that work with them. We have to do an audit letter every year for every District before they submit it.

Mr. Realmuto: Could we at least request an earlier date?

Ms. Burns: Yes, we can request that.

On MOTION by Mr. Realmuto seconded by Mr. Howison with all in favor, the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Auditing Services, was approved.

**G. Update Regarding Restaurant (*Requested by Supervisor Krumrie*) – ADDED**

Mr. Krumrie: I had sent something to the Board members prior to the Board meeting but things are changing very fast. First, we have a name for the restaurant. It's going to be called Ashton Tap and Grill, and that was proposed by Metz. We are pretty much going with what Metz is recommending. The restaurant is still scheduled to open on December 14 and 15 for a soft opening. Christine has asked us to come up with some names or invitees for the soft opening. They are proposing no charge but any contributions will go to one of our favorite charities. The restaurant will open for regular business on the 16<sup>th</sup> of December. Metz has not finalized a menu but they are close to that. From what I've seen entrees are in the \$15 range and hand helds like a hamburger are in the \$10 range. They hired a restaurant manager and she is on site now doing interviews. They had 50 individuals apply, and they needed to hire about 30. For the equipment, we had somebody come in and evaluate all the equipment. They are suggesting we replace a couple items, the freezer and cooler. Metz has purchased a POS system and they are working with Matt and Christine on installing that in the near future.

Mr. Costello: The equipment that is needed, does it fit in the budget or is it something that is going to break the budget?

Mr. Krumrie: It will be outside of the budget. We budgeted about \$15,000. We do not need the freezer or cooler yet, but they are 20 years old and they could break down any time.

Mr. Realmuto: Harry, are there any advertising plans about the luncheon? I think the deadline for the LA Times just passed, but sometimes they can squeeze stuff in. I would hope that there is an ad in there for the grand opening.

Mr. Krumrie: Christine is working with Metz to advertise.

Mr. Realmuto: I recently had the opportunity to visit each of our households door to door and one thing that surprised me was the enthusiasm for the restaurant. The number of folks that are ready to make a commitment to the restaurant to make sure it stays here surprised me. I've talked in the past about being able to prepurchase meals, or as Metz said they would put an amount on a gift card, and you could get some benefits from doing that. Is there a plan to announce and launch that on day 1?

Mr. Krumrie: I don't think it will be announced and launched on day 1, but it will be after that.

Mr. Costello: We would be the ones to make the decisions on that. My thought was that we could come up with a plan to gain some initial money. You put out a \$500 card with an incentive of 5% or something.

Mr. Realmuto: I would like to ask them to offer the gift card with a 10% discount provided that they pay by check.

Mr. Costello: I think Metz should have quite a bit of input as far as how much we are going to be able to discount. I don't know anybody at this table who has restaurant experience.

Mr. Krumrie: We have a revenue number we are trying to achieve. When you start talking about discounts and special offers, I think we need to leave that up to Metz. I think we should take the concept of what we are thinking and give it to Metz and their marketing department and let them come up with a plan for us.

Mr. Howison: There was some discussion of a resident discount. Are you aware of any plans for that kind of thing?

Mr. Krumrie: I am not.

Mr. Costello: Metz is the expert here, I think our best bet is to let them help us make the decisions that are going to help them market this restaurant.

Mr. Realmuto: What about the concept that one of our residents raised, like being able to charge things with accounts?

Mr. Krumrie: They are going to work on that.

Ms. Carpenter: We probably need to let them run the restaurant for a month or two and see where the income is coming from, then they can come up with what is appropriate for discounts and things like that. I think they probably need a little bit of history in order to give suggestions. The other comment I want to get on the record, when they hold the soft opening they cannot give free meals. The supervisors can't receive anything that is not food.

Mr. Realmuto: This is unrelated to the soft opening, but has a capacity been determined yet?

Mr. Costello: That's usually determined by the fire department as far as occupancy.

Mr. Krumrie: Christine and I have had many discussions about setting up the tables in a safe way.

Mr. Realmuto: I'm asking about the COVID capacity.

Ms. Burns: There is no capacity set by the governor currently, any capacity for restaurants was lifted several months back.

Mr. Plummer: We do have the ability to limit that ourselves.

Ms. Carpenter: Most restaurants and particularly ones in 55+ communities would have every other table or something like that.

Ms. Wells: I believe they are planning on setting up the tables 6 feet apart and then counting how many they can fit in at that time.

Mr. Realmuto: Can you let us know what that number is?

Ms. Wells: Yes sir.

Mr. Realmuto: I believe the contract with Metz requires them to produce and provide us with a monthly report. I would hope that they might also send the general manager to the meeting.

Mr. Krumrie: They plan to attend once they are open.

Ms. Burns: If you wish we can add that as a regular staff report. However, I would recommend having that at the beginning of the agenda so they are not having to sit here for multiple hours to get to their report.

Mr. Realmuto: Yes, I would like to see that starting with the December meeting.

Mr. Plummer: Thank you for the report Harry. It's good to hear that we are moving forward in a positive manner.

**H. Discussion of Settlement Agreement and Flowage Easement with Neighboring Landowner, Vernick (*Coinciding documentation will be provided by Counsel under separate cover*)**

Ms. Carpenter: I'll give the new supervisors a quick background. There was some flooding on the golf course that was tracked back to the installation of an earthen road with a pipe under it by Mr. Vernick or someone associated with him on a property nearby. Lake Ashton West had started working on this with Alan and Eric Olsen with Hopping Green and Sams who has done some work on administrative law and waterways, so they agreed to take the lead on that. We've been reviewing what they are doing. We wrote a

demand letter and it looks like we were successful in that in avoiding litigation. Mr. Vernick has already gone out and removed the pipe and road. Prior to that happening we drafted a settlement agreement which we would still need. Basically the gist of it is that Mr. Vernick will remove what he has and restore the flow way to the grade that existed before he installed that back in July. Once he does that we would have an easement so our natural flow could go where it used to go across his property. Subject to Alan confirming that everything has been repaired and is back to the natural flow, we would recommend approving the settlement agreement and easement with the various attachments. We would also suggest delegating authority to a Board member to approve any final changes.

Mr. Realmuto: I have some questions for Alan, then we can get to the legal concerns.

Mr. Rayl: As Jan said we were able to verify from the lake side yesterday via airboat that the pipe and the crossing that went over the pipe had been removed. We don't know to what extent that it went back to the natural bottom of the channel. Water was flowing through the channel unimpeded. Flow has been opened up and the restriction of the pipe and the crossing have been removed. To add to what Jan said, this flowage easement runs with the land. From my discussions with Mr. Vernick he is entertaining selling the land to a developer someday. This easement would prohibit him from putting back another obstruction and also keep anyone else in the future from doing that as well. If the developer ever picks up that property and wants to make something there, any activity they would propose would be a regulated permitted activity that SWFWMD would control. The reason this happened was because his activities were deemed to be exempt because of activity, that's why SWFWMD was not able to assist us with this.

Mr. Realmuto: Alan, in the demand letter that was sent to the landowner we included plans to rectify the situation. I believe the plan called for the elevation of the surrounding around the pipe be no more than 116.64 feet and that the bottom of the pipe elevation be 117.29 feet. My question is will you confirm prior to our signing this agreement with him, that the water is flowing at no more than at least 117.29 foot elevation that your plan proposed?

Mr. Rayl: We have not made any on site surveys and we didn't propose anything to be different from a pond bottom to a pipe. At the time we were discussing in good faith

with Mr. Vernick the ability for our forces to remove his crossing and put in a more adequate crossing. Those were the elevations proposed for that crossing. We have not, and you do not want to undertake a master drainage study for the entire Lake Ashton water shift. It would not be something you want to do. We proposed an alternate solution to him where he can still have a field crossing, and we could do it more adequately. When he stopped cooperating in that regard, that offer came off the table. The agreement now simply says to return it to its pre altered condition, which we understand to be July of 2019 because he put that crossing in in August of 2019. That's about when we started noticing elevated lake levels in the ponds.

Mr. Realmuto: Thank you. That brings me to the legal concern Jan. My concern is that there are essentially two agreements we are approving here, one is the Settlement Agreement and the mutual release of claim with the landowner. I don't believe that is binding on future parties but it also includes the easement, which is the document that would be binding on future parties. The issue I have is that the Settlement Agreement is quite clear. It says under Item 2, removal of earth and roadway, essentially he agrees to leave this flow way in substantially the same condition as that which existed on July 1, 2019. I don't think any of us have a problem with that so the Settlement Agreement is fine. However, there does appear to be a different requirement in the easement. In the easement on Section 4, it essentially says he shall not do anything beyond the extent occurring as of the effective date of this agreement. Is there any reason that should not be July 1, 2019 as it is stated in the Settlement Agreement?

Ms. Carpenter: The easement will become effective after we have confirmed it has all been removed and goes back to that date.

Mr. Realmuto: But Alan just stated he can't confirm that and has no plans to.

Ms. Carpenter: Alan has confirmed that it has been removed.

Mr. Realmuto: That doesn't tell us that it has been restored to the condition as of July 1, 2019.

Mr. Rayl: There is a reservation in there for representatives of the District to inspect the condition.

Mr. Realmuto: Being able to inspect it is great, but again it would seem to behoove us to have the two documents agree and for the effective date be July 1, 2019. I find it difficult to support the approval of this agreement without that.

Ms. Carpenter: An easement grants rights, and what this easement does is it allows the water flow from Lake Ashton to flow across his property in the condition as of the date of the agreement which will be after it has been restored. If he blocked it again, he would be prohibiting the use of the easement as a recorded document so we would have the ability to go after him or anybody in the future who obstructed that easement.

Mr. Realmuto: But I believe earlier you and Alan stated that the whole point of this was to restore it to the condition that existed before he created the roadway. Those conditions were in effect not as of this effective date, they were in effect as the Settlement Agreement says on July 1, 2019. Why wouldn't we want to put that date in there instead of the effective date?

Ms. Carpenter: Because from an easement that is going to go on in perpetuity as a recorded document it would be almost impossible twenty years from now what the situation was as of July 1, 2019.

Mr. Realmuto: Isn't that true of the extent occurring as of the effective date? We're talking about the difference in that date, it's the same difficulty. That's why I personally would like to see that documented as an elevation so there is a hard number in there and no one has to guess what it was years from now. More importantly, the point is whatever it is it should be what it was as of July 1, 2019. Why can't we at least make that date the same? It would be a very simple change to the agreement.

Ms. Carpenter: I'm not following. What you're asking is for the property to be restored to how it was, which it will be. Then after that point we are going to get an easement to allow flowage rights over the strip of property that runs across his property. That flowage rights goes on into perpetuity. It runs with the land to all new owners.

Mr. Realmuto: I understand that. I'm not sure what is so difficult to understand again. We are talking about the easement. I'll give up after this, but I'm suggesting a very simple change. I'm suggesting that the last two words in Section 4 that are "effective date" be replaced with "July 1, 2019." It's that simple.

Ms. Carpenter: If we did that and he signed that agreement effective as of July 1, 2019 he would be in violation of having granted us a flowage easement from July because he has already blocked it. Paragraph 2 of the Flowage Easement grants the drainage and flowage of water storage easement over the property as depicted in Exhibit 'A' and that he is going to hold that and keep that free. If we say it is effective as of July 2019 then he has already breached it because in August he built something that stopped our water flow.

Mr. Realmuto: Perhaps there is another way to accomplish this. Alan, is there a reason you could not simply determine the elevation there so we can document what it is somehow? That way we are not in the position of having to guess what it was as of the effective date.

Ms. Carpenter: I believe that would be a very expensive undertaking.

Mr. Realmuto: Perhaps we should let the engineer address it.

Mr. Rayl: It could be done. I do not think Mr. Vernick is in the mood to entertain us, even though I am allowed by statute to go wherever I need to go to survey, I don't believe he is open to that at this time. I would not want to compromise getting these documents memorialized by trying to get over there and verify elevation. The wording of this, which I was involved in helping put together, states that the intent is that it will be restored to the pre altered condition. The number is irrelevant. We can go observe that at any time that he is agreeable for our side to go there. That's the objective, that is goes back to how it was historically.

Mr. Realmuto: Can you tell us what you believe the pre altered condition is in terms of the elevation and the water flow?

Mr. Rayl: No, I did not do any survey work on the property before he altered it. I can't tell you what the elevations were before he altered it.

Mr. Realmuto: Without knowing that, is there any real meaning to this agreement since it requires him to do something that we don't know what it is? This is all about the lake level which is determined by the elevation. If we don't know what that is then what is this easement accomplishing?

Ms. Carpenter: I will defer to Eric Olsen as a water rights expert, but with water rights everyone downstream of water has the ability to not have their property flooded

from someone upstream. I believe I have that correct. If someone alters their land to flood it or prohibit water they are constrained under common law that goes back hundreds of years. In the permitting process for example, if they build a commercial development next door they will have to go through the Water Management District permitting just as Lake Ashton did. You had asked me some other questions about other language, so if Lake Ashton decided to do something and add more pervious surface, Lake Ashton would have to increase the size of their storage capacity of the ponds to make sure that we were not causing any flooding to neighboring properties. That's the exercise that the engineer's go through for any development or any increase in pervious surface or construction. What the easement does is says this property as it currently exists allows for the natural water flow, the way Lake Ashton is currently developed, to go through that without flooding. If in the future there was flooding, we would go and say you have an easement that allows our water to flow, what did you do to block it. If we put a specific elevation, what if they built something next door or he put in trees or did something totally different to the property? It may distort the natural water flow but the elevation wouldn't change. It is a lot of historic law, I will defer to Eric and ask Hopping if they see any need to change this. They spent quite a bit of time as did Alan who reviewed it, and the way it is drafted seems very typical and appropriate in this case. We can certainly ask them if they deem it necessary to make that change, and I would suggest delegation of authority to one Board member to approve any final change. I do think putting something specific might actually hinder the rights of Lake Ashton down the road if that gets developed in some way.

Mr. Rayl: I'll give you an example. If we pick an elevation and he says yes I can assure you that this elevation is established at the bottom of that channel but he decides to narrow that channel, he can still restrict the flow but he can still meet that elevation. It's not prudent to hang it on this one thing. It's the historical condition, a cross section of upstream, downstream, etc. In Section 2 of the Settlement Agreement it says Lake Ashton I and Lake Ashton II representative to inspect, so our rights are preserved to insure that we will be satisfied.

Mr. Realmuto: I understand what you are saying. It is clearly more complicated than just the elevation. I can't help but feeling what I'm asking for is being misrepresented.

I'm not suggested changing anything the agreement says, just substituting one date for another or documenting all the conditions.

Mr. Plummer: I'm not hearing any more discussion, Jan do we need to appoint someone to sign any adjustments that may take effect?

Ms. Carpenter: Yes, I would suggest a motion to accept the Settlement Agreement delegating authority to one of the Board members to approve any changes requested by the landowner or as necessary to get this resolved without litigation. This is all subject to Lake Ashton II approving it at their meeting tomorrow.

Mr. Realmuto: I would only be comfortable doing that if the person essentially assured us that they were going to insure that this concern is addressed.

Mr. Costello: Alan, correct me if I'm wrong but we are at his mercy as far as what this was prior to August 2019. We have never inspected the area have we?

Mr. Rayl: Since it has been altered yes, beforehand no.

Mr. Costello: So we are at his mercy as to what it was. He could tell us that it was anything. We have to either accept it or reject it. Is the date of August 2019 an arbitrary date? Other than the fact that he says that is when he made the alterations.

Mr. Rayl: Yes. It's based on him stating that he made that crossing in August 2019.

Mr. Costello: He could have made it in reality in May or something and we are at his word. We have no clue as to what it was prior to the alterations.

Mr. Rayl: Right, and we have the upstream and downstream channel sections to guide us there and you would expect those to fit the elevation of the bottom of the channel. That's the only thing we have to go on as to our expectation of what the pre altered condition was.

Mr. Costello: As of this time, has he physically allowed you to go onto the property to inspect it?

Mr. Rayl: Not since, I believe it was early October when we met with the contractor who was at that time entertaining the crossing replacement. Right after that he withdrew his consent.

Ms. Carpenter: Again, I hate to say more but think of the alternative. We sent a demand letter, he did respond and take this out, and he has agreed to put an easement in. He could very well refuse to talk to anybody again.

Mr. Costello: I don't disagree with the agreement, I think we have to do something in order to lower these levels. It's definitely encroaching on our cart paths and other things. The only thing I question is that he's saying he did this work in August of 2019. Quite honestly any date you put in the agreement is going to be arbitrary as far as I'm concerned.

Mr. Realmuto: I'm going to make a bold proposal here and move that the Board appoint me as the representative to work with Jan and Alan to make the final approval.

Mr. Krumrie: I do not hear a second, and seeing that there is not a second I will move to nominate Bob Plummer to be the contact person.

Mr. Plummer: I have to say that I agree with Jan, arbitrarily putting in a date limits any ability of this Board or any future Board as we move forward. At the date of agreement would indicate that we have approved the fix. I'm very uncomfortable with our ability to confirm that everything has been restored. As Mike said, we don't know what we are restoring to. It's not that I'm interested in litigation, I want to avoid it, but I'm not so certain we can confirm that he has done everything that we need him to do to protect our community. I think that is reflected by the fact that we are all uncomfortable with seconding anything.

Ms. Carpenter: That is a term of the Settlement Agreement, that he would give the right to inspect the repair. Without that the agreement fails and there is no settlement.

Mr. Plummer: The only one sitting at this table that is qualified to make that judgement is Rayl. I had heard a rumor that you were personally forbidden from being on his property. If that's not true, then I'm much more comfortable moving forward.

Mr. Rayl: As I said, Florida statutes allow your engineer or your surveyor both enter any properties needed to conduct engineering studies or surveys for those purposes only. I have not heard from Mr. Vernick that he prohibits me from anything. I've been trying to play my role in this to get us to this point. From where we started, this is a great accomplishment to be able to nail this down and prevent anything like this from happening again. We can figure out a way to verify this and I can bring an assurance back to the Board that I am satisfied that pre altered conditions have been restored. We can get it accomplished.

