

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, February 8, 2021 at 9:31 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
Jason Showe	GMS
Annie Toth	Metz Culinary Management
Jeff Brown	Metz
Dana Bryant	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 9:31 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: First thing we have is approval of the meeting agenda. Do I have a motion to approve the agenda?

On MOTION by Mr. Krumrie, 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*)**

Mr. Plummer: The first public comment is John Sebastian.

Resident (John Sebastian): Good morning, I'm John Sabastian. I want to address agenda item 9C. It is the consideration of the entrance and the boulevard landscape refurbishment. I'd like to ask you to consider to go back to the hybrid approach using annuals and perennials. When I moved here about 2½ years or 30 months ago, the Board had voted to remove all the annuals. In fact, I think they were around the front entrance, the clubhouse, and the Palms entrance. I believe even the HFC. I'm new to the neighborhood, so I believe that's where most of the annuals were. They looked really nice, it was colorful and inviting. To save some money, the Board voted to remove the annuals and replace them with colorful perennials. I believe the perennials seemed like a good idea at the time, but it just didn't seem to work out. I see there are some dead ones out front, and they all have the same pop in color. They are kind of a dull, boring look, compared to the annuals you can put in. It was a kind of all or nothing approach, and I'd like to go back to some kind of hybrid or mixture using both the annuals and the perennials. I hope what Yellowstone submitted, the pictures, are a starting point. Option 5, I believe it was, is the only picture of the front where it has a hybrid approach, where it's using both perennials and annuals. So I'd ask to at least consider you know that kind of approach, the Option 5. It kind of bothered me a little bit, there was no cost. I mean the whole point of two years ago removing the annuals, was to save costs. I see these pictures out here and there's not cost associated with any of them. There's got to be some way we can work out some affordability and have some color, more color than what we've got with these perennials. I just would ask that you would consider going back to a hybrid approach using the annuals and color and pop, and also perennials. Maybe expand that to not only the front entrance, but maybe we could talk about the clubhouse, the Palms entrance. There's 3 places that could really use some nice planting.

Mr. Plummer: Thank you, John. Obviously when we get to that item there will be significant discussion, and it may span more than just this meeting. The next speaking request we have is from Iris Realmuto.

Resident (Iris Realmuto): I'm speaking to the security golf carts and the Reserve Study. When purchasing new ones, I'd like to see them include hard sides. During the heavy downpours we had this summer, the roaming guards had to stop patrols at times. Hard sides would allow them to continue on their rounds. It would also help them not to freeze during the cold spell we just had. I'd also like to see the golf carts be able to do the speed limit. While they should go slow during their patrols, it would be beneficial for them to be able to get from one end of the community to the other quickly during an emergency. Thank you.

Mr. Plummer: Thank you Iris. Do we have any other requests to speak from anyone online? Hearing no more requests, we will move on to the next item.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the January 11, 2021 Board of Supervisors Meeting

Mr. Plummer: Next is consideration of the minutes from the January 11, 2021 Board of Supervisor Meeting. Does anybody have corrections or amendments to those minutes?

Ms. Burns: We've got a couple of minor comments from Steve that are incorporated. I think one or two names that were just attributed to the wrong person that we will update in the signed versions. We would just be looking for a motion to approve as amended, unless anyone has anything further.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Minutes of the January 11, 2021 Board of Supervisors Meeting as amended, was approved.

FIFTH ORDER OF BUSINESS

Restaurant Update – Ashton Tap & Grill

A. Presentation of Restaurant Financials for December

Mr. Krumrie: I want to introduce the Board to Jeff Brown from Mets. In your packet you received the invoice from Mets for December 26th. You also received two pages of financials, details, sales and basic expenses. Those are expenses from start up through December 26th. There's a third page regarding the capital expenditures that Mets paid

for. That came out of the \$60,000 that they agreed to give us up front. Are there any questions on those financials? Does everybody understand them, are you able to follow through?

Mr. Realmuto: I think I understand them, but I had a couple of questions just to confirm my understanding. Starting with the first page you held up Harry, which is the one with the Mets logo in the upper left. I was able to actually tie back the totals under each of those categories to the more detailed report.

Mr. Krumrie: Right.

Mr. Realmuto: So I don't really have any questions on those. I do want to confirm that the credit from the 60k investment of \$36,748.42. That appears to be essentially the 60k minus the amount that appears on the fourth page, the letter to you Harry from Mets.

Mr. Krumrie: Right, the capital.

Mr. Realmuto: I wasn't really clear are those actually capital expenditures that have already been made, or are those ones that are in progress and we expect?

Mr. Brown: Everything has been made already. We don't have the invoice for the Edward Don, that item hasn't been delivered yet but it's ordered. Everything else is already here.

Mr. Realmuto: So it makes sense that you are just essentially, since both were put toward capital, you are just subtracting that amount out. No questions financially, but what month were those expenditures made?

Mr. Brown: They were all ordered in either late November or early December.

Mr. Realmuto: Okay, I guess my question is they do not appear to appear in the detailed financials.

Mr. Brown: No they do not, they're outside of that detail. The detail is actually an operating statement for the operations itself, so those are outside of this.

Mr. Realmuto: So those are outside, okay.

Mr. Krumrie: It does not include any capital.

Mr. Brown: It's like you don't see the \$60,000 credit in there either.

Mr. Realmuto: So some of the items in the detailed expenditures include essentially capital expenditures, don't they? That are reported in the month of December?

Mr. Krumrie: No.

Mr. Brown: There is a few small wares and things that we purchased that were purchased separately. They were purchased with credit cards and things like that, that went into the operating statement themselves.

Mr. Realmuto: Essentially you are just crediting the balance of what hasn't already been committed against the bill?

Mr. Brown: Correct.

Mr. Realmuto: You are not concerned with actually tying them to specific capital expenditures? Is that right?

Mr. Brown: Yes. There are all those items that were bought with no taxes, because they were bought with your tax exempt number. The choice was to either give you the \$60,000 up front, and then you guys could pay the bills. But it was a lot more expediate and easy for us just to pay for them because we were already set up as a client for those companies. That way we were able to do it without paying taxes on those items.

Mr. Realmuto: Okay, that's fine. Just as long as we all understand.

Mr. Krumrie: I got some sticker shock I guess if you will, but you have to understand it was for the 6 week period that we were not open and we had startup costs, etc. Going forward I know that Jeff has commented on this as well, the revenue each week/each month will either met or exceeded the expectation that we budgeted earlier. So they are on track for revenue for sure.

Mr. Brown: They're close, I think the last few weeks we've been down just slightly.

Mr. Krumrie: But on average, I think it is close.

Mr. Brown: On average we are pretty close to that retail number, yes.

Mr. Krumrie: Exactly, and keep in mind that we've been through a period of a cold spell, so during COVID-19 people prefer to eat outside. When it's cold and it's 55 degrees, people don't want to go outside to eat.

Mr. Brown: This is a head's up, as we go through opening processes, anytime you are opening up a restaurant, usually the first couple of months, opening costs sometimes don't hit in the first month they'll hit in the second month. There are some costs that will probably be in January as well when we get that month closed, that will make January look high. February is when everything, in our minds, will really stabilize. We'll be more accustomed to everything we are doing with the menus, so the food cost tends to stabilize.

The team gets much more accustomed to doing inventory process, so that stabilizes a little bit and all opening costs generally will hit.

Mr. Krumrie: Do you want to comment on gift cards and so on?

Mr. Brown: I'd actually ask Annie to do that. I know they were coming but did they get here?

Mr. Krumrie: Yes, gift cards are here. I think you also got the surveys. We do an online survey now. We also are going to have a survey at each table. So, you when you dine in you can comment.

Mr. Realmuto: You mentioned you have the gift cards. So when is the gift card program starting? Have the surveys already started?

Mr. Brown: She can start them at any time.

Ms. Toth: Good morning everybody. We do have the gift cards. We've sold, I believe, 17. So, it's going well. We advertise those online. Regarding the surveys there is a phone call that goes out to the residents today, and we should be getting the hard copies from the corporate office this week.

Mr. Realmuto: You had also mentioned the desire and ability to start accounts, so than rather than say using a credit card you use your account number. What's the status on that?

Ms. Toth: It's in the works. We are asking questions and we are trying to figure out how that will work essentially. Harry and I'd talked a little about giving a kickback on gift card purchases. What we are doing is, if one were to purchase a \$100 worth of gift cards, they will actually get a \$110 worth. So, that's an incentive right there.

Mr. Krumrie: Do you want to comment on online ordering?

Ms. Toth: Yes, it's been slow steady. We need to be a little bit more aggressive about it perhaps. I believe that the residents that are comfortable coming out will be out. We have a lot of residents who still pick up the phone and order to go, but we have the option of ordering online. It is advertised.

Mr. Krumrie: I actually tested it this morning. You can put your credit card in and other than picking up your order you don't touch anything or whatever.

Ms. Toth: Some exciting news on that is that we have pictures. You will actually be clicking on pictures of items, it's very pretty.

Mr. Krumrie: Last will be the golf cart I guess. When will that probably be ready?

Ms. Toth: We are a couple of weeks out. I actually went out on the course yesterday and wanted to just kind of time from a to b to z, and see how the timing of the delivery will be. We just need a couple of more weeks to figure it out and we will be ready for you.

Mr. Krumrie: Thank you.

Mr. Krumrie: Any more questions?

Mr. Realmuto: Getting back to the financials, I just had a couple of questions on the operating statement. It is important to point out for anyone who might be reading these, that I understand the startup costs and our expenses are going to be different for this time period. This time period including essentially from I think the day after we approved the contract. There was a lot of training and hiring and purchase of one time purchases. And as you said, Jeff, that's going to continue, I believe, at least until the month of January.

Mr. Brown: Yes.

Mr. Realmuto: So we can't read into that, what we expect it to cost on a month and an ongoing monthly basis. That's good because the revenue looked great but the expenses as you can see far exceeded the revenue. There were just a couple of individual line items I had a question on. One of them was travel and lot lodging, for a little over the \$6,000. Can you explain that one, please?

Mr. Brown: Yes, during the period of opening we brought in a lot of people to help. We don't charge you for the Management labor, primarily for those people that travel you do have to pay for their cost of travel. So, we had chefs and bartender support, the people who developed the menu and brought it in and so there was a lot of people like that.

Mr. Realmuto: Can you expect to see those going forward or should that be minimal from this point on?

Mr. Brown: I know there are some that are hitting in January, but it should be minimal to nothing after that.

Mr. Realmuto: Okay, and my final question is just on the timing of the financial reports that we get. This one was for December.

Mr. Brown: Right.

Mr. Realmuto: This is the February meeting. I can understand, especially the first report takes some time to put together, but it looks like these are run by a program. I'm just wondering if it's possible, given our meeting schedule, to get the financial reports for the preceding month. Again this meeting fell very early because we moved it up, but on a normal basis it occurs in the third week. For example our next meeting is March 15th. So, I'm wondering if on March 15th we can expect to see the financials for both January and February?

Mr. Brown: I would think so. That's generally right on our line. Generally everything gets finalized and gets posted for the month somewhere around the 15th. I can just push it and try to get it to you slightly faster than that.

Mr. Realmuto: I would just ask that you try at least make an effort to get all the most recent financials in as soon as possible. I realize it's not always going to be possible.

Mr. Krumrie: They will not be included in our financials as of that date.

Mr. Realmuto: No, I'm not asking about our financials, I'm asking about the financials from the restaurant.

Mr. Brown: The March 15th meeting is a good chance I could have February and January available.

