

**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 Goldstein): 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 19th 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. Unless you are eating, it has to be on. 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 submit 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 eighteen 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. Plummer: Are there questions?

Mr. Realmuto: I think it's a very generous offer, but we should understand what it is costing us.

Mr. Plummer: Harry did the math. \$6,200 is the price.

Mr. Realmuto: So, we're paying for it with the ads.

Mr. Plummer: Exactly. There's no cash out of pocket with the exception of the decals.

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. Krumrie: 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. Krumrie: 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. Krumrie: 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 deadlines 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. It should come from the Chairman.

Mr. Realmuto: if I understand you, your issue is with who the proposal comes from. 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 15th 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.

Mr. Plummer: On the Focus 2025 Comprehensive Plan, do you want to take the lead on that?

Mr. Realmuto: I would love to. I've already talked with Bob Zelazny, who's doing it in CDD II.

Mr. Plummer: That's what we will do. You'll take the lead on that.

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. Krumrie: 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.

Mr. Mecsics: We support it wholeheartedly.

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. For Budget, Finance, and Reserve Study, I have Steve Realmuto. 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 23rd 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 11th 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 11th, 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. Krumrie: 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 (Al Goldstein): 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 (Al Cooney, 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.

December 21, 2020

Lake Ashton CDD

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.


Secretary / Assistant Secretary


Chairman / Vice Chairman