Mr. Realmuto: I think that could work, but Alan what benchmark are you going to use to determine whether the pre altered conditions are met?

Mr. Rayl: It will be based on the observation of the upstream and downstream extents of the channel and that there is no remaining fill material in between. Maybe he took out the over burden and the pipe and walked away, there still then an alteration in the bottom of the channel and that is the new control. We are going to make sure that's not the case. I've been in that creek two times already and I'll jump in there again to make sure that it is in line with the constant slope of that channel.

Mr. Realmuto: Will you do something to document those conditions? You sent us pictures last time actually.

Mr. Rayl: Yes.

Mr. Realmuto: You will do something similar?

Mr. Rayl: Sure.

Mr. Plummer: Back to the agreement, since I've been the point person prior to the committee that worked with Alan and also the West on doing this, I would second Harry's motion that I be the one to sign the document once it's complete since I have knowledge of where we have been prior to this. I've been working with this for quite some time.

On MOTION by Mr. Krumrie seconded by Mr. Plummer with all in favor, Accepting the Settlement Agreement with Neighboring Landowner Mr. Vernick and Authorization for Chairman Plummer to Execute, was approved subject to final review by counsel and approval by Lake Ashton II.

## **EIGHTH ORDER OF BUSINESS**

### **Monthly Reports**

#### **A. Attorney**

Ms. Carpenter: As you know the flooding was the one issue that we finished up. The Metz contract had some hurdles. There were two hurdles, the first hurdle was that their agreement really didn't work for what Lake Ashton wanted. We had to incorporate the requirements from prior leases, the government requirements, and we did have an issue with the end. They wanted to keep trade secrets private, and under Florida law there is very specific requirements. They have note it is a trade secret and tell the CDD. We spent quite a bit of time but we got it resolved and we have a good agreement. The

Metz folks were very cooperative even when we didn't agree. That's what we've been working on and it should be quiet from here on out. The only other thought I had is of COVID. I asked Molly Maggiano who has been working with me on Lake Ashton to attend so she has been on and can hear everything. I would be happy to attend by Zoom to cut costs if that works for everyone. It puts one less person here.

Mr. Plummer: You don't want the drive, is that correct?

Ms. Carpenter: No, I have ill family members so I am trying very hard not to be out in public. With the new Board, I didn't want to miss meeting a new Board. Molly can be here sometimes in person as well.

Mr. Plummer: Does anybody have an objection to Jan attending by Zoom as opposed to being at the end of the table? I don't, so if you want to try that I think we should.

Ms. Carpenter: We can try it for the next meeting and see how it works. If it doesn't, I will come back to in person.

Mr. Plummer: Before we get to the Community Director Report, I want to say thank you to the technical people who set Zoom up and the cameras. That is really appreciated. Kudos to you guys.

Mr. Realmuto: I second that and I would like to get feedback from the audience members attended by Zoom, about how well you feel it is working for you.

Ms. Wells: I've been texting some residents during the meeting and asked how the audio was going and everybody said it is great.

**B. Lake Ashton Community Director**

**i. Consideration of Surplus Restaurant Smallware's**

Ms. Wells: I included the Community Director Report in the agenda package. I just want to touch on a few things. If anyone has questions you can let me know. First of all, the outdoor movies are going well. We are still getting sponsorships for every outdoor movie that we do, that is a good revenue stream that is coming in. There are lists of activities that we've had planned. You can also see the sanitization procedures that was also included in last month's report. I will keep it in there so everyone knows we are still doing the same things. We also have booked three shows for 2021, a comedian, a magician, and entertainment show. We rescheduled the two entertainment series from

last year to 2021 as well. I did put in here that we would be advertising in the December LA Times, the first one is not until the middle of February so I think we are going to extend it and do it in the January LA Times to give us another month of evaluation. We did evaluate those contracts to make sure that we won't be penalized if we have to cancel or reschedule. The two entertainment series shows have been paid in full, and it would be open to people who currently have tickets to that show. There are no additional tickets. You will also see a couple of landscaping projects, we removed a dead bush at the pond near the pavilion. There is a golf course bridge repair report, Alan will go into more detail with that. We worked very closely with him to try to save the District some money. Matt and Jared did a lot of work putting in sod. They just did the areas that needed sod installation, and you will see the pictures of the before and the actions that were taken. The repairs on bridge #4 and bridge #8 were not completed because the areas that we needed to replace the sod were flooded. Once those areas are dry we will put the sod there. There were some areas where they put some fill dirt in and then put the sod, there were some areas with holes. That project is about 98% done at this point. For the project tracking list, I wanted to give a few updates on that. We are in the middle of the Fitness Center refurbishment. They are getting along quickly. It is actually more extensive than I thought. They are removing the drywall where the tile was on the wall and replacing it with the type of drywall you are supposed to have there, which is a concrete drywall. They removed a lot of the wood around the showers that was wet. They're removing all that replacing that with new wood. They are moving quickly but they did say the project would take about 2 ½ to 3 weeks. We are hoping towards the lower end. Right now the entrance is locked and anyone using the pool is instructed to use the main hallway restrooms. I've seen some golfers running up to that restroom a few times, and they weren't excited when I told them they had a few extra steps. I'll let the golf course know that area is closed if they want to pass it on to any of their members. The vanity replacement and the faucet replacement were put on hold. We contacted the vendor that did the vanity and they are going to do some final measurements soon and hopefully when the tile is done the countertops and faucets can go in shortly after. With the faucets, the last amount that was approved was \$2,500. The people installing the countertops said that they found the faucets are \$325 each and we would need a total of 11 to cover the main hallway

restrooms and the fitness center restrooms. That price would be \$3,575. I'm not sure if the Board wants to stay with the \$2,500 and we don't replace them all or if you want to increase the amount to \$3,575 so we can do them all. We would be leaving these two restrooms as regular faucets just in case electricity goes out, because hands free faucets don't work in that case. We would at least have two faucets that work if that happened.

Mr. Plummer: I don't see a problem with your suggestion. Does that take a motion to revise the amount?

Ms. Wells: Yes.

On MOTION by Mr. Costello, seconded by Mr. Realmuto with all in favor, Revising the Authorized Amount for Hands Free Faucet to \$3,600, was approved.

Ms. Wells: I didn't skip the bowling alley on purpose, they are moving along with that. They are installing the well points today. Our bowling tech Alex came and found out that we need to order some parts for the ball returns and scoring pads. That has taken a little bit of time. The vendor he uses is in California and he gets the parts from Australia, and shipping has taken longer than normal due to COVID. We are getting new carpet as well, so they will be putting in carpet samples to take a look at. According to what you have on the project list, they are hoping to be done by the end of November.

Mr. Realmuto: Christine, has the net cost to us after insurance gone up at all during all this?

Ms. Wells: The cost to us won't go up. The cost has increased but it will just be sent to insurance for reimbursement. All the equipment that Alex is replacing will be submitted to insurance as well because it is directly related to the water damage.

Mr. Costello: Do we have any confirmation that the insurance company will pick up the additional costs?

Ms. Wells: We've never had an issue in the past. He already knew going into it that there may be some things along the way. Every time I have done an insurance adjustment with this adjustor he anticipates that these types of things are going to happen. In the end, the net cost to the District should be \$2,500 which is the deductible. Next item is the grass carp. I did talk to the point person after the report, and he had said the delay was they are

growing the fish. They are hoping to be ready by the first week of December. I will keep you posted on that. For the air purifiers, we have installed what the Board asked for. We installed 12, and while they were installing them they realized we had 15. I told them to wait until this Board meeting. We got a majority of the clubhouse covered with the air purifiers and there are 3 left that need to be installed.

Mr. Costello: What areas does it cover?

Ms. Wells: The three left?

Mr. Costello: Yes.

Ms. Wells: One is the big one in the cinema. One is an additional one in the ball room and then the unit that services the restrooms in the hallway.

Mr. Costello: What is the additional going to cost?

Ms. Wells: It's \$3,348.75.

Mr. Costello: I think this is something we should move forward with, we have done business with them before and they have always been very reputable.

On MOTION by Mr. Costello, seconded by Mr. Realmuto with all in favor, Three Additional Air Purifiers totaling \$3,348.75, was approved.

Ms. Wells: The next thing is the starter switch for the pool. A few days ago we came in and there was power to the pool but the pool was not running. Steve came and looked at it and we got it up and running again, but we need to replace the starter switch for the pump. Right now they have that hard wired directly from the braker box to the pump, which is not ideal. They recommend us getting that replaced. It's \$1,295 and they can be here today to fix that.

Mr. Realmuto: I happened to be sitting in Christine's office while you talked to the pool guy about doing the repairs. I think the overall recommendation was to consider in the not too distant future, replacing the entire pump not just the motor. The one we have is not self-priming, and he recommended that we go with one that is self-priming. I think you got estimates, perhaps you could present that to the Board as an option as well.

Ms. Wells: The one quote I did get was just replacement of the motor. They misunderstood me. It would definitely be significantly higher than that. The motor is fine

for the pool right now, but I agree with Steve that the pool vendor recommended that we change it with a self-priming pump. That would be a more expensive project because it involves changing out the piping. That is something I would like the Board to consider in the year coming.

Mr. Plummer: In either case we still need the starter switch.

Ms. Wells: Yes, and we will still need it if we get a self-priming pump.

Mr. Plummer: That was my point. If we got the starter switch and then get the new pump, we're not wasting our money.

Ms. Wells: Exactly. Also, going with that the heater just went down last night. Kevin with Heartland pools came out, and he hasn't charged us for a few visits now he has been great, and he had the heater pulled apart and was cleaning the sensors. He was thinking that the sensors were going to fix the problem. He ordered two new sensors to have a backup option, which I'm glad he did because the cleaning of it worked all day yesterday and then shut of about 7:30 at night. So, we need to get those sensors replaced. It's not a cost to the District that I'm aware of, I believe he is covering that under warranty. The pool is open, but it is probably chilly right now. The spa is working fine. Kevin is supposed to be here today to fix that. The only cost would be the starter switch.

On MOTION by Mr. Realmuto, seconded by Mr. Costello with all in favor, the Starter Switch for Pool Pump for \$1,295, was approved.

Mr. Realmuto: Christine, before we move off the pool, some of us have asked ourselves why is it a coincidence that all of these problems with the pool and spa seem to occur fairly close to each other. I believe the pool maintenance person, Kevin, his thoughts were that it might be due to flooding in the area. The area where all that equipment sits, particularly the pumps and motors, is essentially in a depression that fills with water. That's because the landscaping has been built up around that area so the water flows there and there is no way for it to leave. I asked about raising the equipment and he said that would be prohibitively expensive. He did suggest that we could put a drain that drained to a lower level. I don't know if we want to get an engineer's opinion on

that. Do we want to take up doing something like that to avoid these kinds of problems in the future, particularly before we've spent a large sum on a new pump for the pool.

Mr. Rayl: Is the equipment in an enclosure?

Ms. Wells: It is.

Mr. Rayl: The drain option is most commonly done.

Ms. Wells: We put river rock in to help the standing water. I want to be clear that the switch issue, when we thought it was the motor it could have been from flooding. The switch issue is not because of flooding because of how it is positioned, it's well off the ground it's toward the top of the housing of the pump. We had talked about that a while back, about installing a drain there as well. We are working with LAVA on a wall of honor to be put in the ball room. It would have a list of all LAVA members and a picture of the branches of the military. The last item I have that I brought up at a prior meeting is the painting of the foyer in the main hallway. I've gotten a lot of residents who are recommended we paint it. When we discussed it last I don't recall there being a firm decision, so I thought I would bring it back to see what the supervisors thought. I have not had a chance to get quotes from a painter. Originally we said staff would do it, and Matt is awesome and is willing to do anything and everything so that would be an option. I would also like to get quotes though.

Mr. Costello: Due to the height of the room it is going to take scaffolding and it will be extremely time consuming. I would suggest getting quotes and bringing those back to the next meeting. Matt has enough going on, he doesn't need to be tied up painting the foyer. I worry that once we paint the foyer, they are going to look at the ball room and other rooms and want those painted as well.

Mr. Realmuto: I agree with the residents that due to the change of the color of the floor ideally it would necessitate a change in color of the walls, but we need to consider the timing. For example, we are going to be having a lot of events in peak season. It might not be the best time to schedule it. It needs to be done but we need to consider when we are going to do that. As far as repainting in the ball room, there hasn't been a change in the floor.

Ms. Wells: I will bring quotes back to the next meeting. Historically around Christmas time is slower in the club house. It seems odd, but the generally don't come

inside very much. I can see if the contractors can give me dates around Christmas time. January to March is out of question. Under that I had consideration of the restaurant inventory surplus. I can go over each item, or you can look at the very long list of items. It's all restaurant smallware.

Mr. Costello: We assume this is stuff that is either unserviceable or something that is unsalvageable.

Ms. Wells: Metz did go through everything and this is the list they came up with. They separated what they could not use or what was broken.

On MOTION by Mr. Costello, seconded by Mr. Krumrie with all in favor, Surplus of Restaurant Smallware, was approved.

Mr. Realmuto: What do we plan to do with them? Dispose of them or donate them?

Ms. Wells: That's up to you. There may be some items that aren't on here because it was never on the inventory. It was something that the previous restaurant owners had left behind. We can do anything with it though. Metz had said that there is not a market for types of items like this especially in the condition they are in.

Mr. Plummer: Let's go with donation.

Mr. Realmuto: Christine, I have a follow up question regarding the bridge repairs. At our last joint meeting I believe they brought a couple of issues to our attention with regards to the bridges and the cart path. My question is did we address all of the bridge issues that were raised at the joint meeting and are there remaining cart path issues to be taken care of?

Ms. Wells: I would lean to Alan on that. We went off the report that was given to us and we only focused on the sod installation. We did take care of all those issues.

Mr. Realmuto: Thank you.

Ms. Wells: I want to thank staff very much. They have gone above and beyond. We don't have the volunteer support that we usually have to help answer phones. Carline, Sheila, Matt, and Jared have all been really great in stepping up.

Mr. Plummer: Thank you Christine.

**C. Engineer**

Mr. Rayl: I've got a few things for the Board this morning. First, you received a link from Jill yesterday and it is a link to the pavement assessment for the entire community. We completed that and it wasn't intended to be gone over today, it's for you to have some time to review it. It's pretty large, it's over 450 pages. We identified over 700 different locations of areas that have defects. They vary in intensity and degree. They are things we want to make note of. We take a snapchat of the conditions now and it gives you something going forward to monitor. The intent was to get that in front of the Board for you to look at and review. In addition to the sections of defects on the roadways, there is the overall pavement assessment. I think we touched on that in the past. Take a look at that and direct any questions you have to me. When we did this for the West we had hundreds of locations and a couple residents came in with more. Sometimes the defects don't show themselves unless there is standing water. Please take your time reviewing that. Also, the construction work has been completed on Dunmore and Mulligan. They came back and did that final asphalt repair on the Dunmore side. I have not seen their final pay request. Christine, have they submitted anything like that to you? We were holding their retainage.

Ms. Wells: I believe all that is left is the retainage.

Mr. Rayl: Okay, thank you. I will follow up with them to get that closed out. The work was completed and I was very satisfied with the roadwork and drainage work and the restoration behind the homes. I thought it all looked great and it accomplished what we were trying to do in that area, which was relieve the flooding of that intersection. The third thing recently completed, we saw some concerns regarding the center line of the roadways on Turnberry and Strathmore. The center lines weren't the crown of the road, there was a depression running along the centerline and it runs right over the sanitary sewer. We got with the city of Lake Wales and they brought out the camera truck on October 27<sup>th</sup> to view the roads. My concern was that there was infiltration going on in those lines and we were losing the fill material between the sewer line and the pavement. To my surprise they did not find any issues with the integrity of the sanitary sewer lines. I'm at a loss as to why that center line is collapsing. I'm not through digging into it with them, because there was a pavement patch around one of those sanitary man holes

where it was collapsing. I don't know if there was a repair made after initial construction that wasn't repaired well that has evidence itself again. It's identified in the pavement report as something we need to keep an eye on. It's not a safety hazard. Next we have a couple active items that we sent out for bids. One was coordinating with Matt and Christine on looking into getting the bridge deck sealed. I sent Christine some information on that. The objective was to follow suit with the West on what they did. Everybody seems to be pleased with how those turned out. We got the information from them on the material, the costs, the application rates, etc. Based on the numbers they found when they did it, I would suggest budget about \$7,500 for materials due to the length of the bridges we have on the East compared to what they have on the West. We also talked about the repair at Pond 17. At last month's meeting the Board authorized a not to exceed of \$3,000 if we could get the contractor to come out and take a look at it. We had suspected it was a similar issue to Pond 21. Looking into it, it's a little more complicated than that. As one of the Board members brought up there are multiple holes back there and it is a larger 30" pipe. There isn't very good access to get back there either. Pond 21 repair was done with a wheel barrow, this repair is going to require a backhoe. I hadn't encountered this yet, but the pipe material there is called Hardie pipe. It was used 20 or 30 years ago. It's mainly a fiber reinforced concrete piping that is lighter and thinner than steel reinforced concrete pipe. It's also more fragile and you can actually destroy the pipe putting it in if you're not careful. It's a harder material to work with and to work on. We received a bid from the contractor who came out and looked at all these conditions and they gave a quote back to the Board for \$9,600. That's just an explanation of why it's more and why it's different than the simple repair you saw on Pond 21. Supervisor Realmuto, you asked about the bridges. There were four other areas that CDD II brought up about the overall integrity of the whole of the golf course. We created a plan filling the areas that needed repaired. As Christine said, we've gone around and observed all the locations we were able to put sod on and not hire a contractor for, that has saved dollars and time. All those areas are holding right now. Our hope is that we can restore and stabilize those areas with sod. If 10% of those fail and we can go back and revisit those. We are making progress on getting these areas picked up. The fourth area that is out for bid is the turnaround at the hole 10 bathroom. It's going to involve about half of that cul

de sac to get that restored. We are expecting the first week of December to have numbers to bring to the Board. We have about four flumes that need repairs, those are out to bid also. Looking forward, as the Lake Ashton water level drops our pond water level are going to drop and we will be able to make some repairs to do our SWFWMD certifications. Right now most of those things are still well underwater. SWFWMD isn't going after anybody, they are allowing the pond levels to drop first.