Mr. Realmuto: Okay, thank you.

Mr. Costello: The number people going to the restaurant, has it increased, decreased, remained the same? Do we have any big fluctuation?

Ms. Toth: This week we had 3 ugly days and that was the only difference. It is staying the same, week after week, about 1,020 or 1,100 guest every week.

Mr. Costello: So, we are looking at a consistent use of the restaurant?

Ms. Toth: It is very consistent. Our restaurant numbers are looking good and number of guest as well. I think one thing Jeff and I talked about this morning is the catering aspect of the operation is what we're missing.

Mr. Costello: Yeah, we are going to have some time prior to that really opening up. We do have a few different shows that are coming in, where I'm sure that you are going to be able to show us a little bit more there. But by the same token, we have to keep consistency.

Mr. Krumrie: We are, and I think maybe we want to mention about takeout as well. Curbside, those numbers are steady.

Ms. Toth: Very steady. Take out and curbside daily varies, it all depends on the day, but usually \$400 to \$800 every night.

Mr. Krumrie: The community is really taking advantage of the curbside and takeout.

Ms. Toth: Yes, I agree.

Mr. Krumrie: Which is an important item to the community.

Mr. Realmuto: Regarding catering, we are actually renting out the ballroom at least a couple times a month. Some of those are for the types of events you would expect there to be that desire catering. Are we set up now to accommodate that? What do we tell people that are renting the ballroom and ask about catering?

Ms. Toth: We have a few future events this year where we will be providing food and beverages. Some of the existing events we have bars that we will set up for. So, you will see some revenue coming in. I think still because of COVID and how cold it was, it's just very steady for the restaurant, but we haven't had too many caterings for the last month.

Mr. Realmuto: I'm just wondering if we're requiring, as we have in the past, anyone renting the ballroom to use our restaurant for all catering, or are we allowing them to use outside caterers?

Ms. Wells: We are requiring them to use the restaurant. Some of the ones that came in were rescheduled from last year, where they were able to bring their own catering per the contract. So, that's what you are seeing right now, is some of the ones that were residual from last year that were rescheduled.

Mr. Realmuto: Okay, but anyone booking new if they want catering it's going to be the restaurant? Correct?

Ms. Wells: Yes.

Mr. Realmuto: Great.

Ms. Wells: Shelia sends out an email with a link to the catering menu and Annie's information and they go directly to Annie and work with her on catering.

Mr. Costello: With the people who have prior arrangements who have picked another date, have they been made aware that any alcohol is going to have to come through the restaurant?

Ms. Wells: Yes, those are the bars that they have done for the weddings that have come in. I don't know exactly off the top of my head, there's been quite a few that they've done. We haven't had that many events.

Mr. Costello: But what I'm saying is the people who have had prior bookings and moved the date up, were they made aware that any alcohol is going to have to come through the restaurant because that poses problems with the liquor license?

Ms. Wells: Yes, Shelia has communicated that with everyone from the day that they opened.

Mr. Plummer: Are there any additional questions? Thank you Annie and thank you Jeff.

SIXTH ORDER OF BUSINESS

Unfinished Business

Mr. Plummer: Next on the agenda is any unfinished business? Hearing none, the next item followed.

SEVENTH ORDER OF BUSINESS

Discussion Regarding COVID-19 Procedures

Mr. Plummer: The next thing we have is discussion regarding COVID-19 procedures. I'd like to make one comment before we start down that path. Obviously there is a significant number of people who are obtaining vaccinations in a variety of places. It appears that they have the conception that if they get their two vaccinations, they no longer need their mask in the clubhouse. I don't think that rule has changed for us, I think it's just a misconception on the resident's part. I think that we just need to give staff the guidance that the mask requirement continues as is regardless of whether they've had the vaccine or not. My thought process is there is no way to really know whether they've had the vaccine or not.

Ms. Burns: And it's still the CDC's recommendation that even if you have had a vaccine that you continue to wear a mask, wash your hands, and continue to do that.

Mr. Plummer: Staff is cleared to continue with the mask requirement. Other comments or concerns about COVID-19 procedures?

Mr. Howison: I'd like to talk a little bit about communications. I understand the need to safeguard identities for people, but there seems to be pretty wide variance, or inconsistencies between the 2 CDDs and the HOA in terms of the information that goes out regarding positive testing and the tenants at the clubhouse or HFC. Is there a way that we can achieve some consistency? I know that vague communications sometimes raise more anxiety in some of our residents than none at all.

Mr. Plummer: Obviously, the blast that we put out in regards to any positive persons that we have, our advice comes from our attorneys and the management company. Jill, would you like to speak to that or Jan, either one?

Ms. Burns: Sure. We received advice from counsel of many Districts that we were not to disclose people who came forward and say who've tested positive for COVID-19. The blasts that I send are pretty general, they state that somebody who utilized the facilities on 'x' date was in the pool, was in the clubhouse, was at the HFC, etc. on this date and later tested positive. So that anybody who was in the building that day if they feel they could have been exposed they can quarantine. If the person who comes forward tells us I came in contact with this person, this person, and this person, we do reach out separately to those people and notify them that we were notified that they may have been in close contact with somebody who later tested positive. The blasts that are sent out are general so that anybody who may be here are notified. If we do have additional information from the resident or person who came forward about who they have come in contact with while they were there, they are notified as well.

Mr. Realmuto: Are we utilizing the room sign in sheets? We do have sign in sheets in each of these rooms as well as the pool. It would seem to me we could use that even if the person doesn't know who the other 50 people at the pool were with them, we could utilize that contact list to notify them. By the way, that's just an example to my knowledge there's been no cases from the pool.

Ms. Wells: We have utilized the sign in sheets when needed. Most of the time when they call, they tell us who they've been in contact with and they've told me that they've already notified those people that they've been in contact with. There are some cases

where they may have been in multiple areas or not necessarily know. I know one of the blast we sent out, they were very specific on the time that they were in the ballroom. So we released the time that they were in the ballroom because there was an event going on at that time. We weren't exactly sure who they came into contact with at that event, so we just generalized that event, anyone that was at that event.

Mr. Plummer: Lloyd, you are correct that the vagueness of the emails do present a significant amount of confusion that goes with this. We struggle over that every time we put one of those out, how to put out the best information we can following the guidelines that are presented. It's not an easy task to try to protect the identity of the person based upon what the HIPPA laws are, etc. When you talk about HOA as opposed to CDD, they don't have the same guidelines that we have. So, there's a little difference in the way that they do things and that we do that, and it's based on the way the organizations are organized if you will.

Mr. Howison: I understand that. I'll give one example. We had a positive case here in the clubhouse that was reported and it was simply stated that the individual had been at the clubhouse on the particular date. Subsequent to that about a week, an individual that was identified at the HFC and their communications said they used the fitness center and no other facilities. When that first one came out about our clubhouse, I had a neighbor come to ask me did that person go to the restaurant. I said I have no idea. They said well then I'm done using the restaurant. I feel like if that individual just walked into the clubhouse and left, that's one thing. If they went into the restaurant, that's another. If they used the fitness center that's a third.

Mr. Plummer: So your suggestion, as I understand it, is to be a little more specific about the areas of the clubhouse they used instead of just the clubhouse in general. Which I think we can probably do that in some cases.

Mr. Howison: Or in the areas.

Mr. Plummer: In some cases when it's somebody that's all over the clubhouse, then that's difficult.

Ms. Burns: When you see that's because they were all over the clubhouse. There wasn't a place to pinpoint.

Mr. Howison: Okay, I think if there are cases where we can say the individual did not use the restaurant, or the individual confined to whatever room, then we should.

Mr. Plummer: I think it's a very good suggestion. It's just a very difficult thing to try to meet all the requirements that we must meet.

Mr. Realmuto: I think Harry brought up a very good point. Even if we can consider a person has having been throughout the clubhouse, maybe because they stopped in multiple rooms or walked through the hallway, chances are they weren't in all of them in particular the restaurant. So I would like to see the actual rooms that we're aware they were in called out or perhaps at least mentioned they were not in the restaurant to handle exactly that case. I think we can make an effort to be much more specific. Even if we think they were throughout.

Mr. Plummer: I agree and typically Christine and I write those, so we will be significantly challenged to try to get the specifics a little more pin pointed instead of being generalized with them. Any other questions about COVID-19? If not, we'll move on to the next item in the agenda.

EIGHTH ORDER OF BUSINESS

New Business/Supervisors Requests

Mr. Plummer: The next item is new business and Supervisors requests and then we will move on to the discussion of the Reserve Study. Do any Supervisors have any additional requests that they want to talk about right here? If not, you have another option at the end.

A. Discussion Regarding Reserve Study

Mr. Realmuto: You have in your packet not only the Reserve Study itself, but the report that was produced when we had it professionally done. That goes into great detail. I guess it's one of the reasons for the length of this agenda packet. I don't necessarily intend to go through the text of that, but I'm sure either myself or Christine can answer any questions about that lengthy report that details all of the items in the Reserve Study. What I do want to do is go through the spreadsheet that is labeled Reserve Component Inventory or Reserve Expenditures. What you see there is a projection, essentially, by the items in the Reserve Study broken down by categories like interior and exterior building elements. Starting with this year and going out for I believe 30 years. I know Christine put

a lot of work into this, primarily updating the Reserve Study we had had done a few years ago. I did work with her reviewing it a little bit. I think we identified some areas we need more information, and I'd like to at least bring to your attention to those. It's also an opportunity to answer any questions. I will point out that my focus was pretty much on this year and next. I didn't pay a lot of attention to years beyond that yet. This is our first look at the Reserve Study, I think we are going to come back to it. How would we like to go about this? Like I said, there's a couple of items I'd like to bring people's attention to and get feedback on.

Mr. Plummer: Let's just start and go ahead and bring the items that you would like the attention to and go forth from there.

Mr. Realmuto: Okay, as I mentioned it is by category. I did not have anything under exterior building elements. There's nothing planned there for this year or the next fiscal year. I will just point out that the very first year would be 2023 and that would essentially be for exterior paint, stucco, and any repairs on the exterior of the building. We are not looking at anything immediate in that category. So, moving right along to the interior building elements, there are a couple of things I think we need to talk about and get some kind of feedback from all the Supervisors on. The first one, item 2.16, is the exercise equipment which is the fourth one down in that category. Exercise equipment phase it points out. There's nothing in it for this year, but we have almost \$40,00 in it for 2022. This doesn't seem to represent a phased approach, I don't think we necessarily want to spend that much on our exercise equipment all in that year. I welcome feedback on it and how to approach that. What do other Supervisors think? Maybe I will just go through them all and then invite comment at the end, it might be a more efficient way to get through this. The biggest one is probably the next item on the very next line, floor coverings and the carpet throughout the clubhouse. We have in there, and I believe it's also in this year's budget, \$45,000, which Christine tells me is essentially just for the replacement of the carpet in this ballroom, not the rest of the clubhouse, which is what the item is for. My feeling on this, my suggestion, would be to move it out from this year's fiscal budget, which means not spend it by October 1st. I think it should take place as part of a larger ballroom renovation plan, which might include painting the walls in here and perhaps some ideas we've thrown around about enclosing or somehow eliminating the noise that

sometimes happens during meetings like this at the Activities Desk. I think there's a lot of things we can do. Choosing the carpeting is related to the color of the walls and the drapes, which I understand are in good condition and we probably wouldn't want to replace. Maybe we need to coordinate the colors for those. My major point is, and give me a few back on this at the end, would you be okay with planning to not make that expenditure this year and plan on deferring it to the next fiscal year, at a minimum? Moving along in that same category we have some items like furnishings, chairs, tables, this is interior now. It is a rather large number of \$97,000. I would certainly want to understand a lot more about that. That's not planned until next fiscal year, 2022. I think we are going to need a plan for that to understand that number in more detail, and then consider phasing that rather than expending such a large sum all in one year. Next item is kitchen equipment, grill and bar, phased. We have \$15,000 there for this year. I think that should remain unchanged for this year, that's the number we've been working with and planning against. I think we need a plan going forward and to reevaluate that. As I go through this, you will probably recognize some areas that fall in the areas of responsibilities for different Supervisors. Certainly the kitchen, Harry, that will be something I think I would ask you to look at and come back with some kind of thoughts of what you would like to see for future planning.

Mr. Krumrie: Definitely we will do that, because I believe I think in years past we've actually budgeted \$15,000 every year for the last several years. I would make a comment regarding the restaurant in general, and that includes coming up with some kind of plan, whether it be 3 years or 5 years. It's 20 years old, not only the equipment, just the restaurant in general.

Mr. Realmuto: I think what I'm trying to say is we will be looking to you to come back with a proposal to update that item at least and other related items on the reserve study. Some other things that I think we need to look at is we have second from the bottom on that page, paint finishes. I assume that means repainting the interior. Obviously we are planning on doing the hallway this year. Again, that's going to be another phased thing but that's an item that we'll want to update. Then finally we have the restroom renovation which is complete, but we don't have an amount there for 2021. So, maybe just for posterity Christine, we should capture what we spent this year on the restroom

renovation unless I'm missing something. Is there anything we planned to do that we haven't already done this year?

Ms. Wells: With the restroom renovation, we put in the tile under the floor coverings. The only other things we did other than that was replace the counter tops and the faucets. We can break the tile out from the floor coverings.

Mr. Realmuto: Got it.

Mr. Wells: We can take it out and put into the restrooms renovation complete. The restroom renovations complete was meant to be an entire restroom renovation at one time, which they had at fiscal year 2025 which is \$64,210.

Mr. Realmuto: Okay, I think I misread complete. I was reading it as has been completed, but this is a complete renovation.

Ms. Wells: I think that's what their intention was when they did the Reserve Study originally, but like I said we can take those items out of the floor coverings.

Mr. Realmuto: Yes, we can handle it any way we want. The point is that we have done a significant renovation there and we probably don't need the \$64,000 that was allocated four years from now in 2025.

Mr. Costello: Where do we stand with the unit that we're looking for the bathroom, the base?

Ms. Wells: I was going to bring that up in my report, but I will just go ahead and tackle that one now.

Mr. Costello: The reason I'm asking is because I mean it's part of this right now.

Ms. Wells: The cabinet itself needs to be replaced as you know. They are about 4 weeks out from it. What we did was we had something to pick up at Home Depot, it's just a temporary vanity, two of them. They were a little over \$200 for both of them to install so we can go ahead and open the restrooms, because they are about another month out from installing that cabinet due to back lag with COVID-19.

Mr. Costello: And this has been going on for too long a time.

Ms. Wells: Too long.

Mr. Realmuto: I think that we can come back to that under your report. I'm going to keep going with the Reserve Study. That's all on page 1. Page 2 is just years 16 through 30. I'm just going to skip over that entirely, I think that's too far out for us to talk about

today. That brings us to page 3 of the Reserve Study. My only question here for the very first item in that category of building services elements. We have security system phase, and we currently have in the Reserve Study about \$17,000 for the security system. I know that was just inspected, my question for Christine is do we anticipate actually needing to replace that or expending it, or is that something that could be pushed out further?

Ms. Wells: It can be pushed out, I was just referring to the report, I think the reason they had that on there is due to changes in technology or building codes that may take place. We want to keep in there just in case, something changes you are already kind of prepared for it. We have had to replace that unit before. Every time we get an inspection they kind of give us an update, and we don't anticipate anything in the near future.

Mr. Realmuto: Okay, so I assume Bob, that would be something if you felt necessary you would bring forward, but if we don't hear anything.

Mr. Plummer: It's kind of a year-to-year basis on it and where the technology is and what the wear and tear on that particular one is.

Mr. Realmuto: Moving right along then to property site elements. These are ones, you will see Christine highlighted in yellow because we need input and evaluation from the Engineer. Those are the golf course pathways, the golf course bridges, we had essentially \$25,000 allocated for those. I think what Christine did is split the two of them evenly. What we are going to need Alan, is some feedback on the number of linear feet for each of these and the cost we can expect going forward. We are not looking for those today, it's just kind of bringing them to your attention.

Mr. Rayl: Christine had brought that to my attention. We are working to provide that information.

Mr. Realmuto: Okay, thank you. Moving through this list in order, but skipping ahead to golf carts line 4.331. I believe that is the security golf carts to be specific. There's an amount there close to \$11,000. I believe that was the amount one of our speakers spoke to during a public comments. I've gotten feedback that those golf carts are probably on their last legs. I hope they last though next year. I don't know if anyone has any thoughts on that, but it's probably not too early to think about getting quotes on those. Considering some of the details I've got whether we want to purchase new versus used, I know some of the advantages on purchasing new. We might spend a little more up front,

but at least some brands come with a pretty comprehensive four year warranty. We would be assured we wouldn't have any costs. I don't know if that applies to commercial usage though, but those are the kinds of things we need to look at and get a more accurate number there, definitely. If we don't have to do it this year, it's scheduled for next year, I think we are going to have to do it in the next year's 2022 fiscal budget. Again, I think in general going through these, we should be sure there's a Supervisor that's responsible for following through and coming back to get the numbers on the Reserve Study so that would probably be security I would think. Finally, we were looking for the Engineer's feedback on the ponds and erosion control, because there wasn't anything scheduled there until 2029. I believe we are doing some work in that regards and that needs evaluation.

Mr. Rayl: That's a little too far out, we need to bring that in. We'll provide some information there.

Mr. Realmuto: We will be looking for your advice there Alan in a future meeting. That's all I have on that page. Again, we will skip the years 16 through 30 which brings us essentially to the last page we are going to be looking at today, page 5. I'll just note that we have the color coat on the tennis courts scheduled for \$17,000. They have apparently reached the end of their useful life; I don't have any information or feedback on that matter.

Mr. Costello: We spoke with Phil Hines over the last week, and he several other people who play tennis and coach and all that. They took a good look at it. I spoke with him yesterday and he told me that he was told by these coaches that the courts are in fairly good shape. He said he feels that there is no danger within a year, maybe a year and a half out, we are going to have to consider doing something with the color coating and all that out there. So for right now, I think we have it for 2021?

Mr. Realmuto: Yes, for 2021.

Mr. Costello: Yes, \$17,000 for 2021. I think, the impression that I got speaking with Phil, we can push that out a little. I don't know that I would push it much beyond 2023 at the max. But the year after we are going to have to take a good look at that and see where we are at that point. We did try to power wash it and the only thing there is the power washer that they used, unfortunately, scuffed it up a little I think. I think it just did a little

something with paint. I don't think it actually damaged the court but from everything Phil told me yesterday he felt that we got another year, year and a half to go.

Mr. Plummer: Does that include the shuffleboards too? Because that's included in that line item.

Mr. Costello: Shuffleboards were done not too long ago. How long ago were the shuffleboards courts done?

Ms. Wells: 2017

Mr. Costello: They are in good shape as far as I can see.

Ms. Wells: Yes.

Mr. Realmuto: So I have no issue with deferring it, I think it's a good year considering the other unexpected expenses we are likely to see the remaining of the year. As long as it's not going to cause any additional damage that would cost us more for that.

Mr. Costello: No, he felt that he felt that there was no risk of any real damage. He felt it was more of a visual type of situations. His biggest relief to me was that he said, he didn't feel there was any danger. You know that this is where we want to be careful.

Mr. Realmuto: Of course. Okay and the other item related to the tennis courts is right below it, the tennis courts, light poles, and fixtures. I believe that was essentially to replace those, notably with LED lighting, which would save us money going forward. As and I understand it, we currently have some lights out there. Christine I don't know if you wanted to address that now, or in your report? I guess what I'm trying to do is get the Supervisors feedback for staff action.

Ms. Wells: Yes there are some lights that are currently out. We were just waiting to see since it is on this current fiscal year to get replaced, if the Board wants us to we can bring a quote to the next meeting to move forward with that project since it is budgeted in the fiscal year 2021 Capital projects. It would save us significantly with electric cost as well. I believe those are the only lights still on property that are not LED at this time.

Mr. Krumrie: How much usage do we have after 6:00 p.m. on those tennis courts?

Ms. Wells: We probably have a little bit more usage on the shuffleboard courts than the tennis courts, but you do have some usage and there set up to turn on and turn off so they don't stay on if no one is using them. It's not like the pool where they are on a timer and they stay on the whole time it's dark.

Mr. Krumrie: Do both courts depend on the same lighting?

Ms. Wells: No, there's separate lighting for the shuffleboard courts as the tennis courts.

Mr. Krumrie: Okay, because I certainly don't visualize anybody using that tennis court after 5:00 p.m., let's say.

Ms. Wells: It's more significant in the morning, you are correct. Shuffleboards I would say they do use that a little bit more often. I know there's a group that uses it on a regular basis at night on the shuffleboard courts.

Mr. Realmuto: And is the lighting only on when it's actually being used?

Ms. Wells: Yes, it has a switch on the pole you turn on and off. Security checks that as well if someone does leave it on.

Mr. Realmuto: I think that's important information, it's not being used that often and we are not going to save that much by switching to LED lights. I don't know if you feel it's appropriate to get staff feedback, we already talked about deferring the painting and color coat, what about on the light poles, do you want to defer that as well?

Mr. Plummer: I think they are waiting on direction from staff to repair the ones that aren't working at this point, to decide which way we are going to go. I think we need to give them some direction so they can move properly.

Mr. Realmuto: I personally don't have a strong feelings, but it seems to be if the expense isn't necessary and it's a relatively small expense to replace them as in a couple hundred, I think we should do that to leave our options open with regard to the funds.

Mr. Costello: Is it simply lights are out? I mean \$15,000 for nine poles? Poles exist, so do the light fixtures, what needs to be done?

Mr. Fisher: There's nothing wrong those lights. There was just a recommendation to move to LEDs

Mr. Costello: \$15,000 I thought was kind of a pretty high figure.

Mr. Fisher: They are decent sized light fixtures, so I'm assuming the electrician was going to replace that whole casing and Convert it to LEDs. We could just go ahead and replace the light bulbs and revisit at another time if we desire.

Mr. Costello: Well, I believe we did all the light fixtures in here with LEDs and we are still getting electrical bills for like \$17,000 a month, which quite honestly I don't think it went down that much.

Mr. Realmuto: If I'm reading the consensus right, I think the direction I'm hearing Bob, correct me if I'm wrong, but it's to defer that and not plan on replacing them so we should go ahead and replace the bulbs themselves.

Mr. Costello: Yes, I agree.

Ms. Wells: On the Reserve Study Steve, do you want us to move it just one year, two years, five years? Just so I can update it. It's on the Reserve Study again in 2031. I believe they were recommending replacing.

Mr. Costello: What repairs do we need to them right now?

Ms. Wells: We just need to replace light bulbs.

Mr. Costello: That's it?

Mr. Realmuto: Given that it is infrequently used, I'm not sure we should keep it here.

Ms. Wells: Just take it off for now?

Mr. Realmuto: That or put it far out.