Mr. Costello: Have you have a chance to look at the areas where they placed the sod? Do you feel that it's holding?

Mr. Rayl: We reviewed it 2 ½ or 3 weeks ago, probably a week after it was placed and took photos and noted the conditions. Everything looked good at that time. Now, I haven't been out and looked at it again since we had the tropical storm come through.

Mr. Costello: The north side of the bridge on 10, that was washing away pretty badly. Do you feel there is something we could do that is not expensive? What can we do in order to stop the deterioration there?

Mr. Rayl: Right now there is some sand and rip rap bags on that corner that were holding for a while then it had dirt and sod thrown on top of it. When we did the inspection of the sod areas I went down the bridge to look at it and noticed a bag was loose and it's probably going to continue to deteriorate in that area. It will probably get disturbed somewhat when they repair that landing right off the bridge, if it does we are just going to start over. It's holding alright right now, and we expect them to work when that approach gets done to resolve the issue completely.

Mr. Costello: Thank you.

Mr. Realmuto: Alan, what's the timeframe for working on the Pond 17 control structure?

Mr. Rayl: These things don't heal themselves. It does have an effect on the integrity of how the pond functions, it's a little bit of a safety issue and it's a little bit of a function issue. I don't know that it is an emergency issue. It's something that we would need to have repaired before we turn in the certification to SWFWMD.

Mr. Realmuto: When is that due?

Mr. Rayl: It's currently due. As I mentioned before we don't have to turn it in now as there are other issues with the pond levels.

Mr. Realmuto: One final thing on the bridge sealant, thank you for getting back to us on that estimate. Since we are nearing peak season it doesn't seem like it is something that needs to be done now, but could we put it out to bid with the intention of getting it done before the rainy season some months from now.

Mr. Rayl: If that's what the Board would like, we could request that.

#### **D. Field Operation Manager**

Mr. Fisher: I included my report in the agenda package. In this report I included a few pictures. Staff went on a ride with Applied Aquatic and we reviewed all the CDD ponds. Two were identified to be the worst, Pond E7 and Pond GC7. We discussed other things they can do besides spray it. We are working with them on different ways to treat that algae. All in all the ponds are looking great. Staff did take over cleaning the clubhouse and it seems to have gone off without a hitch. Jared has been flexible with his schedule in the evenings. That has gone smoothly. Staff took on disassembling the partitions in the restrooms and we will assemble them when the tile is completed to save the Board money by not having to outsource that. I've included facility updates in my report as well. Dogs have been digging holes in the Pet Play Park, those were filled and sod had been placed. We received the new pressure washer and we've identified some areas that are scheduled to be pressure washed in the future. We pressure washed the restaurant patio. The Fitness Center machine upper handles were broken off and a replacement is scheduled. That was a quick summary of the report and I would be happy to answer any questions.

Mr. Realmuto: Great job on the ponds.

Mr. Fisher: Thank you Steve.

#### **E. District Manager's Report**

Ms. Burns: We are continuing to monitor any COVID restrictions from the governor's office and any insurance requirements. We haven't seen any changes but we will continue to monitor those. I want to say welcome to our new Board members and we look forward to working with you both. If anyone has questions I would be happy to answer them.

**NINTH ORDER OF BUSINESS**

**Financial Report**

**A. Approval of Check Run Summary**

Ms. Burns: The check run summary is through October 19<sup>th</sup>. One thing to note is the charge payable to GMS for \$2,912 for Indeed. That was inadvertently billed to the District, it was covered under our staffing agreement. We are going to reimburse that back to the CDD. I just wanted to note that.

Mr. Plummer: Could you go over the insurance and the debt service payment?

Ms. Burns: Sure, I would be happy to. One was for insurance, that was in addition to what we paid the previous years for property insurance. Every couple of years the insurance company will come and do a site visit. They were here over the summer and did a complete review and it was an additional \$5,000 to the property coverage to make sure that everything was sufficiently insured. The other transfer was for US Bank and they just transferred an amount out of the prepayment account for the bond funds into the debt service reserve which they do pretty frequently. They transferred too much and there wasn't enough to make the debt service payment. When we got to making that debt service payment Sharon transferred it from the general fund and they are going to move it back and then replace it to the general fund. It was just a transfer the Trustee made that shorted the account more than they should have.

On MOTION by Mr. Costello seconded by Mr. Realmuto with all in favor the Check Run Summary, was approved.
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**B. Combined Balance Sheet**

Ms. Burns: The financials are included in your package for review. There is no action that needs to be taken from the Board they are for informational purposes only. These are September 30<sup>th</sup> financials so they are for the end of the year, this will give everyone an idea of where we ended the fiscal year. We were more than collected on the tax bill as we always are. We had more revenue than was budgeted, that's a good thing. We have an additional \$175,000 in revenue. That does include insurance proceeds, obviously that offsets some of those expenses. There were some additional event revenues and more newsletter ad revenue than what was contemplated. We also had additional expenses that weren't contemplated. We are about \$251,000 over on the total

admin, and the golf course payment purchase is coded to that line item so that is the majority of that. There were some additional for staff that we discussed earlier. From the field perspective, we are pretty close to on budget. The ending year balance in the general fund was \$175,978. Page 4 shows the Capital Reserve amount, we were able to transfer the full amount of the Capital Reserves and that was \$515,291. The ending balance through 9/30 in the Capital Reserve fund is \$532,019. We have a good reserve budget there. Once we collect funds this year on the tax bill we will be able to grow that amount with a transfer.

Mr. Krumrie: I have a comment on the financials. We need to talk about how we are going to show the restaurant on the financials. Is it going to be one line item or multiple line items? We do have to put a budget in for the restaurant. I would recommend we use the budget that is in the agreement and prorate the 9 ½ months. With your permission I will talk with Sharon at GMS for line items in the budget.

Mr. Realmuto: I think that makes sense. I would just point out that it comes up for review. They give us an annual plan and a FY2022 budget by April 1<sup>st</sup>.

Mr. Plummer: Harry, I think you should have that conversation with Sharon.

Mr. Krumrie: Thank you.

Mr. Realmuto: While we are still on the budget, I think what Harry suggested is a good addition to the financial report. I would also note that the agenda on mentions currently the approval of the check run summary and combined balance sheet. You have been providing some other very useful information and I would request that it be added to the standing agenda, that's the Capital Projects Reserve fund and the Statement of Revenues and Expenditures. I would personally rather see the order of them be the Combined Balance Sheet and then the check run summary at the end.

Ms. Burns: You just want the sections of the financials listed on the agenda?

Mr. Realmuto: Yes, the two I'm asking for not necessarily all of them.

Mr. Plummer: I have a question on the financials, we show \$13,325 for property taxes. I think that property tax relates to the restaurant?

Ms. Burns: Correct.

Mr. Plummer: Does that need to be reviewed in terms of being exempt?

Ms. Burns: The property tax exemptions are due March 1, so we will submit an application in February to the extent the status of that has changed. We don't know if it will be approved, but it will be done as part of that process.

Mr. Plummer: Thank you.

Mr. Realmuto: I will add that to the calendar.

## **TENTH ORDER OF BUSINESS**

### **Public Comments**

Mr. Plummer: Are there any public comments?

Resident (Tom Scalley): I have not been staying very close to the restaurant contract but I would like a very brief summary of what we are financially responsible for with the restaurant and what is the projected expense going to be for at least the next year.

Mr. Krumrie: We have an agreement and in that is a budget.

Resident (Tom Scalley): Just summarize it because most people don't read it.

Mr. Krumrie: The projected loss for the restaurant for a 12 month period is about \$150,000.

Resident (Tom Scalley): That would be a line item in our budget and I guess we could assume annually our assessment will go up to cover that.

Mr. Krumrie: That would be one way to cover the loss if there is a loss.

Resident (Tom Scalley): Next thing I would request as I've done on three previous occasions is that we have a minimum requirement of the state for COVID, and I would ask you to please consider being above the minimum requirement. We are in an adult senior citizen community. Twice or three times there was a mention of purchase of the golf course, could someone give me a little enlightenment on that? I thought CDD II was responsible for the purchase of the golf course and we were only responsible for the maintenance of the cart paths and bridges.

Mr. Costello: When all of this went about we bought the East side of the golf course. We own the East side of the golf course, and we rent it to CDD II.

Resident (Tom Scalley): Alan, doesn't SWFWMD have some engineering drawings of the easement with the farmer? Isn't that a requirement by federal law?

Mr. Rayl: No. They don't have anything other than a lake level study that they conducted in 1985. That is attached in the original complaint that we created about elevated lake levels. There is no existing easement. I was the previous Polk County engineer, and I reached out to the department head for roads and drains in Polk County asking if they have any rights or flow easements over that. They had nothing and they had no ability to help.

Resident (Tom Scalley): That seems very unusual.

Mr. Rayl: I don't disagree with you. I'm satisfied at the solution we have been able to arrive at.

Resident (Tom Scalley): Thank you very much for answering my questions.

Mr. Plummer: Thank you Tom.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor Requests / Supervisor Open Discussion**

Mr. Costello: I've had quite a few people approach me about the registration of the golf course. I know that we are within an agreement that the carts will be registered. When all this started I spoke with Doug Robertson and the only thing it was going to be was a name, phone number, address. We need to think about how we can approach CDD II. I don't think we want to stop anybody from parking their golf cart on our property due to the fact that they don't have registration. A lot of people are not happy about it.

Mr. Realmuto: I spoke to that at the meeting as a resident. The way to prevent that was to not vote to make it part of the Joint Amenity Agreement. Going forward we will need to look at changing it or what action we can take in response to potential violations.

Mr. Costello: I intend to not ask anyone to leave due to them not having registration on their cart. I would appreciate it if people would register their cart but I'm not going to ask someone to leave a place that their assessment pays for every year. I think we have to approach CDD II and find a way to change the agreement or alter it. There are many many people who are totally unhappy about this.

Mr. Realmuto: I'm glad to see your change of heart Mike, that makes two of us so far. In relation to the golf course an issue that came up at the last meeting was ensuring that the information that is being collected from the golf cart registrations is shared with

us and the necessary security people. We were assured it would be. Has anything actually been done to share that information?

Ms. Wells: We got a spreadsheet about a month ago that has a list of who has registered their golf cart and I passed that along to security.

Mr. Realmuto: Is that just a list of who, or does it include the other information like addresses and phone numbers?

Ms. Wells: It lists the golf cart registration number, name, address, and phone number I believe.

Mr. Howison: Do they have a process in place to make sure that information remains current to you?

Ms. Wells: I have not received an update but Mary did say in the email that she would send me periodic updates on that.

## **TWELTH ORDER OF BUSINESS**

## **Adjournment**

Ms. Burns adjourned the meeting.

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

December 21, 2020  
BOS Minutes

**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, December 21, 2020 at 10:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

**\*\*\* Please note that due to the quality of the Zoom recording, there are portions of the minutes that are not reflected verbatim. \*\*\***

Present and constituting a quorum were:

Robert "Bob" Plummer	Chairman
Mike Costello	Vice Chairman
Harry Krumrie	Assistant Secretary
Steve Realmuto	Assistant Secretary
Lloyd Howison	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 10:30 a.m., called the roll, and the pledge of allegiance was recited. Five supervisors were present at roll call.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Plummer: Did the Board have any additions or corrections to the agenda?

Mr. Realmuto: Bob, at the last meeting I believe we agreed to have a COVID update at each meeting. I wasn't sure if you wanted to cover that under another agenda item?

Mr. Plummer: We are going to do it under the restaurant with their COVID procedures. We are going to move those two items from the Community Director's report up underneath the restaurant report.

Mr. Realmuto: That's fine.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Meeting Agenda, was approved.

### 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: I received one email, I can read it to start the public comment period. The comment that I received is from Debbie Landgrebe, Lot 71. It is in regards to the agenda item requested by Supervisor Realmuto regarding LAVA, the LA organization or group requesting a Hall of Honor plaque or other permanent display in the Ballroom. This is no means an issue against Veterans, LAVA, or any other organization, group, or club in Lake Ashton. I am sure you are all aware that LAVA has a memorial outside, additionally there is a large display by LAVA at the HFC in the media room. I strongly recommend that if a Hall of Honor is also to be displayed for veterans in the clubhouse that it not be in the Ballroom. There are other appropriate spots in the clubhouse for such a display or permanent structures. Gentleman, should you allow this in the Ballroom not only would you be taking away from the Ballroom, you are also now opening the door to any organization, group, or club in Lake Ashton to add a Hall of Honor or other such things to the Ballroom. Please direct this to another area of the clubhouse, the Ballroom is not the proper location.

Mr. Plummer: I had two comments that I received, the first was from Iris Realmuto.

Resident (Iris Realmuto, Lot 1031): I am talking to the restaurant design item. I think they are very pretty and decorative and I would encourage to see those in all the

different rooms. I think they would add a nice feel to the hallway. I would like to see them flat not sticking out. In terms of outdoor signs for the restaurant, I would like to see that we do not open up the restaurant to the outside if possible. Therefore I would like to not see any outside signage. Thank you.

Mr. Plummer: Thank you Iris. Next is Al Wildstein.

Resident (Al Wildstein): Good morning, my problem is I do not understand the objection to the wall for the veterans, for all responders. This is to recognize a duty, that these people have served not only our community but our country. Objecting to this wall is objecting to my uniform. I take it very personal. None of my comrades, none of my marines, will be on that wall because they don't live here. There are other marines, airmen, soldiers, and navy men and women that do live here. It's to recognize them for their service. It's not costing the CDD, it's not costing any taxpayers anything. I think some of the decorations in this room leave a lot to be desired and that's my right as a resident to complain. To complain about a wall of honor is to me like complaining about that flag flying right there, sorry I can't buy it. Thank you.

Mr. Plummer: Thank you for your comments Al. Are there any other comments?  
Hearing none,

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Minutes from the November 19, 2020 Board of Supervisors Meeting**

Mr. Plummer: Next on the agenda is consideration of minutes from the November 19<sup>th</sup> Board meeting. Are there any additions or corrections to the minutes as presented?

Mr. Realmuto: Due to the lateness of the minutes I did not have a chance to review them. I wonder if it wouldn't be prudent to defer them to the next meeting when we have all had a chance to review them.

Mr. Plummer: If no one objects we will defer them to the next meeting to be approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Restaurant Update – Ashton Tap & Grill**

##### **A. Consideration of Quotes for Restaurant Equipment**

Mr. Krumrie: Let me introduce Annie Toth who is the restaurant manager and Jeff Brown who is the area supervisor. You can talk about the restaurant and a couple pieces of equipment that we need.

Ms. Toth: Good morning everybody, just a few follow ups. For hours of operation we have 11:00 a.m. to 8:00 p.m. daily, seven days a week. We appreciate everyone's hard work with us. We are going to be in the LA Times, we have a page dedicated to the restaurant which is fantastic. Christine has been helping us out with daily specials, and every day we are communicating with the residents. That will continue. With the COVID procedures we are taking it very seriously. Before you enter the restaurant we have a sign that states you have to have a mask on, and as you enter we have a stand with sanitary products. Once you get seated in the restaurant and start eating you can take the mask off, but it is important that everybody knows we are requiring a mask in the restaurant. Our servers and management must wear masks all the time. As far as the table turn procedure, as soon as the guests get up from the table we take the tablecloth off and we sanitize the tables and the chairs. The outside is checked every hour. All the handles on the doors coming in and out of the restaurant and the patio are sanitized as well. I will let Jeff take over to discuss the financials.

Mr. Brown: Good morning everyone. I want to remind everyone that we were awarded this contract about six weeks ago. I want to commend our team for everything that we have gone through. We had to hire 41 employees in about 3 weeks and develop menus and recipes as well. It has been wonderful, and the first week we have been open has been extremely well received. We've had great participation. One thing on COVID that I want to bring up as an addition to what Annie was saying, when staff comes in we immediately take our temperature. Anybody who is over 100.4 degrees is sent home. We also have a survey that everybody has to take daily about symptoms of COVID. If anyone has any symptoms they are sent home at that time and we ask that they get a COVID test. Luckily at this point we have not had to deal with that at all. We do have some things we need to talk about, one is equipment. We have a couple pieces of equipment that we need to get replaced. One is a salamander which is basically a broiler, when we started using it flames started being thrown up the back. It has some definite issues and can't really be used. The second is just a bin for the ice. The ice bin is in really poor condition.

You can clean it but it is in very poor shape. We are proposing about \$4,500 for the replacement of the salamander and the ice bin.

Mr. Plummer: Are there any questions about the quotes? There was more than one quote.

Mr. Brown: There were three quotes. The third quote did not include a salamander and their ice bin price was significantly higher than the other two.

Mr. Plummer: Would you propose that we accept the Edward Don & Company quote? Is it just for the salamander or is it both items?

Mr. Brown: It's both items for a total of \$4,409.47.

On MOTION by Mr. Krumrie, seconded by Mr. Realmuto, with all in favor, the Quote for Restaurant Equipment from Edward Don & Company, was approved.

Mr. Brown: I have a quote that was not on the agenda. We are getting set up with Yelp for reservations and the waitlist. The problem with Yelp is that it is a public thing, not private. So anyone that is looking for restaurants in Lake Wales would have Ashton Tap and Grill come up in their search. In hearing what people are saying about not wanting to bring people in from the outside, is that something you would rather we delay for the time being? We could probably put a message on it that it is only open to residents, guests, and family members.

Ms. Burns: We can't say it's only open to residents.

Ms. Carpenter: It's a public facility, so we have to leave it available to everyone.