Mr. Plummer: I was going to say move it out 5 years or more and revisit it. I wouldn't take it completely off because at some point you are probably going to need to replace them anyway.

Mr. Costello: Even at that \$15,000 is kind of a high figure as far as I'm concerned for a repair for something that isn't used consistently.

Mr. Realmuto: I agree. How does 2025 sound? Again, if there's an emergency it's going to need to be done and we can do it but, for planning purposes, 2025. That brings us through that category. The next major category is Pool Elements. I'll just point out that on the existing Reserve Study we are scheduled to do mechanical equipment, it says it's phased. I'm not sure exactly what needs to be replaced, but there's \$16,000 allocated to that for next year, 2022. I assume we want to keep that there only because we've talked about replacing the pump and I know we've had some problems with it. There are more efficient pumps, is that true Christine?

Ms. Wells: Yes, we normally get with the pool vendor to see the recommendations. I know he has previously recommended replacing the pool pump with a salt priming pump. We bypassed that project a few fiscal years ago when we had the additional storm water repairs that we had to take care of. So, I would recommend to keep that on 2022 and we can reevaluate it in the next few months.

Mr. Realmuto: Okay, thank you. Then the other pool item, although it's not on there until 2023, is pool finishes, plaster. I guess I had a question on that. It wasn't clear to me from the lengthier report if that includes the tile? I know I get a lot more complaints about the tile in the pool than the plaster itself, which I know we re-did not that long ago. It's the tile pieces that keep falling off or the grout getting moldy, that I hear complaints about.

Ms. Wells: Yes, it does say replacement of the tiles on the report. There's a list of five items and it includes removal and replacement of the finishes, partial replacements of the scrubbers and coping as needed, replacement of tiles as needed, and replacement of joint sealants and concrete structure repairs.

Mr. Realmuto: Okay, I'm not suggesting any change to that.

Mr. Costello: You and I spoke with the person from the pool company, and he had said that he would more or less suggest changing the tile when we refinish. I just assumed that was included in that.

Mr. Realmuto: Right. That bring us to the Miscellaneous Capital Expenditures. The only one to talk about is the very last one there is Capital Reserves for FY 2021 Reserve Study Update and whether or not we feel that needs to be done. Christine has done a good job of updating it, and we probably saved ourselves some money for a while. There is one big piece missing. I think it's more an item for the Engineer, than having someone re-do the whole Reserve Study for \$4,700 and that's roads. I don't know if I passed over it, but one thing that become obvious to me is our biggest area that we need to budget for future expenses is going to be the maintenance of our roads. So that needs to be incorporated into this, and I know Alan's started that and we have a many hundred page report.

Mr. Howison: Yes, and to add to that, if we look at 2023 and 2025 combined we are looking at a little over \$1,100,000 primarily for roads, concrete curbs, gutters, partials, and that does include fences. I wonder if it doesn't make sense to try and take a look at

that and stretch that out more evenly over the 5 year period. Perhaps begin to take care of some of those things even this year, based on your top ten list that you provided last month.

Mr. Realmuto: I did skip over it because it was a little further out from most of the items. If you are following along it's on page 3. Lloyd, I guess this is something we will probably be looking to you to get together with Alan and make recommendations on how to phase that. I know there were recommendations the lengthy report and they were divided into areas, but I feel more comfortable having Alan review those but going with your recommendation there.

Mr. Rayl: We had taken that first step and got some budget numbers for Berwick which was identified as the road most in need of immediate attention. Then, as Supervisor Howison said, we've got that top ten list and we are getting some contractors to get us some budget numbers on those as well so we can plug those in and plan for those.

Mr. Realmuto: We saved some money here and at least deferred some expenses, but if there are roads you feel need to be done in consultation with Alan, you should bring that forward. But otherwise, come up with a plan so we can budget going forward.

Mr. Howison: Well, it just strikes me that we could even it out a little bit and avoid some of the really huge expenditures. For instance, 2023 for roads and those 5 categories is \$433,000. If we can even that out a little more, it would probably maintains our capital reserve and reduces risk over the long term, I would think.

Mr. Realmuto: Okay, so that brings us to the end of the Reserve Study and my comments. I just want to say to set time expectations. I'd like to suggest we focus on the next year, 2022. Obviously, it's most important since we are working up to the May deadline to try and get an understanding of what our budget will be. So, that's the most time critical area, but you should probably also be looking at the next five years. We'll need to come back to this at a meeting between now and May.

Mr. Costello: One of the things that I have noticed over the last few years is our light fixtures. We have 232 light fixtures that we pay over \$10,500 a month for to rent them. It's on 7 contracts, and the cost of purchasing the light post ourselves would be \$417,600. It would not begin until the year 2026, due to the fact that we are stuck in contracts that TECO is not going to let us out of. There's one contract which includes 81

light posts in the year 2026, the cost to replace them we are estimating because we have spoken to people, is going to be almost \$146,000. In the year 2027, we come up with a total of 94 light posts which comes to a total that is between \$180,00 and \$190,000. I think if we can get through the first two years the savings that we will see will carry us to the next two years, where we could simply continue to budget the same amount of money. What would happen is we would be able to complete the project. We paid out \$17,000 and we could reduce that number by, Christine, tell me if I'm wrong, we figured it at about \$10,500 a month?

Ms. Wells: Yes, that's right.

Mr. Costello: We are looking at a \$126,000 a year in savings once these are reduced. So, that is something that I think we should incorporate into this Reserve Study. So that as the time comes up, we can eliminate paying out rental fees on something that we could own. Quite honestly, I don't think we're going to be spending \$10,000 a month in repairs for light posts.

Mr. Krumrie: Mike in this agreement you are saying that we would not own light poles, we would continue to rent them from?

Mr. Costello: No, we would own them. Harry, we approached TECO about purchasing the light posts. I think you can probably remember when you rented your phone, it's a cash cow. You know for them, it's a cash cow, they absolutely refused to even discuss the matter from what I remember. Christine, correct me when I'm wrong. They actually refused to even discuss selling us these light posts. We are paying them \$126,000 a year for rentals when we can own them, maintain them ourselves, and save that kind of money, it's kind of ridiculous to continue renting.

Mr. Krumrie: Makes sense to me and it looks like it's got about a four year payback on it.

Mr. Costello: Exactly. I think it to be a little over, between 3 and 4 years. In order to pay back what we put out. But from that point on, I don't foresee where maintenance of the lights, I just don't see where 232 lights are going to costs us that kind of appreciable amount of money.

Mr. Realmuto: It sounds like a great idea to save money moving forward but it is almost 5 years out.

Mr. Costello: Well, the only thing is if we put it in to this, just like we did with the bridges, we started putting money away. If we incorporate this and we put the money away as it happens, we don't have to go to the people and say you owe us another \$300 a year or whatever. We can do it probably at let's say a \$50 to \$60 a year per household. We will, quite honestly, have the money to do the job. Like I said, we only really have to worry about half of this because the savings that we will see after that, they're going to pay for the replacement of whatever lights are there.

Mr. Plummer: I understand what you are asking for Mike is this to be included in Reserve Study, correct? You are asking for this to be included in the Reserve Study?

Mr. Costello: Yes, and as far as the figures go, if you want I will sit down with Christine, or you can sit down with Christine and get the actual figures.

Mr. Realmuto: I can get with Christine on it and plan on bringing it back so that we can include it in the Reserve Study, because I do think it would be good to have that out there and plan for it.

Mr. Plummer: Me too. Are you finished then, Steve?

Mr. Realmuto: I am finished. Any questions or other feedback on the Reserve Study?

Ms. Burns: Just one thing, we talked about the fitness equipment. One thing to throw out there, a lot of Districts decide to lease just the cardio portion of their equipment. Similar to your cell phone, those go out of date pretty quickly, so the ability to now attach now to maybe an Apple watch that you use or attach your phone. The older equipment comes out obsolete pretty quickly. If that's an option that the Board wants to look into to lease just the cardio equipment and then purchase the strength equipment, that's pretty common now just with the technology that changes so often. Usually as a lease program, the maintenance is included as well. That may be something wants to explore, is doing a lease and just paying that out of O&M. And then usually it's you can do a shorter term, 2 or 3 year lease, so they can get new equipment every couple of years that is keeping up with the changing technology. So, that's really up to date for those cardio pieces. Just a thought, something to look into.

Mr. Realmuto: Thanks for that, Jill.

NINTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Mr. Plummer: We are going to move into monthly reports. First is the attorney's report, Jan.

Ms. Carpenter: Hi everyone. We don't have anything special to report this month. It has been fairly quiet.

Mr. Plummer: Thank you for your report.

Ms. Carpenter: I do have one or two small things. One is just a notice under the golf course agreement with Lake Ashton II, we had agreed that they could amend the boundaries to take care of those two holes that were not within the West CDD. Their counsel just said that they are beginning to think about getting those plans under way. I just wanted to make you all aware of it. The contract calls for our CDD to cooperate and assist them, but they are to do the legal work. We would just be over seeing what they're doing and keeping you informed. The second thing is on the flooding, we have not had any luck in getting a settlement agreement. In speaking with counsel for the West, we are sending over a letter to Mr. Vernick to follow up on that, and we will keep you all posted. If you have questions just reach out to me individually, as opposed to discussing this since it could end up in litigation.

Mr. Plummer: Any questions for Jan?

Mr. Realmuto: Sorry, you are not going to get let off the hook that easy, Jan. At the last meeting, one of the questions that came up is regarding the liquor license, do you have anything for us on that?

Ms. Carpenter: No, I want to talk with Metz first and again it's something I don't want to put on the record. I just had a question about the way they applied for it. So, if you could give me another week or two, I should have an answer on that. The question came up in context with allowing outside folks into the restaurant. I will follow up with Metz and their counsel. In looking at some of the regulations and the way they apply, I just want to clarify with them. Since all we have right now is a conditional license, I want to clarify with them their application and the way it was filed before I give you a solid answer.

Mr. Realmuto: Looks like it's going to get deferred another month.

Mr. Plummer: Anything else for Jan? If not, we will move on.

Ms. Carpenter: Great, thank you.

Mr. Plummer: Thank you Jan.

B. Engineer

Mr. Plummer: Engineer's report, Alan.

Mr. Rayl: Good morning again. We had a very busy month of January. I'd like to let the Board and the residents know the repairs, the 4 locations that were repaired on the golf cart paths, that were completed last week. We will do one more final inspection before we recommend the invoice for payment, but we have that inhouse already. I wanted to let you also know that we were diligent in coordinating with the contractor about where they needed to access the work only through either the CDD tracts or drainage easements to bring their construction and equipment materials in and out. We want to improve on that where the adjacent residents are also directly notified to know what to expect. More than just the CDD has either the ownership of a tract or a right through and easement to travel through an area, it's just a little bit better communication than common courtesy to let the adjacent residents know to expect some construction activity for a couple of days right in that area. So, we'll make sure that level of coordination is accented for future work that gets underway. We have some things that were out to bid that we've talked about in the past. There are some flumes that need repaired on the golf course cart paths to the ponds. We went out for bids on those. We had one come in, we had two that were no good. We are actually going to try to look for more cost efficient alternative to repairing those flumes than what this bid reflected. So, I'll bring that back to the Board next month with some more information. Similarly, the repair at Ashton Club Drive and Dunmore is out for bid. The top 10 repair locations, we're getting budget numbers from 4 different paving contractors on that so we have a good feel for where those would need to be budgeted. The bridge sealing, we have asked the contractor to give us a quote for that and they've indicated they would but I just haven't seen anything yet. Additionally, on the bridge topic, I checked in with a few of the local home builders during a recent Polk County Builders Association meeting and asked them about lumber prices and if they've seen any change yet, they have not. The Canadian tariffs are still in place and prices right now are about double of what they used to be. So, I would still recommend that we hold off a bit right there. We also came up with a couple different options to do a small drain

improvement around the pool equipment area to let that area drain. One would be, and it's going to be very simple, one option would be to have a little small yard drain in an area with some swale grading. We are going to see how those costs compare and we'll bring those back to the Board for recommendation for awarding that for it to be done next month. Another project that was completed this last month was the Pond 17 control structure repair that was needed to be done in order to move forward with our SWFWMD certifications. Similarly now that water levels have been continuing to drop, and we've been keeping an eye on that regularly, and we are over a foot below where we were at the previous high back in September. Resident Mr. Hanson brought up the stop bar locations at last month's meeting and we were ask by the Board to look into that. It was something that I had noted some concerns regarding the stop bar locations with respect to sight distance at some of the intersections in the community. We have identified 24 locations where we would recommend stop bars to be advanced towards the intersection to improve the sight distance. We are preparing some exhibits to bring to the Board for that. It doesn't require moving stop signs, it would just be blacking out the existing stop bars and painting new stop bars, it would be a pretty simple task if the Board wishes to pursue it. We did get the final invoice from retainage on the Dunmore/Mulligan project, and I sent that over to Christine with the recommendation for it to be processed, so that project is finalized. Being now that the water levels have dropped, we are going to revisit our inspection on the report that we did for some repairs. There were 14 identified repairs. Some were just vegetation clearing in order to get our storm water management system in compliance with the SWFWMD permit. One of those things was also the Pond 17 repairs, we've knocked off some of those things off the list already. Now that we've got some lower water levels we will revisit that and see if the remaining work can be done, and we can get back into compliance with SWFWMD. They did not hold the high water level against us, they understood our hands were kind of tied in that area. We've been fortunate that it's on its way to being resolved. One more item on SWFWMD, a resident had a tree that was in the conservation area immediately behind their home. The tree was dead and if things didn't go right, the tree if it fell could land on their pool cage. So, I met with the environmental scientist and she said that if the District wanted to pursue relieving that situation, we could submit for a permit determination, for an allowance to do an

activity in a wetland. This is our wetland conservation areas, it's our tree. We would propose a plan of how we would cut down that offending part of the tree, basically to about shoulder height where it couldn't do any harm. It would be done without mechanical means; no equipment would be brought into the wetland area. If the District wants to pursue that there's a method to accomplish that, and we could talk to some tree removal folks to see how they would quote that.

Mr. Realmuto: Who's financial responsibility would that be, not just for the removal of the tree but all the permitting? Ours or the homeowners?

Mr. Rayl: It's on District property. It's a specific thing regarding a specific location, but it is something on District property that would affect the private property.

Mr. Realmuto: Maybe we could get some advice from our Attorney, because unless it's some eminent condition of damaging the homeowner's property, generally I believe the way the law works is it would not be our liability, unless there was something we could have done something about it. Jan, do you have any advice for us in this situation?

Ms. Carpenter: Yes. I've got a slightly different one it's a water management conservation area. You are correct, that's the law for a tree that leans over somebody's property. However, if it's in our conservation area and it's posing damage or an improper type of tree, we may be obligated to take care of it.

Mr. Costello: What are we looking at as far as costs?

Mr. Rayl: We just looked at this on Friday with the environmental scientist. I can get pricing.

Mr. Costello: We are not looking at major amounts of money?

Mr. Rayl: It would be a simple operation.

Mr. Costello: I would think that we should make a motion to start the request to remove the tree, or to get permission to remove the tree.

Mr. Rayl: We have some formal paperwork with SWFWMD that says we have permission to do that as an environmental scientist recommended that we take it down. We show that we are not going to do it with machinery back there, it's going to be manual labor that takes the tree down and removes it.

Mr. Plummer: Time wise, is this an imminent issue?

Mr. Rayl: No, I wouldn't say it's imminent.

Mr. Plummer: So, if we give you the approval today through the Board to start the paperwork side of that, we could still make the decision next month based on costs, if want we want to do with that? Is that correct?

Mr. Costello: I have a question for the attorney. What is our liability in this if the tree does come down and damage their property?

Ms. Carpenter: I don't want to put it on line, but if it damages the property there is always that concern. It was in, we were aware of it, we didn't do anything about it. So, if it's in imminent prospect of causing damage we should take care of it.

Mr. Costello: I make a motion that we have the engineer start the paperwork in order to have the tree removed.

Mr. Realmuto: I'd like to understand what the financial implications were, not in the physical removal of the tree but Alan's costs. I'd also like to understand if, at this point I haven't heard anyone that there is an imminent danger, there is anything wrong with the tree. If there is, then it sounds like you need to do something about it.

Mr. Rayl: It's dead.

Mr. Realmuto: It's actually dead?

Mr. Rayl: Yes.

Mr. Plummer: Okay, I have a motion to start the paperwork process.

Mr. Realmuto: Before we vote, I'd still like to understand. Alan, any idea what that's going to cost us?

Mr. Rayl: If there's a form, it would be a one-page form that we would submit, and/or maybe even something I can get accomplished in an email request and then a response back, that gives us that allowance to move forward. It could be a couple of hours in time.

Mr. Realmuto: So that could be up to \$1,000 or so?

Mr. Plummer: And obviously you are going to have cost on the tree removal at the end of that.

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, Authorizing the Engineer to Start the Process for Tree Removal Permission, was approved.

Mr. Rayl: Thank you. I will keep the Board informed of our progress there and that's all I had for today. If anyone has any questions I can answer those and I brought some hard copies of some of the things I went over if anyone want to see anything.

Mr. Plummer: Anybody have anything else? Obviously, Alan will be here to discuss things after the meeting if you need to do so.

Lake Ashton Community Director

i. Painting Cost

Mr. Plummer: Community Director's Report, Christine.

Ms. Wells: Good morning. The Community Director Report was included in the agenda packet. I've just got a couple of things I wanted to touch on. First, we have rescheduled the Doo Whop Reunion and Celebrate to 2022 just to accommodate the number of people we've already sold tickets for. So, that has already been rescheduled and we'll get dates out soon as the residents can mark their calendar. We also had started the Eat, Drink, and Be Entertained Dinner Show Series with the restaurant. That's going very well, we have one scheduled for February, March, and April. We'll see how that goes and may turn it to a monthly occurrence depending on how many residents are interested. The other thing I wanted to mention is that we did receive the golf cart for deliveries for the restaurant. So, that is here. There's some information on the newsletter ad revenue, you can look there, and then I'm just going to jump to the project tracking list unless there's any questions on the actual report. I briefly mentioned about our plan for installing a temporary countertop so we could move forward with opening up the men's fitness center restroom. Our plan is, once we get the cabinetry for that location, that we will use the temporary vanities to replace the vanities in the dressing rooms which are original. I just want to make sure Supervisors are okay with that. Like I said, I think the total cost was under \$250 for both vanities. We are able to use the existing sink fixtures, and then Matt should be picking those up today or tomorrow morning so we will be able to open up the men's fitness center restroom as soon as those are installed. The next thing I have, I

didn't have a date for the painting of the foyer, I did just talk to Jimmy and he said that he is shooting for the end of February unless there are any delays. Again, there are lots of people wanting to paint their house due to COVID. He said to be safe the middle of March is when he can start that. He did also mention since we are going to a lighter color that he may have to do additional coats of paint. He isn't sure if he's going to need to charge extra, but he did mention that he may need to charge an extra \$1,525 if he has to do multiple coats of paint to cover up the existing wall color. I don't know if the Board wants to approve the additional amount, just so it's available if we do need it or if you want me to wait. I just don't want to delay.

Mr. Realmuto: Christine, I know you painted samples on the existing wall, shouldn't that answer the question whether or not we are going to need a second coat?

Ms. Wells: Yes, we are using a different paint than the samples that we did. So, I don't know if that's going to have any bearing on it. I know Matt did do two coats of paint and I believe his original quote was for one coat of paint. Like I said, he didn't say it's for sur, he said he may need two. I know Mike is in charge of amenities, maybe he could have authorization to approve any additional costs with that up to a certain amount.

Mr. Realmuto: I guess I have no issue with the additional costs, but I do think we should test it ahead of time. Another option that might be considered, I don't know if we can upgrade the paint, there are some paints that have better coverage than others. We could spend more for the paint and actually perhaps save money by not needing to do two coats

Ms. Wells: That's what's a little unknown right now because we are using a different type of paint, he would be using a higher quality of paint.

Mr. Plummer: Since there are the unknowns, let's approve a dollar amount and put the ball in Mike's court to approve when and if that comes around. What was the dollar amount?

Ms. Wells: I think \$1,525 is the amount he sent me.

Mr. Plummer: Okay.

Mr. Plummer: I've forgotten, what was the original quote?

Ms. Wells: The original quote was for \$5,260. That was the painting of the foyer and the hallway.

Mr. Costello: I make a motion that we change it to not exceed \$7,000. That would be the total. Now what did you say the total of the costs was?

Ms. Wells: It's \$5,260 plus \$1,525.

Mr. Costello: So we are looking at \$6,700/\$7,000.

Mr. Realmuto: I'll second your motion.

Mr. Plummer: Thank you. I think the major reason we are doing this is so we don't put this off and have to go back to another meeting to do it.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, a Not To Exceed Amount of \$7,000 for Additional Painting Cost, was approved.

Mr. Krumrie: Christine, I have a question on the color. Who picked out the color?

Ms. Wells: We had worked with a designer.

Mr. Krumrie: Is this the same designer that's recommended some other things? I think you've had some feedback from residents saying they don't like it.

Ms. Wells: I would say the majority of people have liked it. I have reached out to multiple residents, that's why we've had the samples on the wall for quite a bit of time. The majority, I would say 99.9% of the people who looked at the paint samples, all agree on the same color of paint. Jimmy did mention also when he came in, that the paint color that we were going with was what he paints the majority of homes in Lake Ashton, their interior. I think that most people would really like it. Like I said, we've had quite a bit of feedback on the paint color.

Mr. Costello: I think what it came down to do is you are not going to please everybody, there's no way. Not trying to cut your short Harry, but we are going to hear people say they don't like it, and we are also going to hear people saying they do like it.

Ms. Wells: Alright, we are still working on the entrance accident repairs. The stop sign has been ordered. It takes about three weeks to fabricate. We have special pole and a special acorn finial. As soon as that is done, that will be installed.

Mr. Krumrie: I never heard what happened to the first stop sign.