Mr. Realmuto: This entire building is a public facility. We don't allow people to come in and use the bowling alley or many of our other amenities. It's technically available to them by joining Lake Ashton and paying a fee. I would argue that the restaurant is no different than our other amenities and we should limit it to people outside of Lake Ashton. I don't see why the same wouldn't apply to the restaurant that applies to our other amenities like the library or bowling alley. In fact that could help us with our tax status. If that should ease our tax bill and save us some money I would like to pursue that.

Ms. Carpenter: We could look into it if you would like to do that. In the past, because it was part of a public facility and was opened by a for profit operation it was

open to the public. If you would like us to look into the ability to keep it closed to the public we can look into that. I don't have an answer off the top of my head.

Mr. Plummer: Are we suggesting keeping it closed to the public forever or just during the COVID crisis?

Mr. Realmuto: I'm suggesting during the COVID crisis. I think our residents would feel a lot safer to have it closed to the public during this crisis. We could reevaluate when the time comes based on the restaurant's performance, whether or not that is something we need to do. There is another issue with opening the restaurant to the public outside of COVID, and that is under the current budget we are planning on subsidizing it to the tune of \$150,000. I don't think we should be subsidizing meals for people that don't live in Lake Ashton. If we were open to the public we would have to see some kind of discount to account for that for Lake Ashton residents.

Mr. Plummer: We're not losing money on each meal.

Mr. Realmuto: It's a complex issue. I suspect if we open it to the outside we might get fewer Lake Ashton residents patronizing in person. My point is that it is an option that we should leave open. Unless the attorney can explain to us why the restaurant is fundamentally different than the other amenities in this building that are closed to the public, I would like to see us do that for now.

Mr. Plummer: Going back to the issue at hand, it would make sense to delay setting Yelp up then. I think that's a simple solution. We aren't going to get many people in here if they don't know about the restaurant.

Mr. Krumrie: Yelp is an opportunity for people to comment on the restaurant. We would be getting feedback on the food and service, etc.

Mr. Costello: How many people over the last week do you feel have been from outside the community? Do you have any idea?

Mr. Brown: I would say few to none.

Mr. Realmuto: Can you give us a number of how many meals you plated on average?

Mr. Brown: The average day looks to have been around 150.

Mr. Realmuto: Correct me if I am wrong but I believe you were budgeting an average of 120 meals a day.

Mr. Brown: We are right around there. Our busiest night was Friday night. The check average has been better than we proposed, so it is making up for the numbers of plates.

Mr. Realmuto: Great news.

Mr. Krumrie: Friday night, how many take out and curbside orders did we have?

Ms. Toth: Looking at the numbers, 25 to 30% of our revenue comes from take out or curbside. It is very important for us to be able to accommodate the residents. Friday we had \$709 in take out. We are working to make sure we have enough staff to be able to take care of the to go and curbside pickup. We are going to have delivery come January.

Mr. Brown: For special events, we are already booked for Christmas Eve and New Year's. We have no more openings and can't even really take to go orders.

Mr. Realmuto: That's great news. It speaks to the lack of need to bring in outside people. I think we need to keep that in mind.

Mr. Plummer: The best thing on the outside is to wait on the legal opinion. That will help us address that going forward.

Mr. Costello: One of the things we had discussed was prepaid cards. Have you looked into that? I know you were very busy getting everything ready.

Mr. Brown: We have looked into it, in fact before we came down here I got an update from our IT department. We expect to have the ability to get cards within the next couple of weeks. Right now they are trying to determine how we will be able to load them. We know we can load them here, it's whether people can go online if they already have a card and load more money onto them in addition. Hopefully within the next few weeks we will have the ability to do the gift cards.

Mr. Plummer: For delivery, we talked about a golf cart early on. We've come up with an agreement with Art's Golf Carts. Jan and I have not worked on the legal side, but I will present the basis of the agreement. Art's golf courts will provide a reconditioned 2018 EZGO golf cart with new batteries and charger, street ready, with an installed cargo box, rain enclosure, and a two year warranty. Art's will place decals for Ashton Tap and Grill and Art's Golf Carts on the cart locations agreed upon by both parties. Lake Ashton CDD will provide camera ready art work for the decals. In return, Lake Ashton CDD will

provide Art's with two full color half pages of advertising in the LA Times spread for two months. Art's will provide art for the advertisement as well. LA CDD agrees that the restaurant advertising should include a slogan which includes Art's carts, the slogan is to be determined. LA CDD agrees to reimburse Art's for the decals that are specific to Ashton Tap and Grill. Art's decals will be on the cart for up to five years from the date of delivery and the cart can be delivered within two weeks after we sign this agreement. Once we sign the agreement the cart is ours, it's not a loaner.

Mr. Realmuto: You said the cart included a cargo carrier. The restaurant had plans perhaps for their own, is that an issue?

Mr. Brown: That's no issue. We talked about the hot box on the back, we just need something to carry food and keep it warm.

Mr. Plummer: Harry discussed that in negotiations with them and the cargo box was the best route for carrying the items.

On MOTION by Mr. Costello, seconded by Mr. Krumrie, with all in favor, the Agreement with Art's Golf Cart Pending Counsel Review and Authorization for Chairman to Sign Final Agreement, was approved.

Mr. Krumrie: I have a comment before we move on. Thank you to the Metz corporation for delivering what you say you will deliver. I want to thank Christine. Christine and the restaurant staff have worked hand in hand since day 1.

Mr. Realmuto: We had another restaurant item, the signs for the restaurant. The Supervisors received information about the cost of those signs just prior to the meeting. Did we want to address that here while we have the restaurant people?

Mr. Plummer: In your packet there should have been some information on those as well. It's after the Community Director's report.

Mr. Brown: I can start with that. As we went through the process of preparing to open, we brought out our representative of image manufacturing group to look at the sign situation to see where he recommended placing signs. He has given us a quote for a group of signs including plaque signs, blade signs, entry signs, and a vinyl frosted logo on the mirror behind the bar. It's a comprehensive group of signage, and at this point we

only have the one quote for \$6,818. That includes tax that could be removed, which would put us around \$6,500. That's with installation.

Mr. Plummer: Would the current sign on Ashton Club Boulevard be taken down and replaced with this sign? That sign says Pro Shop, Sales Center, etc.

Mr. Brown: I'm not certain. From the pictures presented I think that original sign would stay and the proposed sign would be installed after that.

Mr. Realmuto: I have a general comment about the signage. A lot of this signage, particular the one that would be put on the Boulevard, is really only necessary to help direct people there coming from the outside. I realize it helps establish it and remind residents of it, but I wonder how much of it is really necessary. Do we really believe people aren't going to be able to find the restaurant that live in Lake Ashton? I think the signs look great and I think we should do some of them, I particularly like the thing on the mirror. That really gives it some class. I think at the very least that should be done and one sign immediately outside of the restaurant. I just question if the \$2,000 directional sign is a necessary expenditure. I would object to spending all that money on the directional sign. I don't feel it's necessary at this point. We could reconsider during the slower season of April.

Mr. Plummer: A lot of people do not know where to go when weddings are in the Ballroom.

Mr. Realmuto: Then use the existing sign. The other concern on the signs is I believe most of them, not all, are the kind of signs that stick out from the wall. The problem with signs that stick out are that they hang out from a bracket that comes out from the wall, and people tend to hang things or attach things to them. That's how the sign that we used to have on the Ballroom got torn down. You could avoid that issue by putting them higher.

Mr. Costello: My other concern is that we have had five or six restaurants in the last few years. I wonder if it wouldn't be better to label it restaurant instead of Ashton Tap and Grill?

Mr. Realmuto: I think that could be a reason to minimize the number of signs.

Mr. Krumrie: In terms of being an exclusive use for Lake Ashton residents, there are people that use the restaurant besides residents. Prospective buyers looking at

houses need to know where to go, and people rent out the Ballroom for events. I'm in favor of some kind of signage.

Mr. Costello: Harry, don't get me wrong, I don't have a problem with it saying restaurant. Labeling it with the name of the restaurant is my worry.

Mr. Brown: If I could make a comment about that. When you open a restaurant you are really trying to create an image. Putting the name with the emblem on it really helps that image. Otherwise it gets that truck stop feel.

Mr. Realmuto: I can go along with anything that doesn't include the \$2,000 directional sign. I would ask if you could only choose 3 Tap and Grill signs which ones would they be?

Mr. Brown: I'd put the blade sign in the lobby and by the door, and then I'd put the logo on the mirror.

Mr. Plummer: I think we need to move forward at least on the inside signage to clear up any confusion for persons who are not familiar when they come in.

Mr. Howison: I agree that signage helps create an image. I also agree with Steve that the directional sign might not be necessary right now, but I like the sign outside the front door as well. To replace that plaque sign in the future is not a big deal.

Mr. Krumrie: I make a motion to purchase the five signs. Which color for the mirror logo gold or silver?

Mr. Plummer: Annie what is your input?

Ms. Toth: My preference would be the gold, it goes with the dark wood and the theme of the restaurant.

Mr. Realmuto: It's personal taste and I happen to like the gold too. It goes with the existing décor of the restaurant.

Mr. Howison: I'm middle of the road, I like the white better but with the color of the walls I like the gold.

Mr. Plummer: Let's make a motion on not only the color of the logo on the back bar, but also make a motion that includes the restaurant sign, Ballroom sign, and the front signs on the portico.

Mr. Realmuto: I wonder if we should postpone the Ballroom sign until we decide what we want to do for all the rooms in the clubhouse?

Mr. Plummer: We could do that but it would be nice to have both of the signs that are similar and in that entry way done.

Ms. Wells: If you want to move forward with those, I can bring back a quote in January to replace the signs on the other rooms so they all match.

Mr. Plummer: That makes sense.

Ms. Wells: You could also do a not to exceed amount based on these quotes and I could work with restaurant staff. We have three sign companies locally that we work with that could get them done in a timely manner.

Mr. Krumrie: I would like to move forward with my motion of moving forward with the five signs. Jill are you clear on which signs we wanted?

Ms. Burns: I believe all you removed was the directional sign.

Mr. Krumrie: Correct.

Ms. Burns: And you are going with the gold logo?

Mr. Krumrie: Yes.

Mr. Realmuto: Continuing the discussion on that, my preference would be to omit the Ballroom sign only so that we could consider all of the room signs as a package. Maybe the design would be a little different.

On MOTION by Mr. Krumrie, seconded by Mr. Howison, with four Supervisors in favor and Mr. Realmuto opposed, the IMG Proposal for Five Signs and Mirror Vinyl Logo in Gold, was approved 4-1.

Mr. Plummer: Since we talked about COVID procedures in the restaurant do we want to talk about additional COVID procedures. Does anyone have anything they would like to discuss?

Mr. Realmuto: One item I feel is necessary to raise, I saw on one of the social media forums, I know there was an incident last night where someone came in singing without a mask. Other residents raised concerns. The policy didn't seem to address clearly was that you need to enter the restaurant with a mask and leave with your mask on and to wear a mask when going to the restroom. There was nothing about if someone

gets up and walks around in the restaurant or if someone goes to another table to chat. I wonder if we need to address that.

Mr. Plummer: In the presentation I thought they stated that the only time the mask would be removed was if you were eating or drinking. That, to me, would mean when you are not doing one of those two things you should have your mask on.

Mr. Realmuto: I'm not sure that's what it said in writing, but I agree with that policy.

Mr. Plummer: Anything else regarding COVID? Hearing no other comments we will move on.

## **SIXTH ORDER OF BUSINESS**

### **Unfinished Business**

#### **A. Discussion of Scheduling of Substantial Agenda Topics for Future Meetings (Draft Calendar for Discussion Provided by Supervisor Realmuto)**

Mr. Realmuto: I introduced this at the last meeting but the Supervisors hadn't had a chance to look it over. You've had the last month to look at it now. I refer to this as a plan for a plan, just so we are all on the same page about important items coming up so they don't fall through the cracks. I would be interested in other Supervisors comments and feedback on whether or not this is something we can move forward with.

Mr. Plummer: I have a question for Jill. Did the dates regarding budget and finances align properly with what our requirements are to meet those?

Ms. Burns: Yes, those are traditionally the months we have had the preliminary budget and budget adoption in years past.

Mr. Plummer: I like this, I have a question Steve how did you come up with the order?

Mr. Realmuto: I started with the items that had fixed items by statute, the ones that you see in bold. It's only a draft and if people feel stuff should be moved around we can. There's no real order for example in what is in June and afterwards. All the contracts renew with our fiscal year.

Mr. Costello: I would like to see this go to the Chairman. He organizes our meetings and if he wants to reorder some things or make changes as necessary then he should.

Mr. Realmuto: I put it on the agenda so we could all discuss it, and the Chairman can make adjustments now. I think it's important for us to all be aware of what is coming up when so we can do our homework to prepare for it. It involves more than just the

Chairman to have a meaningful discussion on these items. It involves staff providing information to us. We are all together now at a meeting, we should discuss any changes.

Mr. Costello: I don't disagree that we should be coming in here prepared for what we are going to be doing. The only exception with that is the fact that during these meetings subjects have come up in the past that weren't on the radar a month before. I do believe that making up a schedule is the job of the Chair, it's not my job or anybody else's job.

Mr. Realmuto: Let's hear what the Chair has to say.

Mr. Plummer: I have taken the time to look through this and I just wanted to make sure that we weren't date sensitive on something that I was not seeing. Jill has answered that and I think you checked prior to make sure that was the case. I think having the different contracts and renewals on a schedule is a good thing. If we put those on there and review those on those particular dates it's not a negative thing. I don't see anything that I would change. I did wonder about the Reserve Study being in February.

Mr. Realmuto: Bob, the reason that was put there was because it feeds into the budget, so I felt it needed to come before the budget. Anything not in bold is more intended as the start of a discussion.

Mr. Plummer: I don't have any problems with the schedule as it's laid out. Does anyone have any comments?

Mr. Howison: I have no problems. I would like to discuss the January Focus 2025 Comprehensive Plan. I think there is a lot to be prepared for that discussion.

Mr. Realmuto: I see that as a continuing discussion. The January date is to launch it and maybe educate people about what was done in the 2020 plan. Then we can discuss what we want to accomplish going forward. I don't think it's completion of it by any means, I think it will span many months if not most of the year.

Mr. Plummer: Jill, is there anything from your perspective that needs to be changed?

Ms. Burns: No, I just have one question. The March 15<sup>th</sup> budget and capital projects list, is that intended to be a workshop or a regular meeting? That will determine the kind of ad we need to place. If it is a workshop is it in place of the regular meeting? We can go one of two ways. The District could hold just a workshop in place of a regular meeting, or

you have a discussion regarding the budget. My office will have items to input into the budget that will be presented to you in April, we can do that as part of the regular Board meeting discussion. It's entirely up to the Board.

Mr. Plummer: Historically we have a bunch of workshops. I don't know that it was in place of the regular meeting, it was just an additional workshop.

Mr. Costello: It was. At a workshop we aren't allowed to approve anything, so we will need both meetings.

Mr. Realmuto: I didn't want to propose any additional meetings. I personally don't see much point in having a workshop at the same time as a meeting. It might as well be done as part of the meeting. The only reason for a workshop is so that people know that we aren't going to be voting on things and the discussion can be more informal.

Mr. Plummer: For the budget workshop meetings in the past it was a time issue. If you try to do a budget discussion inside a regular meeting it gets overwhelming. If you do it in a workshop you can focus on just that topic. Let's schedule a budget workshop with capital projects at a time that is not the same as a Board meeting.

Mr. Realmuto: Will that be in the March timeframe?

Mr. Plummer: Yes.

## **SEVENTH ORDER OF BUSINESS**

### **New Business/Supervisors Requests**

#### **A. Ratification of 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns: This is an administrative matter. The Polk County Property Appraiser requires our office to sign an agreement saying you are not going to disclose information on exempt parcels that are included. Certain professions such as police, judges, certain elected officials, etc. have their information redacted from the property appraiser listings. This is an agreement with our office saying we are not going to publish or disclose those. That's the reason we don't put the tax roll in the agenda package.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

**B. Ratification of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Burns: Polk County requires that we enter into an annual agreement with them. This allows us to have the Polk County Property Appraiser provide us with all the parcel listings within the District so that we can put together our tax roll each year. This is for the November 2021 tax bill that will be sent out.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was ratified.

**C. Discussion Regarding LAVA Wall of Honor (*Requested by Supervisor Realmuto*)**

Mr. Realmuto: I asked that this be put on the agenda for a few reasons. One, I have been getting a lot of questions from residents that I couldn't answer. I went back and looked through the record and noticed that this has never actually been on the agenda. It was always brought up during public comments at the end of the meeting. I was concerned that apparently this sign was supposed to be installed a week or so ago. I saw a conflict coming. It's typical for people using the Ballroom, whether they are outside renters or residents, to put up their own decorations. From what I understand from Christine, some residents have basically covered all the walls and even the drapes because they didn't like the color of them. I certainly share the Veteran's opinion that covering something like what was being proposed would be a sign of disrespect. I understand why they would feel that way. I think this conflict could easily be avoided by perhaps locating it somewhere else, even somewhere more prestigious than over the serving center of the kitchen in the Ballroom. I did have a meeting with the Commander and Vice Commander of LAVA, and they were amenable to placing it in the lobby on the wall above the hutch. I think that would be a good compromise that would avoid potential conflicts going forward, and it would keep everyone happy. No one is ever going to be completely happy with it, but I fully support the Wall of Honor.

Mr. Plummer: What about other organizations such as firemen, policemen, first responders, etc. Could we put something for them there as well?

Mr. Costello: Firefighters and police officers, etc. do not fight for the United States they fight for individuals or cities or counties.

Mr. Realmuto: I agree, I think the veterans are apart from any other organization. This is also a Lake Ashton organization. We are talking about the Lake Ashton Veterans Association. I don't believe firefighters or police have an organization here that we recognize, so I don't necessarily see this as setting a precedent. I do think we should have a policy regarding organizations that want display space.

Mr. Plummer: Are there additional comments? Do we need to allow the Chairman or Vice Chairman to address this and move forward?

Mr. Realmuto: I would like to just to put it on the record.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Putting the LAVA Wall of Honor in the Lobby, was approved.

**D. Discussion Regarding Supervisor Areas of Responsibility (*requested by Supervisor Plummer and Supervisor Realmuto; Document provided by Supervisor Realmuto*)**

Mr. Plummer: You can see that we have a list of areas of responsibility and we will be assigning Supervisors to go with those categories. The first area of responsibility is Clubhouse facilities including outdoor amenities such as dog park, pool, and sport courts, and I have Mike Costello for that. Next is the Reserve Study and I have Steve Realmuto for that. Following that is the golf cart paths, bridges, and all ponds and I have Lloyd Howison for that. Security, operations and staff I have down for Bob Plummer. For the restaurant I have Harry Krumrie. The only thing I did not address was the liaisons for the items put at the bottom of the sheet, quite frankly being liaison of the LACDDII, Jim and I talk way more than we want to. So, I can do that myself. I also talk with the HOA often so I will do that as well.

Mr. Realmuto: I don't have any problems with those, I just tried to break them out because I know a lot falls on the Chairman typically. Also, the clubhouse seems to include a lot besides the clubhouse.

Mr. Plummer: It's the facilities that are around the clubhouse. That's why I want those together. If you're dealing with the clubhouse and the bocce courts they're all in the same area.

Mr. Realmuto: I struggled with putting the dog park in a category. It could go several different places. We didn't discuss grounds and maintenance, who would be responsible for interfacing with Yellowstone.

Mr. Plummer: Obviously Matt is the one who does that with Yellowstone. I didn't see any reason to do that one.

Mr. Realmuto: I would like to discuss the liaisons. I think essentially you suggested that would be the Chairman for each of those. I don't know that the golf course was addressed.

Mr. Plummer: I think Lloyd Howison would be the person for that since he has the cart paths and ponds and all that.

Mr. Realmuto: I won't object to that, but the workload might be too much.

Mr. Plummer: If it is too much I will reach out and I will delegate some of it.

## **EIGHTH ORDER OF BUSINESS**

### **Monthly Reports**

#### **A. Attorney**

Ms. Carpenter: On our report this month we didn't have much to follow up. The only real issue we are working on is the flooding with the neighbor, Mr. Vernick. If you recall the Board had approved sending a proposed settlement agreement and easement back on December 11 and 17. Mr. Vernick wrote back and he may have also reached out to Jim Mecsics on some of these issues. He acknowledged the emails and said he removed the pipe and wondered why we hadn't come to verify it, but he didn't say anything about the settlement agreement or the easement which would give us the right to go on his property to actually inspect. His second email was a little bit off point, it really didn't hit any of the issues and was a little bit odd. In talking with Sarah and Eric Olsen of Hopping Green & Sams, the counsel for LA CDD II, it seemed to make sense because we have the agreement there and the fact that Mr. Vernick has done some work that we proceed and try to push him to get this easement done. There was a comment that maybe we shouldn't do anything because he made the repair, the issue with that is that we have no access to be able to go in and inspect. In the future if there is flooding we would be

back to where we are and we would have to start over. We are concerned from a legal perspective that we want to get this done and get it done right since there has been funds expended already. LA CDD II agreed to continue negotiations for District Counsel and the District Engineer with a not to exceed of \$5,500 shared between the two CDDs. That would be the proposed motion if you would like to go forward and participate in that action. We would recommend that, we don't think this should be dropped at this point. There is too much risk, especially given the strange communications. We get very cooperative communication one day and then not at all cooperative the next.

Mr. Plummer: That \$5,500 is shared equally?

Ms. Carpenter: Yes, \$2,750 each.

Mr. Costello: If they see to cap it at that price, I think that we should match it.

Mr. Realmuto: I think they were looking for affirmation that we intended to continue sharing the cost of both engineering and legal. I also want to say that it is essential to understand that to date we have actually done nothing that is binding. Yes, he removed what was there but he could put it back tomorrow. We have nothing in place to prevent that. I believe it is essential that we continue far enough to discourage that. Without an easement he can change his mind at any time.

Ms. Carpenter: I would suggest that the Board approve the same motion as LA CDD II, that way there is no question that this District is not on the hook to pay more if we go over that amount. I think we need to make sure that amount is the same for both.

Mr. Realmuto: I'm concerned at the amount with how low it is. Would it be better to say we are willing to match the amount of 50% approved by CDD II? I suspect we will be doing this again next month if we don't.

Mr. Costello: If they come back and say we need more money at the next meeting we can evaluate it at that time.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Authorizing District Counsel and District Engineer to Continuing Negotiations regarding the Settlement Agreement and Flowage Easement at a not to exceed of \$5,500 with Lake Ashton CDD II contributing 50%, was approved.

**B. Lake Ashton Community Director****i. Consideration of Quotes for Painting Foyer/Hallway/Fitness Center Ice Machine Area**

Ms. Wells: I want to touch on a couple things from the Project Tracking List to give you some updates. The first one on that list is the Fitness Center Restroom Refurbishment, we do have a date of December 23<sup>rd</sup> for installing countertops and the hands free sinks. After that they should be ready to open. We do have to figure out a mirror situation, they used some kind of what looked like roofing tar to put the mirrors on so they weren't very easy to take down thus causing them to break. We are looking into that. We have the bowling alley next, and I actually just texted Barry the contractor to get an update. He said it is scheduled to be inspected today and they should have everything closed up by the end of the week and carpet installation is on Monday. There is a light at the end of that tunnel. I have the painting of the foyer and main hallway on my project tracking list as a project for consideration. Do you want me to go ahead and present those quotes?

Mr. Plummer: Yes.

Ms. Wells: They were included in the agenda package. The first quote is for D & D Painting for \$8,300. It includes painting the walls and the baseboards in the foyer, hallway, and the Fitness Center ice machine area. The quote for Bock & Hoeft is \$5,260. Both quotes include paint as well.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Bock & Hoeft Custom Painting Quote for Painting the Foyer, Hallway, and Fitness Center Ice Machine for \$5,260, was approved.

Ms. Wells: Working with Ashton Tap and Grill has been amazing. They are a very professional group of people. We've been working closely with their marketing department to come up with advertisement for the LA Times. We are working with Yellowstone on a long term plan to refurbish Lake Ashton Boulevard. We will get some artist renderings so you can see some of the options. The front entryway, we have replaced the oyster plants twice now. We have the understanding that they are not going to do well up there. I asked them for a couple of options. I get a lot of resident feedback

saying they miss the annuals. The two options that I put in the report are to replace the oyster plants with annuals that will be replaced every 3 to 4 months. It's \$2,000 per change out. We could also do a perennial, it is an Asiatic Jasmine. The total for that is \$3,750 for a one time planting.

Mr. Plummer: I field a lot of concerns and questions about color.

Mr. Realmuto: I too have heard a lot of concerns about the color, but there are also budgetary concerns. This Board just changed from annuals a few years ago to installing perennials. I wonder if we shouldn't have a more comprehensive long range plan before essentially reversing a decision made only a few years ago. Is there anything Yellowstone can do like more fertilizer or any other actions they can take to improve the oyster plants? If that doesn't work then we could consider other alternatives. I do know there are many residents with strong opinions on this.

Mr. Plummer: That's not a bad idea to wait to see what the comprehensive plan for the main Boulevard will be and make sure we're not in conflict with that.

Ms. Wells: I had them remove the smashed oyster plants so it is just dirt there now.

Mr. Plummer: It may be a month or two before the Boulevard project is even talked about. We will hear about a patch of dirt from residents. Is there a time frame for the Boulevard proposal?

Ms. Wells: I'm hoping we will have it for the January meeting, but that meeting just got moved up a week because of Martin Luther King day.

Mr. Realmuto: If she could get something back by January 11<sup>th</sup> that is only a few weeks from now. Could a decision at least wait until then?

Mr. Plummer: I would prefer to put in annuals now knowing that we will not replace them three or four months. We should get this covered until we can get to a long term decision.

Mr. Realmuto: I have a question since I am not a horticulturist, is it possible to get annuals this time of year that will add color and last for a few months?

Ms. Wells: Yes, it is.

On MOTION by Mr. Krumrie, seconded by Mr. Realmuto, with all in favor, Putting Annuals in on a one time basis for \$2,000, was approved.

Ms. Wells: Moving on, there is a picture of what the bowling alley currently looks like. I know most of you have been in there already. There are before and after pictures of the Fitness Center restroom refurbishment. We got a lot of compliments on that, so I'm hoping the residents like it when it is all put together. There were a couple things not on my report that I wanted to talk to you about. Supervisor Realmuto asked if I could get some pricing on nametags for Supervisors. The black and white version is \$11.50 per nametag and the full color is \$14.50 per nametag. I'm not sure if all the Supervisors want them or if you want one you can come to me and purchase them?

Mr. Plummer: What do we want to do there?

Mr. Realmuto: As long as Supervisors use them. My motivation there was that it helps identify you.

Mr. Costello: Since we're talking about less than \$60 I'll make a motion that everybody gets a nametag.

Mr. Plummer: Black and white or color?

Mr. Costello: Let's do color if we're going to do it.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Purchasing Color Nametags for All Supervisors, was approved.

Ms. Wells: You have your business cards now as well. Valerie dropped those off today so you should have those in front of you. The next thing is that I need to get a motion to surplus the meat slicer that is no longer working in the restaurant.

On MOTION by Mr. Costello, seconded by Mr. Krumrie, with all in favor, Surplus the Restaurant Meat Slicer, was approved.

Ms. Wells: I have talked to Supervisor Plummer about this. We are working closely with Walgreens for when a COVID vaccine does become available. They had said they are willing to come to Lake Ashton to administer vaccines for those that choose to get a vaccine. Finally I want to thank staff and residents. This has been a tough year for everyone, but with this being the last meeting of the year I wanted to make sure that I got the chance to thank everyone. Residents have been so encouraging with dealing with a bunch of new procedures for events and such. You all also have a great staff here at Lake Ashton, Matt and Jared have also been doing a great job with getting the restaurant set up. You would be surprised at how many things needed to be done. Sheila and Caroline are always great, and I have pushed them to their limits this year just because we have had less club and group activities. That's all I had, are there any questions?

Mr. Realmuto: On your Project Tracking List is the Roebeleinii Palm that was already approved as the replacement for the Medjool Palm that was struck by lightning, given the fact that we are doing a long range plan for the Boulevard and the entrance would it be prudent to wait for that long term plan?

Ms. Wells: We can wait if the Board chooses.

Mr. Plummer: There's no sense in paying for one and then in six months we have to take it out. Let's see what the plan says before we move on. Before we move on, do we have an update on the ATM?

Ms. Wells: Yes, thank you. I spoke with Jim Lee, he could not go into specifics of the contract because it has not been signed yet. He did say they have agreed to terms and it is supposed to be in place for two to three more years.

Mr. Plummer: Okay. Thank you Christine for your work and the work that all our staff does, not just around the holidays but all year long.

### **C. Engineer**

Mr. Rayl: Good afternoon, I have a few things for the Board today. I have some past, present, future construction items. Christine, I haven't seen the final payout for the retainage on the Dunmore and Mulligan.

Ms. Wells: I haven't seen it either.

Mr. Rayl: We will check with them. As I reported to the Board before, that work was completed and done satisfactorily. We just have the contractor retainage to pay and that will close the books on that project. For current construction work we had four areas of the golf course cart path bridge approaches that we needed to work on. We had one bid at last month's meeting and since then we've gotten two more. All these are from companies that have done work in the community before. Our recommendation is to award the work to SNS Contracting, their bid was \$11,235 which was in the neighborhood of what we hoped it would be. I would like the Board to direct us to authorize them to proceed.

Mr. Plummer: What were the numbers for the other two quotes?

Mr. Rayl: One was \$18,520 and the other one was \$19,800.

On MOTION by Mr. Costello, seconded by Mr. Krumrie, with all in favor, Authorizing SNS Contracting to begin project and Approving the SNS Contracting Quote for \$11,235, was approved.

Mr. Rayl: SNS is also going to be starting repair work on the Hole 9 path on the West. Some future things, we had discussed the estimate based on how CDD II had accomplished the application of sealant on the bridges and taking into account the quantity they have to deal with versus what we have to look at. If we did it the same way it would be an in house cost of about \$7,500. Supervisor Realmuto asked that we get bids to do that work. There aren't bridge sealant application contractors running around everywhere looking for work, so we had to get creative in finding resources for that. I can bring one quote back to the Board for January's meeting for you to consider. Another item we had discussed last meeting was the repair on the Pond 17 control structure and outfall. We had one quote from SNS, and as requested we are trying to solicit a couple of others for some comparison. This is a repair that will need to be made before we can turn in some SWFWMD certifications that are currently due. Now that the water levels have been dropping, we did identify some repairs that need to be made to turn in SWFWMD certifications. I'd like to go out to get bids now that the water level is down to get those repairs made.

Mr. Costello: The sunken area, have we looked at anything for that?

Mr. Rayl: We had a contractor look at that. That repair will be a little bit complicated. There is a fiber line there behind the box.

Mr. Plummer: Do you have anything to add to the issue Jan discussed earlier?

Mr. Rayl: I strongly recommend that we secure that easement and agreement. Like many folks said today, we could be back in the same spot tomorrow if he changes his mind and that has happened to date. On the good side of things, as of Friday the water level had dropped about 10 inches from the peak. Now that the Lake Ashton water body is lowering our ponds are now able to recover and get back to where they are supposed to be.

#### **D. Operations Manager**

Mr. Fisher: I included my report in the agenda package. Staff reached out to Applied Aquatic to figure out when the wetland and the conservation area is going to be treated. They informed staff that it is due this month and sure enough I have seen them out there with backpack sprayers and machetes going through the wetlands and cleaning up the invasives. On our ride through this month minimal algae in the ponds was documented. The Kings III emergency phone at the pool was repaired by a technician. The ice machine was moved into the pantry area in the restaurant. The unit was plumbed to receive water and drain by Baynard Plumbing. An electrical cord and plug were installed to the ice machine by Kincaid Electrical Services. Staff has been working endlessly with the restaurant General Manager and Jeff to get the restaurant up and running. The broken light switch in the Card Room was replaced and the broken "No Diving" tile was replaced at the pool.

#### **E. District Manager's Report**

Ms. Burns: We have a few things coming up at the beginning of the year. The second payment to Lake Ashton II for the golf course purchase per the agreement will be sent to them in January. The next meeting has been moved to January 11<sup>th</sup>, the regular date is on MLK day. We are going to be starting early in the year on the tax exempt application now that the use of the restaurant has changed a little bit. We will send that in February.

Mr. Plummer: Are there any questions for Jill?

Mr. Costello: What about the liquor license? Who has that?

Ms. Burns: Metz.

Mr. Costello: Do we still maintain the insurance?

Ms. Burns: The District has general liability insurance that covers liquor liability as well.

## **NINTH ORDER OF BUSINESS**

## **Financial Report**

### **A. Combined Balance Sheet**

Ms. Burns: The financials are included in your package for review. There is no action that needs to be taken from the Board they are for informational purposes only. These financials are through October, and I did get a couple updates from Sharon. We have collected about \$1.6 million of our general fund budget for Operations and Maintenance, so we are about 91% collected already. That is great, that's a significant amount for this time of year. For Capital Projects we have a healthy budget, the ending balance for October was \$518,725. Obviously we will wait until we are a little bit closer to 100% collected before we transfer the amount from the general fund to the capital reserves. You will usually see that in March or April, but since we are already at 91% it may be a little earlier this year.

Mr. Plummer: Jill, I have a question. For the bowling alley we received the insurance check of \$100,000. I noticed in the check run there is a payment in there related to the bowling alley for the expenses. What we have is the revenue recognized in one fiscal year and now we have expenses recognized in another fiscal year.

Ms. Burns: I will check on that.

Mr. Realmuto: Jill, I first wanted to thank you for putting all of these on the agenda. I know I'm not the only Supervisor with a keen interest in the financial aspect.

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

Mr. Realmuto: I do have a question on the Capital Project Reserve Fund. The golf course transfer which represents the purchase is separate but there is also a golf course reserves of \$25,000 budgeted and roughly \$2,000 spent to date. What does that cover or what is that intended for?

Mr. Plummer: That's for cart paths and bridges. Those kinds of items.

Mr. Realmuto: For example the \$11,235 we just approved today would come out of that \$25,000?

Mr. Plummer: Yes, exactly.

### **C. Statement of Revenues, Expenditures, and Changes in Fund Balance**

Mr. Realmuto: First off I will say that Alan has been doing a great job for us engineering so that this is by no means a complaint, but I think the Board needs to be aware of what we have spent out of our engineering budget. Year to date and only a few months into it, we have already spent about 25% of the budget. We need to keep an eye on that. I am a firm believer that before we vote for large expenditures we need to know what we have budgeted.

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

Mr. Plummer: Next is the check run summary. Were there any questions on that? Hearing none,

On MOTION by Mr. Krumrie, seconded by Mr. Realmuto, with all in favor the Check Run Summary, was approved.

## **TENTH ORDER OF BUSINESS**

### **Public Comments**

Mr. Plummer: Are there any public comments?

Resident (Unidentified): First I want to thank you all for approving that LAVA wall. I'm sure you know that it did cause a lot of conversation and headaches in the community. I hope we can put that behind us and move forward. Second, I need a little explanation on the discouraging of outside residents coming into the restaurant during COVID. For example I had dinner and lunch in there five times over the last 5 days and I have a luncheon tomorrow and Wednesday. All of these are with persons from out of town, besides Jim Mecsics. They are county commissioners and city commissioners. Am I to discourage them and not bring them here?

Mr. Plummer: They are guests of you right, sir?

Resident: Yes.

Mr. Plummer: That's not a problem.