Ms. Wells: What happened was we had a vendor come in through the visitors side, and as they were coming into the visitors side their trailer detached from the vehicle and

ran into the stop sign. They damaged a few other plants underneath the tree and Yellowstone has also given me a quote for that, that I'll be submitting for reimbursement as well. Unless anyone had any other questions on the items that were there, that's all I had for the Board. Countertops, hands free sinks, we are just waiting to get on that countertop and we will be done that entire project and that's why that's still on there.

ii. Consideration of Entrance and Boulevard Landscaping Refurbishment

Ms. Wells: We'll start with the options, and I did reach out to a person we've worked with, a resident we worked with in the beginning, that works at Bok Tower that has some experience in landscape designs and what type of plants do well in certain areas. She did kind of lean towards certain options, so I'll point those out. I do want to say, the majority of this is not replacement of stuff that we installed, it's to enhance what we already installed when we moved from the annuals to the perennials. Some of the items as far as the oyster plants, which the Board approved to put the annuals in replacement because they were not doing too well at the front entrance, that would be a replacement with another perennials which was her recommendation. We did include an option in there to do annuals at the front entrance, if the Board so chooses. We did get a quote for \$1,350 per change out if we decide to do annuals in just the front entrances which you kind of see on the screen right now. The first option is to include Bougainvillea in replacement of the Crinum Lilies were there. We are going to replace those Crinum Lilies to the garden area, since we already have similar plants in that area. So, we would be refurbishing what we are using there. It's just they haven't given us the effect that I think we anticipated in that area. The only difference with the next one is this one has Ti plants to the left and right of the Bougainvillea. In the front where the annuals are currently, that would be replaced with Blue Daze, which is what we recently installed under the magnolias in the west parking lot. Then you have the removal of the Crinum lilies which are currently there, and replaced with standard Bougainvillea, which is the 5 trees you see behind the sculptured hedge. Then to the left and right are Ti plants. Then you will see a portion where they were they would be removing the hedges and installing Crotons to add more color where the hedges are almost at the end of useful life. The hedges we did not replace previously, but we are just trying to find ways to bring in more color which is what the

majority of residents want. The next one which is option 4, it's exactly the same as this option it's just instead of Ti plants replacing it with a Gold Dust Croton. This is the option that the resident we are working with preferred. She originally was very happy that we were doing Blue Daze, she said it's very drought resistant and does and almost anywhere you plant it, which I think would be good option for there. It's also what you see at more of a mature stage in front of the Sales Office every year. So, again that option's completely the same, just the change of the Ti plants to the Gold Dust Croton. The next option you see which is option #5, is with the Ti plants or we could do the Gold Dust Croton and then the front is how it would look with the annuals. That's just a sample of the annuals, it's not necessarily what it's going to look like all the time, it's based on seasonal options.

Mr. Realmuto: With option #5, which I believe you referred to as a hybrid approach that one of the residents speaking advocated. Do we have any idea what the costs of the annuals replacements would be?

Ms. Wells: Yes, if you get to the quote that we have it would be the removal of the 281 gallon plants, which Dana could probably comment on that. Then it would be that \$1,350 per change out. The overall onetime costs would decrease, and then you would have an ongoing approximate annual cost of \$1,350 for the change out of those annuals. Then if you go to the next one which is option #2, and all of these options on the left hand side it will show you what it currently looks like, and then what the option is. It would be removal of the Ligustrum that are there and replace it with Japanese Blueberry. Again you see the additional Crotons added in where they are taking the hedges out. Then in between each Japanese Blueberry would be the Bougainvillea's, which would kind of carry from the front. Then the next one that we have, there is no option, it just shows the fountain. That is additional, right now there's just dirt there. It would be adding in Ixora around the majority of perimeter of the fountain and the front adding in Blue Daze. That portion here is not included in the quote that we gave you. It would be an additional \$1,150. There is another option with this as well, that we could consider instead of just having dirt installing River rock instead of plants. It would be approximately 2 yards and I would say it's around \$200 per yard to install River rock. If you want to go that approach versus landscaping. I know we have had some difficulty in the past getting landscape to stay alive in that area. We have been working with Dana and I've challenged him with

finding something to put in our fountains that doesn't kill plants. That's what you see in this fountain here, when the wind blows and the grass gets kind of burnt, it's because of the chlorine in the fountain. We've tried a couple of different options, so I told him as long as he's willing to replace the plants if they die, that we could try that option. I think it would look great. The other option again is the River rock, which we know that's going to survive in water. The next one, the reason I put this in here is because I did include in the agenda packet, I wanted to give you guys all the options that Yellowstone had put out there. The potential option #2, it is going to change slightly because Dana was working with our current irrigation. We worked to make sure we wouldn't incur additional costs for moving irrigation down the Boulevard. It would be to remove the magnolias and replace with Japanese Blueberry, which we currently already have two islands on the Boulevard that are Japanese Blueberry instead of magnolias. Also it would be removing the center hedges replacing those with Ixora, and then where the Loropetalum is, which is the kind of purple looking hedge, we would be putting Blue Daze there. So you would have the Japanese Blueberry, the Ixora, then the Blue Daze, which would look really nice there. I would recommend budgeting this for a future fiscal year solely based on the cost of it. He did give us a costs on the Island renovation for the islands that include the Japanese Blueberry already. It would be just removing of the holly bushes and replacing Ixora, and then removing the Loropetalum and replacing them. That total is \$7,370.05 for one island. So we have two of those, and then we have approximately eight more islands that would involve this same replacement in addition to removing the magnolias and replacing with Japanese Blueberry. So, as you can guess it's a pretty large amount. I would definitely recommend phasing that in. I would lean on Yellowstone let us know the correct way to phasing in, versus if it's removing all the magnolias and replacing Japanese Blueberry, and then going to removing the holly and replacing with Ixora. We could do it in a couple of different steps, you just want to be strategic when doing it to where you are not replacing one island at a time. That's not going to be cost efficient, just because you will get a greater discount ordering the larger number of plants. To round that out, the next one that have is just the quote for the front area. Now this does not include around the fountain, because I wasn't sure if you wanted to go the River rock route or if you wanted to go the replacement with the Ixora. It is \$17,477.60 and that is to remove, relocate ten

Crinum lilies, which they would be taking them from the primary and moving them to the garden. It would be removing 270 feet of Walter's Viburnum which is the hedge. Removing 6 large Ligustrum trees and installing a 123 gallon plants which would be the Crotons and either the Ti, or the Gold Dust Crotons, which you saw in the beginning. Then installing 14, 15 gallon Bougainvillea standards, and then installing 6 Japanese Blueberries, which are replacing the Ligustrum and then installing 281 gallon plants, which would be the Blue Daze in the front. It's a total of \$18,627.60 if you include the Ixora and the Blue Daze around the fountain. Finally, Dana also gave us some options where we could save a little bit. We were looking for, I loved his phrase, this proposal is based on a now wow. Which is what we were trying to do. You don't want it to be really small and wait 10 years for it to grow to look nice. So, a lot of the plants that were included in the quote were a larger, more mature plants. For example, the quote included a 45 gallon Japanese Blueberry, which is a 9 to 10 foot tree. He's saying that we could install the 7 to 8 foot, 30 gallon trees, which is similar to what's in front of the clubhouse here and it would save \$1,750. Instead of installing 5 Bougainvillea trees out front, we could just go with 3 and that would save \$1,000. Then with the Blue Daze, if we install 24 inch spacings versus 18 inch spacings it would save \$300. I did have a note on here that we have approximately \$3,300 remaining in plant replacement budget in the operating budget for FY21.

Mr. Plummer: Once we started down the landscaping paths my eyes glassed over. So, I'm going to depend on what you guys think here. Comments?

Mr. Howison: So the rationale for doing all this is that we've had complaints from residents, is that right? That the appearance of the entry and coming up the Boulevard is not acceptable to them.

Mr. Costello: I think it's started a few years ago when we changed it from putting the annuals in to the perennials, And hey, you have to give the people what they want. If they want it they want it you know, this is the way to go. You know this is.

Mr. Plummer: I think probably each and every Board member field several comments about wanting color at the entrances instead of what we had out there, I think that's what drove this.

Mr. Realmuto: It's more than just a reversal though and wanting annuals out there, I believe many of the plants were removed that were failing. Could you refresh our

memory on that, Christine? That is part of the reason, it's not just the desire to go back to annuals.

Mr. Costello: There was a lot of expense that we had, I don't understand how it's come down as much as it has. Because weren't we paying a lot more money?

Ms. Wells: The expense for the install of the perennials, I believe, were down to a little bit more than the annual costs for annuals when we originally did the project. I think the thought behind it was to spend money up front to replace the annuals with perennials, and we did replace more of the landscaping up there just to add more color, so that the hit of taking the annuals wasn't as harsh. The thought was to take out more of the landscape that had been there for a while and replace it with something that was new and fresh. I would say it's part of this plan as well. Some of this landscaping is getting to the end of its useful life. We've gotten a lot of complaints also on the Magnolias. We have tried so many different things with fertilizers, trimming them, etc. I don't know what else we can do to the point where it's at the end of its useful life, some of the items. I think a few months ago, this was brought up to where we wanted to get a refurbishment plan because we had gotten complaints from residents on the page on some of the landscaping coming down the Boulevard and then as we were talking about that, there were some plants in the front entrance area that just weren't thriving like we thought it would. Dana can be the first to tell you, my main focus is on that front entry way and I think that's what everyone sees as they drive past when coming into the community. So, I tasked him with just coming up with ways that we could refresh what we currently have. Those hedges have been there for 20 years. The Ligustrum, I think that kind of came up because one of them got hit. So if we were going to replace that one, it would take quite a few years to get to how the other ones looked. So Dana gave us an option to see what we would think about doing something new up there to refresh the landscaping.

Mr. Plummer: What's the pleasure of the Board?

Mr. Krumrie: I can understand people wanting things to look good. I don't fight that at all. I think people need to understand what the costs is. When we look at the landscape maintenance and plant replacement projects along with this, not looking at the islands or anything like that, people need to understand that every home in our jurisdiction and they are going to pay a little over \$205. If they are willing to do that, I mean it's out of our

budget, but that's what is allocated for each house. If we are willing to do that, I'm okay with it. I just struggle with the costs.

Mr. Costello: I think we all do. Quite honestly, we don't want to spend any more money than what we have to, but I think that when I look at some of these I personally, thought that number Option #5 looked good. You know this brings the value of your home up too, because it makes a more attractive community in which you are living in. So, I mean you have to balance the costs to how much good you are doing yourself.

Mr. Krumrie: The upside of Option #5 to me is that those annuals would change out, you'd see a change in color and you'd see more seasonal plantings along with the stuff. I will say, I do think that those Japanese Blueberries are pretty attractive trees. So, I hate spending the money, but if the community feels strongly about it and we are getting that many comments then our job is to satisfy those that live here.

Mr. Realmuto: I would point out that by going to this plan, Option #5, the costs of the annual change out is considerably less than it was without, with doing all annuals that we used to spend. I just want to make sure I understand your numbers, Harry. Did you say that the costs for household would be \$200?

Mr. Krumrie: I'm including I want them to understand that the maintenance of this landscaping is expensive. So, I included the maintenance of landscaping that we've budgeted for FY 2021. I just think that each of us needs to understand that there is a cost of living in a community like this and maintaining its beauty. Every one of us that moved here was drawn to the beauty of this community as we came in that front gate. By the time we make a turn here my wife was pretty certain, I was pretty certain that we were buying a house there. So, I get it. I just hate to spend a lot of money.

Mr. Realmuto: Okay, the cost Harry threw out there is the total costs of landscaping. The cost for the proposal under consideration is just a little over \$18 a household.

Ms. Wells: And we could just hold off on doing around the fountain. Also that's another \$1,150 and just try the River rock and see how that goes. I'm a little cautious about that because that's the first thing I told Dana, is I don't want to install something and then the water kill it. That's why he didn't include it in the entire proposal that was included. It was emailed to you guys.

Mr. Realmuto : Do we want to take them one at a time? In other words separate out the fountain piece? I'd be ready to make a motion to approve the change out quote with Option #5, I don't know if there are any details to be settled.

Ms. Wells: I wonder what the difference in price would be because we would be taking out the Blue Daze and just doing, with Option #5 it would be taking out the Blue Daze and including the annual change out.

Mr. Realmuto: They should have asked.