Mr. Realmuto: I'm the one that spoke out against that, so you might be referring to my comments. They are your guests. I am fine with Lake Ashton residents and their guests. I am suggesting that we don't necessarily want to encourage at this point in time is advertising in the general community.

Resident: Thank you. Merry Christmas and Happy New Year. Stay safe and healthy.

Resident (Shelly): We wanted to make a comment that the only person who came in clear was Jan Carpenter. Everyone else who has spoken from the public speaker microphone has been muffled. I don't know if it's the audio or the connection. I just wanted to let you know.

Mr. Plummer: Thank you for the comment. We will obviously take care of that. We are all speaking through masks here, so I'm sure that is causing some of the muffled voices. We will look into that to see if we can make adjustments going forward.

Resident (Shelly): Thank you.

Resident (John Sebastian): I just jumped in and I wanted to confirm the previous comment. I was at the meeting in person and could hear everything very clearly but on the Zoom meeting it has been laborious. It's muffled, that's probably the best description. It's hard to understand what the engineer was saying and what Bob was saying. I just wanted to let you know that it is not a clear sounding audio.

Mr. Plummer: Thank you John, we will see what we can do.

Resident (Dan, 4303 Ashton Club Drive): I have a question for the engineer. Will you do an elevation test after the work is complete on the outfall?

Mr. Rayl: Yes sir. I will do a physical inspection of the condition of the outfall channel to verify that the crossing has been restored to pre altered conditions. I also intend to take a few survey shots to memorialize what we find there.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor Requests / Supervisor Open Discussion**

Mr. Plummer: First thing I would like to discuss is that we have had our meetings at 10:30 a.m. for a long time, and if Monday Morning Coffee is not going to proceed us,

would there be other options for meeting earlier? Could we meet at 9:30 a.m.? Is that a problem for anyone?

Ms. Burns: I can make that work.

Mr. Realmuto: I think that's a great idea.

Mr. Plummer: Could we start the next meeting at 9:30 a.m. and go forward from there?

Ms. Burns: Do you want to change it one time on the ad or change the fiscal year meeting schedule? You could try it once to see that it works for everyone.

Mr. Realmuto: Is there additional costs to doing this?

Ms. Burns: We have to place an ad for the fiscal year meeting schedule to change that. If you are going to keep doing that going forward I would suggest placing an ad with an updated schedule.

Mr. Costello: I have a question, I received an email this morning from somebody stating that there is a loud beeping noise. I told them we would investigate it.

## **TWELTH ORDER OF BUSINESS**

## **Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION VII

# SECTION C

## **RESOLUTION 2021 - 04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE DISTRICT'S ENROLLMENT IN THE E-VERIFY SYSTEM; APPROVING AND RATIFYING EXECUTION OF THE MEMORANDUM OF UNDERSTANDING; RATIFYING PRIOR ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT STAFF RELATED TO ENROLLMENT AND COMPLIANCE WITH THE E-VERIFY SYSTEM; DELEGATING AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY OR PRUDENT TO MAINTAIN COMPLIANCE WITH THE E-VERIFY SYSTEM; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Ashton Community Development District ("the District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located wholly within the city of Lake Wales, Polk County, Florida (the "County"); and

**WHEREAS**, Section 448.095, *Florida Statutes* became effective on January 1, 2021 by the passage of the Florida Senate Bill 664. Section 448.095, *Florida Statutes* requires that beginning as of January 1, 2021, the District, its contractors and subcontractors are required to enroll with and use the E-Verify system to verify the work authorization status of all newly hired employees. As part of the enrollment process in the E-Verify system, the District is required to execute the E-Verify system's Memorandum of Understanding; and

**WHEREAS**, the District's Board of Supervisors desires to adopt this Resolution in order to approve and ratify the District's enrollment in the E-Verify system; to approve and ratify the executed E-Verify Memorandum of Understanding; to ratify prior actions of the Chairman, Vice Chairman and/or District Staff related to enrollment and compliance with the E-Verify system; and to delegate authority to the Chairman, Vice Chairman and District Manager to take any and all necessary actions to maintain compliance with the E-Verify system.

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

**1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated herein.

**2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*.

**3. Approval and Ratification of the District's Enrollment in the E-Verify System and Execution of the E-Verify System's Memorandum of Understanding.** The District finds it to be in its best interest to, and hereby does, approve and ratify the District's enrollment in the E-Verify system and the execution of the E-Verify system's Memorandum of Understanding.

**4. Ratification and Approval of Prior Actions.** All prior actions taken to date by the Chairman, Vice Chairman and/or District Staff in order to ensure the District's compliance with the E-Verify system are hereby approved, confirmed and ratified.

**5. Delegation of Authority to Chairman, Vice Chairman and District Manager to Take Actions Necessary to Maintain Compliance With the E-Verify System.** The Chairman, Vice Chairman and District Manager, are hereby delegated authority to execute any and all documents and take any and all actions necessary and/or prudent to ensure the District's continuing compliance with the E-Verify system.

**6. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**7. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

**PASSED AND ADOPTED** this \_\_\_\_ day of January 2021.

ATTEST:

**LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Secretary/Asst. Secretary

Name: \_\_\_\_\_  
Chairman/Vice-Chairman

## SECTION VIII

## SECTION B



# Lake Ashton Community Development District

## Community Director Report

**Submitted by: Christine Wells – Community Director**

**January 11, 2021**

## Events and Activities

The January Under the Stars Movie will be "The Greatest Showman" and will be showing at the east parking lot on **January 21**.

The following activities and classes are planned for January and February 2021:

- January 4:** January Trivia
- January 8:** Happy Birthday, Elvis
- January 14:** Game Night: Press Conference
- January 16:** Winter in Paradise
- January 19:** Free Popcorn Day
- January 22:** DJ Party (free admission)
- January 25:** Data Privacy Seminar
- January 27:** Wood Transfer Crafting
- February 2:** Valentine Chalk Project
- February 5:** Game Night: Can't Stop the Beat
- February 9:** Valentine Crafting Class
- February 10:** Soap Making Class
- February 24:** Heart Health with Essential Oils
- February 25:** Amazing Golf Cart Race.

The following sanitation procedures are in place for all events in the Clubhouse:

Masks will be worn for all events. Hand sanitizer will be available in multiple locations at each event. Tables will be placed 6 feet apart and a maximum of 4 chairs will be placed at each table. Tables and chairs will be sanitized before and after each event. Disposable gloves will be available at all events upon request.

The following Featured Shows were advertised in the January LA Times (see advertisement above):

These events all include a glass of house wine, domestic bottled beer, or non-alcoholic beverage with each ticket.

- February 12:** Comedy Night with George Casey – Cabaret Seating
- February 23:** A Magical Night with Jay Mattioli – Cabaret Seating
- March 19:** Natural Woman – A Carole King Tribute – Cabaret Seating

The two shows below were rescheduled from 2020 Entertainment Series. They will be theater seating.

- March 4:** Doo Wop Reunion (Reschedule from 2020 Entertainment Series)
- April 9:** Celebrate (Reschedule from 2020 Entertainment Series)

Staff will be also be offering Dinner Shows, Dinner and a Movie events and other activities for the 2021 season, all within the current COVID-19 procedures. All contracts have a clause that will allow us to reschedule if guidelines change.

Staff presented the following bus trips for residents for the rest of this year and next year. With the expanded sanitation procedures in place these trips have been popular with residents.

- January 25th, 2021:** Hard Rock Casino
- March 18th, 2021:** Vero Beach Treasures

- February 10th, 2021:** Cracker Creek
- December 5th-11th, 2021:** Nashville & Memphis "Country Christmas"



## Restaurant (Ashton Tap and Grill):

- Ashton Tap and Grill has a new website, [ashtontapandgrill.com](http://ashtontapandgrill.com). A screenshot of the website home page is shown below.



- Christmas Eve and New Year's Eve was a huge success with both events selling out. They will be offering a special dinner for Valentine's Day and will be doing dinner hours from 3 – 8 pm for this event.
- Staff is working with the Chef and General Manager on offering a Dinner Show Series and "Dinner and a Movie" events for 2021.
- The Ashton Tap and Grill General Manager is now setup to send emails directly through Constant Contact.
- Weekly meetings have been setup with the General Manager to discuss any needs the Restaurant may have. Additional planning meetings are being set-up, as needed, to discuss events involving the Restaurant.

## Newsletter Ad Revenue:

The December LA Times newsletter generated **\$7,015** in newsletter revenue. This issue featured a beauty shot submitted by resident, Dennis Krupinski on the front cover (right) and the Winter in Paradise Event on the back cover (right). Included inside was information regarding activities, events, and classes being held at the Clubhouse and HFC.

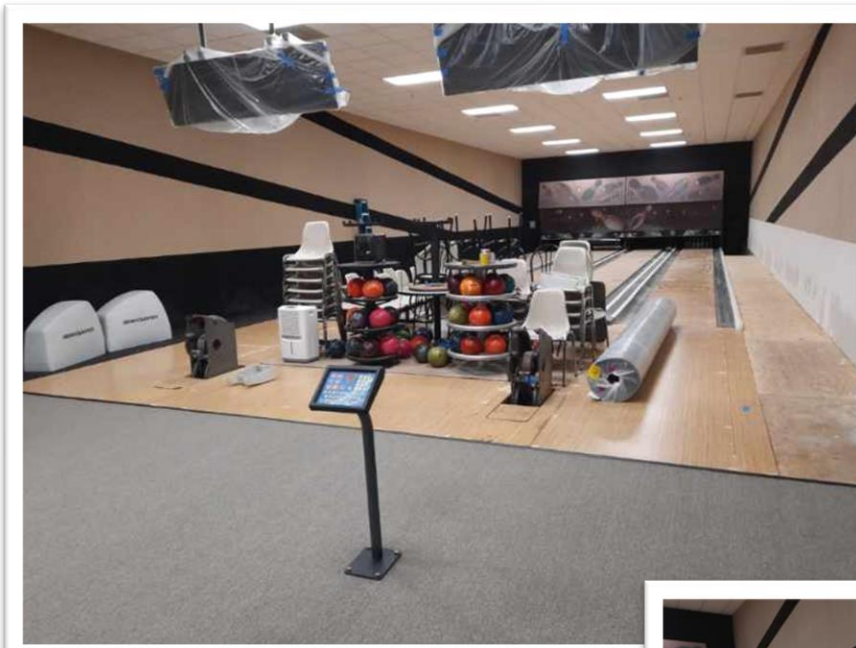
The distribution date for the February newsletter is on **February 1, 2021**, after Monday Coffee.

The deadline for article submission is **January 13, 2021**.



## Bowling Alley Update (Pictures of Current Status as of 1/4/21):

Please see project tracking list for update regarding status of Bowling Alley.



## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
<b>Clubhouse Projects</b>						
Fitness Center Restroom Refurbishment	\$31,450.00	6/15/2020	11/16/2020	1/6/2021	Staff is putting partitions back up. The Men's Fitness Center restroom is complete and the Ladies Fitness Center restroom will be complete on 1/6/21. The wall tile that was installed was slightly thicker than the previous tile so the partitions had to be reformed to fit.	1/4/2021
Bowling Alley Well Point System	Insurance Claim	Insurance Claim	7/13/2020		Carpet is being installed and cleaners will be in on Tuesday 1/5/21. Alex Smith, our bowling technician will be in on Monday 1/4/21 to test equipment and install replacement scoring parts.. As soon as everything is tested the Bowling Alley will be open for resident use.	1/4/2021
Countertop Replacement in Restrooms	\$4,946.13	7/13/2020	12/23/2020	12/23/2020 (Main Hallway Restrooms & Ladies FC Restroom) 1/15/21 (Men's FC Restroom)	Countertops were installed on 12/23/2020 in the main hallway and Ladies Fitness Center restrooms. The countertops were heavier than the previously installed countertops so the vanities needed to be reinforced. The Woodworking Group assisted in installing support beams in the main hallway restrooms and Ladies Fitness Center restroom. The vanity in the Men's Fitness Center restroom needs to be replaced before the countertop can be installed.	1/4/2021
Replace Current Faucets with Hands-Free Faucets	\$3,600.00	7/13/2020	12/23/2020	12/23/2020 (Main Hallway Restrooms & Ladies FC Restroom) 1/15/21 (Men's FC Restroom)	Hands Free faucets were installed on 12/23/2020 in the main hallway restrooms and Ladies Fitness Center Restroom. The faucets will be installed in the Men's Fitness Center restrooms when the countertop is installed.	1/4/2021
Painting Foyer and Main Hallway	\$5,260.00	12/21/2020			Quote from Bock and Hoeft was approved at the 12/21/20 Board of Supervisors Meeting. Staff is working on picking a paint color and scheduling with the vendor.	1/4/2021

## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
LAVA Wall of Honor	\$0.00	12/21/2020	TBD	TBD	The BOS authorized LAVA to install a LAVA Wall of Honor in the Foyer on the Northeast wall bordering the Club Office	1/4/2021
Outdoor Pool Heater	Warranty Repair	Warranty Repair	12/1/2020	Complete	The water bypass valve was replaced on 12/1/20 which was ultimately the issue with the heater. The heater is now working properly.	1/4/2021
Nametags for Supervisors	\$72.50	12/21/2020	12/30/2020	Complete	Nametags were ordered and have been received. They are located in Board Member's mailboxes.	1/4/2021
<b>Landscape Management</b>						
Annuals installed at the Main Entrance	\$2,000.00	12/21/2020	TBD	TBD	Met with Yellowstone Account Manager on 12/23/2020. He informed me that annuals will be installed soon. They are looking for what is available for installation	1/4/2021
Blvd/Main Entrance Refurbishment Plan	TBD	TBD	TBD	TBD	Met with Yellowstone Account Manager on 12/23/2020. He evaluated the plantings at the main entrance and on the blvd. We identified plants that needed to be replaced that are under warranty and started a general plan of action. He took pictures of the area and will submit a plan including mockups of the replacement options.	1/4/2021
<b>Aquatic Management</b>						
Grass Carp Installation	\$2,970.00	6/15/2020	12/18/2020	12/18/2020	Grass Carp were installed on 12/18/20.	1/4/2021
<b>Restaurant</b>						
Slamander Replacement	\$2,911.87	12/21/2020			Edward Jones quote was approved at the 12/21/20 Board of Supervisors Meeting	1/4/2021

## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
Ice Machine Bin Replacement	\$1,497.60	12/21/2020			Edward Jones quote was approved at the 12/21/20 Board of Supervisors Meeting	1/4/2021
Logo Signs for Restaurant	\$2,121.00	12/21/2020			Exterior Entry Wall Plaque Interior Entry Blade Sign - Ashton Tap & Grill Logo (Foyer and Hallway above Restaurant entryway) Interior Entry Blade Sign - Ballroom Vinyl Graphics - Gold Leaf (On Bar Mirror)	1/4/2021
Golf Cart for Deliveries	Barter	12/21/2020			A barter agreement with Arts Golf Cars is being worked on with the District Attorney. Supervisor Plummer is the Supervisor assigned to execute the contract.	1/4/2021
<b><i>Pavement Management/Stormwater Management</i></b>						
Lake Ashton Lake Level Management	\$14,782.59	On-Going	On-Going		<b>Updated Expenditures as of 12/19/20</b> RAYL ENGINEERING & SURVEYING, LLC 20-108-7 - 9/30/20 - \$3,274.42 HOPPING GREEN SAMS 117927 - 10/23/20 - \$352.00 RAYL ENGINEERING & SURVEYING, LLC 20-108-8 - 10/31/20 - \$2,558.83 HOPPING GREEN SAMS 118649 - 11/25/20 - \$4,628.75 RAYL ENGINEERING & SURVEYING, LLC 20-108-9 - 11/30/20 - \$719.84 LATHAM, LUNA, EDEN & BEAUDINE, LLP 95469 - 12/14/20 - \$498.75 At the 12/21/20 Board Meeting Supervisors agreed to an additional amount of \$2,750 to be spent on this project.	1/4/2021
Various Bridge Approach Repairs on East Golf Course	\$11,235.00	12/21/2020			Bridge #9 Hole #5 Bridge #11 Hole #9 Bridge #12 Hole #10 Hole #10 Turnaround	1/4/2021

## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Board of Supervisor Approval	Scheduled Start Time	Scheduled Completion	Current Status	Status Updated
Dunmore/Ashton Club Drive Stormwater Repair					The District Engineer is working on getting an updated quote on this project.	1/4/2021
Applying Sealant to the East Golf Course Bridges					The District Engineer is soliciting quotes for sealing the bridges on the East Golf Course.	1/4/2021
<b>Projects on Hold</b>						
Extend Awning Over Horseshoe Bar					The Board decided at the 9/21/20 BOS meeting to table this project until the new operator of the Restaurant is in place.	10/12/2020
Chandeliers in Restaurant					The Board decided at the 9/21/20 BOS meeting to table this project until the new operator of the Restaurant is in place.	10/12/2020
Online Payments					This project is tabled until beginning of 2021	10/12/2020
Golf Course Bridges - Running Boards and Maint.					The District Engineer recommended to wait on this project until cost of lumber decreases	8/17/2020
Palm Tree Replacement on Blvd	\$1,077.93	9/21/2020			A Roebelenii Palm was approved as the replacement for the Medjool palm that was struck by lightning. Replacement is on hold until the refurbishment plan is presented.	1/4/2021

# SECTION D



## **Lake Ashton Community Development District**

### ***Operations Manager Report***

**DATE:** January 11, 2021

**FROM:** Matthew Fisher  
Operations Manager

**RE:** Lake Ashton CDD Monthly Managers Report – January 11, 2021

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

#### **Aquatic Maintenance**

Applied Aquatic completed wetland and lake shore maintenance. This was completed December 16<sup>th</sup>-18<sup>th</sup>. Staff will be reviewing these areas that were completed next scheduled ride through with Applied Aquatic management.

#### **Facility Maintenance Updates**

Annual fire panel inspection completed by Hartline Company.



Voice Evacuation Control system tested.



Staff replaced the water filter to the ice/water machine in the Fitness Center area.

Staff patched and painted the walls in the men's and woman's restroom located in the main hallway.

## SECTION IX

# SECTION A

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
November 30, 2020

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
<b>ASSETS:</b>				
Cash-Wells Fargo	\$274,452	---	\$1,557	\$276,009
Assessments Receivable	\$1,383,437	\$371,347	---	\$1,754,784
Accounts Receivable	\$3,370	\$5,780	---	\$9,150
Due from Other Funds	---	\$32,489	\$108,000	\$140,489
Investment - State Board	\$2	---	---	\$2
Investment - State Board Capital Reserve	---	---	\$426,792	\$426,792
Investments:				
Series 2015				
Reserve A	---	\$221,750	---	\$221,750
Revenue A	---	\$21,068	---	\$21,068
Prepayment A-1	---	\$4,252	---	\$4,252
Prepayment A-2	---	\$7,700	---	\$7,700
<b>TOTAL ASSETS</b>	<b>\$1,661,261</b>	<b>\$664,386</b>	<b>\$536,349</b>	<b>\$2,861,996</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$60,751	---	\$15,725	\$76,476
Retainage Payable	---	---	\$17,574	\$17,574
Due to Other Funds	\$131,918	\$8,571	---	\$140,489
Deposits-Room Rentals	\$4,225	---	---	\$4,225
Deferred Revenue	\$7,595	---	---	\$7,595
<b>TOTAL LIABILITIES</b>	<b>\$204,489</b>	<b>\$8,571</b>	<b>\$33,299</b>	<b>\$246,358</b>
<b>FUND BALANCES:</b>				
Restricted:				
Debt Service	---	\$655,814	---	\$655,814
Assigned:				
Capital Reserve	---	---	\$503,050	\$503,050
Assigned	\$57,271	---	---	\$57,271
Unassigned	\$1,399,501	---	---	\$1,399,501
<b>TOTAL FUND BALANCES</b>	<b>\$1,456,773</b>	<b>\$655,814</b>	<b>\$503,050</b>	<b>\$2,615,637</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,661,261</b>	<b>\$664,386</b>	<b>\$536,349</b>	<b>\$2,861,996</b>

## SECTION B

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS RESERVE FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$5,000	\$833	\$249	(\$585)
Capital Reserve-Transfer In FY 20	\$278,522	\$0	\$0	\$0
Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$283,522</u></b>	<b><u>\$833</u></b>	<b><u>\$249</u></b>	<b><u>(\$585)</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Projects:				
Golf Course Reserves	\$25,000	\$4,167	\$0	\$4,167
Capital Reserves-FY21	\$4,700	\$783	\$0	\$783
Restaurant Equipment Allowance	\$15,000	\$2,500	\$0	\$2,500
Tennis Court Color Coat	\$17,000	\$2,833	\$0	\$2,833
Stormwater Management	\$25,000	\$4,167	\$0	\$4,167
Golf Course Transfer to LA2	\$115,000	\$19,167	\$0	\$19,167
HVAC	\$25,000	\$4,167	\$13,395	(\$9,228)
Ballroom Carpet Replacement	\$45,000	\$7,500	\$0	\$7,500
Handicap Ramp	\$7,000	\$1,167	\$0	\$1,167
Convert Tennis Court/Shuffleboard Court lights to LED	\$15,000	\$2,500	\$0	\$2,500
Bathroom Tile (FY20)	\$0	\$0	\$15,725	(\$15,725)
Other Current Charges	\$500	\$83	\$98	(\$14)
<b>TOTAL EXPENDITURES</b>	<b><u>\$294,200</u></b>	<b><u>\$49,033</u></b>	<b><u>\$29,218</u></b>	<b><u>\$19,816</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$10,678)</u></b>	<b><u>(\$48,200)</u></b>	<b><u>(\$28,969)</u></b>	<b><u>\$19,231</u></b>
Net change in fund balance	<b><u>(\$10,678)</u></b>	<b><u>(\$48,200)</u></b>	<b><u>(\$28,969)</u></b>	<b><u>\$19,231</u></b>
FUND BALANCE - Beginning	\$621,915		\$532,019	
FUND BALANCE - Ending	<b><u>\$611,237</u></b>		<b><u>\$503,050</u></b>	

# SECTION C

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Levy <sup>(1)</sup>	\$1,703,644	\$1,575,097	\$1,575,097	\$0
Rental Income	\$40,000	\$6,667	\$6,500	(\$167)
Special Events Revenue	\$130,000	\$21,667	\$1,875	(\$19,792)
Newsletter Ad Revenue	\$70,000	\$11,667	\$24,522	\$12,855
Interest Income	\$1,000	\$167	\$26	(\$141)
Miscellaneous Income	\$5,000	\$833	\$1,126	\$293
<b>TOTAL REVENUES</b>	<b>\$1,949,644</b>	<b>\$1,616,097</b>	<b>\$1,609,145</b>	<b>(\$6,952)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$4,000	\$667	\$400	\$267
FICA Expense	\$306	\$51	\$31	\$20
Engineering	\$40,000	\$6,667	\$16,959	(\$10,293)
Arbitrage	\$600	\$100	\$0	\$100
Dissemination	\$1,000	\$167	\$167	\$0
Attorney	\$50,000	\$8,333	\$16,549	(\$8,215)
Annual Audit	\$4,500	\$750	\$0	\$750
Trustee Fees	\$4,310	\$718	\$0	\$718
Management Fees	\$60,236	\$10,039	\$10,039	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Postage	\$3,200	\$533	\$212	\$321
Printing & Binding	\$1,000	\$167	\$27	\$140
Newsletter Printing	\$35,000	\$5,833	\$6,811	(\$977)
Rentals & Leases	\$5,500	\$917	\$325	\$592
Insurance	\$40,411	\$40,411	\$48,639	(\$8,228)
Legal Advertising	\$1,500	\$250	\$726	(\$476)
Other Current Charges	\$1,250	\$208	\$219	(\$10)
Property Taxes	\$13,500	\$13,500	\$13,325	\$175
Office Supplies	\$125	\$21	\$5	\$16
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$267,613</b>	<b>\$89,674</b>	<b>\$114,774</b>	<b>(\$25,100)</b>

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<b><u>Field:</u></b>				
Field Management Services	\$352,219	\$58,703	\$57,464	\$1,239
Gate/Patrol/Pool Officers	\$225,000	\$37,500	\$36,141	\$1,359
Pest Control	\$2,340	\$390	\$535	(\$145)
Security/Fire Alarm/Gate Repairs	\$7,500	\$1,250	\$325	\$925
Telephone/Internet	\$13,600	\$2,267	\$2,140	\$127
Electric	\$216,000	\$36,000	\$29,437	\$6,563
Water	\$25,000	\$4,167	\$1,390	\$2,777
Gas	\$18,000	\$3,000	\$2,512	\$488
Refuse	\$11,000	\$1,833	\$2,165	(\$332)
Clubhouse Maintenance	\$110,000	\$18,333	\$4,642	\$13,691
Cart Path & Bridge Repairs	\$7,000	\$1,167	\$118	\$1,048
Golf Cart Preventative Maintenance	\$1,140	\$190	\$380	(\$190)
Pool and Fountain Maintenance	\$20,000	\$3,333	\$3,155	\$178
Landscape Maintenance	\$184,940	\$30,823	\$31,478	(\$655)
Plant Replacement	\$7,000	\$1,167	\$0	\$1,167
Irrigation Repairs	\$3,500	\$583	\$85	\$498
Lake Maintenance	\$46,740	\$7,790	\$7,790	\$0
Wetland Mitigation and Maintenance	\$34,800	\$5,800	\$0	\$5,800
Permits/Inspections	\$1,500	\$250	\$0	\$250
Office Supplies/Printing/Binding	\$6,000	\$1,000	\$222	\$778
Operating Supplies	\$23,000	\$3,833	\$2,808	\$1,025
Credit Card Processing Fees	\$4,000	\$667	\$371	\$296
Dues & Subscriptions	\$8,500	\$1,417	\$56	\$1,361
Decorations	\$2,000	\$333	\$313	\$21
Special Events	\$130,000	\$21,667	\$2,673	\$18,994
Water Damage Repairs	\$0	\$0	\$31,325	(\$31,325)
<b>TOTAL FIELD</b>	<b>\$1,460,779</b>	<b>\$243,463</b>	<b>\$217,526</b>	<b>\$25,937</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,728,393</b>	<b>\$333,137</b>	<b>\$332,300</b>	<b>\$837</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$221,251</b>	<b>\$1,282,960</b>	<b>\$1,276,845</b>	<b>(\$6,114)</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital Reserve-Transfer Out	(\$278,522)	(\$46,420)	\$0	\$46,420
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$278,522)</b>	<b>(\$46,420)</b>	<b>\$0</b>	<b>\$46,420</b>
<b>Net change in fund balance</b>	<b>(\$57,271)</b>	<b>\$1,236,540</b>	<b>\$1,276,845</b>	<b>\$40,306</b>
FUND BALANCE - Beginning	\$57,271		\$179,927	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$1,456,773</b>	

<sup>(1)</sup> Assessments are shown net of Discounts and Collection Fees.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2015**

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended November 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$4	\$4
Assessments - Levy	\$450,835	\$410,090	\$410,090	\$0
<b>TOTAL REVENUES</b>	<b>\$450,835</b>	<b>\$410,090</b>	<b>\$410,093</b>	<b>\$4</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015A-1</u></b>				
Interest - 11/01	\$88,875	\$0	\$88,875	(\$88,875)
Interest - 5/01	\$88,875	\$0	\$0	\$0
Principal - 5/01	\$220,000	\$0	\$0	\$0
Special Call - 11/01	\$15,000	\$15,000	\$75,000	(\$60,000)
<b><u>Series 2015A-2</u></b>				
Interest - 11/01	\$12,750	\$12,750	\$12,750	\$0
Interest - 5/01	\$12,750	\$0	\$0	\$0
Principal - 5/01	\$20,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$458,250</b>	<b>\$27,750</b>	<b>\$176,625</b>	<b>(\$148,875)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$7,415)</b>	<b>\$382,340</b>	<b>\$233,468</b>	<b>(\$148,871)</b>
Net change in fund balance	<b>(\$7,415)</b>	<b>\$382,340</b>	<b>\$233,468</b>	<b>(\$148,871)</b>
FUND BALANCE - Beginning	\$135,570		\$422,346	
FUND BALANCE - Ending	<u>\$128,155</u>		<u>\$655,814</u>	

**LAKE ASHTON  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2021**

<b>Series 2015-1, Special Assessment Bonds</b>		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$1,055,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2020		\$3,555,000.00
	November 1, 2020 (Special Call)	(\$75,000.00)
	May 1, 2021 (Mandatory)	\$0.00
	May 1, 2021 (Special Call)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$3,480,000.00</b>

<b>Series 2015-2, Special Assessment Bonds</b>		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$75,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2020		\$510,000.00
	November 1, 2020 (Special Call)	\$0.00
	May 1, 2021 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$510,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$3,990,000.00</b>
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**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<i>Revenues</i>													
Maintenance Assessments	\$0	\$191,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$191,660
Rental Income	\$1,500	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500
Special Events Revenue	\$1,385	\$490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875
Newsletter Ad Revenue	\$13,486	\$11,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,522
Interest Income	\$24	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$599	\$527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,126
<i>Total Revenues</i>	<b>\$16,994</b>	<b>\$208,715</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>\$225,708</b>
<u>ADMINISTRATIVE:</u>													
Supervisor Fees	\$300	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
FICA Expense	\$23	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
Engineering	\$10,693	\$6,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,959
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Attorney	\$0	\$16,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,549
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$5,020	\$5,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,039
Computer Time	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Postage	\$121	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212
Printing & Binding	\$25	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27
Newsletter Printing	\$3,297	\$3,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,811
Rentals & Leases	\$163	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
Insurance	\$48,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,639
Legal Advertising	\$380	\$347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$726
Other Current Charges	\$90	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219
Property Taxes	\$0	\$13,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,325
Office Supplies	\$3	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Total Administrative</i>	<b>\$69,094</b>	<b>\$45,680</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>\$114,774</b>

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

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<u>Field:</u>													
Field Management Services	\$30,330	\$27,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,464
Gate/Patrol/Pool Officers	\$18,228	\$17,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,141
Pest Control	\$195	\$340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$535
Security/Fire Alarm/Gate Repairs	\$130	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
Telephone/Internet	\$1,077	\$1,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,140
Electric	\$14,668	\$14,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,437
Water	\$589	\$801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,390
Gas	\$1,131	\$1,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,512
Refuse	\$997	\$1,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,165
Clubhouse Maintenance	\$3,427	\$1,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,642
Cart Path & Bridge Repairs	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Golf Cart Preventative Maintenance	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Pool and Fountain Maintenance	\$1,465	\$1,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,155
Landscape Maintenance	\$15,442	\$16,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,478
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85
Lake Maintenance	\$3,895	\$3,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,790
Wetland Mitigation and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permits/Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Printing/Binding	\$118	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222
Operating Supplies	\$1,256	\$1,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,808
Credit Card Processing Fees	\$229	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371
Dues & Subscriptions	\$0	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56
Decorations	\$0	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313
Special Events	\$248	\$2,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,673
Water Damage Repairs	\$0	\$31,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,325
<b>TOTAL FIELD</b>	<b>\$93,818</b>	<b>\$123,708</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>\$217,526</b>
<b>OTHER FINANCING SOURCES/(USES)</b>													
Capital Reserve-Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</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>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Subtotal Operating Expenses</b>	<b>\$162,911</b>	<b>\$169,388</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>\$332,300</b>
Excess Revenues (Expenditures)	(\$145,918)	\$39,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$106,592)

# SECTION D

# LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

## Check Run Summary

**January 11, 2021**

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
<u><b>General Fund</b></u>		
12/17/20	7357-7385	\$1,499,194.81
12/18/20	7386	\$500.00
1/4/21	7387-7394	\$50,121.82
<i><b>General Fund Total</b></i>		<hr/> <b><i>\$1,549,816.63</i></b> <hr/>
<u><b>Capital Projects Fund</b></u>		
12/17/20	311-312	\$19,073.75
<i><b>Capital Projects Fund Total</b></i>		<hr/> <b><i>\$19,073.75</i></b> <hr/>

AP300R  
\*\*\* CHECK NOS. 007357-050000

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

RUN 1/04/21

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/17/20	00085	11/12/20 1155715	202011 320-57200-54500	REMOVED TOILETS&URINALS	*	375.00	
				A.D. BAYNARD PLUMBING, INC.			375.00 007357
12/17/20	00522	11/10/20 31139138	202011 320-57200-43200	POOL HEAT	*	411.31	
		11/18/20 31142163	202011 320-57200-43200	POOL HEAT	*	522.06	
		11/25/20 31144972	202011 320-57200-43200	POOL HEAT	*	447.86	
				AMERIGAS			1,381.23 007358
12/17/20	00057	1/30/20 190093	202011 320-53800-46800	SVCS 11/20	*	3,895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			3,895.00 007359
12/17/20	00062	12/01/20 57949601	202012 320-57200-41000	SVCS 12/20	*	1,016.64	
				BRIGHT HOUSE NETWORKS			1,016.64 007360
12/17/20	00055	11/15/20 20735-11	202011 320-57200-43100	SVCS 11/20	*	568.40	
		11/15/20 20740-11	202011 320-57200-43100	SVCS 11/20	*	119.77	
		11/15/20 22109-11	202011 320-57200-43100	SVCS 11/20	*	100.62	
		11/15/20 37767-11	202011 320-57200-43100	SVCS 11/20	*	11.80	
				CITY OF LAKE WALES-UTILITIES DEPT			800.59 007361
12/17/20	00652	12/11/20 12112020	202012 320-57200-54500	CHARBROILER-SVCS&SUPPLIES	*	135.00	
		12/16/20 12162020	202012 320-57200-54500	REPLACED THERMOSTATS	*	824.00	
				COMMERCIAL SERVICE COMPANY LLC			959.00 007362
12/17/20	00502	12/01/20 1781	202012 320-57200-34502	SVCS 12/20	*	210.00	
		12/01/20 1781	202012 320-57200-34501	SVCS 12/20	*	18,695.75	
				COMMUNITY WATCH SOLUTIONS, LLC			18,905.75 007363
12/17/20	00466	11/30/20 43925	202012 310-51300-42501	12/20 LA TIMES NEWSLETTER	*	3,374.00	
				CUSTOMTRADEPRINTING.COM			3,374.00 007364
				LAKA LAKE ASHTON SROSINA			

AP300R  
\*\*\* CHECK NOS. 007357-050000

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

RUN 1/04/21

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/20	00214	12/01/20 AR573641	202012 310-51300-42502	COPIER LEASE	*	280.00	
				DEX IMAGING			280.00 007365
12/17/20	00003	11/03/20 71704072	202010 310-51300-42000	DELIVERIES THRU 10/28/20	*	48.45	
		11/24/20 71920734	202011 310-51300-42000	DELIVERIES THRU 11/18/20	*	34.13	
		12/08/20 72060991	202012 310-51300-42000	DELIVERIES THRU 12/01/20	*	29.59	
				FEDEX			112.17 007366
12/17/20	00215	11/24/20 415	202011 320-57200-34000	MGMT FEES 11/20	*	27,134.02	
		11/30/20 416	202011 320-57200-43400	RECONFIGURE NETWORK&PRINT	*	400.00	
		11/30/20 417	202011 320-57200-43400	IT SVCS 11/20	*	175.00	
				GMS-CENTRAL FLORIDA, LLC			27,709.02 007367
12/17/20	00036	12/01/20 190	202012 310-51300-34000	MGMT FEES 12/20	*	5,019.67	
		12/01/20 190	202012 310-51300-35100	COMPUTER TIME	*	83.33	
		12/01/20 190	202012 310-51300-31300	DISSEMINATION AGT SVCS	*	83.33	
		12/01/20 190	202012 310-51300-51000	OFFICE SUPPLIES	*	3.75	
		12/01/20 190	202012 310-51300-42000	POSTAGE AND DELIVERY	*	10.00	
		12/01/20 190	202012 310-51300-42500	COPIES	*	.30	
		12/01/20 190	202012 310-51300-44000	MISCHARGED NOVEMBER RENT	*	458.33-	
				GMS - SO FLORIDA, LLC			4,742.05 007368
12/17/20	00233	11/18/20 91868197	202011 320-57200-52000	SUPPLIES	*	110.32	
				HD SUPPLY FACILITIES MAINTENANCE			110.32 007369
12/17/20	00059	11/02/20 29958	202012 320-57200-45300	SVCS 12/20-FOUNTAINS	*	215.00	
		11/02/20 29959	202012 320-57200-45300	SVCS 12/20-POOL	*	1,250.00	
				HEARTLAND COMMERCIAL POOL SERVICES			1,465.00 007370
				LAKA LAKE ASHTON SROSINA			