Ms. Wells: It would be the same price and then the next quarter it would be \$1,350 for replacement of annuals, next quarter \$1,350, and so on.

Mr. Plummer: Steve did you make a motion to accept Option #5?

Mr. Realmuto: I believe I did.

Mr. Krumrie: Can I make one more comment? The plants behind the shrubs, we are going to be replacing with, I think Crotons?

Ms. Wells: Yes. That's the one with Japanese Blueberry on the sides.

Mr. Krumrie: Yes, I kind of like that. I do like the option with the annuals.

Mr. Bryant: You've got green on green, on green. And the holly backs up to the wall and the holly is doing fine. The Walter's Viburnum in front of that is not. So, what planned on doing is, you have one of two options and we can play with it. That's why the proposal just puts a number for the 3 gallon plants, because it gives you options. You take out that Walter's Viburnum, which is the 270 feet of removal and then take the Crotons and create a ribbon with the crotons which gives you a layer of color. We can literally as we are doing it, take the plants, put them in place, you can look at it, and go no let's stay with the Crotons.

Mr. Realmuto: Let me just back up a little and ask Dana a question, now I'm looking at Option #2, the part that's just beyond the end of the gate. For that quote, are we getting both the front entrance area before you get to the gate and this Option #2 that's immediately after the gate?

Mr. Bryant: Yes, that's the whole package.

Mr. Realmuto: Okay, and then the other details you were mentioning it sounds that to be worked out, and that the price was essentially the same.

Mr. Bryant: Same price, yes. How it looks on paper, versus how it looks on the ground, it can vary. And the reason, again because of what happened to that Ligustrum and we started looking at them and they are aging, they're tiring, and Japanese Blueberry do very well here. You've got Japanese Blueberry in front of the Clubhouse, you got Japanese Blueberry on the islands, and it would open that up and then we could put two more Bougainvillea in there, just to add a little extra color as you are coming in.

Mr. Realmuto: Christine, I thought I heard you say that the quote where it says install 281 gallon plants, that that was essentially 1 change out of the annuals, is that right? And that would cost \$1,350 per change out going forward?

Mr. Bryant: Yeah, there are approximately 600 annuals in the installation, it's about 300 annuals per side. So, essentially It works out the same.

Mr. Realmuto: Oh, okay.

Ms. Wells: The Blue Daze will just last longer.

Mr. Bryant: The Blue Daze will be forever.

Ms. Wells: For that every quarter price versus the Blue Daze, it's basically put it in and it will last for years.

Mr. Realmuto: Yeah, but just understand what price we are talking about for the annuals. It's \$1,350 per quarter, so it's \$3,400 a year versus the 1 time costs. And you are saying the installation costs is the same but there's a greater quantity, I guess with the annuals, if I heard you correctly?

Ms. Wells: Yes.

Mr., Realmuto: I guess I would move that we approve it with Option 5. There were some choices you could make there that don't affect the price. Christine, I don't know that any of us feel qualified to make those choices unless people want to express their opinion, but maybe you could work with some of the residents who do have more knowledge than living in this area.

Ms. Wells: There are a couple of residents that I've already reached out to, and that's where he kind of quoted it, to where we could put any plant we wanted in there, within the 3 gallon range.

Mr. Plummer: Have you reached out to the garden club at all?

Ms. Wells: I haven't. I believe the 2 resident I reached out to are part of the garden club

Mr. Plummer: Ok, I just thought that would be a valuable resource.

Mr. Costello: Has there been a consensus of one over the other?

Ms. Wells: The lady I spoke to liked Option #4. She really like Blue Daze and did not see the need in the annuals.

Mr. Realmuto: My only concern is if we chose the perennials, we're going to be back here in a year doing the same thing. We kind of made this choice once already. So, whatever choice we make we need to be confident in it and committed to pursuing going forward.

Mr. Costello: I do agree with you, but we have five opinions here and we have how many residents? I'm sure that everybody just like the color of the room, is going to have a different opinion.

Ms. Wells: I just want to mention the only 2 things that we replaced on the organdy perennials plan are where the Blue Daze is, and we replaced the Crinum Lilies with the Bougainvillea. So everything else from the original perennials plan has survived, has thrived, has done well, with the exception of those two items. It's just, this is really an extension of the plan we worked on a couple of years ago.

Mr. Costello: You know, personally, I picked 5 only because of the fact there was a lot more color in it. It just appeared to give a lot of bright color in it. That's what struck me and I thought it looked good. Like I say, I'm one person.

Mr. Plummer: Dana, which one do you recommend?

Mr. Bryant: Based on my last year here, I would go with the annuals. I'm not an annual person, I'm not a flower person, but with this community it appears that the rotation and the change in the color and the vibrancy up front, is what they want.

Mr. Plummer: And the cost again is around \$18,000?

Ms. Wells: If you include the Ixora and Blue Daze around the fountain, it's \$18,627.60, and if you do not include the Ixora and the Blue Daze around the fountain, it's \$17,477.60.

Mr. Plummer: My risk on the fountain is about \$1,300 then?

Mr. Bryant: Correct.

Mr. Plummer: Dana what's your experience with the Ixora and the Blue Daze in that kind of environment?

Mr. Bryant: The only thing I got to double check is, and I have not had the opportunity to speak whoever does your fountains, we may switch out whatever their running through. So that you don't have all that chlorine, then you will be fine.

Mr. Realmuto: I would just say that I would like to consider these two separately, , I'm not sure if you got a second to my motion, but it was for option 5, that did not include the center island, and we can consider that separately. Perhaps at a different time.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, to Approve Option 5, and (Leave the Island for a Later Date) for Landscaping Refurbishment, was approved.

Mr. Plummer: At some point by the next meeting can we get a report on the island about the chemicals in the fountain and see what we want to do there?

Ms. Wells: Matt and I will get with Dana and figure out when the best time to do this install is. We had talked about maybe doing it more towards March just because of better weather. I will leave that up to Dana to let us know when is the best time to do the install.

Mr. Bryant: We can start part of the demolition, but may hold off on the planting.

Mr. Plummer: We will rely on your expertise. Okay, anything further Christine?

Ms. Wells: That's all I had unless anyone has any questions.

Mr. Plummer: Anything for Christine? If not, moving on.

C. Operations Manager

Mr. Plummer: Operations Manager, Matt.

Mr. Fisher: Good morning. Inside the agenda packet includes my report. Quickly, I outlined November 19, 2020 CDD biddings. There were two ponds that had abnormal algae growth identified in the pictures as a reference that they have been taken care of. Yellowstone treats those on a monthly basis. Algae is one of those aquatic growths that are hard to maintain, but he was able to get those taken care of. Facilitates maintenance updates, Millers Central Air completed their AC maintenance on all of the units in the

clubhouse. Staff began the pressure washing projects outside the clubhouse, paver, walkway, heading to the west parking lot has been completed. And the paver, walkway headed to the east parking lot has been completed. Also, I missed the follow up with Applied Aquatics about the treatment over the conservation area, clubhouse boat ramp and the CDD wetlands. He confirmed that all exotics were treated and they were no issues reported during this maintenance. So, everything looked good on our ride through. Also under my work is the recommendation by Yellowstone for maintenance of the irrigation wells. I'll have Dana come up and answer any questions residents/Supervisors have on that.

Mr. Realmuto: Before we do that, Matt can we just address the rest of your report? I guess the question I have was with regarding your pressure washing projects. One of them is the front entrance way, essentially the area that's just approved work to be done. So you might want to coordinate that with when that's going to be done. I'm not sure what the best timing there would be.

Mr. Fisher: Absolutely. Yes, the front entry would be the guard shack and then curving around that area. We will definitely coordinate with Yellowstone on that. I believe Supervisors have the maintenance quote in front of them and also proposals to add a cycle stop switch to the wells. Dana's here to answer any questions.

Mr. Realmuto: Did you want to give Supervisors an overview, I had a chance to talk about this one prior to the meeting.

Mr. Plummer: Just give us an overview.

Mr. Bryant: As a service to the community, technically I recommend all of my accounts have their wells, pumps, motors, checked on a quarterly basis just like you have your HVAC, just like you do an oil change, it's a preventative maintenance program. Your pumps inside the wells went in in 2014, these are now going on 7 years old. Manufactures recommend 5 to 7 years. Of course they will last 20 years. If they are maintained and if they're not abused, they can last 10, 15, 20 years, which we all hope. The quarterly maintenance of them includes what's on the list in front of you; inspection control for damage, checks your pressure tank, add air if necessary, check the running amps, pumps, checks the pressure switch points, check the resistance to the motor, evaluate operation and constant pressure of the mechanical valve, and tune and balance the

system. You've got two of them, so we would check both of them. It's an early warning system, so if they come out and they realize that you got control box going, that's \$500-\$600 item versus \$5000-\$6000 motor. They recommended the cycle stop. The cycle stop, you have some small zones. We can manipulate the system by trying to run two zones at one time, which with a pressurized system. If the zone doesn't put out enough water so that the tank fills up then the pump kicks off. Then it drops and then it keeps on dropping. You run two zones at one time, and that keeps that pressure level down which means the well runs constantly. The cycle stop prevents that on and off, on and off, on and off, by keeping the constant line pressure while the system is engaged.

Mr. Realmuto: So to summarize, there is actually two separate proposals here. One is for a quarterly inspection at a cost of \$400 per inspection for the two wells. So that's a yearly cost of \$1,600 a year. You know some of us have experience with well systems residential use, which are used daily and cycle off all the time, versus I understand this system is actually only used two days a week for irrigation. I don't know that the usage is particularly heavy and talking to Dana it's like to me on one of the wells it might run up to the maximum of 12 hours per day. The other is shorter. I don't view this as intensive usage. I don't see much maintenance there and I'm not buying that it's going to save us money by catching something early. If the pump needs to be replaced, the pump needs to be replaced. If it lasted even seven years, and I think fifteen or more would be more likely, we could replace the pump several times over for the cost of the quarterly inspections. So, I guess I have pretty strong feelings, it's of minimal value. Some of the things that could be done, could be done by our own personnel. You can check the proper operations for leaks, pressure in the tank, that it's cycling properly. Some things we might now want to have them do, but there's not a whole lot of maintenance in it. It's not like they are getting in there and oiling bearings or something like that. I think this is an area we can save money and the only consequence I see about having something go bad, is that it will need to be replaced and it could be delayed a little. Dana you assured me that it shouldn't take too long. We are talking around the neighborhood of five days.

Mr. Bryant: Absolutely, I have a fairly decent relationship with this particular company and they are very responsive. They've been very responsive to you people in the repairs that have been made in the last six months. It's a preventive maintenance

program that I recommend to all of my costumers utilize. If you don't want to, you don't have to.

Mr. Plummer: Is your suggestion Steve that we don't do any inspection, or we only do let's say an annual inspection instead of quarterly?

Mr. Realmuto: My personal opinion is even annual is too often but certainly it should be no more than that. Bi-annual or less frequently. I don't see this buying us a lot, quite frankly. Yellowstone is in here almost every day, so if something is not working right I think we'll find out about it in short order. I don't really see the benefits. I can tell you what I would do as a homeowner, I would not do it. I would simply check what I could check myself. I don't think the payback is there in financial terms. I just don't see it paying for itself.

Mr. Plummer: Other comments? The pleasure of the Board?

Mr. Costello: The only other question is, you said that \$1,600 a year for the four checks, replacement costs of the pump, you said is?

Mr. Bryant: Again, it is \$1600 for two wells. So, theoretically, \$800 per well. A pump and motor, right now they will probably to come and pull it and replace it between \$5,500 and \$6,000.