AP300R  
\*\*\* CHECK NOS. 007357-050000

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

RUN 1/04/21

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/20	00504	12/10/20 99058 SVCS 12/20	202012 320-57200-54500	KINCAID ELECTRICAL SERVICES	*	100.99	100.99 007371
12/17/20	00512	12/01/20 1914100 SVCS 12/20	202012 320-57200-41000	KINGS III OF AMERICA, INC.	*	45.86	45.86 007372
12/17/20	00038	12/17/20 12172020 TXFER EXCESS FUNDS TO SBA	202012 300-15100-10000	LAKE ASHTON CDD	*	1,400,000.00	1,400,000.00 007373
12/17/20	00164	11/20/20 95186 SVCS 10/20	202010 310-51300-31500	LATHAM, LUNA, EDEN & BEAUDINE,LLP	*	5,614.00	8,516.75 007374
		12/14/20 95468 SVCS 11/20	202011 310-51300-31500		*	2,404.00	
		12/14/20 95469 SVCS 11/20	202011 310-51300-31500		*	498.75	
12/17/20	00361	12/09/20 I91624 SVCS 12/20	202012 320-57200-54500	MILLER'S CENTRAL AIR, INC.	*	364.00	1,609.00 007375
		12/10/20 I91679 SVCS 12/20	202012 320-57200-54500		*	1,245.00	
12/17/20	00090	11/12/20 L060G0JE NOTICE OF MEETING	202011 310-51300-48000	NEWS CHIEF	*	346.50	346.50 007376
12/17/20	00337	11/25/20 70101 TENT RENTAL-CAR SHOW	202011 320-57200-49400	PARTY RENTALS UNLIMITED AND PREMIER	*	240.00	240.00 007377
12/17/20	00631	11/30/20 1916511 SVCS 11/20	202011 310-51300-31100	RAYL ENGINEERING & SURVEYING, LLC	*	4,366.80	6,266.44 007378
		11/30/20 201089 SVCS 11/20	202011 310-51300-31100		*	719.84	
		11/30/20 201611 SVCS 11/20	202011 310-51300-31100		*	1,179.80	
12/17/20	00234	11/25/20 16319819 SUPPLIES	202011 320-57200-51000	STAPLES BUSINESS CREDIT	*	103.58	334.92 007379
		11/25/20 16319819 SUPPLIES	202011 320-57200-52000		*	231.34	
				LAKA LAKE ASHTON SROSINA			

AP300R  
\*\*\* CHECK NOS. 007357-050000

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

RUN 1/04/21

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/20	00657	12/15/20 12152020	202012 320-57200-49400	ENTERTAINMENT-ELVIS PARTY	*	350.00	
				MATTHEW J. STONE, JR			350.00 007380
12/17/20	00657	12/15/20 122020	202012 320-57200-49400	ENTERTAINMENT-ELVIS PARTY	*	375.00	
				MATTHEW J. STONE, JR			375.00 007381
12/17/20	00061	12/14/20 1220	202012 320-57200-43000	SVCS 12/20	*	15,342.30	
				TECO			15,342.30 007382
12/17/20	00471	11/30/20 47	202011 320-57200-52005	HOLIDAY DECORATING TREE	*	200.00	
				THE WILD HARE FLOWERS AND EVENTS			200.00 007383
12/17/20	00316	11/04/20 12625670	202011 310-51300-42501	CLEAR NEWSPAPER BAGS	*	178.78	
				ULINE			178.78 007384
12/17/20	00430	11/06/20 50126376	202011 310-51300-42502	COPIER LEASE	*	162.50	
				WELLS FARGO VENDOR FINANCIAL SVCS			162.50 007385
12/18/20	00658	12/16/20 12162020	202012 320-57200-49400	ENTERTAIN-NEW YEAR'S EVE	*	500.00	
				CARLOS AND COMPANY			500.00 007386
1/04/21	00522	12/04/20 31149636	202012 320-57200-43200	POOL HEAT	*	389.42	
				AMERIGAS			389.42 007387
1/04/21	00652	12/15/20 12152020	202012 320-57200-54500	CHARBOILER-RPLCED PLUNGER	*	163.00	
				COMMERCIAL SERVICE COMPANY LLC			163.00 007388
1/04/21	00621	11/23/20 863931	202011 320-57200-54501	SVCS 11/20	*	195.00	
		11/23/20 863934	202011 320-57200-54501	SVCS 11/20	*	145.00	
				COUNTRY BOY PEST CONTROL			340.00 007389
1/04/21	00215	12/21/20 418	202012 320-57200-54500	RUN NEW LINE	*	750.00	
		12/21/20 419	202012 320-57200-54500	CAT 6 INSTALL-RESTAURANT	*	800.00	

LAKA LAKE ASHTON SROSINA

AP300R  
\*\*\* CHECK NOS. 007357-050000

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

RUN 1/04/21

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/23/20	420 202012 320-57200-34000		*	27,175.05	
			FACILITY MGMT-12/20				
		12/28/20	421 202011 320-57200-54000		*	55.95	
			DUES AND SUBSCRIPTIONS				
		12/28/20	421 202011 310-51300-42000		*	31.99	
			POSTAGE				
		12/28/20	421 202011 320-57200-49400		*	85.57	
			SPECIAL EVENTS				
		12/28/20	421 202011 320-57200-52000		*	289.42	
			OPERATING SUPPLIES				
		12/28/20	421 202011 320-57200-52005		*	112.55	
			DECORATIONS				
				GMS-CENTRAL FLORIDA, LLC			29,300.53 007390
1/04/21	00098	12/04/20	1285-112 202011 320-57200-52000		*	921.70	
			SUPPLIES				
				HOME DEPOT CREDIT SERVICES			921.70 007391
1/04/21	00659	12/21/20	119316 202011 310-51300-31500		*	3,403.00	
			SVCS 11/20				
				HOPPING GREEN & SAMS ATTORNEYS			3,403.00 007392
1/04/21	00430	12/05/20	50130265 202012 310-51300-42502		*	162.50	
			COPIER LEASE				
				WELLS FARGO VENDOR FINANCIAL SVCS			162.50 007393
1/04/21	00445	12/01/20	OS175136 202012 320-57200-46200		*	15,441.67	
			MAINT-RENEWAL 12/20				
				YELLOWSTONE LANDSCAPE			15,441.67 007394
				TOTAL FOR BANK A		1,549,816.63	
				TOTAL FOR REGISTER		1,549,816.63	

LAKA LAKE ASHTON SROSINA

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER    RUN   1/04/21  
LAKE ASHTON CDD - CPF  
BANK B LAKE ASHTON - CPF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/17/20	00005	11/01/20 16425	202011 600-53800-61005	FIT CENTER-R/ROOM REFURB	*	15,725.00	
				BLACKBURN'S INTERIORS, INC.			15,725.00 000311
12/17/20	00031	12/04/20 I91247	202012 600-53800-60094	INSTALL REME-HALO LED	*	3,348.75	
				MILLER'S CENTRAL AIR, INC.			3,348.75 000312
				TOTAL FOR BANK B		19,073.75	
				TOTAL FOR REGISTER		19,073.75	

LAKA LAKE ASHTON SROSINA

**LAKE ASHTON CDD**  
**FY 2021 CASH RECEIPTS**

	October-20	November-20	December-20	January-21	February-21	March-21
ENTERTAINMENT	\$ 1,385.00	\$ 490.00	\$ -	\$ -	\$ -	\$ -
BALLROOM RENTAL	\$ 1,500.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
BALLROOM RENTAL-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DAMAGE DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ 6,255.63	\$ 11,035.63	\$ -	\$ -	\$ -	\$ -
COFFEE INCOME	\$ 325.00	\$ 100.00	\$ -	\$ -	\$ -	\$ -
CLERICAL	\$ 42.00	\$ 43.00	\$ -	\$ -	\$ -	\$ -
SECURITY FEE	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -
ENTRANCE GATE OPENERS	\$ 232.00	\$ 222.00	\$ -	\$ -	\$ -	\$ -
RESTAURANT LEASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX PAYABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 9,739.63	\$ 17,052.63	\$ -	\$ -	\$ -	\$ -

	April-21	May-21	June-21	July-21	August-21	September-21
ENTERTAINMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BALLROOM RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DAMAGE DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COFFEE INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLERICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ENTRANCE GATE OPENERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTAURANT LEASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX PAYABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FISCAL YEAR 2021 TOTAL	
ENTERTAINMENT FEES	\$ 1,875.00
BALLROOM RENTAL	\$ 6,500.00
DAMAGE DEPOSITS	\$ -
NEWSLETTER INCOME	\$ 17,291.26
COFFEE INCOME	\$ 425.00
CLERICAL	\$ 85.00
SECURITY FEE	\$ 162.00
ENTRANCE GATE OPENERS	\$ 454.00
MISCELLANEOUS	\$ -
RESTAURANT LEASE	\$ -
SALES TAX PAYABLE	\$ -
	\$ 26,792.26

**LAKE ASHTON CDD**  
**NOVEMBER 2020 CASH RECEIPTS**

**ENTERTAINMENT**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/2/20	1081	Keller	\$ (35.00)	Refund - Pallet Painting - 10-23-2020
11/5/20	1083	Clarke-Montoute	\$ 10.00	Farmers Market - 11-18-2020
11/6/20	CK 2005	Stokes	\$ 30.00	Fall Festival Vendor - 10-30-2020
11/6/20	CK 1374	Brooks	\$ 10.00	Fall Festival Vendor - 10-30-2020
11/6/20	CK 1415	Novak	\$ 35.00	Pallet Painting - 10-23-2020
11/6/20	CK 1012	Brechwald	\$ 10.00	Fall Festival Vendor - 10-30-2020
11/9/20	1085	Clincy	\$ 10.00	Farmers Market - 11-18-2020
11/17/20	1087	Stough	\$ 10.00	Farmers Market - 11-18-2020
11/20/20	CK 06975533	Edward Jones - Simpson	\$ 400.00	LA Cruise-In - 11-21-2020
11/20/20	CK 2537	Gonzalez	\$ 10.00	Farmers Market - 11-18-2020
			<b>\$ 490.00</b>	

**RENTALS**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/20/20	1088	Johnson	\$ 1,500.00	Wedding 9-25-2021
11/20/20	Cash	Petit	\$ 1,750.00	Celebration of Life - 11-28-2020
11/20/20	CK 508	Baker (Let's Make It Extraordinary	\$ 1,750.00	Rodriguez-Sanchez Wedding - 12-27-2020
<b>TOTAL</b>			<b>\$ 5,000.00</b>	

**NEWSLETTER**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/6/20	CK 06953388	Edward Jones - Simpson	\$ 200.00	LAT Inserts - December
11/6/20	CK 6937	Snowbird Heating & Air	\$ 4,320.00	LAT Ad December 2020 - October 2021
11/12/20	1086	Dan's City Fan's	\$ 185.00	LAT Ad - December Issue
11/17/20	1087	Brock	\$ 200.00	LAT Insert - December Issue
11/20/20	CK 51582	United Refrigeration	\$ 300.00	LAT - December Ad & Insert
11/20/20	CK 12655	Thurston Dental	\$ 1,440.00	LAT - December 2020-November 2021
11/20/20	CK 06977186	Edward Jones - Mike Kennedy	\$ 360.00	LAT - December Ad
11/20/20	CK 06978735	Edward Jones - Simpson	\$ 200.00	LAT Insert - December
11/23/20	1089	Graves	\$ 1,140.00	LAT Ad - December 2020 - November 2021
11/23/20	1089	Art's Golf Carts	\$ 545.00	LAT Ads - December Issue
11/23/20	1089	Blackburn's Interiors	\$ 415.38	LAT Ad - December Issue
11/23/20	1089	Cherry Pocket	\$ 75.00	LAT Special Ad - December Issue
11/23/20	1089	Crooked Bass	\$ 75.00	LAT Special Ad - December Issue
11/23/20	1089	Family Elder Law	\$ 350.00	LAT Ad - December Issue
11/23/20	1089	Weaver Law	\$ 360.00	LAT Ad - December Issue
11/23/20	1089	Weaver Law	\$ (360.00)	LAT Ad - December Issue - Refund paid by check for year
11/23/20	1089	Perforance Plus Carts	\$ 360.00	LAT Ad - December Issue
11/23/20	1089	Robinson's Aluminum	\$ 175.25	LAT Ad - December Issue
11/23/20	1089	Southwood Garage Doors	\$ 395.00	LAT Ad - December Issue
11/23/20	1089	Veteran's Holistic Care	\$ 100.00	LAT Ad - December Issue
11/25/20	1090	Cool Screens	\$ 200.00	LAT Insert - December Issue
<b>TOTAL</b>			<b>\$ 11,035.63</b>	

**LAKE ASHTON CDD**  
**NOVEMBER 2020 CASH RECEIPTS**

**CLERICAL**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/20/20	Cash	Cash	\$ 43.00	Faxes & Copies
<b>TOTAL</b>			<b>\$ 43.00</b>	

**COFFEE**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/6/20	CK 1072	Spring Haven Retirement	\$ 100.00	Monday Coffee - 11-9-2020
<b>TOTAL</b>			<b>\$ 100.00</b>	

**ENTRANCE GATE OPENERS**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/4/20	1082	Schley	\$ 37.00	Gate Opener #40001
11/6/20	1084	Wratten	\$ 37.00	Gate Opener #40003
11/9/20	1085	Louder	\$ 37.00	Gate Opener # 40021
11/9/20	1085	Rosado	\$ 37.00	Gate Opener # 40022
11/12/20	1086	Helsen	\$ 37.00	Gate Opener # 40024
11/20/20	Cash	Marcone	\$ 37.00	Gate Opener # 40023
<b>TOTAL</b>			<b>\$ 222.00</b>	

**SECURITY**

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
11/20/20	Cash	Petit	\$ 162.00	Security - 11-28-2020
<b>TOTAL</b>			<b>\$ 162.00</b>	

<b>TOTAL CASH RECEIPTS - NOVEMBER 2020</b>	<b>\$ 17,052.63</b>
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SUMMARY	
ENTERTAINMENT	\$ 490.00
ROOM RENTALS	\$ 5,000.00
NEWSLETTER	\$ 11,035.63
CLERICAL	\$ 43.00
COFFEE	\$ 100.00
ENTRANCE GATE OPENER	\$ 222.00
SECURITY	\$ 162.00
<b>TOTAL</b>	<b>\$ 17,052.63</b>

# Lake Ashton CDD

## Special Assessment Receipts

Fiscal Year Ending September 30, 2021

								\$1,826,250.00	\$425,916.42	\$51,674.31	\$477,590.73
				O&M	Debt			.36300.10100	2015-1	2015-2	
Date	Collection	O&M	Debt Svc	Discounts/	Discounts/	Commissions	Net Amount	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Total
Received	Period	Receipts	Receipts	Penalties	Penalties	Paid	Received	100.00%	89.180%	10.820%	100%
11/16/20	10/01/20-10/31/20	\$ 3,750.00	\$ 977.74	\$ 150.00	\$ 39.11	\$ 90.77	\$ 4,447.86	\$ 3,528.04	\$ 820.29	\$ 99.52	\$ 919.81
11/19/20	06/01/20-10/15/20	\$ 25,684.28	\$ 6,319.30	\$ 1,296.92	\$ 316.95	\$ 607.80	\$ 29,781.91	\$ 23,905.55	\$ 5,240.54	\$ 635.81	\$ 5,876.35
11/23/20	11/01/20-11/08/20	\$ 174,375.00	\$ 34,141.99	\$ 6,975.00	\$ 1,365.65	\$ 4,003.53	\$ 196,172.81	\$ 164,226.41	\$ 28,489.87	\$ 3,456.53	\$ 31,946.40
12/01/20	11/09/20-11/15/20	\$ 294,375.00	\$ 64,045.23	\$ 11,775.00	\$ 2,561.75	\$ 6,881.67	\$ 337,201.81	\$ 277,144.91	\$ 53,558.87	\$ 6,498.03	\$ 60,056.90
12/11/20	11/16/20-11/25/20	\$ 536,875.00	\$ 139,682.87	\$ 21,450.00	\$ 5,587.11	\$ 12,990.42	\$ 636,530.34	\$ 505,127.52	\$ 117,185.31	\$ 14,217.51	\$ 131,402.82
12/18/20	11/26/20-11/30/20	\$ 639,375.00	\$ 190,824.67	\$ 25,575.00	\$ 7,632.72	\$ 15,939.84	\$ 781,052.11	\$ 601,164.52	\$ 160,424.13	\$ 19,463.46	\$ 179,887.59
		\$ 1,674,434.28	\$ 435,991.80	\$ 67,221.92	\$ 17,503.29	\$ 40,514.03	\$ 1,985,186.84	\$ 1,575,096.97	\$ 365,719.01	\$ 44,370.86	\$ 410,089.87
BALANCE REMAINING		\$151,815.72	\$41,598.93								

<b>Gross Percent Collected</b>	<b>91.60%</b>
<b>Balance Due</b>	<b>\$193,414.65</b>