Mr. Costello: Do you think that a bi-annual check would be sufficient?

Mr. Bryant: I'd rather see you get a bi-annual than nothing at all. If you had to go with, before the season and after the season. If we took a look on April 1st and October 1st, how are we before the season and how are we after the season, it's better than nothing. Like everything else, you know, you've got an HVA system whether it's new, used, how old, I guarantee you probably get quarterly HVA checks here at the clubhouse. Why do you get quarterly? That's what they recommend.

Mr. Realmuto: I want to point out that the well was installed in 2014. The very first inspection we had was in the month of January, January 11th. As far as I know, we found nothing that.

Mr. Bryant: Actually, they were out in July when we had an issue.

Mr. Krumrie: I make a motion we get an annual inspection.

On MOTION by Mr. Krumrie, seconded by Mr. Howison, with four in favor and Mr. Realmuto opposed, to Add an Annual Well Inspection to 2 Wells, was approved.

Mr. Plummer: I'm assuming you will work with Matt on the schedule of that.

Mr. Costello: Absolutely.

Mr. Fisher: On that inspection that was completed, the company had recommended that we install a cycle stop valve. Dana can you explain what this is.

Mr. Bryant: It keeps a constant line pressure, so that once the well kicks on, and then if the pump is stronger and it produces more water than the zone itself is putting out, then the well will shut off. So the pressure goes down, and it kicks off, kicks on, goes off. The cycle stop prevents that. Cycle stop keeps a constant line pressure once it has kicked on.

Mr. Realmuto: Is the quote to do that on both wells?

Mr. Bryant: Right now they only recommended the front well.

Mr. Realmuto: So that's the cost to install that on the front well?

Mr. Bryant: Correct.

Mr. Plummer: I think you have the quote in front of you, it's \$1,868.65.

Mr. Realmuto: Dana did I hear you correct that you could do some adjusting of the zones, zones that were ran in parallel, that might help reduce though not eliminate the cycle?

Mr. Bryant: Right. We manipulate, is what I've been doing, is by combining two zones, so that your increasing the volume required, rather than decreasing. The way the zone is set up right now, zone 1 and zone 2 are two different sides of the entrance by combining them, it waters everything at one time.

Mr. Realmuto: I wonder if we couldn't try that first? The only other question I would have is, the purpose of this would be to reduce the frequency of replacement on the particular part, it sounds like a relay, I'm not sure what you call it?

Mr. Bryant: Well, no, the motor as well.

Mr. Plummer: What's your suggestion, Steve?

Mr. Realmuto: My suggestion is to ask him to modify the way the zones work as he described to reduce the cycling and see how that's working. Someone could go out

there while it's operating under the current mechanism and see how frequently it cycles on and off, and then you do the same thing after he adjust the zones and see what effect that has. When you see the results of that, then make a decision on if we still feel this is necessary.

Mr. Plummer: Other discussion? Other comments? I don't hear any motions, so for lack of a motion I think we will go with the recommendation that Steve has to try to modify the zone and you see where that puts us. We can always revisit. Anything else?

Mr. Fisher: Thank you Dana and that was it unless any other Board members had any questions.

Mr. Plummer: Questions for Matthew?

Ms. Wells: I know what the Board's intention was, but I just don't know if we want to clarify it for the record in regards to the landscaping refurbishment. I believe Option 5 was included in the motion. But I believe you guys also wanted to do Option 2 for the sides as well. For the total amount of the \$17,000. I just believe in your motion you said Option 5, so I don't know if we want to redo the motion or do an additional motion?

Mr. Plummer: She's correct, it was

Ms. Burns: If that was everybody's intent, we can all just clarify that for the record, that is was Option 5.

Mr. Realmuto: That was certainly my intent in making the motion. We clarified that was.

Ms. Wells: That's what I thought.

Mr. Plummer: I think you are correct; it was the intent; it just wasn't the way the verbiage of the motion.

Ms. Wells: I just wanted to make sure.

D. District Manager's Report

Ms. Burns: Just one thing to note since we are going to be adding some annual costs and then the annual well inspection, we probably want Jan to put together a contract amendment to the existing Yellowstone since we have some new on-going services as a part of the contract. Then we can just present the contract amendment at the next meeting

that will include those items the Board approved. Unless anyone has an objection with that.

Mr. Realmuto: No objection, just a question. Does e-file come into play then, because it's a new contract?

Ms. Burns: I don't believe so, since we are just doing an addendum to the existing contract that was in place.

Ms. Carpenter: That's correct Jill.

Ms. Burns: The only other item that I had is that our tax-exempt application is due March the 1st. That's been completed, we sent it over to Jan for review this year just with the change in the restaurant use. She had somebody at her office take a look, and we got the sign off from Jan on Friday, so we will be submitting that this week. We'll send that in to the Property Appraiser. Other than that, that's all that I have.

Mr. Realmuto: Jill, I don't know if the other Supervisors are interested, but would you send us a copy of that application, please?

Ms. Burns: Absolutely.

TENTH ORDER OF BUSINESS

Financial Report

A. Combined Balance Sheet

Ms. Burns: You have the financials through December 31st that are included in your package. There are not a lot of changes to the Capital projects from what you've seen the previous month. We have collected about \$1.6 million, so we are nearly fully collected through December which is pretty close to 100%. Just a couple of things to point out, similar to last month and I think this is what we are going to see as a trend this year, that we tracking under on our special events due to COVID. Luckily the newsletter ad revenue, we are still tracking ahead on that. So, that offsets a little bit of the special events revenue that we are not collecting. As far as the administrative items, we are tracking over budget on engineering, legal, and insurance. Other than that, there's not really any other items to point out on where we are tracking to date. I'd be glad to answer any questions anybody might have.

Mr. Krumrie: I have just a couple of comments. Number one is as far as the engineering budget, I see it going down the same path we went down last year. The 2nd thing I have is under water damage repair. The revenue was recognized in another fiscal

year, the previous fiscal year, but yet we show the expenses in this fiscal year. I sure would like to see that move back. I'm not with accounting though.

Ms. Burns: It was incurred this fiscal year.

Mr. Krumrie: It was?

Ms. Burns: Yes, it was a natural expense for this fiscal year. We received the revenue from the insurance company last fiscal year, but the actual work and costs were not incurred until this fiscal year.

Mr. Krumrie: I'm just wondering maybe why we didn't put into a liability or something last year and postpone the revenue to this year.

Mr. Realmuto: Just a comment response to Harry's comment on the Engineering costs. Although it does look like we might be over, they are definitely slowing down. I do think we can keep an eye on it and understand that where we may be with that. That's something we should keep in mind when we are establishing the budget for the next fiscal year to understand what's ahead of us, and what that might mean today.

B. Capital Projects Reserve Fund

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

D. Approval of Check Run Summary

Ms. Burns: Next is the Check Run Summary that is included in your package, this is through February 8th. The total amount for the General Fund is \$548,850.75. The Capital Project's fund was \$2,062.50. Unless anyone has questions, we just need a motion to approve.

Mr. Realmuto: Just a couple of quick questions. I actually have quite a few, but they are mostly small and I will cover them with Christine afterwards. There's some that might be of general interests. On page 5 of the Check Run Summary, there is some expenses there to the pool for trouble shooting the pump and installing a motor starter. If that's the issue I'm thinking about it was covered under warranty. I'm wondering if Christine can help clarify that for us.

Ms. Wells: That was in addition to repair. That was for the pump of the pool itself, it was the starter switch for the pump. It wasn't in relation to the pool heater, which was covered under warranty.

Mr. Realmuto: Got it. Thank you. Then the other question was and Jill might be able to explain this on the very last page, page 6. There are some negative amounts on the transfer of tax receipts as well as positive amounts. Can you explain how that works?

Ms. Burns: I can verify with Sharyn on these particular ones. My guess is that it may have been a transfer of O&M to the debt account that was then transferred back. That is my assumption, but I can verify that for you. You get is as a lump sum and then they calculate the percentage, and more was sent to the trust account for debt and then it was pulled back. So, it's likely transferred back from the debt service fund.

Mr. Realmuto: Okay, thank you.

Mr. Krumrie: This is to Christine probably. The music performance license. Since we are not performing I'm questioning why we still have to pay that?

Ms. Wells: It's an annual fee, I believe it may be a little less than it was last year due to a lot of areas not performing, but we have had some performances in here. So, it would cover all that as well. It would cover like any of the shows that we do in here. Like we did the Elvis show, we've had the Asternomics here, it would cover us having performances in here that we are selling tickets for.

Mr. Realmuto: This was one of the things I was going to ask about, but it sounds like it's a general interest. Why do we have to pay this at all?

Ms. Wells: We pay it every year since I've been here, we pay that and for a motion picture for us to use the movie theater to show movies to residents. We also pay for us to have performances here. Any music that's played, it's all covered under that.

Mr. Realmuto: I understand the motion picture issue that's kind of separate. I'm just trying to understand why we need to pay, for example, to have a local band perform here. Clearly, I don't think we'd be covering that. The license implies that we are essentially licensing someone's intellectual property, their music. So, I'd like to understand specifically what we are doing that requires that expense. Just that we've always done it in the past, is not a particularly satisfying answer to me.

Ms. Wells: I can do some more research. It's something that we've done and how it was explained to me is because we have shown we sell tickets for performances. But I can look a little bit more into it for you.

Mr. Realmuto: Thank you.

Mr. Plummer: Anything else on the check run summary? Hearing none,

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

ELEVENTH ORDER OF BUSINESS

Public Comments

Mr. Plummer: Now we will open to public comment. Hearing no comments, we will move on.

TWELTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

Mr. Plummer: Supervisor requests and open discussion.

Mr. Howison: I have just one item. For the Focus 2025, have we finished up? How many volunteers did we have, how many are on the team, and what's the schedule?

Mr. Realmuto: Thank you, that's a great lead in. I was planning on reporting that here. We had our first meeting, last Tuesday. Our next one will be tomorrow. We had a total of 23 volunteers, so the numbers were a little more than I expected. That's across the community, not just from residents from Lake Wales. That does not include the two CDD liaisons, myself and Bob Zelazny. There was at least 25 of us all that were there at the last meeting, anyway. It is roughly a dozen from each side. There were a little more from the West there, but again it's roughly even. It's progressing well, clearly there's a lot of interest. We started into the brain storming phase. Basically we are doing it offline or electronically between meetings and then we'll be coming back tomorrow with homework, so to speak. So we are actively moving forward with the goal being to be able to put out a survey, certainly no later than the end of March hopefully even earlier. But this current phase we are in with the brain storming ideas and then the idea will be to what merits survey questions for the entire community. It's in it's very early stages, there's clearly a lot of interest and it's moving forward and I think going well.

Mr. Plummer: Thank you for that report. The only thing I have is, is some security questions were raised at the last meeting and Jim Mecsics from the West and I have met and we are working on those items but have nothing to report today as far as any

suggestions or anything to bring before the Board. We anticipate that happening at a future date.

Mr. Realmuto: I just want to remind Supervisors and staff that on our next month's meeting on March 15th, we have on the agenda the FY 2022 budget and capital projects list. It will be important to bring forward to that meeting anything you want to see included in the 2022 budget so we can start that process. Again, high priority road maintenance items might be there as well as anything else we feel needs to be done. We touched on a lot of this in the Reserve Study. I just want to highlight that as coming up for the next meeting.

Mr. Plummer: Okay, thank you Steve. Hearing no other comments,

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman