

*Lake Ashton
Community Development District
&
Lake Ashton II
Community Development District
Joint Meeting*

April 19, 2021

AGENDA

Lake Ashton and Lake Ashton II

Community Development Districts

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 - Fax: 407-839-1526

April 12, 2021

**Board of Supervisors
Lake Ashton & Lake Ashton II
Community Development Districts**

Dear Board Members:

The joint meeting of the Board of Supervisors of the **Lake Ashton Community Development District** and the **Lake Ashton II Community Development District** will be held **Monday, April 19, 2021 at 11:30 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 3385**. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to **100** people, on a first come, first served basis. All others will need to participate using the remote participation options specified below, which allow for full public participation and comment.

Members of the public may attend and participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to jburns@gmscfl.com, or by telephone by calling (407) 841-5524, up until **2:00 PM** on **Friday, April 16, 2021**.

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

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 969 5923 1158

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

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

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

4. Approval of Minutes of the August 21, 2020 and October 19, 2020 Joint Board of Supervisors Meetings
5. Unfinished Business
6. Discussion of Request to Combine Districts (*requested at the Lake Ashton CDD March Board Meeting*)
7. Discussion of Security Options and Gate Security Enhancements
8. Discussion of Focus 2025 Survey Results Interim Report (*requested by Supervisor S. Realmuto of Lake Ashton CDD*)
9. Supervisor Requests and General Public Comments
10. Adjournment

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

MINUTES

8/21/2020
BOS Minutes

**MINUTES OF MEETING
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT AND
LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT**

The joint meeting of the Board of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District was held on Friday, **August 21, 2020** at 11:00 a.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Michael Costello
Bob Ference
Bob Plummer
Harry Krumrie

Lake Ashton CDD Chairman
Lake Ashton CDD Assistant Secretary
Lake Ashton CDD Assistant Secretary
Lake Ashton CDD Assistant Secretary

Doug Robertson
James Mecsics
Bob Zelazny
Stanley Williams
Carla Wright

Lake Ashton II CDD Chairman
Lake Ashton II CDD Vice Chairman
Lake Ashton II CDD Assistant Secretary
Lake Ashton II CDD Assistant Secretary
Lake Ashton II CDD Assistant Secretary

Also present:

Jill Burns
Sarah Sandy
Alan Rayl
Mary Bosman
Brian Rhodes

District Manager
District Counsel
District Engineer
Community Director
Billy Casper Golf

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 11:02 a.m. and called the roll. All Supervisors were present. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. Burns: Does anyone have any questions, comments or additions to the agenda? If not, we would be looking for a motion to approve from both Districts.

On MOTION by Mr. Plummer seconded by Mr. Costello with all in favor the meeting agenda was approved by the Lake Ashton CDD Board.

On MOTION by Mr. Mecsecs seconded by Mr. Robertson with all in favor the meeting agenda was approved by the Lake Ashton II CDD Board.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda (the District Manager will read any questions or comments from members of the public in advance of the meeting; those members of the public wanting to address the Board directly should first state his or her name and his or her address. All comments, including those read by the District Manager, will be limited to three (3) minutes)

Ms. Burns: At this time, we will take public comments on any agenda item and general comments at the end of the meeting for items not on the agenda. Those of you using Zoom's phone feature, can find the raised hand icon or press *9 if attending by phone. First is Mike Holden. You have three minutes to address the Boards.

Resident (Mike Holden, Turnberry): Hello. I sent an email to all Supervisors, and I don't want to waste anyone's time reading it, unless someone has a question about the email. The email was regarding the section in the Joint Amenity Policies that has an extra sentence that the Golf Course Policies for the West do not have. Does anybody need me to read that email?

Mr. Mecsecs: We've seen it.

Mr. Costello: Jillian, you assured me that the email would be included in the public record.

Ms. Burns: Correct.

Mr. Costello: Then the only thing I have to say is, I think you need to add, "The waiver of liability contained herein, does not apply to any active, intentional, willful or wanton misconduct by the indemnities." Either that or just reference the Joint Amenity Policy where that sentence already exists and eliminate the indemnification clause from the Golf Course Policy, because they do not match.

Ms. Burns: Are there any other public comments at this time? I see no other raised hands.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 13, 2020 Meeting

Ms. Burns: Next is the approval of the minutes from the March 13, 2020 joint Board of Supervisors meeting. Does anyone have any questions, comments or corrections? If not, we need a motion from the Lake Ashton CDD Board to approve.

On MOTION by Mr. Krumrie seconded by Mr. Plummer with all in favor the Minutes from the March 13, 2020 Meeting was approved as presented by the Lake Ashton CDD Board.

Ms. Burns: We need a motion from the Lake Ashton II CDD Board as well.

On MOTION by Mr. Robertson seconded by Mr. Meccsics with all in favor the Minutes from the March 13, 2020 Meeting was approved as presented by the Lake Ashton II CDD Board.

FIFTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Discussion Regarding Golf Course Policies and Joint Amenity Policies (requested by Supervisor Zelazny)

Ms. Burns: This was requested by Bob at the last Lake Ashton II meeting. We have a couple of items under this umbrella. Since it was Bob's request, I will turn it over to him.

Mr. Zelazny: First and foremost, I would like to remind everyone that there are policies in place addressing the use of the cart paths, bridges and ponds and golf course property. They apply to all residents in Lake Ashton regardless of whether they reside in Lake Wales or Winter Haven. These policies were presented to the East Board at two meetings where input was requested. One deals with golf course registration. The fact that a recently departed member of the East Board repeatedly visited our dog parks, instructing people they did not have to comply, has not made implementation any easier. Nor has the fact that it has not gone unnoticed that the Chairman of the East Board has yet to comply, despite his favorable comments at Board Meetings on the value of registering his cart. Golf cart registration was put into place primarily, to readily identify those using the golf course and as a means to ensure everyone using the paths and bridges understands the risk and the proper way for golfers and non-golfers to coexist when sharing these amenities. However, in earlier discussions, it was pointed out that there are safety and security issues that can also be addressed at the same time. There is the issue of abandoned carts left throughout the community. There was the incident where a resident suffering from Alzheimers, abandoned his cart, walked around the community and had to be found. There was also the fisherman who routinely goes out early and stays out late, well past the time that golfers are present. We already had one golfer attacked by an alligator and we've seen routinely where alligators follow fish up to the beach. These are all safety issues. Lastly, we were able to contact residents whose grandchildren were operating carts in an unsafe and reckless manner. Not to ticket them or anything, just to remind them to be safe. There seems to be a great deal of interest in how this will be enforced. We will get to that soon, but first let me ask why that should concern anyone that plans on complying with the policy. It's as if they want to know if it's worth the consequences on not obeying the rules. We are seeing that being the case regarding pet owners not picking up after their pets, people driving onto residential lawns, not stopping at stop signs or obeying the speed limit. We as a community need to start complying with the rules and not fighting the policies put into place by the HOA, ARC or CDDs. Every resident should want their neighbors to comply. For those who are weighing the options of non-compliance, let me just say that enforcement will be handled in accordance with the written Golf Course Policies and the Joint Amenity Policies. When

found in violation, you will be asked to leave the area. Failure to do so or being in violation the second or third time will trigger actions spelled out in the Joint Amenity Policies. Ultimately, you can be banned from any or all facilities in Lake Ashton for up to a year. One would hope it would not be necessary, but given the negative blowback from some residents, it might come to that. I continue to ask myself why there is an immediate response from some residents, when there did not seem to be a blowback when they were required to get an ID card to use the facility, or why now after 10 years you suddenly have a problem with a waiver and indemnification, since the Joint Amenity Policies were approved last year and the East Policies ten or so years ago. All four of these policies underwent numerous changes from their original language as a result of resident input. After today, I would assume that we are going to make some other changes based on Mr. Holden's request and some comments from other Board Members. What I would like to ask is whatever the ultimate result is in the final wording of these policies, the East would support the West in implementing these policies uniformly throughout the community.

Mr. Meccsics: I would like to add something, Bob. I have my statement. I normally don't address comments made by our counterparts on the Lake Ashton Board, but after comments were made at their meeting this week, I'm compelled to say something. During that meeting, a Supervisor fueled misconduct by one of our volunteer marshals who just so happens to be one of our newest Board Members who was elected unopposed. I was out there myself as well as some other folks and did not witness any misconduct. In fact, I saw interactions of a positive nature. There were, however, groups out there who presented an adversarial stance fueled on by a former Supervisor of your Board, who essentially told people that they did not have to register or adhere to the policies that your Board deferred to at an earlier joint meeting. My intentions today are not to discuss what occurred between some residents and our marshal, except to say that there are two sides to every story. For a Supervisor to make a statement like that as a fact in our current public record, I find it irresponsible and counterproductive to our two Boards working together in the future. In the past, our Boards generally refrained from commenting on other operations. I attribute this transgression to an experience and the negative impact that former member had on our Boards. Simply put, if a Supervisor asks a question, they can discuss it with their counterparts rather than making unsubstantiated capricious

remarks at a meeting. There are two of them looking at me right now; Mr. Costello and Mr. Plummer, where we had a lot of discussions. While we don't always agree, we work them out. So, I encourage all of the Supervisors to do that, especially the new folks coming onto the Board. It's also inappropriate for a Board member to question the other Board's operations or training. That quite simply is within the purview of the individual Board. I don't want to belabor this, but I cannot express the disappointment I have in this case. It's my feeling that an apology is appropriate acknowledging that those comments are not fully verified and inappropriate for public meetings and enter into the joint meeting as well, a correction at the next CDD 1 meeting. I think you all know my desire and track record for our people to work together in a cordial relationship, to make the Lake Ashton community the great place it truly is. I also look forward to working with the new members to establish a more collegial and less adversarial environment. Let this serve as a learning experience for everyone to set the record straight and get on with the business at hand. Thank you.

Mr. Robertson: That one sentence that Mike was referring to, already exists in our Joint Amenity Policies, so I don't see any reason why we shouldn't include it in our waiver. It wasn't excluded on purpose. It was just left out by an oversight.

Mr. Zelazny: I forwarded it to Sarah and she might have some comments on that.

Ms. Sandy: I spoke to Jim and Bob. I think it's up to Board to add it to the Golf Course Policies. Certainly, we included it in the Joint Amenity Policies and I don't have an issue adding it to the Golf Policy if the Board desires to do that.

On MOTION by Mr. Robertson seconded by Mr. Zelazny with all in favor the changes to the Golf Course Policies and Joint Amenity Policies based on Mr. Holden's request and comments from other Board Members and supporting the implementation of these policies uniformly throughout the community was approved by the Lake Ashton II CDD Board.

Mr. Robertson: I would like to apologize. That was an oversight on our part. We weren't trying to divert from our General Amenity Policy. That was not our intention at all. Our intention has always been to have a safe golf course operation. We are a relatively unique community because most communities don't allow non-golfers to be on golf

course property. So, we have a higher risk environment with two kinds of people using that amenity. We are simply trying to educate golfers and non-golfers how to interact with each other safely. The whole point of this entire process is to help people integrate and operate safely.

Mr. Zelazny: As the guy that had that oversight, my mea culpa. I agree with Doug. Let's get this started with this so everybody can sign it. I have Mr. Costello's statement. Let's get the train back on the track.

Mr. Costello: Just to make sure that I totally understand and I believe I do; the policy will be the same in the Joint Amenity Policies as well as in the registration. Is that correct or are we just going to include the registration and the joint amenities and you don't even need the policy again, since its already there.

Ms. Burns: If you don't mind me jumping in and going over a couple of options, which Sarah, Jan and I discussed, the policies were adopted by the Lake Ashton II CDD Board. They have the ability to enforce those over the cart paths, ponds, golf course and tracts within the community. That is what was put in place and adopted by the Lake Ashton II CDD Board. In order to have enforceability or to suspend amenity rights, we need to hold a public hearing to adopt them as a formal policy of the Board that has suspension and termination rights included. We have two options. We can hold a joint public hearing to add them to the Joint Amenity Policies, so there is one document that has rules for all amenities within the community, if there is agreement from the Lake Ashton Board to include those in the Joint Amenity Policies. Lake Ashton II has the ability to adopt that rule and enforce it for the golf course tracts per the lease. So, I think we would be asking for those to be added to the Joint Amenity Policies. The policy that they set and adopted under the provision that the amenities are under the control of each District, could be amended by that Board alone. So that's the first option. If there is not a desire to include these in the Joint Amenity Policies, Lake Ashton will hold a public hearing remotely and it would just be a separate document. So those are the two options from discussions with Board Members on both sides. There was some desire to have all policies regarding amenities in the community included in the Joint Amenity Policies, so that Christine and Mary would have residents provide one document to people and say, "Here are all of the policies within the community that you need to be aware of." So, I think

that is ultimately the goal of setting the public hearing jointly and including the policy that's already been adopted by the Lake Ashton II Board into the Joint Amenity Policies, so it would have enforcement rights. Sarah and Jan, feel free to join in as well.

Mr. Plummer: If I understand you right, if we are going to include it in the Joint Amenity Policies, we need to have a public hearing. Do we need a motion to do that?

Ms. Burns: Yes, under the next item.

A. Consideration of Resolution 2020-14 Designation a Date, Time and Place for a Public Hearing on the Adoption of Revised Joint Amenity Policies

Ms. Burns: We can set it for our next joint meeting and advertise and hold the public hearing. Then you would adopt them as part of the Joint Amenity Policies.

On MOTION by Mr. Plummer seconded by Mr. Costello with all in favor Resolution #2020-14 Designating November 16, 2020 as the joint meeting date to hold the public hearing was adopted by the Lake Ashton CDD Board.

Ms. Burns: And for the Lake Ashton II CDD?

On MOTION by Mr. Meccsics seconded by Mr. Zelazny with all in favor Resolution #2020-14 Designating November 16, 2020 as the joint meeting date to hold the public hearing was adopted by the Lake Ashton II CDD Board.

Ms. Burns: For the November joint meeting, we will include two separate resolutions for each District and send those out for approval.

Mr. Robertson: I would like to address Bob's comment earlier. The reason that we have a sign up for the golf course is because we are integrating two activities and it was supposedly consistent with our existing Amenity Policy, but it's an education process to get people to understand how to interact between golfers and non-golfers, when to use the golf cart paths and what direction. The best way to do that was to get everybody to sign up and to give them a written copy of what we are doing, so there is no nefarious effort here. It's all about communication and safety for the residents. That's why we

decided to do it that way, which is to communicate to make them understand what the risks were, now that we own the golf course.

Mr. Krumrie: We fully understand what you are doing and appreciate the fact that you have a responsibility to the citizens of this community to make sure they act in a safe manner for everybody's enjoyment. The only goal is having people on the golf course, more or less. I was told, "I should be ashamed because I didn't get a sticker yet." I'm sorry, but I've been busy.

Mr. Robertson: That's okay. The issue is, you want to get everybody to voluntarily comply. You will have certain outliers in any community that will say, "No, I'm just going to do what I damn well please." We don't know who those people are, but in the process you say, "Excuse me, I notice that you are on the golf course and you are driving off the cart path because there is water on the cart path and you are driving into the grass and leaving huge ruts, damaging the property. Why are you doing that? By the way, you don't have a sticker." So, the answer could be, "Gee, I'm sorry I didn't know. Thank you, let's fix it." The other guy could say, "No, I'll do whatever I damn well please." That's when you say to that individual that is woefully trying to not cooperate, "Okay, we are now going to escalate you to another level." To everybody else you say, "Thanks very much, have a nice day."

Mr. Krumrie: Jim will back me up on this, I called him the other night due to the fact that when I was riding around on the golf course, there were people fishing. The whole day it was 'Cart Path Only' and they were riding across the golf course. They are going to cause damage that's going to cost you a lot of money to repair.

Mr. Robertson: Exactly. That's why we want to notify these people on days when the golf course is just too wet that they have to stay off of the golf course. It's something that a lot of people, if they don't golf, don't realize that it's 'Cart Path Only' for the day. So, we are going to have to do something to protect your property. Our daily blast that we put out from the golf course, is for the golf course only, but notifying of things like 'Cart Path Only' should be distributed in a blast to the entire community rather than just the golfers. I think Bob or Brian can take care of that.

Mr. Krumrie: What I'm saying is that we have a need to let people know when the golf course is too wet. We don't want to cause you any more aggravation than trying to run it on a daily basis.

Mr. Robertson: So, we should broaden our blast to the entire community when it has to do with cart path issues, as opposed to just golfers.

Mr. Krumrie: I agree.

Mr. Robertson: We want to do it politely and have people understand that in most cases it's just an education issue.

Mr. Krumrie: One of the things I don't think people realize is how much these golf carts weigh and the damage they do when they drive across a wet course. Like I said, the end result is you are going to have to repair whatever damage they do. That's simply not fair to you.

Mr. Plummer: When I played golf on Wednesday, it was 'Cart Path Only' and an individual was driving around the golf course playing golf with the men's group. I assume that he had a handicap sticker or flag or something to that effect. Just the same, he is causing damage. Are we going to allow people to drive on the golf course?

Mr. Krumrie: The problem right now is these courses are just saturated.

Mr. Robertson: I agree.

Mr. Krumrie: We have nine holes right now that we can't even use, because we had so much water. Like I said, it's very easy to damage the golf course with these carts.

Mr. Robertson: Having a handicap sticker does not preclude them from following the rule of 'Cart Path Only'.

Mr. Plummer: Exactly, but they were out there, Doug.

Mr. Robertson: That's part of what we want to do. We want to identify those people and educate them on what they are not allowed to do. I agree with you. They shouldn't be doing it.

Mr. Krumrie: I wouldn't expect you to confront them in any way. Get the sticker number and call Ron and he will address it.

Mr. Robertson: We've been having issues with people with handicapped stickers getting too close to the greens. We are trying to address that with people by saying, "Hey, you have a handicapped sticker. We are trying to accommodate you, but you can't abuse

it.” Now that everyone has a sticker, we can enforce it, but we are in an education process right now. It’s our new responsibility and we are trying to educate people in a friendly way as opposed to making people resent what we are doing.

Mr. Krumrie: That’s my point. Can we jump to “C” and take care of that item?

Mr. Robertson: Sure.

Mr. Krumrie: If you want to implement the policy in a certain way, we have no problem with that on the CDD I side. What we have an issue with, is the lack of communication. We would’ve like to have seen something come to the CDD I Supervisors, as well as the entire community, telling us what you are going to do, when you are going to do it and how you are going to do it. It’s as simple as that, but we have not seen anything. We know when you are going to start it, but that’s all.

Mr. Zelazny: Harry, we sent an e-blast for early sign up and another e-blast when it was implemented that said, “We are giving you a ten-day grace period in order to do it.”

Mr. Krumrie: A ten-day grace period to register?

Mr. Zelazny: Yes, before we start implementing the policy.

Mr. Krumrie: Right.

Mr. Zelazny: During that time, we were going around giving friendly reminders asking people to please register. The policies have been out for a long time.

Mr. Krumrie: Okay.

Mr. Zelazny: You commented the other day about the lady with a marshal sign in her golf cart.

Mr. Krumrie: Right.

Mr. Zelazny: I would’ve said, if the lady didn’t know, “What’s that?” I would think the person next to her would say, “That’s obviously a course marshal.” You asked for marshals to be out there, but we haven’t told you when we are doing it. You are more concerned about the implementation and punishment to comply with the directive.

Mr. Krumrie: People are worried about the progressive discipline. They are wondering how you are going to serve.

Mr. Zelazny: I don’t know what more we can do other than telling them it’s in the Amenities Policy.

Mr. Krumrie: Okay. I talked to Bob about that.

Mr. Robertson: Here's the issue. In the past, we had certain individuals who have been very uncooperative and both Boards sent out letters from the lawyer saying, "You violated our policy." You get a warning. That whole procedure has already been in place and we haven't changed it. The kind of policy we are trying to follow, is the same policy we always had. There is no new discipline process at all. It's like I was saying. You try to communicate with people. Give them a friendly reminder. It's just a conversation. I walk in the morning and some people know. One lady was going in the wrong direction and another young person drove by in her golf cart and said, "You are going the wrong way," and just sort of barked at her and left. I said, "Excuse me, the reason we want you to walk in this direction is for your safety so you can see what's around you." She said, "Oh, I didn't know that. Thank you very much," and the problem was resolved. There was no escalation. It's a matter of communication. The escalation only comes when we have people saying, "I refuse to comply and I refuse to be safe." Those are the ones that we wanted to say, "I know your cart number and I'm going to send you a warning." When someone was belligerent in your Clubhouse, we had to send letters and they said, "I'll do whatever I damn please." Then the police came and gave them a little piece of paper that said, "Thou shalt not do it," and guess what happened? He said, "I'm leaving." It's only the outliers that are obviously trying to cause trouble, because we are only interested in the safety of the community.

Mr. Krumrie: Correct. I agree.

Mr. Mecsecs: It's going to be part of the Amenities Policy, which is pretty easy to follow. It just becomes an educational process to educate the folks that want to do that. Like Bob and you have both said, "A certain number are going to just ignore the situation anyway. We just have to try to communicate and educate them on exactly where we are going and what's going to happen here.

Mr. Krumrie: Exactly. That's my point.

Mr. Robertson: Right.

Mr. Krumrie: You guys have done a good job up to this point and I think if you continue, compliance will be forthcoming. It may take a little time, but it's coming along.

Mr. Robertson: We have 800 carts. We have more non-golfers registered than golfers. A lot of people are understanding and want to be safe. Only a few outliers like to stir the pot. We will deal with them on an individual basis as we go forward.

B. Discussion Regarding Expanding Golf Cart Registration to Entire Community

C. Discussion Regarding Enforcement of Golf Cart Registration Policy

Ms. Burns: The other item I had was the discussion on expanding the registration to the entire community. It was adopted by Lake Ashton II for the golf course tract. There was a request to add this item to the agenda to see if there was any desire to expand to other amenities requiring a registration.

Mr. Krumrie: I would like to see us get through this one first.

Mr. Zelazny: We are getting ready to put it in the Joint Amenity Policies. We continue to change it. Then golf carts need to be registered to use any amenity in Lake Ashton that is owned, operated or leased by CDD II.

Ms. Burns: I want to be clear because there are two separate issues. The Lake Ashton II CDD Board has the ability to institute this policy. Under this, it is inserted as written for the golf course tract that was already included in the Joint Amenity Policies. Lake Ashton has the ability to revise the policy for the golf course tract without the approval of Lake Ashton because it's an amenity that they control. If there's a desire to expand the requirement to register community-wide, if you are going to require a golf cart to be registered to use the HFC or Clubhouse, that is a decision that will be made by both Boards. The Lake Ashton II CDD Board doesn't have the ability to unilaterally implement that as they do for the golf course tract. So, I just want to make sure that's clear as well.

Mr. Zelazny: That's what I just mentioned. If we are going to do that, we should do it at the joint meeting, so the policy can be finalized and we are not kicking the can down the road, doing one in November and another one in March. If we approve it at the joint meeting in November, I would ask that the East Board establish their position so we can move on.

Mr. Costello: Quite frankly, I think expanding it to include the entire community is a wise move for a couple of reasons. Obviously identifying the carts are an important

issue; especially if we go with the safety issue that Bob was talking earlier about. We have folks that use things that are not on the golf course itself, but they drive their carts to do other things and then they are abandoned or we have a situation where we have a medical emergency and we don't know who we are dealing with. There are a variety of reasons for that. In fact, for safety purposes, I'm in favor of having the entire community register golf carts for use inside Lake Ashton. Does that need to be in a motion?

Mr. Robertson: I don't think so because we need to have a public hearing to change the policy. We can talk about what people want to do. What we first started to do was to try to incorporate the golf course and the carts and bridges. That was the first step. Now you are suggesting we should do it for everything, which was a reasonable request. We started with cart paths and bridges to deal with golf course safety. If we want to expand it to the entire community, we are perfectly free to do that, but we have to do it through a public hearing. However, we can all make the statement, "We are in favor of doing that and we intend to bring that up at a public meeting."

Mr. Williams: Just so I am clear, when we say extend it to the entire community, we are saying that anybody using their golf cart to go the Clubhouse, HFC, tennis courts and pickleball courts, must use a registered golf cart.

Mr. Robertson: Correct.

Mr. Costello: I would include the streets.

Mr. Robertson: It can't include the streets, legally.

Mr. Zelazny: It's a public road, but its owned by Lake Ashton. We own those roads.

Mr. Williams: Right.

Mr. Costello: You must have a license plate on your automobile to operate on those roads.

Mr. Robertson: I think that's a legal issue.

Ms. Sandy: The roads are a separate issue from the rest of the amenities.

Mr. Williams: Just so we are clear, we are talking about pickleball courts, tennis courts, dog parks, etc. If you are there without a sticker, you are going to be asked to leave.

Mr. Zelazny: That is correct, because that address is the other safety issue associated with registering your golf cart.

Mr. Williams: I'm certainly in favor of that.

Mr. Robertson: It's not much different than having a picture ID that we asked everybody to have to identify who they are from a safety and control point of view.

Mr. Zelazny: The concern these people have, is if you follow Lake Ashton about giving up rights, they didn't give up ten years ago when Lake Ashton's Amenity Policy was written and has been reinforced over and over and voted on two years ago with the Joint Amenity Policies. You are taking more rights away.

Mr. Williams: I know we can't vote on this, but are there any Supervisors here that are opposed to doing this? I'm not hearing anybody say that they are opposed to doing that.

Mr. Mecsics: We will bring it up at the next joint meeting.

Ms. Burns: We have staff direction to include that provision in the policies we presented for approval. The way that the Joint Amenity Policies are broken up, there are specific policies for certain amenities and then there are broad policies that apply community-wide. So, we can insert the golf course policy that's specific to the golf course tracts and also include in the general policies, "In order to access the amenities within the community, you must have your golf cart registered." They have a section for that.

Mr. Mecsics: That would be a public hearing, right?

Ms. Burns: You would be voting on it at the public hearing in November.

Mr. Williams: If somebody chooses to use the golf course, they can't without a sticker.

Ms. Burns: Correct.

Mr. Zelazny: It covers the cart itself. You don't need a sticker on your forehead.

Mr. Robertson: Back to Bob's comment, if you park a car that is licensed on our property and you use a golf cart, it's identified on our property.

Mr. Zelazny: To piggyback on what Stan said, we have consensus amongst the two Boards that when this comes up, it should be addressed, unless there are changes and the District's merge. Joann will take that on as staff.

Ms. Burns: Yes. They will come up with the language when revising this.

Mr. Robertson: It is our intention that it will be presented at a public hearing.

Mr. Zelazny: That's exactly right.

- **Consideration of Resolution 2020-14 Designation a Date, Time and Place for a Public Hearing on the Adoption of Revised Joint Amenity Policies (Item 6A)**

Ms. Burns: We would like to discuss changing the next joint meeting date. The current date is November 16th. That is one day before the new Board Members are seated. The Lake Ashton CDD Board moved it to November 19th. So, do we want to move the joint meeting to November 19th or do we want to hold the joint meeting on November 16th.

Mr. Williams: I think we should keep it the same date or move it closer, because these two Boards must agree. You would have to have the entire discussion again with a whole new Board.

Mr. Zelazny: Couldn't we have the joint meeting either in conjunction with our October meeting or the September meeting that the East holds?

Ms. Burns: Timing-wise it would have to be in October because of advertising deadlines. The Lake Ashton CDD October date is Monday, October 19. Their meeting is at 10:30 a.m. and we can have the joint meeting at 9:00 a.m.

Mr. Williams: I agree for our side.

Ms. Burns: If you don't mind, I would like to rephrase the motion. We set the public hearing for the November meeting, so if you want to change it to October, you can make a motion to amend Resolution 2020-14 to change the public hearing to October 19, 2020 at 9:00 a.m.

On MOTION by Mr. Williams seconded by Mr. Mecsics with all in favor amending Resolution #2020-14 Designating the joint meeting date to hold the public hearing on October 19, 2020 at 9:00 a.m. at the Clubhouse, if held in person, or via Zoom Teleconference if the Executive Order for virtual meetings is extended, by the Lake Ashton II CDD Board was approved.

Ms. Burns: Is there a similar motion for Lake Ashton?

Mr. Plummer MOVED to amend Resolution #2020-14 Designating the joint meeting date to hold the public hearing

on October 19, 2020 at 9:00 a.m. at the Clubhouse, if held in person, or via Zoom Teleconference if the Executive Order for virtual meetings is extended, by the Lake Ashton CDD Board.

Mr. Ference: You're right, Stan, we have gone through it already. Hopefully the new members attend these meetings so they know what's going on and can decide whether they want to move forward with this or not. We are down to four members, due to fact that one member moved out. I would rather see it held on November 16th, as agreed upon at our meeting.

Mr. Williams: You can certainly do that amongst your Board. A motion was made and you are going to make that decision. My take on that would be, if the new Board doesn't like what we have done, they can discuss the options of how to change it and make that change at their meetings. Right now, we have consensus to move forward. If you don't know if they would change it or not or if they are listening now and they like it, then there is not going to be any issue going forward. If they don't like it, they can bring it back up at their Board meeting. I think we should move forward with this and get it done. It has been over a year. Let's get it done.

Ms. Burns: Harry, did you want to say something?

Mr. Krumrie: What I'm hearing or at least what I thought I heard is that we would vote at the October meeting?

Ms. Burns: I think that's what we are deciding, but yes.

Mr. Krumrie: So, we would vote on including all golf carts in the registration process.

Ms. Burns: Correct.

Mr. Krumrie: Then we hold the public hearing.

Ms. Burns: For the proposed rule at the October 19th meeting.

Mr. Krumrie: So, we would get public input at the public hearing?

Ms. Burns: Yes.

Mr. Krumrie: We already voted on the issue.

On MOTION by Mr. Williams, seconded by Mr. Robertson, with all in favor, amending Resolution #2020-14 Designating

the joint meeting date to hold the public hearing on October 19, 2020 at 9:00 a.m. at the Clubhouse, if held in person, or via Zoom Teleconference if the Executive Order for virtual meetings is extended, by the Lake Ashton II CDD Board was approved.

Ms. Burns: And for Lake Ashton CDD?

On MOTION by Mr. Plummer, seconded by Mr. Krumrie, with all in favor, amending Resolution #2020-14 Designating the joint meeting date to hold the public hearing on October 19, 2020 at 9:00 a.m. at the Clubhouse, if held in person, or via Zoom Teleconference if the Executive Order for virtual meetings is extended, by the Lake Ashton CDD Board was approved.

Ms. Burns: That gets us through the agenda items that we have listed, setting the public hearing jointly for October 19th at 9:00 a.m. prior to the Lake Ashton meeting.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and General Public Comments

Ms. Burns: That brings us to Supervisors Requests. Does anyone have anything else before we turn it over to general public comments? Hearing none, we will open it up for public comments. Does anyone have any comments for the Boards? If you are on the Zoom phone line, you can find the raised hand feature by hitting *9. Our first comment is from Steve Realmuto.

Resident (Steve Realmuto, Lake Wales): Two quick things that I wanted to comment on. One is a few of the CDD II Supervisors, I believe Supervisor Mecsics, made the comment that requiring the golf cart registrations was no different than requiring the ID cards. I was there when the ID cards were discussed and approved. One of the key points to many residents, was the fact that the ID was not actually required. Anyplace, "Lake Ashton ID was required," a Driver's License with an address in Lake Ashton would also be accepted. Therefore, it is incorrect to say that Lake Ashton ID cards are required. That's a minor point, but it made a difference to some folks and made it a non-controversial issue when the CDD I Board voted to approve and implement the ID cards.

Finally, I feel like Supervisor Krumrie was unfairly attacked for his comments at the CDD meeting. I don't feel there is anything wrong with a Supervisor bringing residents' concerns to the attention of the Board, and that is exactly what he did. It was entirely appropriate and quite frankly, Jim, I feel strongly that it was wrong for the CDD Board to criticize him for doing his job, essentially as a Supervisor, and he is owed an apology for that. Thanks for listening.

Ms. Burns: Are there any other public comments? Go ahead Debbie.

Resident (Debbie): I am actually trying to put my words and thoughts together, because I find that this entire process that you are all trying to rush through, very concerning. Eight hundred people have registered or 800 carts. That is approximately half of the community, and yet it appears that you are negating how a significant number of residents feel. Our residents pay their assessments to be able to partake in the amenities. Whether they choose to register their golf carts or not, I feel like you are pushing things. I hear that this has taken a year. So what? I don't believe and I don't like hearing things. Our residents should be able to blast the Board, sort of speak, if that's what they choose to do at a meeting. Now that meetings are not even being held in person, even though we have the capability of allowing at least 50 residents in the Clubhouse, to see the Zoom meetings, I think you guys need to rethink this. Thank you.

Ms. Burns: We have one more.

Resident (Jack Mancicule): I have some concerns on what I heard about the registering of golf carts across the entire community. I'm not saying that I'm against it, but there are some things that I don't think have been looked at or have not been spoken about. I was the Mayor of Lake Wales when the City of Lake Wales authorized Lake Ashton streets to be golf cart friendly. Lake Wales follows the State Statute whereas Winter Haven does not. Winter Haven has a stricter Statute. In Winter Haven, your street has to be identified in the Statute to be authorized to drive a golf cart on it. Secondly, anyone 14 years and older in Lake Wales without a license can drive. If you are in Winter Haven, it has to be a 16 year or older person. As far as I know, the Winter Haven side has not gotten authority from Winter Haven to drive golf carts on their streets. I don't know whether that's false or true, that's why I'm bringing it up here. Technically, anyone driving a golf cart in Winter Haven is in violation of their law and they could get ticketed. Are we

ready to make sure that we are going to do it for the betterment of the community or are we just trying to push this through because there's consensus from the Boards? I think it needs to be looked at and I think the Lake Ashton CDD needs to bring this up and get an opinion from the community, because they can't blatantly agree to it. Thank you.

Ms. Burns: Are there any other public comments at this time? No other hands are raised, so unless anybody has anything else that they would like to add, we would be looking for a motion to adjourn from both Districts.

Mr. Robertson: I will just add one thing. I agree that either having a Driver's License or picture ID would suffice, which meant that the community agreed that we should be able to identify people using our facilities. So, if someone were to say, "I don't want to have a golf cart registration, but I want to take a photocopy of my driver's license on my golf cart," that would also identify who they are. I don't think we need to go in that direction. I don't think someone wants their Driver's License identified that way, but the whole point was, you identify yourself in one way or another. That's what we are asking, for golf carts to be identified, quite simply. That's my comment.

Mr. Costello: One other thing before we adjourn. I addressed the problem that you are having with people driving on the golf course at times. I personally think that we should have both of our security forces tell people when its "Cart Path Only." So, if they see somebody out there, they can tell them to get the cart off of the course. These courses are far too wet to be driving these heavy golf carts on them. Like I said, they are going to do damage.

Mr. Robertson: Jim has the ability to do that on our side.

Mr. Costello: Bob Plummer has the authority to do it on our side. Personally, I recommend that the two of them talk to the security people. Quite honestly, we pay the security people, but like Doug said, you don't have to be nasty about it. Just tell them, "You are going to damage the course, so please get off of it."

Mr. Krumrie: Why don't we just black off Holes 1 through 9 and let anybody on there?

Mr. Costello: We could use it as a marina, the way it's going.

Mr. Krumrie: Put up a construction barrier at the entrance to Hole 1. Nobody needs to drive on Holes 1 through 9.

Mr. Costello: Harry, its going on other holes also for both East and West. On Hole 11 on the West, you don't want to think about taking a cart out there. There is no drainage whatsoever. All I'm saying is if it is, "Cart Path Only," stay off of the course.

EIGHTH ORDER OF BUSINESS

Adjournment

There not being any further business to discuss,

On MOTION by Mr. Williams seconded by Ms. Wright with all in favor the meeting was adjourned by the Lake Ashton II CDD Board.

On MOTION by Mr. Plummer seconded by Mr. Costello with all in favor the meeting was adjourned by the Lake Ashton CDD Board.

Lake Ashton CDD

Assistant Secretary/Secretary

Chairman/Vice Chairman

Lake Ashton II CDD

Assistant Secretary/Secretary

Chairman/Vice Chairman

**10/19/2020
BOS Minutes**

**MINUTES OF MEETING
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT AND
LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT**

The joint meeting of the Board of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District was held on Monday, **October 19, 2020** at 9:00 a.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Michael Costello
Bob Ference
Bob Plummer
Harry Krumrie

Lake Ashton CDD Chairman
Lake Ashton CDD Assistant Secretary
Lake Ashton CDD Assistant Secretary
Lake Ashton CDD Assistant Secretary

Doug Robertson
James Mecsics
Bob Zelazny
Stanley Williams

Lake Ashton II CDD Chairman
Lake Ashton II CDD Vice Chairman
Lake Ashton II CDD Assistant Secretary
Lake Ashton II CDD Assistant Secretary

Also present:

Jill Burns
Jan Carpenter
Molly Maggiano
Sarah Sandy
Alan Rayl
Christine Wells

District Manager
Lake Ashton CDD District Counsel
Lake Ashton CDD District Counsel
Lake Ashton II CDD District Counsel
District Engineer
Community Director

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 9:00 a.m. and called the roll. All Supervisors were present. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. Burns: Are there any additions or corrections to the agenda?

Mr. Costello: Reading through the minutes, it's fairly obvious that whoever transcribed them weren't familiar with the Supervisors making comments. The comments by the Supervisors did not match up to what that Supervisor said. It was totally off. I could spend a day just going through all of the mistakes.

Mr. Robertson: We had issues with our meeting as well and addressed that with Jillian to provide a full transcript as fast as possible. At least there is a lot more closeness to detail, because there were things that I was attributed to that I didn't say.

Ms. Burns: We can table the minutes, if the Board doesn't want to approve them today. You can send the comments to me. Were there any other additions to the agenda?

Mr. Costello: Yes. I would like to add the discussion on the letter to the landowner that we deferred to the joint meeting on Friday from our meeting.

Ms. Burns: That was added to the agenda. It is Item #7. Does anyone have anything else? If not, we would be looking for a motion to approve the agenda from both Districts.

On MOTION by Mr. Costello, seconded by Mr. Plummer, with all in favor, the meeting agenda was approved by the Lake Ashton CDD Board.

On MOTION by Mr. Robertson, seconded by Mr. Williams, with all in favor, the meeting agenda was approved by the Lake Ashton II CDD Board.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda *(the District Manager will read any questions or comments from members of the public in advance of the meeting; those members of the public wanting to address the Board directly should first state his or her name and his or her address.*

Ms. Burns: I received the following comment prior to the meeting from Ms. Debbie Landgrebe.

“Gentleman, on Monday at the joint meeting CDDII will present an updated amenity document that includes a statement to the effect that says ONLY golf carts that are registered are able to be parked/used at all amenities for CDD & CDDII. I STRONGLY believe this should not be approved by our CDD. Whether a resident registers their golf cart or not should not be a condition to park or utilize the amenity that we pay for.”

Ms. Burns: For those joining us via Zoom, you can find Zoom’s raised hand feature if you are by phone by hitting *9. If you are using a computer or tablet, there are various places, but look for the raised hand function. The first public comment is from Mr. Steve Realmuto.

Resident (Steve Realmuto, Lake Wales): There are several opportunities on the joint meeting agenda today for the two CDDs to work together for the benefit of the entire community. Taking action on the Lake Ashton water levels and sharing the costs, as well as the needed golf cart repairs, should be a no brainer for both Districts and I support them both enthusiastically. The option of the Joint Amenity Policies is a more complex and potentially more controversial issue. I don’t see a problem with incorporating the requirements to register any golf cart used on golf course cart paths and bridges into the Joint Amenity Policy. That policy with respect to the golf course was approved by CDD II and is currently in effect. What is being formally proposed for the first time today; however, goes beyond that and requires all carts used or within the amenities to be registered at the HFC and display a decal. Remember, current policy already requires carts on the golf course to be registered and to display the decal. So, this proposal essentially adds that mandate for carts parked at any amenity in the community under the penalty of suspension of the resident’s amenity privileges. In my opinion, a violation of this proposed policy doesn’t rise to the level of the other violations cited under the suspension and termination of this policy, which are all a form of more severe misconduct. The penalty simply doesn’t match the offense in this case. While well intended, I questioned whether the cart registration should be expanded to include amenity parking lots before some of the procedural details were worked out. For example, does the only current penalty, suspension of the resident’s amenity privileges, fit the offense of simply parking an unregistered cart? Is it worth creating the controversy in confronting someone you see in

an unregistered cart, because after they leave you won't know who parked the unregistered cart, and who will enforce this? Will this cause some residents to park their unregistered golf carts on the street instead of in parking lots? Is the registration information being shared between the CDDs in a timely manner and available to security? So, the identification is actually useful. How long do new and returning residents have to comply? Finally, are there other less controversial solutions to being able to identify parked carts? I believe there are. These questions need to be answered prior to adopting any new requirements for carts parked in amenity parking lots. Thank you.

Ms. Burns: Thank you, Steve. Are there any other public comments? I see no other hands raised at this time, so we will proceed with the agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 21, 2020 Joint Board of Supervisors Meeting

Ms. Burns: Next is the approval of the minutes from the August 21, 2020 joint meeting. Does anyone have any questions, comments or corrections? We heard from Mike that there are a couple of errors.

Mr. Costello: Like I said, it was so bad that the only thing we can do is have everybody revise it and send you the revisions that they have.

Ms. Burns: Any changes you have, send them to me and we will take another look at those. If everyone agrees, we will table these until the next joint meeting for approval. We will take that as staff direction. I don't think we need a motion to table the minutes.

FIFTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Revised Joint Amenity Policies (Clean and Redline Versions of Policies Included)

Ms. Burns: There is both a clean and redlined version included in your agenda package. At this time, we need a motion to open the public hearing.

On MOTION by Mr. Costello, seconded by Mr. Plummer, with all in favor, the public hearing was opened by the Lake Ashton CDD Board

On MOTION by Mr. Robertson, seconded by Mr. Mecsics, with all in favor the public hearing was opened by the Lake Ashton II CDD Board.

Ms. Burns: We will open the floor for public comments on the Joint Amenity Policies. If anyone has any comments, you can use Zoom's raised hand feature in order to be recognized. I have no public comments at this time, so we need a motion to close the public hearing.

On MOTION by Mr. Costello, seconded by Mr. Plummer, with all in favor, the public hearing was closed by the Lake Ashton CDD Board.

On MOTION by Mr. Robertson, seconded by Mr. Mecsics, with all in favor, the public hearing was closed by the Lake Ashton II CDD Board.

- i. **Consideration of Resolution 2020-01 Adopting the Revised Joint Amenity Policies (Lake Ashton CDD)**
- ii. **Consideration of Resolution 2020-01 Adopting the Revised Joint Amenity Policies (Lake Ashton II CDD)**

Ms. Burns: At this time, we will turn it over to the Boards for discussion on this item.

Mr. Costello: I have some comments. I was listening to Mr. Steve Realmuto's comments and I found them to be offensive. We have a policy for having badges for everyone to be identified. I haven't heard of any single person being suspended because they haven't brought their identification badge or driver's licenses to any of our amenities. We don't treat people nastily that way. It was a way of having a consistent policy throughout the community. Nobody is coming around with vigilantes to catch people. This is just an unreasonable view of everything. I found it offensive. We must have identification to come in and use our amenities. To say that we want the same thing for

our golf cart is not unreasonable. If someone doesn't want to do it, I don't know that they would do that. I can't imagine anybody getting into an argument about doing it and I don't see how it's offensive in comparison to everybody having an ID to walk in. We are making a mountain out of a molehill.

Mr. Mecsics: What Steve may be mistaken on, is it's a progressive discipline problem and it doesn't call me to go to the suspension of amenities. It is up to the Amenity Manager as well as the Board. That's one of those steps that have to be taken. So, I think he may have misread that a little bit or whatever he heard. Quite honestly ladies and gentleman, this is nothing new. We have been talking about this and Mr. Zelazny has been working on this for a long time. I know that he worked with Mike. This is nothing new. Today we should be discussing this and coming to a resolution. Again, it's not just all or nothing in our Amenity Policy. It's progressive.

Mr. Costello: How many people have we suspended from our side in the last 15 years? I believe it is zero. We sent a few letters to say, "Excuse me, you might have misunderstood. You might have been rude and you might not want to continue with that attitude." After that, it always corrected the problem. We haven't had to use a suspension once. So, to go to that extreme, I believe is just an extreme position.

Mr. Krumrie: Just a point of clarification, if someone is not in a registered golf cart and they wanted to go to the restaurant to have lunch, could there have been a verbal warning at that point that they don't have their golf cart registered?

Mr. Costello: I wouldn't even think they get a verbal warning, I would say, "Hey, by the way, did you notice that your cart isn't registered. It would be better to have it registered?" That's how you would start it off. If someone from outside and parks and gets belligerent in our amenity, we would do something about it, but that's all we are asking for.

Mr. Krumrie: The bottom line is the person has to have their golf cart registered in order to use any amenities including the restaurant or attend a show in the ballroom.

Mr. Costello: Like you drive your car in and be registered.

Mr. Zelazny: Harry I'm sorry. I think it's important to realize that a lot of people think that just the registering of golf carts is for the golf course. That helps us to identify who is on the golf course. There were other reasons that we, all ten members of the Board,

wanted to discuss regarding the abandoning of vehicles, such as people with dementia that parked cars and walked away and teenagers driving in a reckless manner. Those are all considerations that should be applied to everybody in the community. The impetuous was the golf course. Jim is exactly right. If you look at the punishment or the escalating punishments, it's like five times before you even get suspended and that's for a week. It's not geared to punish anybody. It's geared to try to figure out people that comply with the rules.

Mr. Costello: Right. We've had over the years a few outliers in the community who just take it upon themselves to tear the place down. They have, through a series of belligerent behaviors been suspended, but that's a very long process for somebody who clearly doesn't want to be cooperative and live in this community.

Mr. Krumrie: So, if I did not want to register my golf cart, I could park at the Sales Center and walk across the street. Correct?

Mr. Costello: Yes.

Mr. Krumrie: Nothing would happen.

Mr. Costello: Nothing would happen.

Mr. Krumrie: I could go to all of the amenities. I could have lunch. I can do whatever I want.

Mr. Costello: Yes.

Mr. Zelazny: That is correct, Harry.

Mr. Krumrie: Alright.

Mr. Costello: Jan, I think you would be able to answer this, but on the legal end of it, do we have the right on public streets to enforce the registration of these carts?

Ms. Carpenter: We can enforce it for the CDD facilities and parking lot, but on public streets we probably can't enforce if someone is solely driving on the public streets. So, I think that is a two-part question. If someone just comes in and drives, it would be tough to enforce; however, they will have to be street legal and a local jurisdiction like Lake Wales or Winter Haven would enforce, if they were an inappropriately registered golf cart. The one thing for the community to remember is this isn't necessarily to go after residents. A big portion of this is to help preserve the community. If there is a golf cart that is abandoned or flipped over or an emergency, this allows the CDD to figure out

whose cart it is. If there is a cart that is not registered, you don't want to be in the position of removing a resident's cart. So, there is a reason to do this to assist everyone. I think that's being left out of the analysis.

Mr. Costello: I think when all this started it was, "Give us your name, phone number, address," and it kind of mushroomed a little. I think people kind of got upset about that. I think that's one of the reasons why a lot of the people were a little hesitant to register their golf carts. I don't know. Do we relax the policy and just ask for what I originally thought we were going to ask for, which is the name and address?

Mr. Krumrie: Mike, the registration form had been modified to where we are asking that. In fact, the original ones, which were much more complex, had been simplified to just include basic identification.

Mr. Costello: I think a lot of people don't realize that it has been modified. I talked to Doug at trivia one night upstairs and we both agreed that it would be a good idea to know who is who. You don't want to have a situation where you have somebody who is in a bad state and you can't identify who the person is. When you first move in here, it takes a while before people know who you are. We honestly thought that was a good situation. So, I think we have to educate people that we modified the registration process to try to encourage everybody to do it as quickly as possible.

Mr. Robertson: We went through the same thing when we brought picture ID badges into the community. People didn't like the idea. We just eventually quietly dealt with it. We never suspended anybody. We never got rude. We just quietly got this done so we could identify people. That worked out. I also think our Amenity Policy was very cautious. We didn't talk about the streets. Your concern, Mike, about the streets, we separated that out. We are not trying to legislate or control the streets through the CDD.

Mr. Costello: I think Debbie Landgrebe said in her comments that we pay for these buildings. They are public buildings. I only questioned whether we could require it. To me, it's a legitimate question. We are being told that we can. So, let's go with it.

Mr. Robertson: We had personal IDs to use the building.

Mr. Krumrie: Doug, I have a question. I guess I am kind of wondering where all of this goes. You said very well that we are not going to take everybody to jail the first day or whenever. Who gets the calls when someone sees a violation or it escalates to the

point where Mary or Christine are getting 10 calls a day? To give you an example, the other day, we were golfing on Hole #3 and some lady drove into someone else's yard to get around golf carts. She didn't have a sticker. Plus, she was not very nice. She makes several calls a day to our Amenity Managers.

Mr. Robertson: I don't think so because we worked our way through that. Everybody was polite and calm and everybody began to understand that this wasn't a gross incursion to our privacy or anything else like that. So, every time I heard somebody talk about it, they said, "Oh, I understand," and moved along. If two people want to be belligerent to each other, that happens all the time in certain places.

Mr. Zelazny: Harry, just for number purposes, since we implemented the tags on the golf course, if it occurred on the golf course, they report it to the pro shop. If its other locations, then they can call HFC or Christine. We are under half a dozen incidents since we implemented it in July. I can tell you how many incidents have been reported to Mary or Ron at the pro shop to follow up on.

Mr. Krumrie: I think people need to understand, Bob, that we as residents should be the first to say, "Don't do this or don't do that," rather than report it right away and have someone follow up.

Mr. Zelazny: I can give you an example. This morning, someone had their dog running on the second hole down the middle of the fairway. I got out of my house and went over and confronted them. I did not appreciate what he had to say to me. Either way, you know that you are not supposed to have your dog running on the golf course.

Mr. Krumrie: Right.

Mr. Zelazny: The reaction to people when you are just trying to do it in a friendly manner is unbelievable.

Mr. Krumrie: It totally is Bob. You wouldn't believe what the lady said the other day. Then she took pictures.

Mr. Zelazny: Doug is exactly right. Just asking and explaining to them and then moving on is the best way, but if someone becomes belligerent, obnoxious, and curses at you, just take a picture of their tag and walk away.

Mr. Krumrie: Exactly.

Mr. Zelazny: That's when Mary, Christine and Ron have to get involved. It's not residents checking up on residents to turn them in. It's just making sure that everyone complies with the directives that the CDDs put in place.

Mr. Krumrie: I agree. I appreciate all of the comments so far on the entire process from the panel here and the comments from the residents. My point of view is if we institute the registration of the carts and positively affect the lives of someone having a health issue, it outweighs all of the negatives. If we find that cart, we know which family member to contact. We know where to start looking for the owner. We know a variety of things just from that registration information. To me that outweighs all of the negatives, because we live in a senior oriented complex that has a variety of issues that can be health related when they are out on a golf cart. For that fact, I'm in favor of passing the resolution.

Mr. Costello: That is where it began. It began with the fact that we had incidents where we had carts that were broken and abandoned. We had no idea what was going on and our fear was, like you said, this is a 55 and over community. Some of my people have pre-existing conditions that quite honestly, if they need help, we want to get them help.

Mr. Krumrie: Correct.

Mr. Zelazny: I'm the one who came upon the gentleman who was sitting out in the weeds right alongside the water. Had a gator gotten him, we would've never known. I had no idea who he was. We also had a situation where a gentleman was sitting in a golf cart. I tell you right now, when I came up to him, I thought he was dead. I had no idea. So, it's real. Like we all said here. It's just like when we register our cars. I just don't understand why people are reluctant, but I respect their opinions. This is all about keeping the community safe and it makes it a little more exclusive. You have your golf cart and you are registered in Lake Ashton. I think that's kind of cool.

Mr. Krumrie: We are not taking away anybody's amenity. If they want to ride their bicycle or walk to the amenity, they can.

Mr. Costello: Harry, you are exactly right. For all of those folks out there that put out all kinds of baloney, nobody is looking to take away your amenities. You can still use your amenities. You can park on the street or at the sales office or whatever have you,

but again, stop the misinformation that a small group does that. Then call them out on that because I called out a few people. When you call them out on that, guess what, they get really timid. So, this is a good initiative, ladies and gentleman. I just think that we talked about it and this is nothing new. So, it's about time to decide.

On MOTION by Mr. Costello, seconded by Mr. Plummer, with all in favor, Resolution #2021-01 Adopting the Revised Joint Amenity Policies, was adopted by the Lake Ashton CDD Board.

Ms. Burns: Does anybody from Lake Ashton II want to make a motion to approve?

On MOTION by Mr. Robertson, seconded by Mr. Zelazny, with all in favor, Resolution #2021-01 Adopting the Revised Joint Amenity Policies, was adopted by the Lake Ashton II CDD Board.

Mr. Costello: Jill, I have administrative items. Look at the Amenity Policy that was given to us to review. The specific amenities were all in alphabetical order. We have not put golf at the back. So, they need to be reorganized in alphabetical order for the ease of the people reading the Amenity Policy. I recommend that golf carts, as it applies to all amenities, should be moved up to the front section under "*General Use*."

Ms. Carpenter: A motion to adopt with those revisions is appropriate.

On MOTION by Mr. Plummer, seconded by Mr. Krumrie, with all in favor, the Joint Amenity Policies attached to Resolution #2021-01 were revised as noted, and approved by the Lake Ashton CDD Board.

On MOTION by Mr. Robertson, seconded by Mr. Zelazny, with all in favor, the Joint Amenity Policies attached to Resolution #2021-01 were revised as noted, and approved by the Lake Ashton II CDD Board.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Water Levels
and Discussion with Adjacent
Property Owner - ADDED**

Ms. Burns: Before we get into this, for those who weren't participating this may end up in litigation. So, we would just advise everyone to be cautious of what they say on the record. Harry, do you want to start on this?

Mr. Krumrie: I think maybe the best we can do is have Alan give us a short scenario of what is going on with this person. This way everyone is on the same page.

Ms. Carpenter: Let me just jump in. I would ask either Sarah or Alan to go through the history because our Lake Ashton CDD Board has not had this discussion at a public meeting.

Mr. Robertson: Why don't I start because I was given the responsibility. We approached our neighbor and showed him that water levels were significantly elevated from what it has been naturally in the past, the historical levels, the levels that were used to design the community. The individual expressed interest in helping, and then kept on putting different caveats on his willingness to cooperate. We went through the process and several iterations. We even put in a gate on the 15th hole, when it was agreed that we could go in and fix it, and then the next day he said no. We have gone back and forth several times in that process, to the point where I concluded the only direction was for us to use legal means. At which point, knowing that I would be off of the Board, I turned it over to Mr. Mecsics and said, "Jim, would you carry on because this is well beyond my tenure?" Then he started having a conversation. I will allow Jim to take over now and say what his conclusion was.

Mr. Mecsics: Jill and I had a conference call with the landowner. It came down to the fact that there were some conditions that he wanted to lay upon us before he would allow us to utilize the property, and they were just not acceptable. They said we needed a trained engineer to take a look at that while it is going on. None of us are qualified to oversee that. Jill, correct me if I'm wrong, but what you are saying to me is that you are precluding us access to this property unless our engineer was involved.

Ms. Burns: Yes.

Mr. Mecsics: Well then, we will have to refer this to legal means and that's where we left it.

Mr. Williams: Could I suggest that Jim and Doug state for our audience, that may not understand, how exactly is the water level affecting Lake Ashton, versus going over the cart paths or roadways? Some of our residents may not understand what is being affected by this water level.

Mr. Robertson: The high-water level.

Ms. Carpenter: Doug, if you don't mind can we have Alan give a brief explanation of what exactly happened on the neighboring property and how that is affecting Lake Ashton and Lake Ashton II? I can do my best, but I think Alan could do better.

Mr. Rayl: Okay, last fall while we were doing some Southwest Florida Water Management District (SWFWMD) permitting certification inspections, I noticed that the ponds on the east side, adjacent to Lake Ashton, had higher than normal water elevations in them in a period where we hadn't had any rain. We finished our inspections and I started looking further into it and eventually coordinated with Mr. Dave Wilson with the golf course. Dave took me for an airboat ride down to the southwest corner of Lake Ashton where we observed a PVC pipe in a field crossing going over the outfall ditch of the lake. The pipe was a fair distance away. I couldn't tell what size it was or how appropriately it was installed at that time, but at that time, I felt certain that was causing the issue we were seeing evidenced in the ponds. The water levels in the ponds were over a foot above where they normally should've been. I contacted SWFWMD about this issue. SWFWMD eventually conducted a field visit, met with the landowner, looked at the crossing and determined two things. One, it was not something that needed to be permitted through their normal processes because it was a purely agricultural activity. Two, because it wasn't a permitting type of activity, they didn't have any enforcement remedies available to them to rectify the situation. The information they did give me freed us up to work directly with the landowner to resolve it however we could both agree to resolve it, and it wasn't going to involve SWFWMD. That's a good thing. It's common sense. We were able to make contact with the landowner. I believe September 1st was my first field visit out there. I took measurements of the crossing. I took photos. I took videos and was able to observe firsthand what I suspected for months, which was that this pipe was impacting Lake Ashton which was then impacting the ponds in the Lake Ashton community. Since

that time we had been trying to discuss a mutually agreeable solution and we have yet to arrive there. So that's how we got to where we are today.

Mr. Robertson: We don't want to discuss every single thing point by point. It's not appropriate at this juncture, if I'm getting my direction right from Sarah. We need to resolve it. We have a situation where the natural water flow from the lake has been affected and we want that to be corrected. We tried to correct it in a voluntary way, neighbor to neighbor, and we've come to an impasse.

Ms. Sandy: So, to pick up from there, as Doug mentioned, prior to our Board meeting on Friday, he asked that our office review it. I had a colleague of mine, Mr. Eric Olsen, who specializes in water resource issues take a look at the situation. We made the following recommendations to the Board:

1. Send a demand letter to restore the condition of the property back to its prior state
2. In the event the demand letter proved unsuccessful, authorize District Counsel to initiate litigation to enforce the District's rights.

Ms. Sandy: Those two items of course would allow us to move forward with items prior to the next Board Meeting. Obviously, we would continue to keep the Board involved as things move forward, but those are the two items that we requested moving forward with. The Board on Friday wanted to discuss splitting costs with Lake Ashton in a joint manner moving forward.

Mr. Robertson: If I could just interject here. We are experiencing problems on a daily basis when we have problems on the golf course with submerged irrigation pipes that used to be above ground. They are now underground. We have a cracked pipe. We have to go in, rent a backhoe, build a dam to pump the water out so we can correct it so we can have our proper irrigation. There are things that happen on a daily basis that are costing us money, so there's an urgency to get this done. Waiting from Board meeting to Board meeting to Board meeting to get to move it, doesn't represent the urgency that I thought was there. That's why I asked Sarah to look into it and have the water expert come to the same conclusion as a layman I came to that we need to get this fixed. We believe we have a legal right to do so. Is that fair, Sarah?

Mr. Krumrie: I appreciate everything that everybody has done up to this point; Doug, Jim, Alan, everybody that tried to initiate the conversation with the landowner at this point. I believe moving forward, if we are going to jointly share the cost, we need to have representation from the east that those particular meetings with whoever or whatever show that both Board represent it in the same way. Like I said, I appreciate where we started and tried to go through to this point, but I think moving forward, we need to make sure that we have someone from the east Board involved in all of that decision making process from start to finish. I also agree with Doug if we are going to have this moving forward and waiting from month to month to make decisions, it may be a little cumbersome so we may want to address that issue at today's meeting as well.

Mr. Krumrie: Do I understand, Sarah, that the people in your office who deal with these water problems feel that we have a legal precedent? Where is it written that we can manage the water level to the level we want and not have it be where it is now? What is the legal standard that we have when we go to litigation?

Ms. Carpenter: I'm familiar with Eric and his office. He does a lot of work in water rights. There is a whole body of law in Florida and most states as to water rights. I don't think the actual details you want to talk about in public because if we do end up in litigation, those would be now out for the opposing side to know what we are going after. However, there are some common law and requirements that if you own land, you can't do something that's going to hurt the land next to you. That is the general premise. I'm simplifying quite a bit, but Sarah, if you want to give any more general terms, that is the sort of premise. You can't hurt your neighbors by certain things and there are rights that go way, way back with flooding land for agriculture, cows and all kinds of things. I know that Hopping, Green & Sams has people that specialize in water rights and I'm comfortable with their analysis. However, I agree that it would be nice to participate going forward. It makes sense to have a joint defense.

Mr. Krumrie: No need because I'm sure that this recording will be required or requested in any litigation. That is why I've been staying silent, but the bottom line is that I agree. When you look at the impact, it hits the east probably more than us, but I think this is a joint effort to the community. You can share the costs and do this from a joint perspective versus one going after them because that is the only way to do it.

Mr. Robertson: The point that we started with was the urgency because of the daily damage that's being caused. That is why we tried to do it. I talked with Mr. Mike Costello and he and I shared the idea that if we can get the individual to voluntarily to do it, that would be the faster route, causing less damage and it would be better for the community. Now that we exhausted that as a means of doing it, it should be going with the joint Board and a member of either Board being involved. We can then continue to do this as quickly as possible.

Ms. Burns: We want to designate a member from each Board to work with counsel on this outside of the meeting so each Board is involved.

Mr. Robertson: I move that Mr. Mecsics represent the Lake Ashton II CDD Board.

Ms. Burns: Do you want to roll that into the motion Sarah suggested at the Lake Ashton II CDD meeting to authorize District Counsel to send the demand letter and, if the demand letter proves unsuccessful, they were authorized to commence litigation?

Mr. Robertson: We would do that assuming concurrence from the Lake Ashton I CDD and they wanted to share it with us. So, if the two Boards wanted to go together, we want Mr. Mecsics on our side to spearhead it and give them the authority to move as quickly as possible. I think that's inconsistent with what we said in our motion.

Ms. Burns: Is there a motion to that effect?

Mr. Costello: With consultation from the east.

Mr. Zelazny: As a point of clarification, you need to make sure in that motion there's representation from the east.

Mr. Robertson: Absolutely.

Ms. Carpenter: The cost sharing is preparing the demand letter?

Mr. Zelazny: Everything.

Mr. Krumrie: If we have to do it jointly, we have to agree.

Ms. Carpenter: So, it's going back for research. I'm just trying to get an idea for the Board on the cost. Do you know the extent of the research, Sarah? Was it \$1,000 or a significant amount from a budget perspective?

Ms. Sandy: We were authorized not-to-exceed \$5,000. I think it was less than that and I'm trying to see if I can get a number right now. Obviously, we haven't actually sent the demand letter. Let me see if I get an exact number.

Ms. Carpenter: Yes.

Mr. Robertson: We kept it under \$5,000.

Mr. Costello: What our Board agreed to was up to \$5,000 for a resolution splitting the cost with the East paying up to \$5,000 and up to a \$10,000 limit to get it fixed. That is what was discussed at our Board.

Mr. Krumrie: Quite honestly if we do not do something about this water, we are going to experience much more money than \$5,000 in damages to our property. There's no denying it. The only thing that we can do, the common sense thing to do right now, is to see what the attorneys do in order to move forward and get rid of the problem that we are experiencing at this time.

Ms. Sandy: Let me clarify. The \$5,000 was prior to the Board needing to look at the issue and getting the demand letter ready. It didn't encompass those additional costs.

Mr. Robertson: Yes. I know that we like to talk things through and like the community to hear all of the things we are trying to do. So, in this case, it is in the best interest of the community if we understand that we are just moving forward now and not doing a lot of discussion.

Mr. Krumrie: It's not clear to me who counsel is. I assume though that it's probably Lake Ashton II's counsel.

Ms. Sandy: No. To be clear, Jan would continue to represent the Lake Ashton I Board, but we would work together on the issue.

Ms. Carpenter: We would rely on the water rights expertise of Hopping, Green & Sams. We wouldn't go out and do that research ourselves.

Mr. Robertson: We are trying to do this together as two Boards with two sets of counsel and one water rights expert.

Mr. Krumrie: Jill, do we need a motion from both Boards to proceed as a joint effort and then send this letter out?

Ms. Burns: Let me try to frame this to encompass everything and if somebody agrees, they can jump in. I know that the Lake Ashton II CDD designated their representative so I'll start with you and then we will jump to the Lake Ashton I CDD if they want a person to appoint. So, the motion for Lake Ashton II CDD would be to authorize District Counsel to send the demand letter and if the demand letter is unsuccessful, it

would authorize District Counsel to file litigation with the shared cost. The cost would be split between the Lake Ashton I CDD and the Lake Ashton II CDD, with Jim being the point of contact to work with District counsel for the Lake Ashton II CDD.

Mr. Robertson: Correct.

On MOTION by Mr. Robertson, seconded by Mr. Zelazny, with all in favor, appointing District Counsel to send a demand letter to the owner to restore the property to the prior conditions and, if unsuccessful, District Counsel would be authorized to initiate litigation, splitting the cost between Lake Ashton I CDD and Lake Ashton II CDD, and authorization for Jim Mecsics to represent the Lake Ashton II CDD Board in working with District Counsel, was approved by the Lake Ashton II CDD Board.

Ms. Burns: If the Lake Ashton I CDD Board is in agreement, we would need a point person to frame into the exact same motion that would work with Jim and counsel for both Districts.

Mr. Krumrie: I appoint Mr. Plummer.

On MOTION by Mr. Krumrie, seconded by Mr. Ference, with all in favor, appointing District Counsel to send a demand letter to the owner to restore the property to the prior conditions and, if unsuccessful, District Counsel would be authorized to initiate litigation, splitting the cost between Lake Ashton I CDD and Lake Ashton II CDD, and authorization for Bob Plummer to represent the Lake Ashton I CDD Board in working with District Counsel, was approved by the Lake Ashton I CDD Board.

Ms. Burns: Does anyone have anything else on that item? Hearing none,

EIGHTH ORDER OF BUSINESS

Discussion Regarding Cart Paths - ADDED

Ms. Burns: I believe this was added at Mr. Zelazny's request.

Mr. Zelazny: This is just a question. I have been dealing with Alan. I know that he has been out, but we have some issues on the cart paths on our side, primarily on the 9th

hole. We have been negotiating pricing to try to get that fixed, but from the golf course perspective, we are concerned about what actions are going to be taken on the bridge on the 5th hole, the turnaround area by the restroom on the 10th hole and then the bridge on the 10th hole. Alan can probably talk to it. We are trying to figure out what the plan is to fix those three areas.

Mr. Robertson: Bob, didn't we agree that we would give a limit to Alan and you to fix the 9th hole so we wouldn't be jumping from Board meeting to Board meeting? We already authorized an expenditure.

Mr. Zelazny: It's ours.

Mr. Robertson: Just for ours. We authorized you and Alan to spend some money on our behalf to fix this problem.

Mr. Zelazny: We have a not-to-exceed number on that so we would anticipate that to go underway pretty quickly.

Mr. Robertson: Yes.

Mr. Zelazny: The other ones are of a concern. I know that the golf course has done a couple of temporary fixes to the bridge on #10. Alan has been out a number of times so we are just wondering what the plan is on those three areas.

Mr. Rayl: We have identified those three areas and also on Hole #9 at the bridge approach that were failing. We identified a total of four areas that we are getting contractor pricing on now. We have some repairs designed for that. I'm hoping to get those numbers in this week, but that's where we stand on those. The Hole #10 bridge, which had the most attention and discussion to date, has had a recent repair. The last time I saw it, it was still holding good. The only recommendation that I have right now, is I would like to see some sod put in that space and then we continue to monitor that to see if that repair will hold, so we don't have to go out and have a contractor tear it out to build something new. Right now, it's holding and it may have a chance to be a repair that would keep us in good shape for a while if we can have some sod put down on it.

Mr. Krumrie: Alan, is what you are talking about on the north end of the #10 bridge?

Mr. Rayl: Correct. It's on the northeast corner on the north end.

Mr. Krumrie: What about the severe hole at the cart path when you go across the bridge to the south past the restroom at the turnaround?

Mr. Rayl: The turnaround at the restroom building?

Mr. Krumrie: Right.

Mr. Rayl: That's included in the four areas we identified needing fixing. The other one was on Hole #9 right at the bridge where there was a large extra area of concrete that had been added on. That has undermined and broken off and it's failing. The fourth location was Hole #5 on the fairway into the bridge. There is kind of an Astroturf kind of landing at the end of that bridge approach. It has some holes in it that are going to catch a golf cart if we don't get this fixed soon.

Mr. Krumrie: The question that I have, Alan, is regarding the cart path at Hole #10 where it goes to the restroom. Was that caused by water running across and undermining the flume? Is that what broke down?

Mr. Rayl: Yes. That's what it looks like. That turnaround has curbing on it and it's focusing all of the water to go to one spot. As long as the water stays on the concrete, that's good, but as soon as it leaves that spot, all of it can then go under the concrete and start undermining and washing away the material that's there to hold that up. So our proposed repair would not be to focus that into such a small point of discharge area, but to left the flow spread out and you've lowered the flow rate and velocity as well.

Mr. Krumrie: Okay. Thank you. We have those on the agenda to talk about at our regular meeting at 10:30 a.m. Correct?

Mr. Rayl: Yes. I was going to bring those up in my report.

Mr. Krumrie: I think that is the place to approve those repairs. Does that satisfy your questions, Bob?

Mr. Zelazny: Yes.

Ms. Burns: Is there anything else on that agenda item? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor Requests and General Public Comments

Ms. Burns: Does anyone have anything else that they would like to bring up or discuss?

Mr. Mecsics: Just one item, Jill. I think it's fair to acknowledge Carla, Stan, Doug and Bob in front of the entire community for all they have done. Bob has been a great ambassador for the east in trying to get the community to work together. I can't say

enough about our Board members, Stan, Doug, Carla and Bob. The community owes all four of you a debt of gratitude for your hard work. I certainly appreciate it and I hope they do. That's all.

Mr. Zelazny: I agree. This shows that we are working together. Mr. Bob Ference, I'm going to miss your face and your request to adjourn the meeting, but this is the way we should get our views out and discuss it as joint Boards and do it civilly and cooperatively. Congratulations to all of those who are leaving the Board. You have done a great job.

Mr. Krumrie: I agree, Bob. Of the two Boards, the folks that are leaving both Boards, include Bob from our side, as well as Stan, Carla and Doug. We appreciate the cooperation between the two Boards over the years in trying to accomplish many items. At some point, we have to agree to disagree and that is fine. That's part of life, but we really appreciate the input from everyone who is leaving at this point. Congratulations and thank you very much.

Mr. Robertson: Everybody wants this community to do very well. We are all trying to help the community be successful.

Mr. Krumrie: Amen.

Mr. Costello: We all owe you a lot of gratitude for all that you have done. I hope that you continue to come to the meetings and stay active in the community. Thank you.

Ms. Burns: Are there any public comments?

Resident (Debbie Landgrebe, Lot 71): I would like to thank the Board Members for their service to our community. Like Mike said, I hope you won't disappear from the meetings because your insights are valuable regardless of whether people agree or disagree. So I applaud each of you. I realize that this has been a very selfless position for you. Again, thank you. On another note, now that you voted for this golf cart registration parking, I have some questions to be considered. One, do we have updated contact information for every registered vehicle and perhaps even a contact outside of Lake Wales or outside of Lake Ashton. Because if the concern is someone who is injured or Jim has mentioned, the various examples given, sometimes you need a contact outside of our campus. I also am wondering who is going to be the keeper of the information and the sharer of that information between the Board, Security and whoever else you deem

important to have that information. Then also, what happens when houses with golf carts sell. There is a lot of bookkeeping that I have not heard discussed, but I would definitely like to see those things considered and worked on. I'm sure, Jim, with your operational background and logistics, your brain has been working along those lines too. So I just wanted to throw that out. Thank you.

Resident (Jack Mancicule, Ashton Club Drive): I am a long-time resident. I have a question dealing with cost sharing. It looks like the two Boards are starting to work together, but several months ago, we had a major repair on the water system at Dunmore Drive and Eagle's Nest that was caused by design issues when Lake Wales II was developed. Why did we not ask them to help in the sharing of that cost because it was hundreds of thousands of dollars. Now we are sharing in the cost of fixing bridges. If we are trying to be one community, there has to be cost sharing on both ways. So this is something that I would really like to see this Board look at. The other one is you guys hit it on the nail when you talk about the minutes. I had a comment in the minutes at one of the meetings. I not sure whether it was the joint or our single meeting. It was very bad. Harry had a comment dealing with the golf course where he was quoted as wanting to black it out. I don't think Harry wanted to get rid of part of the golf course. He just wanted a part of it blocked off. Apparently no one is reading the minutes as close as they should. We could be having a lot of comments on issues that are not caught.

Resident (Steve Realmuto, Lake Wales): First I wanted to add my thanks to all of the outgoing Supervisors for their dedicated service. I know it takes a lot of time and it goes unappreciated by many. I would especially like to thank Mr. Doug Robertson for his leadership working out the policy and acquiring the golf course. I think he did a great job balancing the needs of both golfers and residents. They will certainly miss his attention to detail and balance all concerns. I am sorry to hear that Mr. Costello was offended by my comments. For the record, first of all, I want people to know that I think it's a great idea to register golf carts. Mine has been registered for some time now. So I want to be clear on that. I'm not speaking necessarily against the need to identify carts. I certainly understand that. I think you cited cases where it would be useful, although I think we need to look at the missing holes, as Ms. Debbie Landgrebe pointed out, vehicles and having contact information for people outside of Lake Ashton. So perhaps we could continue that

process. I want to correct some facts though because it was alleged that I may have misunderstood or misquoted facts. One of the things that I wanted to do was to make people aware of what was possible. I never said that the CDD would suspend people's amenity privileges. The fact is, under the Suspension Policy on Page 6 for the Supervisors who misquoted the policy, the simple offence of not abiding or failing to abide by a rule, which includes this new rule that was adopted requiring registration when they are parked, would subject them to the suspension and termination process. That process doesn't take five warning to get to the suspension of amenity privileges. The Board, if it chose, and the Amenity Managers as well, if you want to direct your attention to Page 7 of the Amenity Policies, very clearly says that on the second offense, "Patron guests will be suspended from the facilities for the remainder of the day." So it actually starts on the second offense, not the fifth or later. On the third offense, they will be suspended for one week. On the fourth offense, it's basically automatic up to 30 days or until the next meeting of the Board. Those are simply facts. So I wanted to get that out there. That's it. Thank you.

Mr. Robertson: Steve, I always enjoyed working with you. I think you take some very good points along the way. The issue for us is just like a policeman writing a ticket. He has choices in the matter, whether he gives someone a warning or not. It's not just black and white. There is discretion involved in the process. You write things very precisely, but you leave discretion in the system. Up until now, I think everybody in the community who is in possession of authority has used discretion when they have written warnings. We have not seen any abuse of power on anybody's part to attack somebody for inadvertently doing something inappropriate. That's just my comment, but I appreciate Steve's input.

Resident (Nancy Baker, Dunmore Drive): On behalf of the HOA, I would like to thank both Boards for the work they do and to the outgoing members of both Boards. Thank you for what you do. I appreciate the effort that you put forward. One thing that I would like to ask is we are talking about registering golf carts. I think it's a great idea. The problem that we have from an HOA perspective, which Jim and I have spoken about, we have trouble getting information on who lives here. We are responsible for maintaining the Federal requirement of 80/20. If we don't get information, then we don't know who lives here. We don't know who rents. I would like to suggest that we have a meeting

between the HOA and both CDDs to see legally what we can work out so we have accurate information about who resides in the community. I would appreciate if both Boards give it some consideration and come up with a way that there can be information sharing for the good of the community. Thank you.

Ms. Burns: We have another raised hand from Debbie, but she already made a public comment. If the Board wants to allow her to speak a second time, that is our last raised hand. Is there any desire to allow a resident to make a second public comment? Hearing none, then those are all the public comments we have at this time. Does anybody have anything else?

Mr. Ference: I want to remind everyone that we have an election on both sides. We have some well qualified people. These are the people who are going to speak for you in the future on the direction of the community. So I hope those of you out there take the time to meet your candidates, look at their credentials and vote accordingly so we can better the community. Does anyone have anything else?

TENTH ORDER OF BUSINESS

Adjournment

There not being any further business to discuss,

On MOTION by Mr. Ference, seconded by Mr. Costello, with all in favor, the meeting was adjourned by the Lake Ashton I CDD Board.

On MOTION by Mr. Mecsecs, seconded by Mr. Zelazny, with all in favor, the meeting was adjourned by the Lake Ashton II CDD Board.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VIII

Lake Ashton Focus 2025 Interim Report

April 13, 2021

Background

The Lake Ashton Focus 2025 Group was asked to develop a community-wide survey to assess the needs and desires of the community over the next 5 years, survey all Lake Ashton residents, and provide a report analyzing the results to help CDD supervisors understand residents' needs and serve as a resource in the development of future plans and budgets for their districts.

Membership in the group was open to all residents of the Lake Ashton community and resulted in an active group of 21 members roughly equally divided between Lake Wales and Winter Haven residents. The group began weekly meetings on February 2, 2021 and worked together, collectively making decisions by general consensus, to develop the survey. The survey was released online on March 2, 2021 to 2408 Constant Contact email addresses and on March 6, 2021 to 1340 Lake Ashton Living email addresses. Paper copies were made available at the Clubhouse and HFC Activities Desks on March 12, 2021. In addition to multiple email blasts encouraging each resident to complete the survey, an article was published in the April LA Times to reach residents without online access. The survey closed on April 8, 2021.

This interim report provides only the basic survey results and summaries in an effort to make the data available as early as possible to CDD supervisors and the community prior to the May 2021 CDD meetings at which the FY2022 budget caps will be determined. More detailed results, such as a breakdown of responses by CDD, respondent comments, and analysis will be provided in the final report which will be released in May.

Each resident in a household was asked to complete the Focus 2025 survey and duplicate responses from the same person were eliminated. Personal data (names and addresses), which will not be shared, was collected so duplicates could be removed. After removing duplicates, **1,172 Focus 2025 surveys were returned from 859 households, representing 55% of the estimated 1,560 lots with homes and 53% of the 1,627 total residential lots at build-out.**

The response rate for the Focus 2025 survey compares very favorably with the 323 responses received for the Focus 2020 Survey and 657 responses received for the most recent 2019 Joint CDD Feedback Survey. The response through electronic means was excellent with only 11 paper surveys submitted.

Demographics

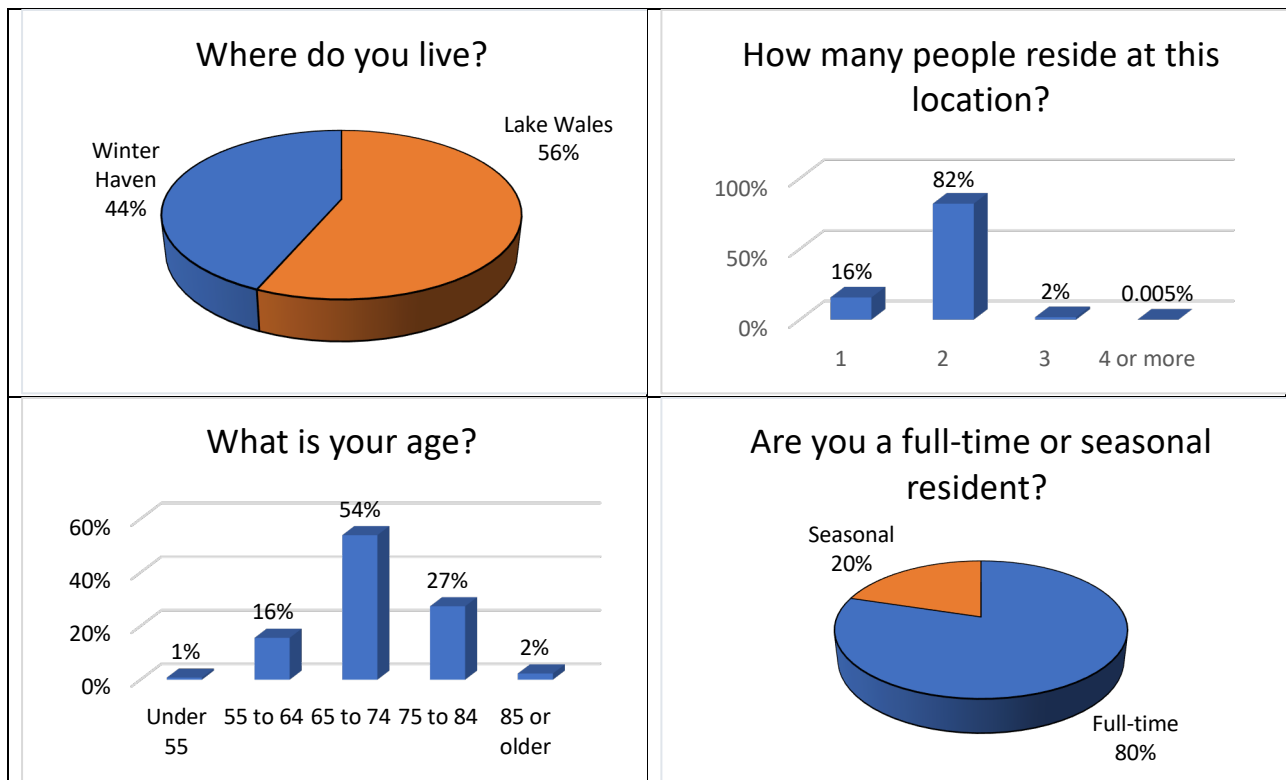
The percentage of Focus 2025 Survey responses (56% Lake Wales; 44% Winter Haven) corresponds approximately with the percentage of Lake Ashton lots in each city at buildout (59% Lake Wales; 41% Winter Haven), with responses from Lake Wales slightly under-represented and Winter Haven responses slightly over-represented by 3% each.

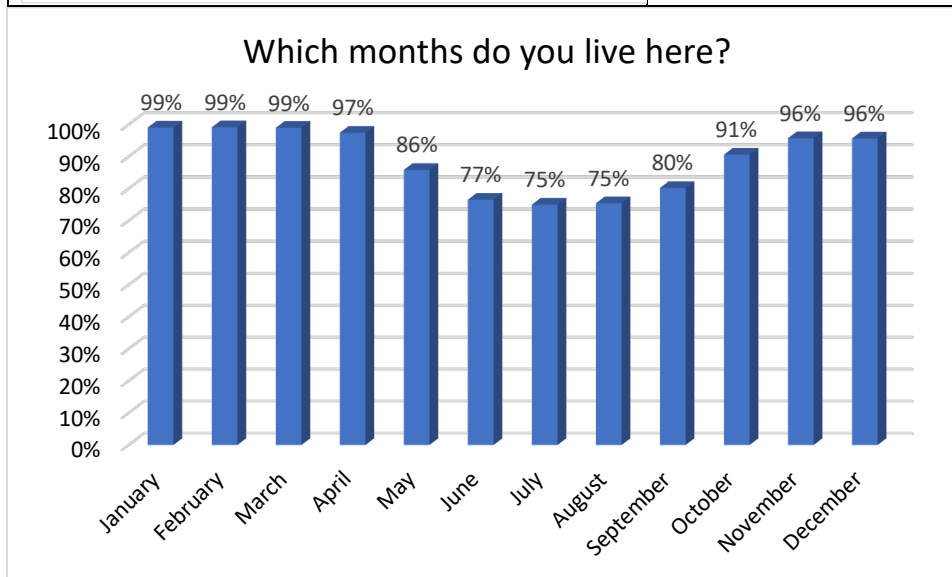
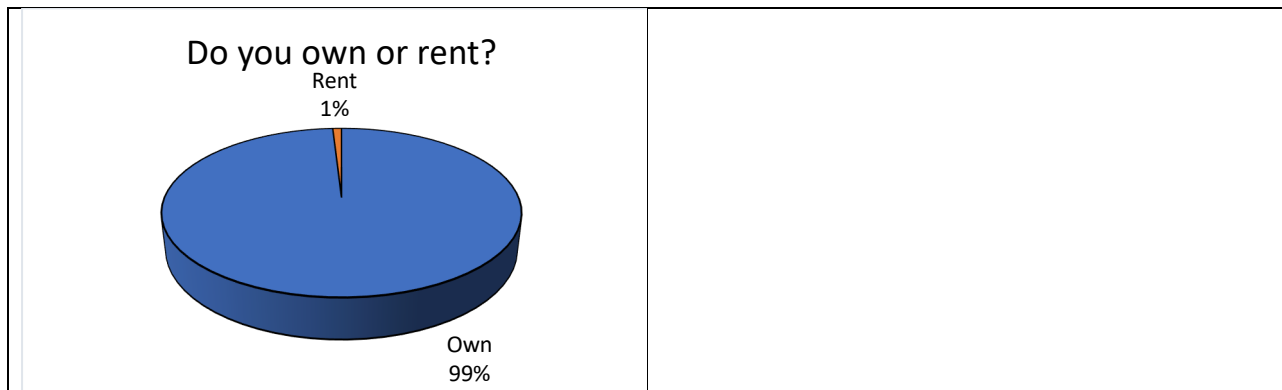
82% of the homes in Lake Ashton are occupied by two residents, 16% by one resident, 2% by three residents, and 0.005% by 4 or more residents.

The vast majority (83%) of residents are 65 years of age or older.

80% of respondents identified themselves as full-time residents of Lake Ashton with only 20% being seasonal.

75% of residents are here every month of the year, with over 90% of residents here from October through April.





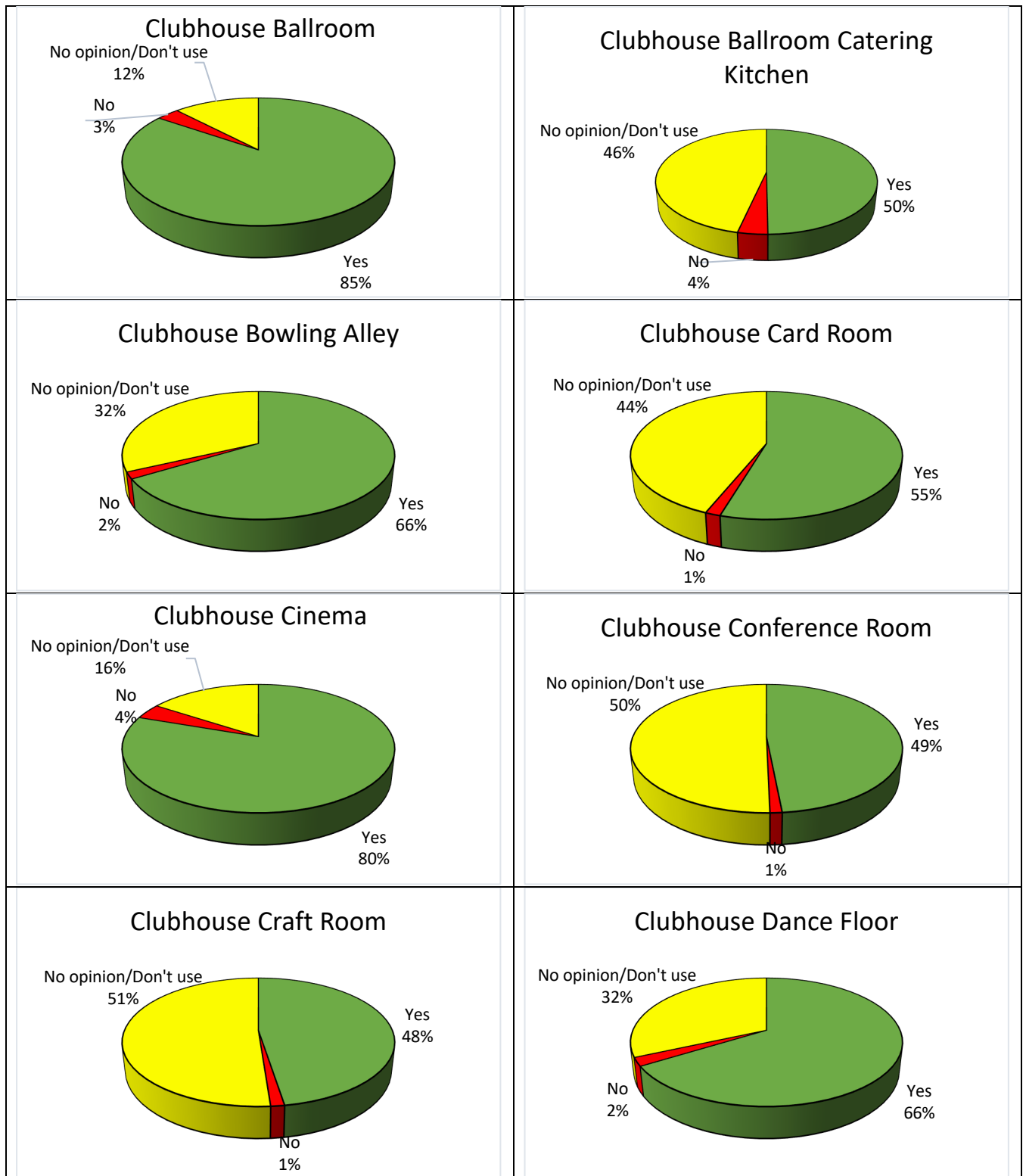
Clubhouse Amenities

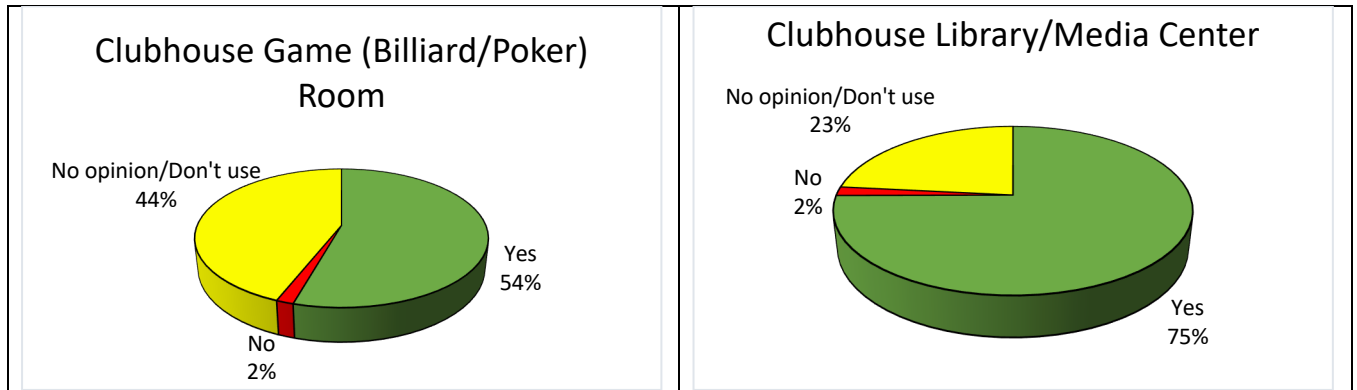
Residents feel overwhelmingly that most Clubhouse Amenities are sufficient to meet their needs through the year 2025. “No” and “No opinion/Don’t Use” responses, along with comments from residents, need to be analyzed more closely to identify opportunities for improvement.

The top three enhancements residents want to see added to Clubhouse Amenities are:

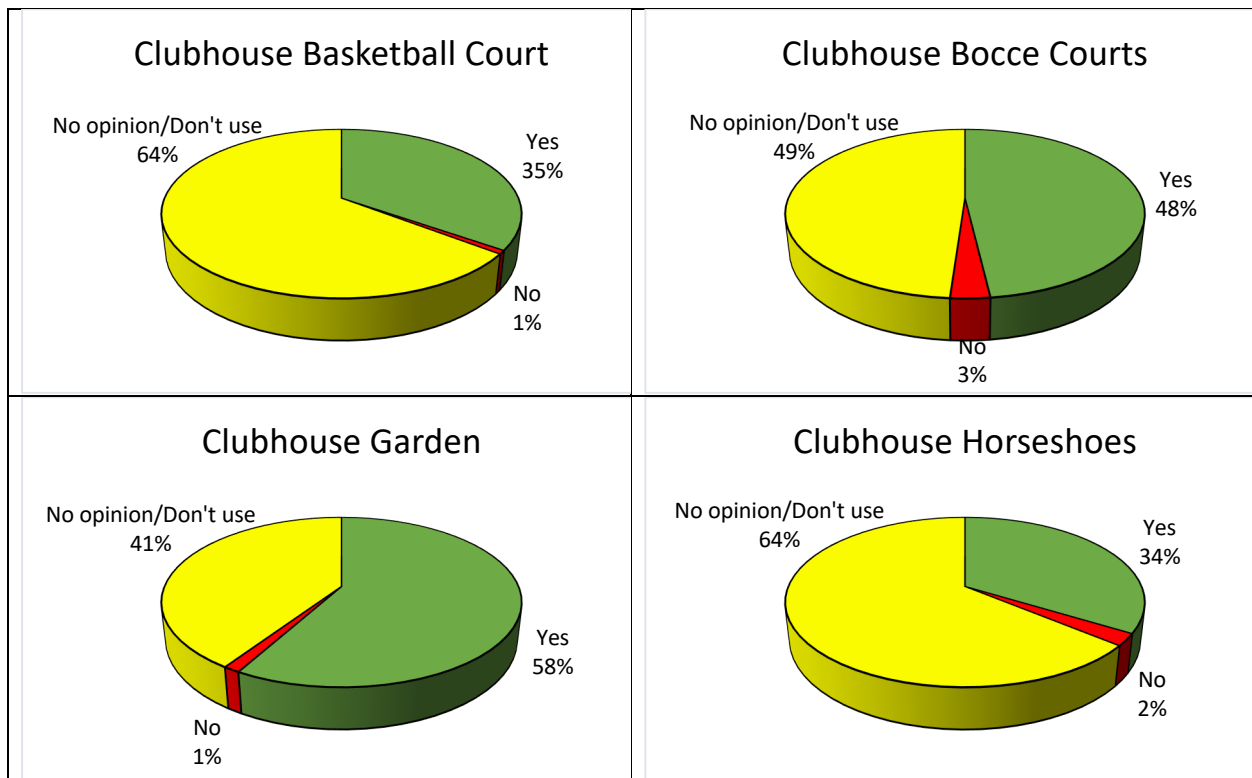
- Sun Shade for Clubhouse Pool
(30% Yes/22% Yes (no increase)/**52% Total Yes/29% No**)
- Make Clubhouse More Emergency-Friendly
(26% Yes/23% Yes (no increase)/**49% Total Yes/25% No**)
- Redo Clubhouse Activities Desk
(26% Yes/21% Yes (no increase)/**47% Total Yes/27% No**)

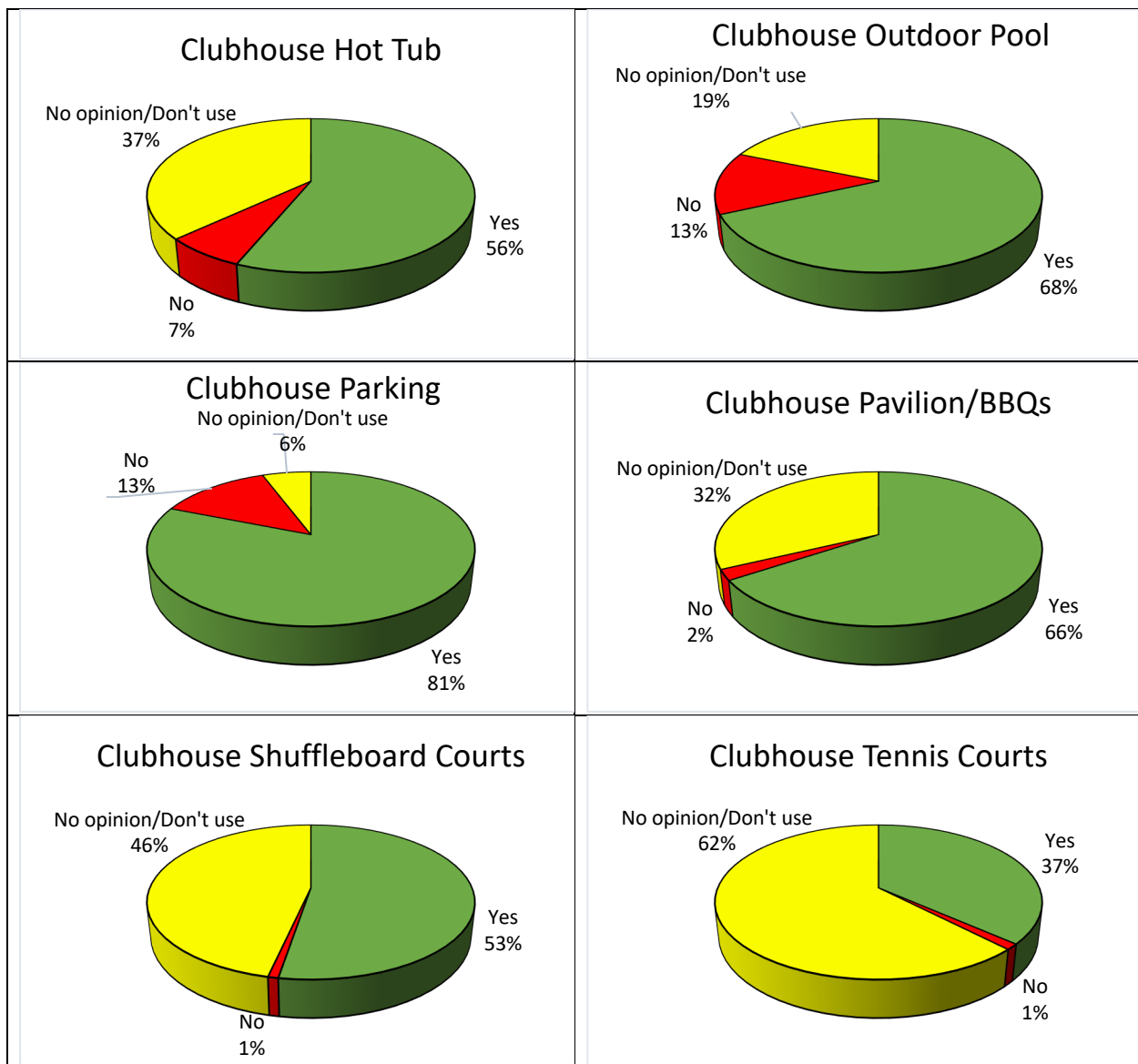
Are the following Clubhouse Indoor Amenities sufficient to meet your needs through the year 2025?



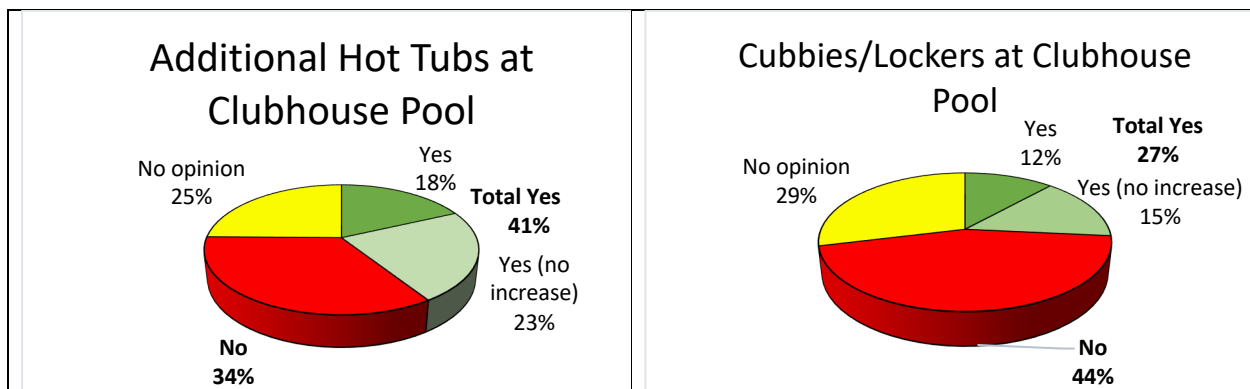


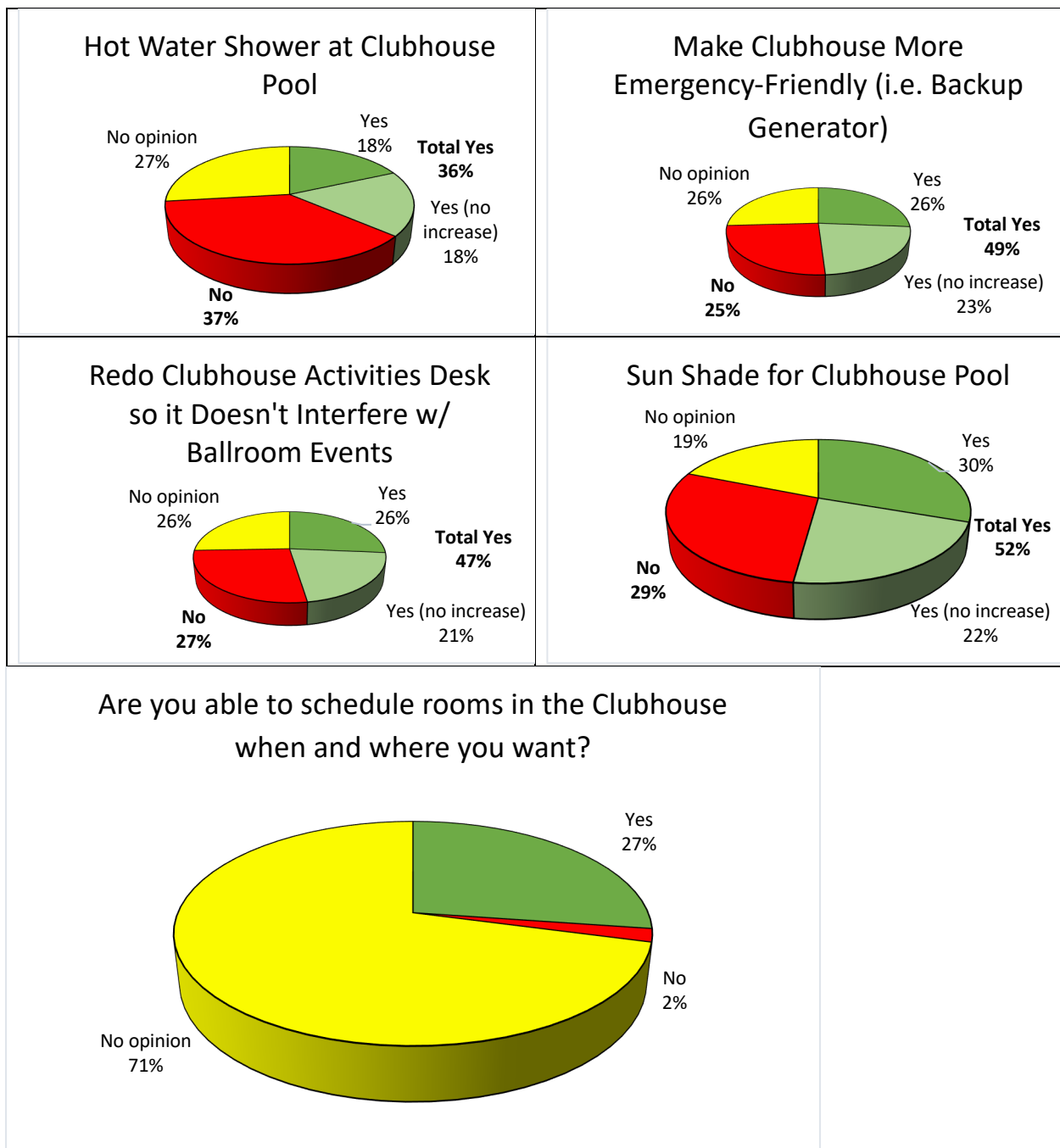
Are the following Clubhouse Outdoor Amenities sufficient to meet your needs through the year 2025?





Would you like to see these enhancements added to the Clubhouse Amenities?





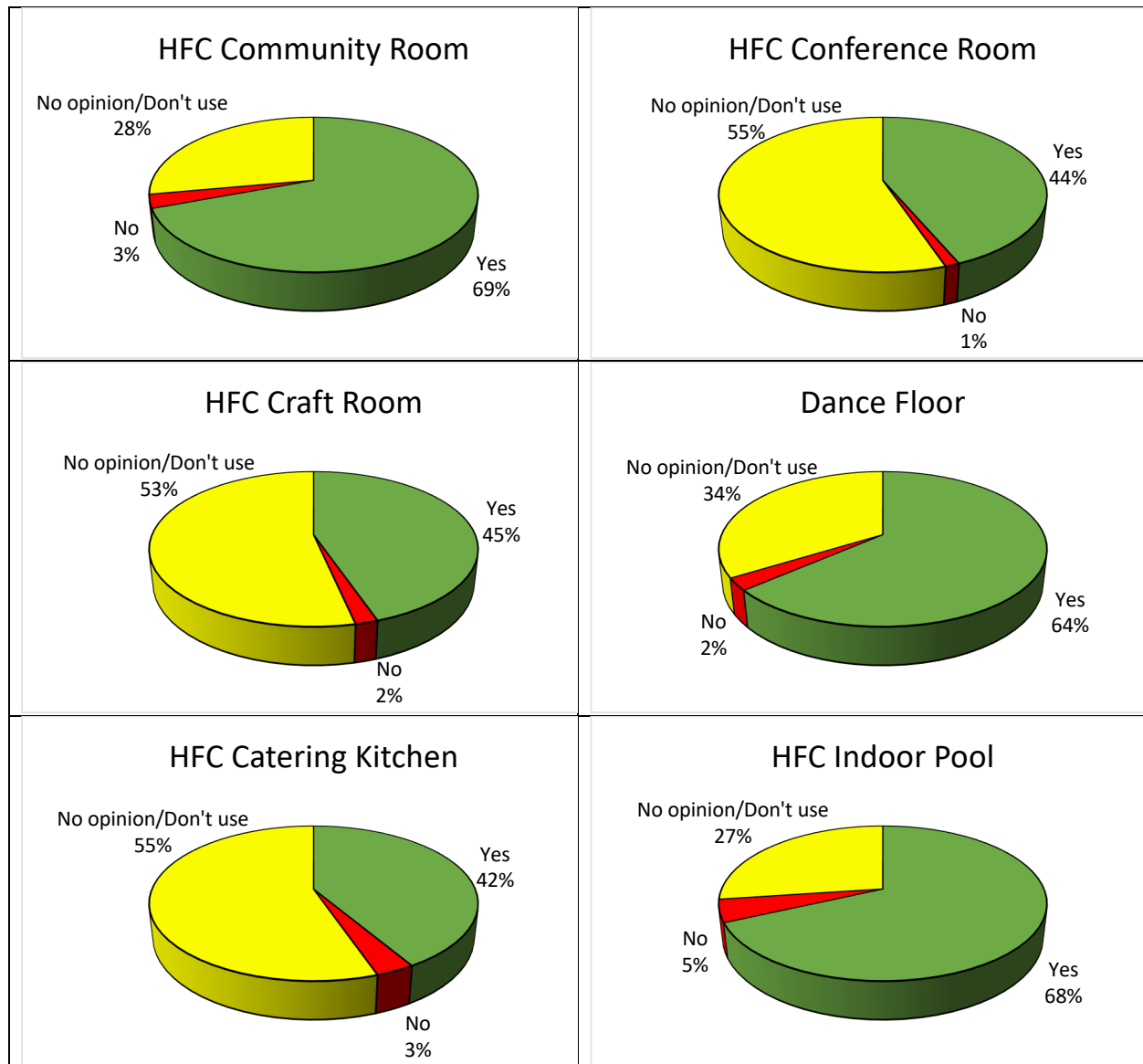
HFC Amenities

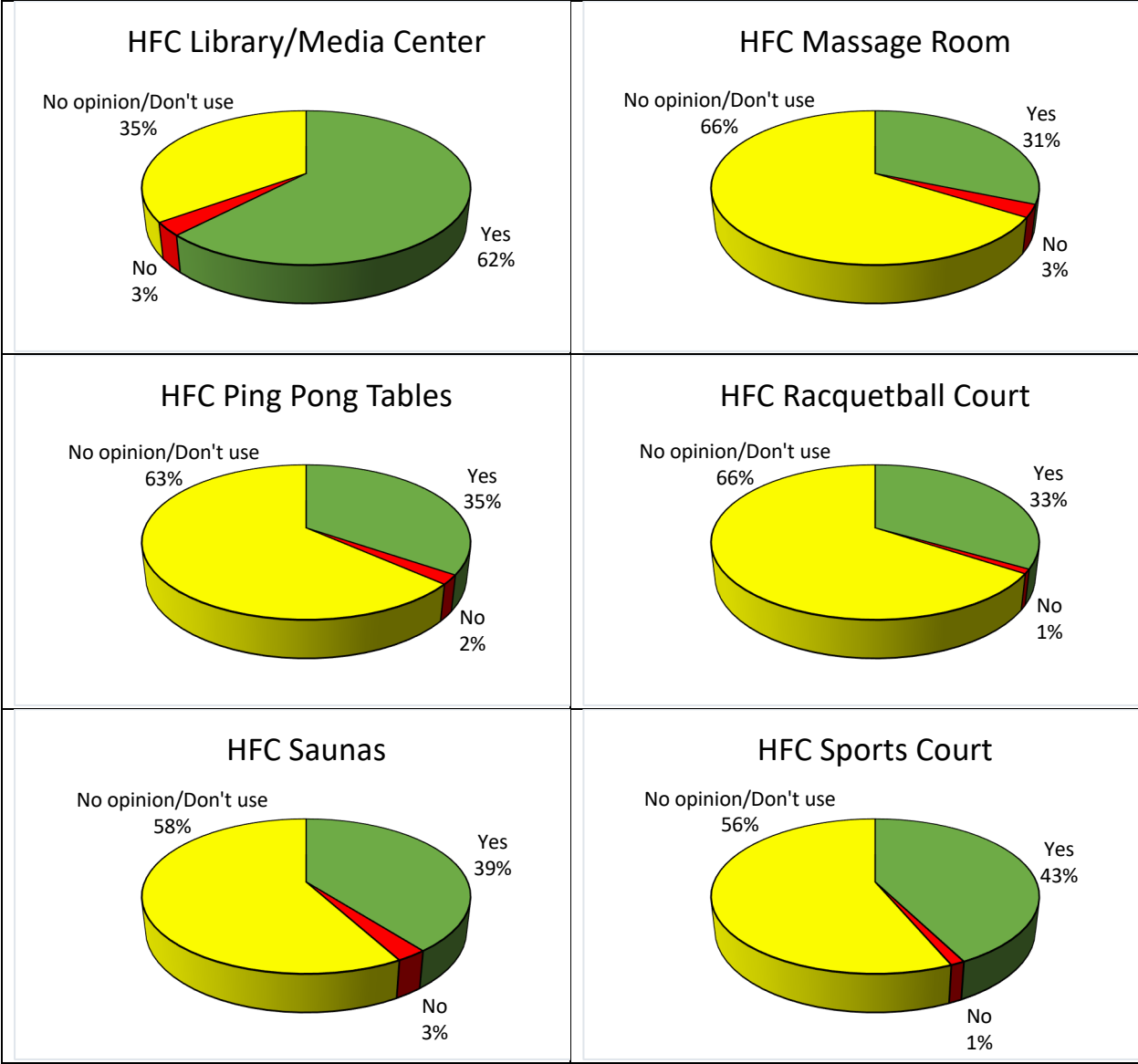
Residents feel overwhelmingly that most HFC Amenities are sufficient to meet their needs through the year 2025. “No” and “No opinion/Don’t Use” responses, along with comments from residents, need to be analyzed more closely to identify opportunities for improvement.

The top enhancement residents want to see added to HFC Amenities is:

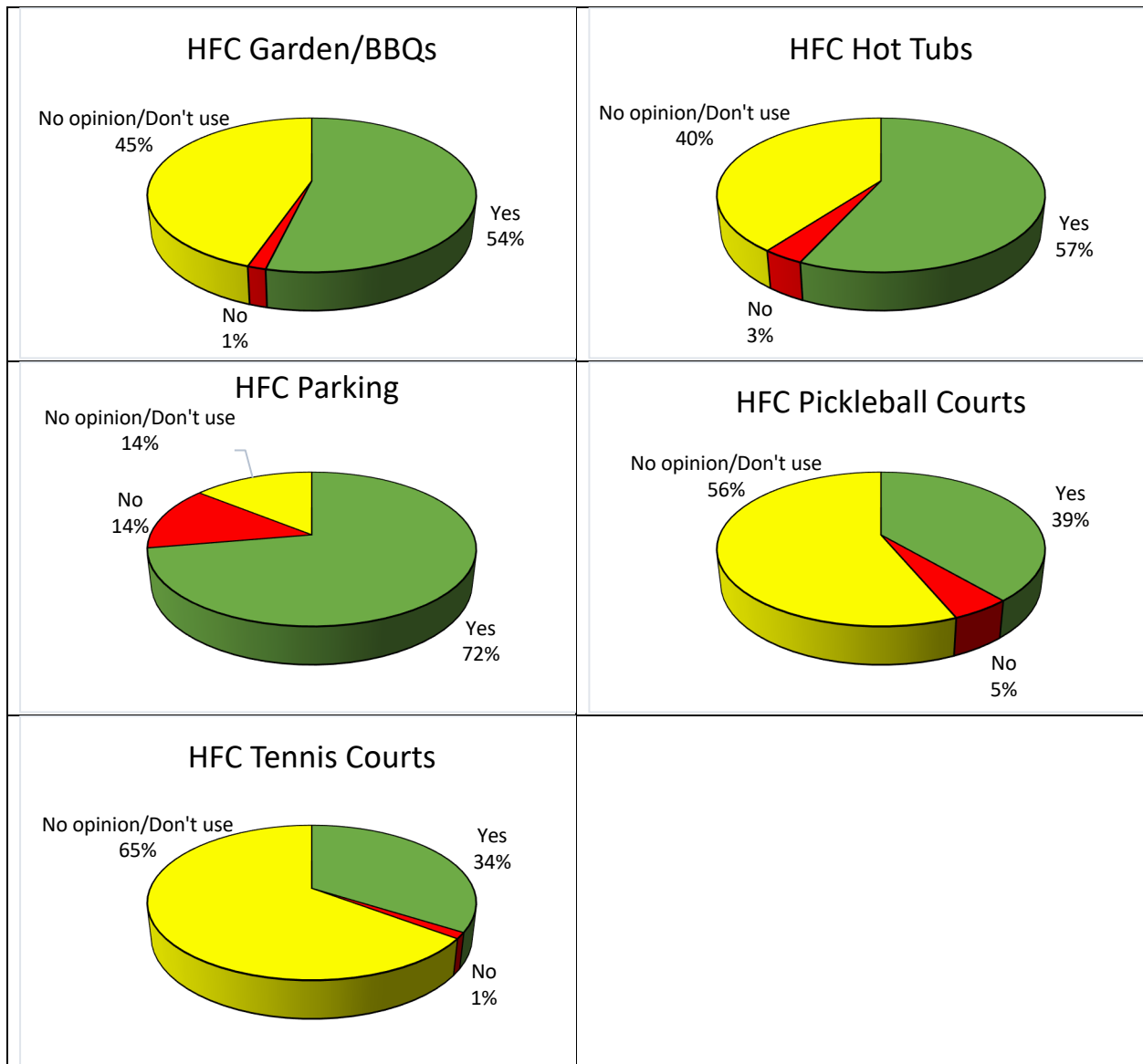
- Make HFC More Emergency-Friendly
(24% Yes/25% Yes (no increase)/**49% Total Yes/25% No**)

Are the following HFC Indoor Amenities sufficient to meet your needs through the year 2025?

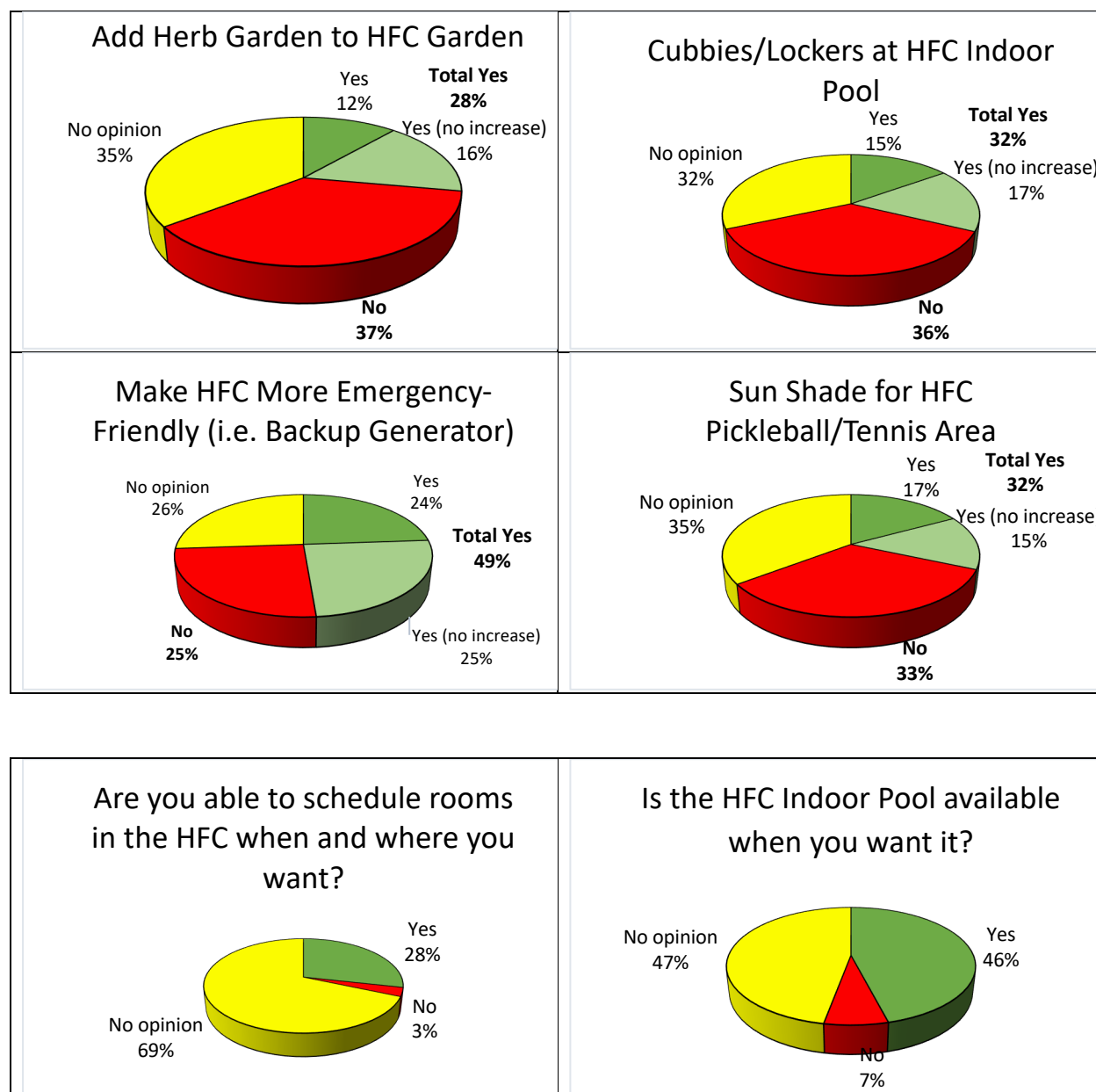




Are the following HFC Outdoor Amenities sufficient to meet your needs through the year 2025?



Would you like to see these enhancements added to HFC Amenities?



Dining Amenities

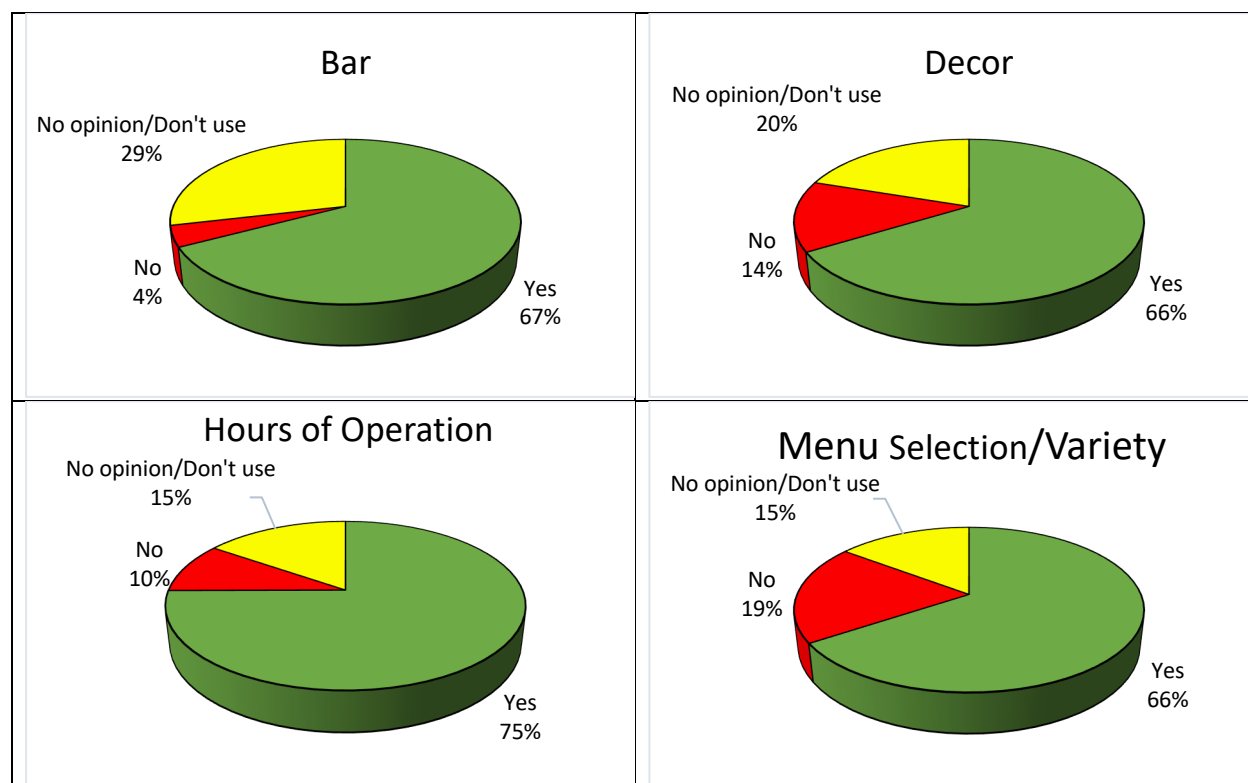
At the Ashton Tap & Grill, residents were **least satisfied with the Menu Selection/ Variety (19% No)**, although a much larger number (66% Yes) felt it was sufficient to meet their needs.

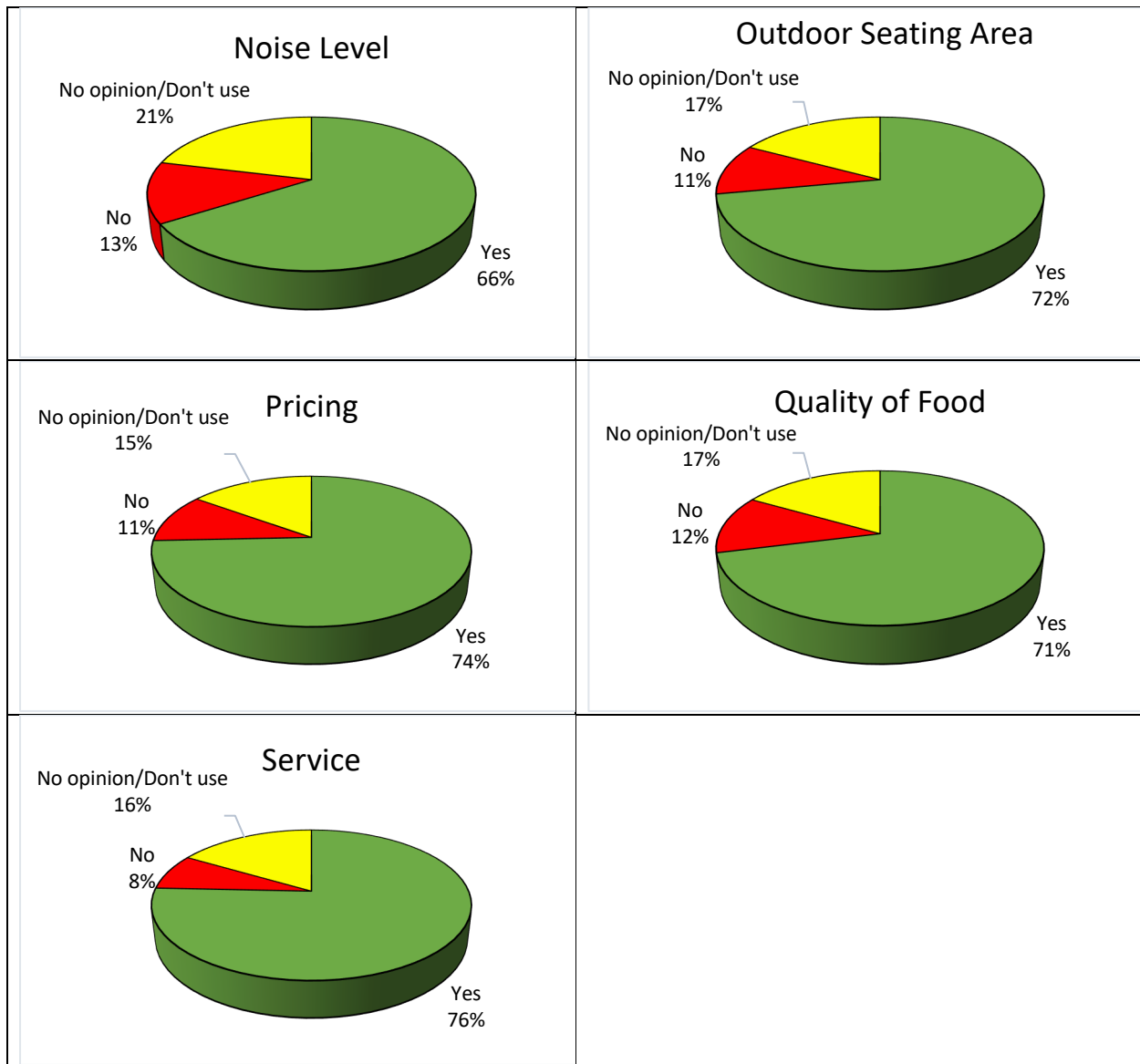
At the Eagles Nest, residents were equally dissatisfied with the Elevator and Noise Level (12% No), although a larger percentage were satisfied with the Noise Level (60%) versus the Elevator (31%).

The top three desires for enhancements to the Dining Amenities are:

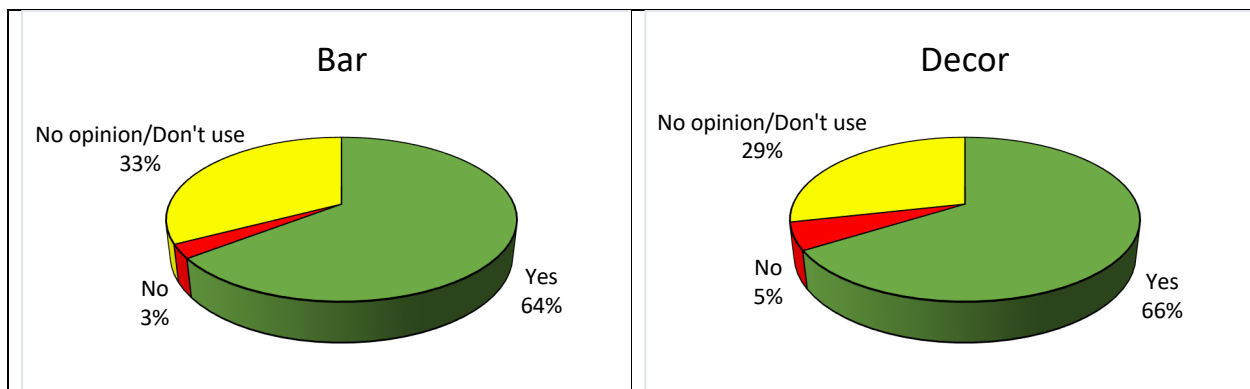
- Ice Cream
(46% Yes/9% Yes (no increase)/**55% Total Yes/13% No**)
- Breakfast
(43% Yes/10% Yes (no increase)/**53% Total Yes/16% No**)
- Add Screening to the Clubhouse Patio
(25% Yes/25% Yes (no increase)/**50% Total Yes/30% No**)

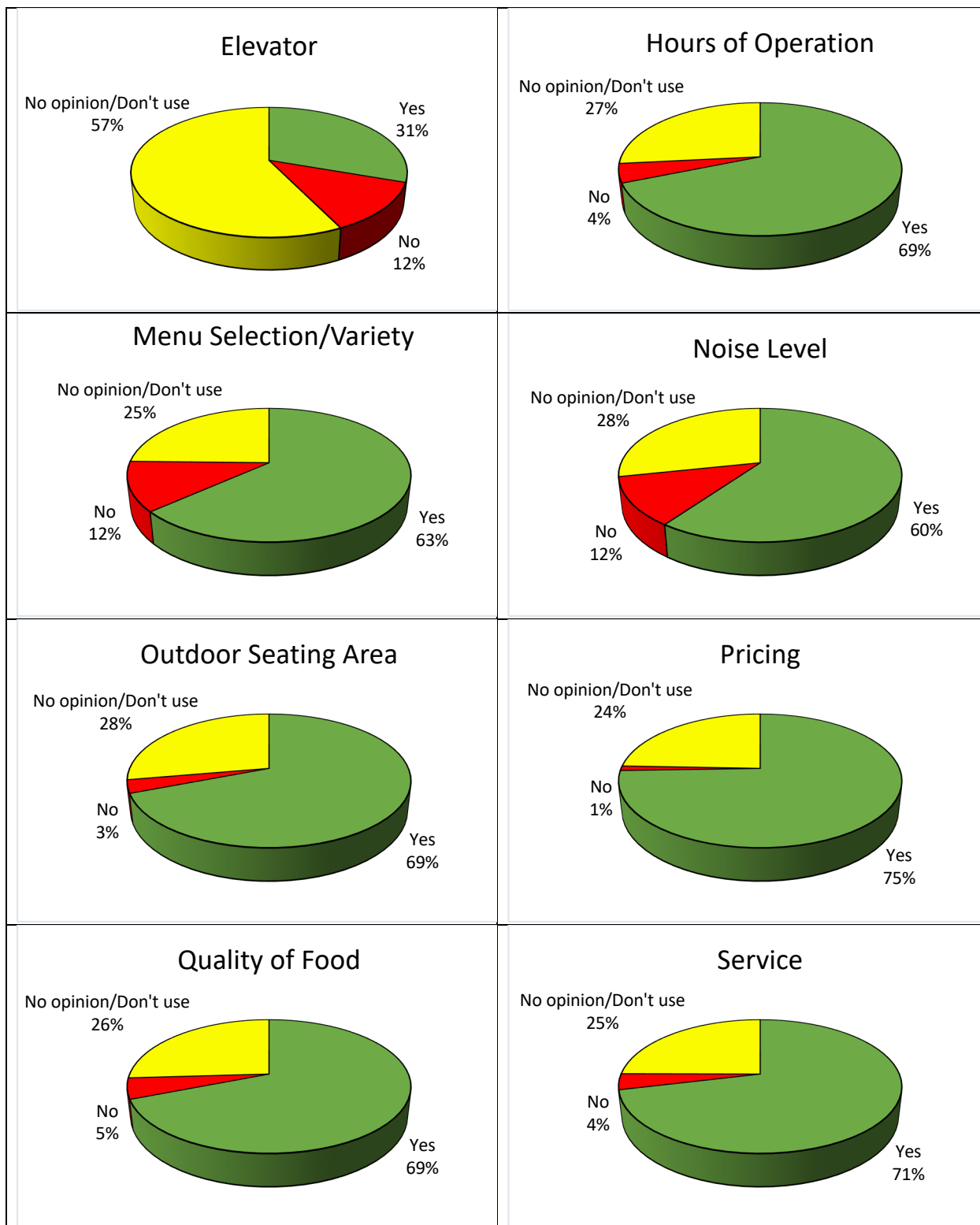
Does the Ashton Tap & Grill meet your needs through the year 2025?



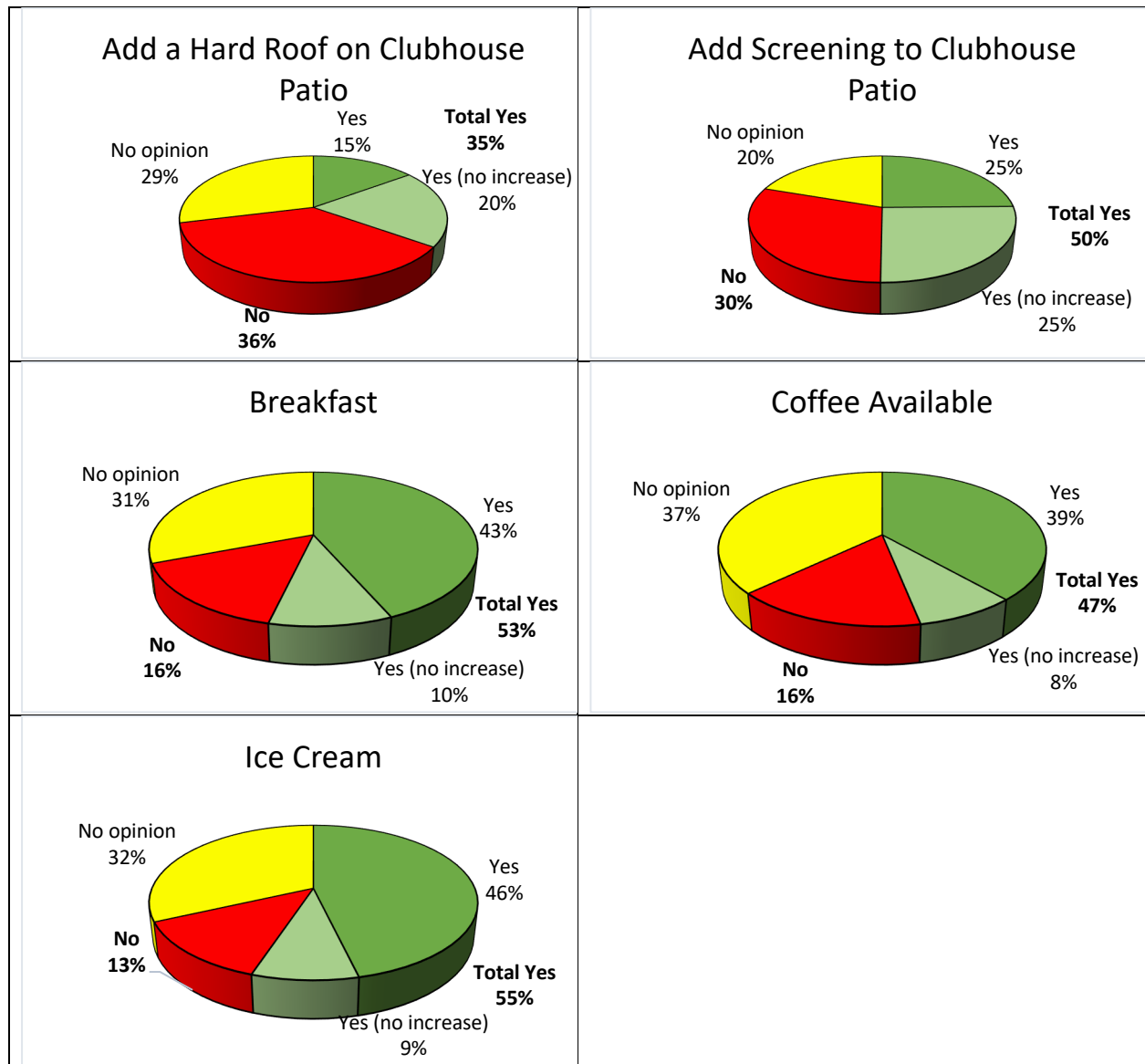


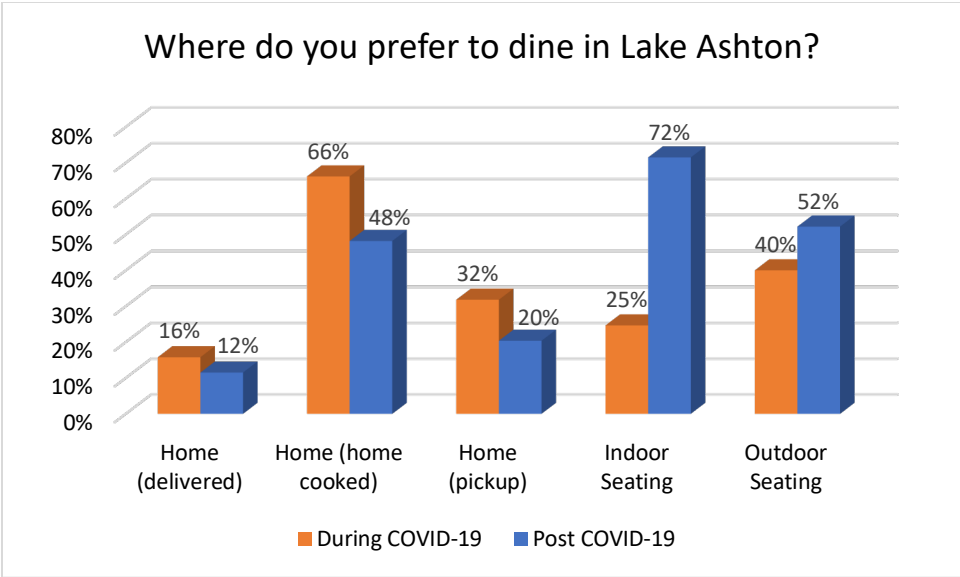
Does the Eagle's Nest meet your needs through the year 2025?



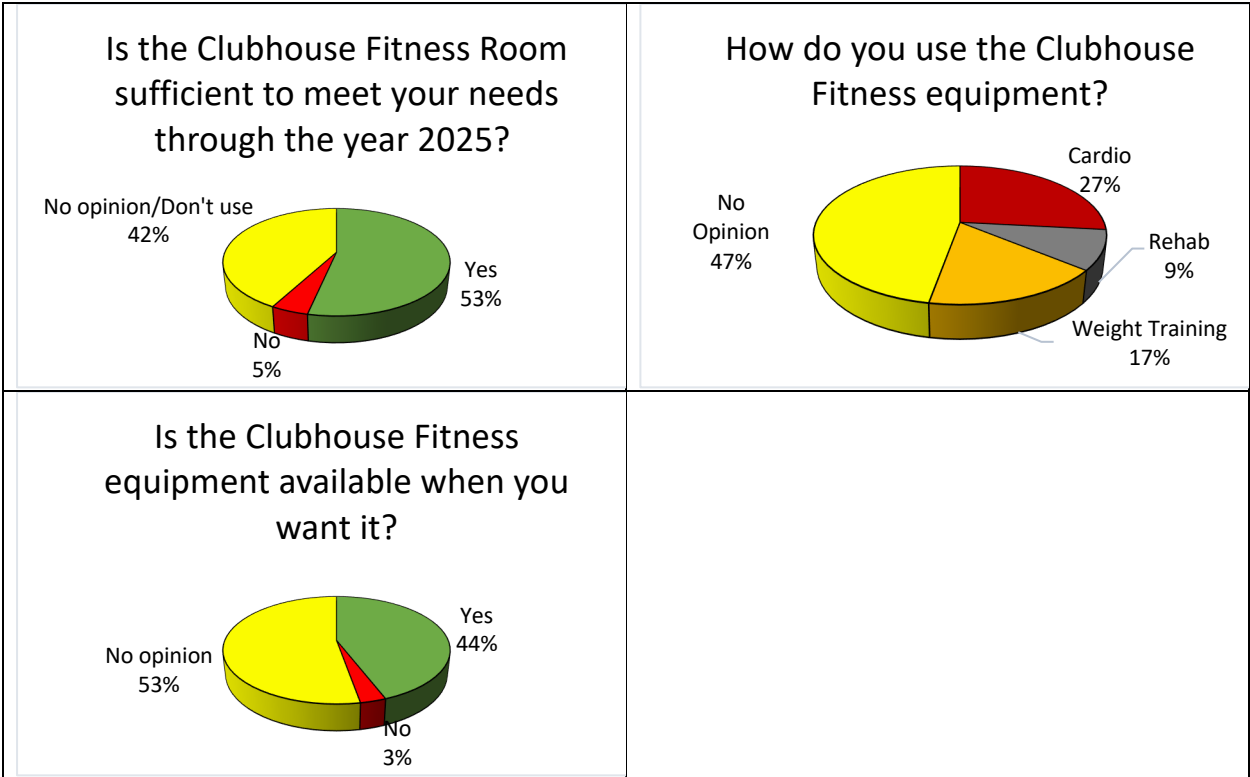


Would you like to see the following enhancements added to the Dining Amenities?

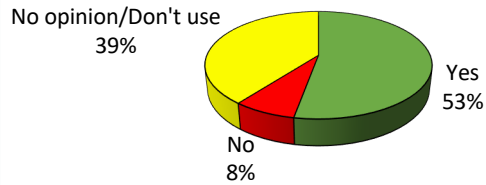




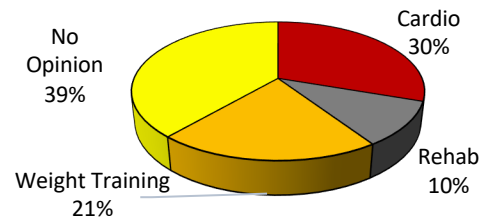
Fitness Centers & Programs



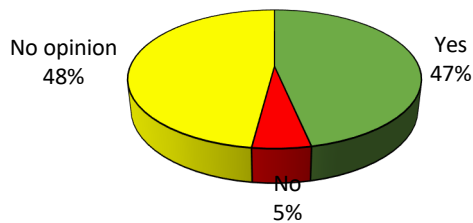
Is the HFC Fitness Room sufficient to meet your needs through the year 2025?



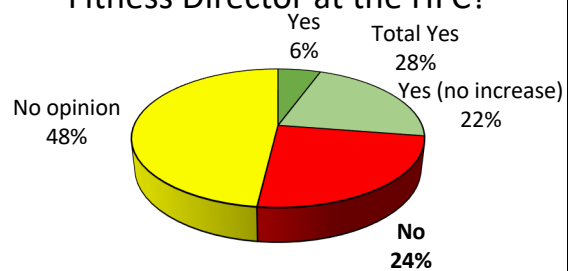
How do you use the HFC Fitness equipment?



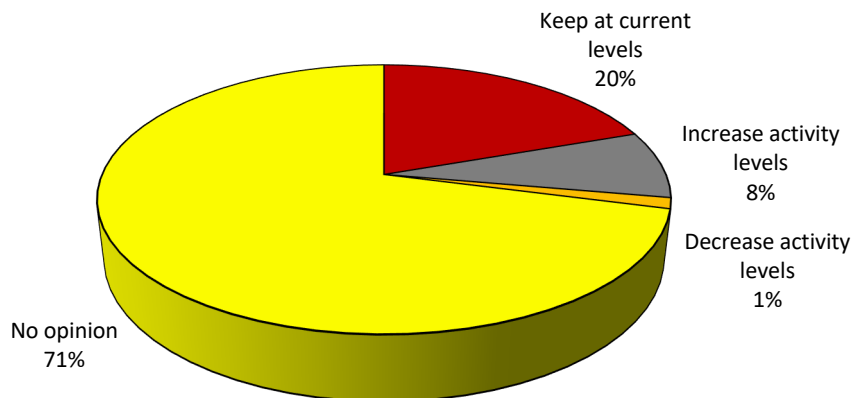
Is the HFC Fitness equipment available when you want it?

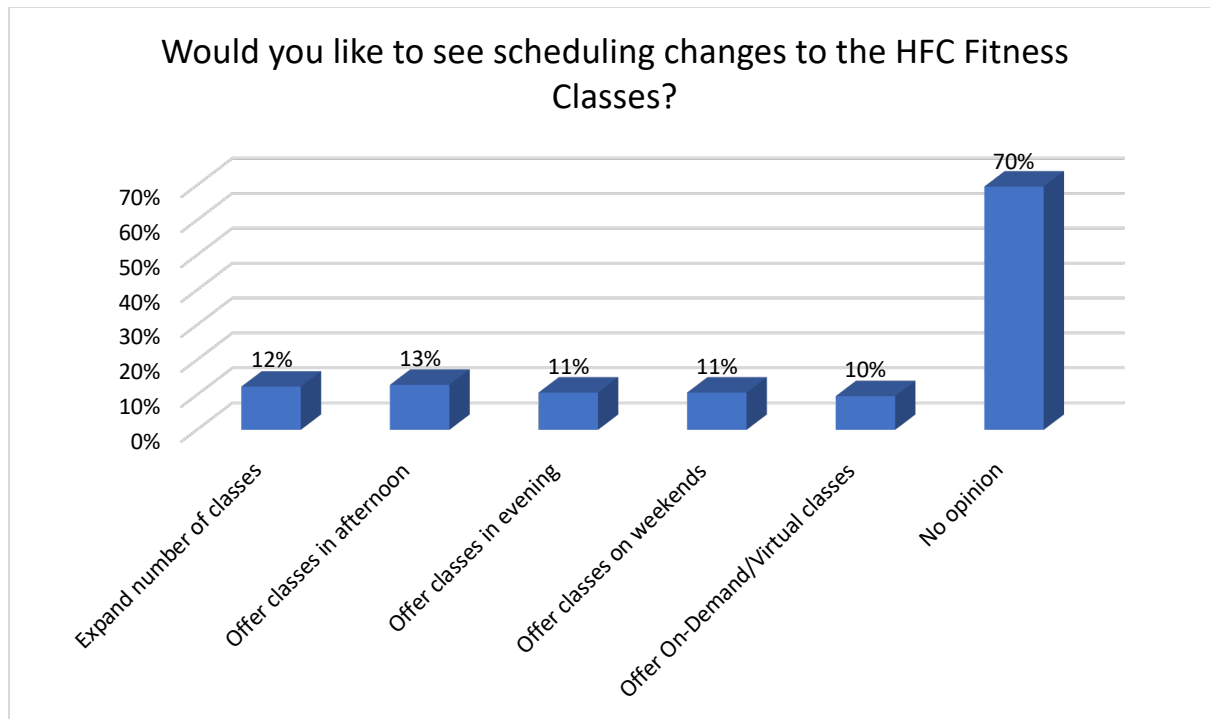


Would you like to see a Certified Fitness Director at the HFC?



Would you like to see activity level/intensity changes to the HFC Fitness Classes?





General Amenities

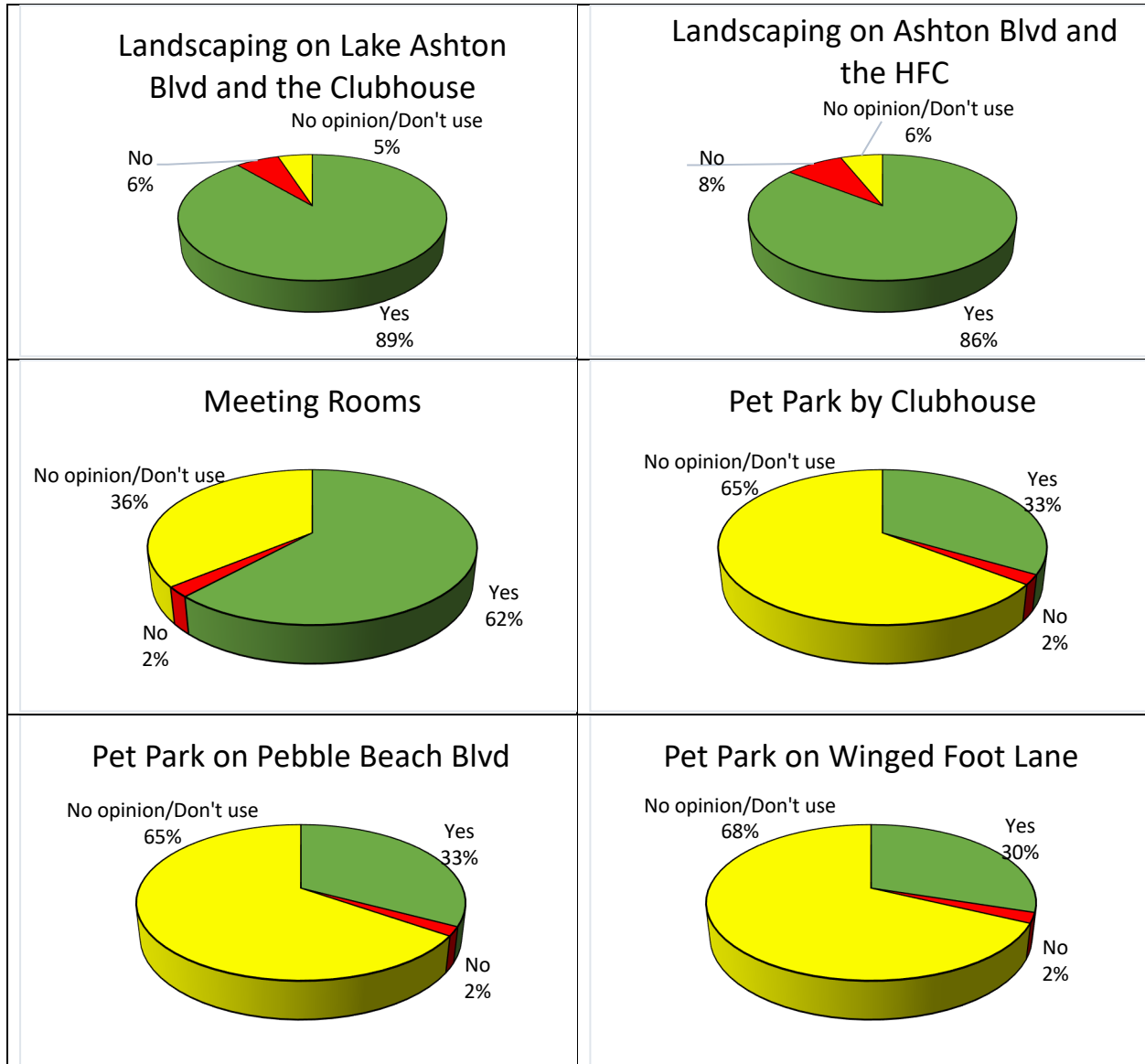
The overwhelming majority of residents (89% and 86% respectively) feel the landscaping on Lake Ashton Blvd & the Clubhouse and Ashton Blvd & the HFC is sufficient.

The top enhancements residents requested be added are:

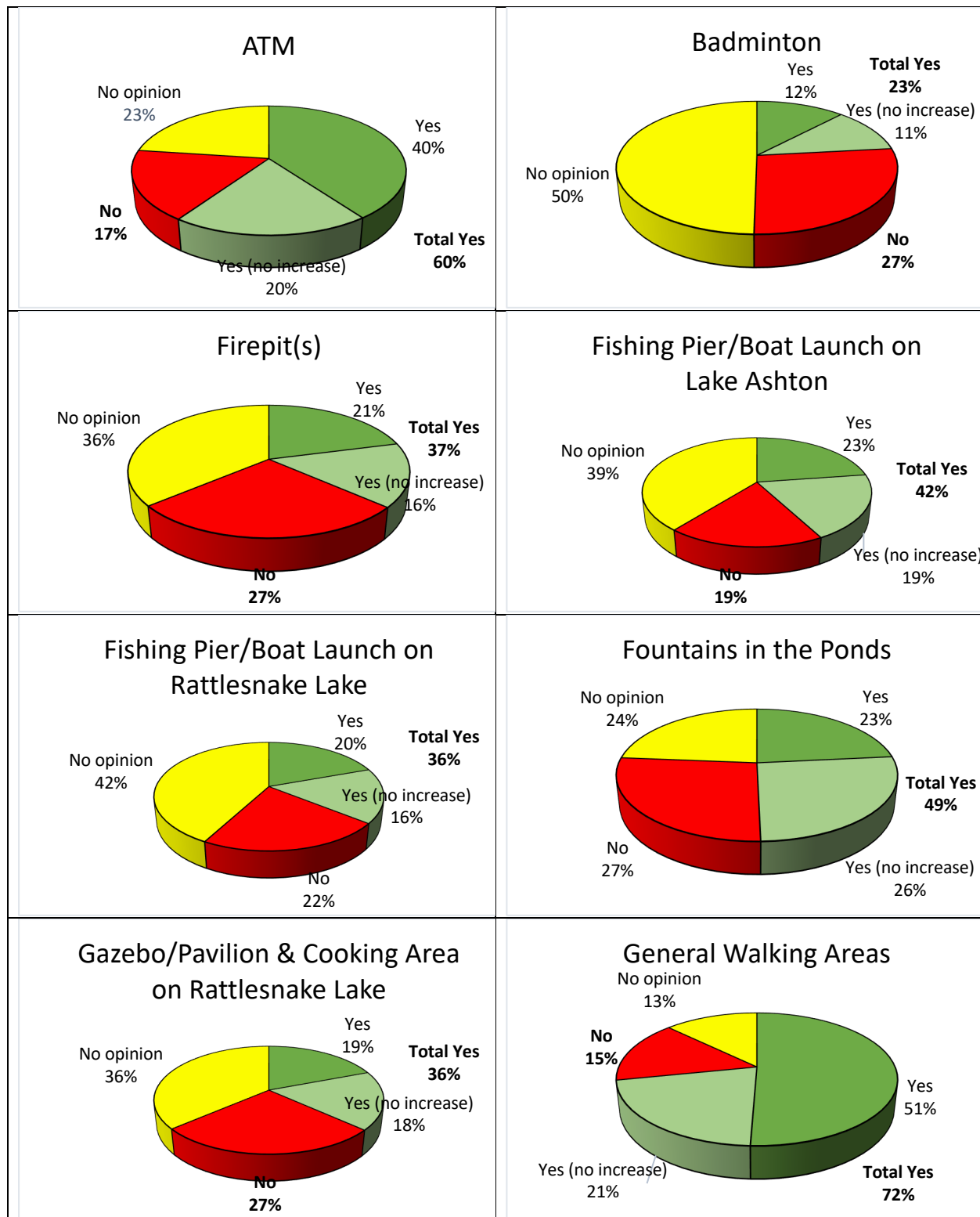
- No Smoking Policy Added to the Joint Amenity Policy
(69% Yes/6% Yes (no increase)/**75% Total Yes/19% No**)
- General Walking Areas
(51% Yes/21% Yes (no increase)/**72% Total Yes/15% No**)
- ATM
(40% Yes/20% Yes (no increase)/**60% Total Yes/17% No**)
- Nature Walks Through Wetlands
(35% Yes/23% Yes (no increase)/**58% Total Yes/24% No**)
- Second Outdoor Pool
(36% Yes/20% Yes (no increase)/**56% Total Yes/26% No**); location was unimportant to the majority (35% No opinion/30% Wherever space is available)

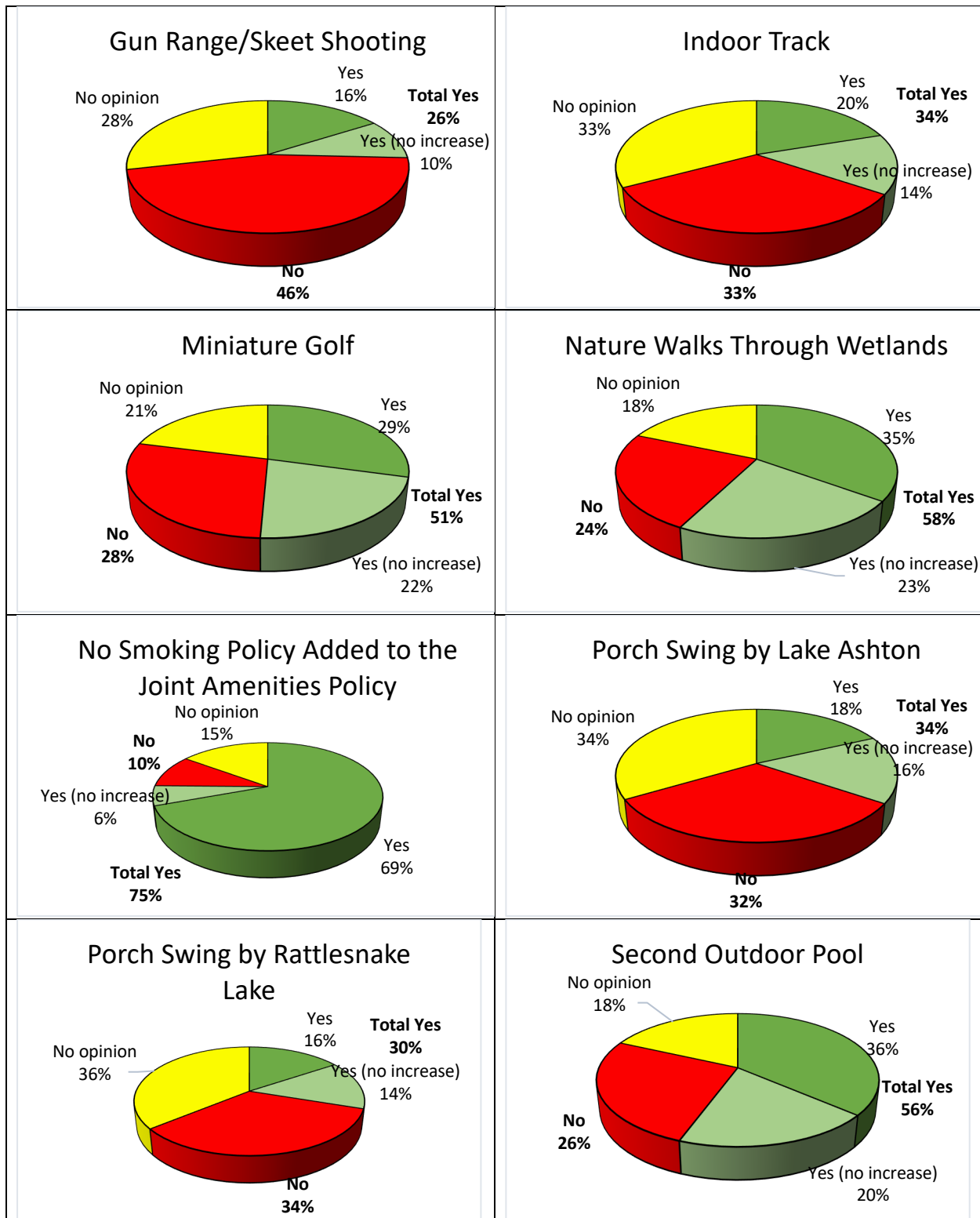
The addition of Speed Bumps/Speed Tables is the only addition opposed by a majority of residents (16% Yes/10% Yes (no increase)/**26% Total Yes/61% No**) and significantly more than those opposing the addition of a Gun Range/Skeet Shooting (16% Yes/10% Yes (no increase)/**26% Total Yes/46% No**).

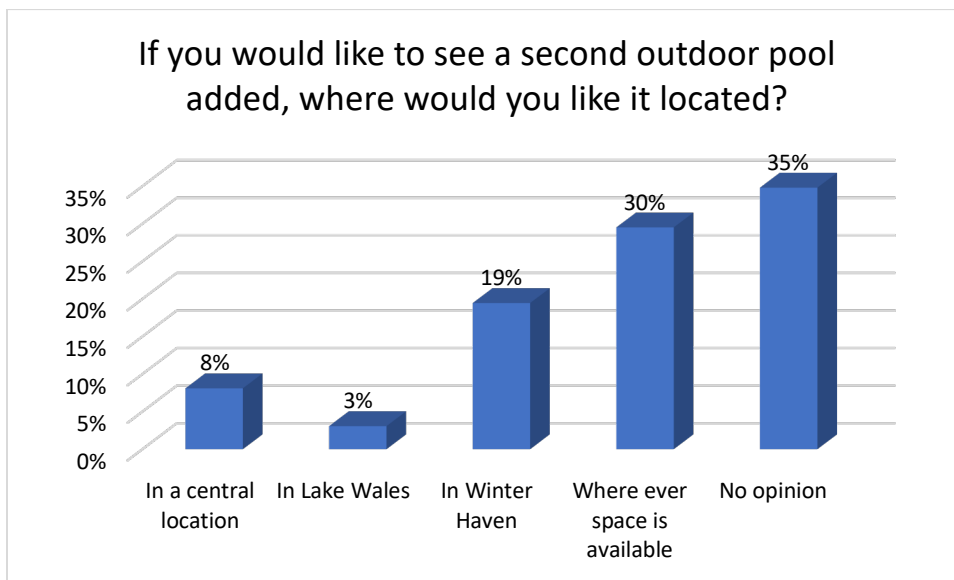
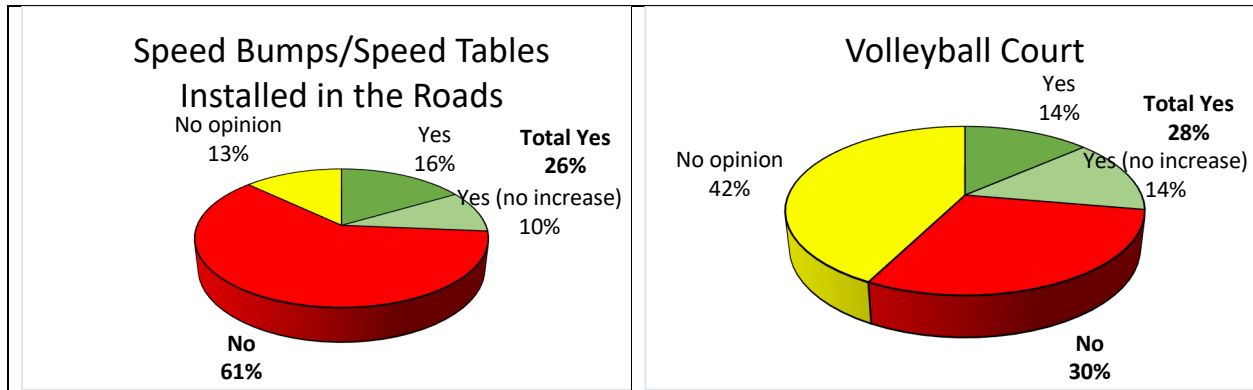
Are the following Amenities sufficient to meet your needs through the year 2025?



Would you like to see these enhancements added?

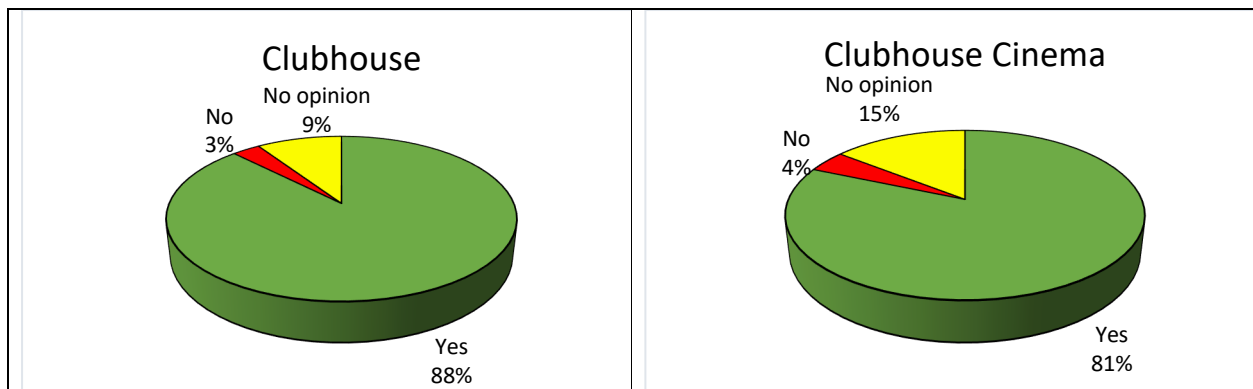


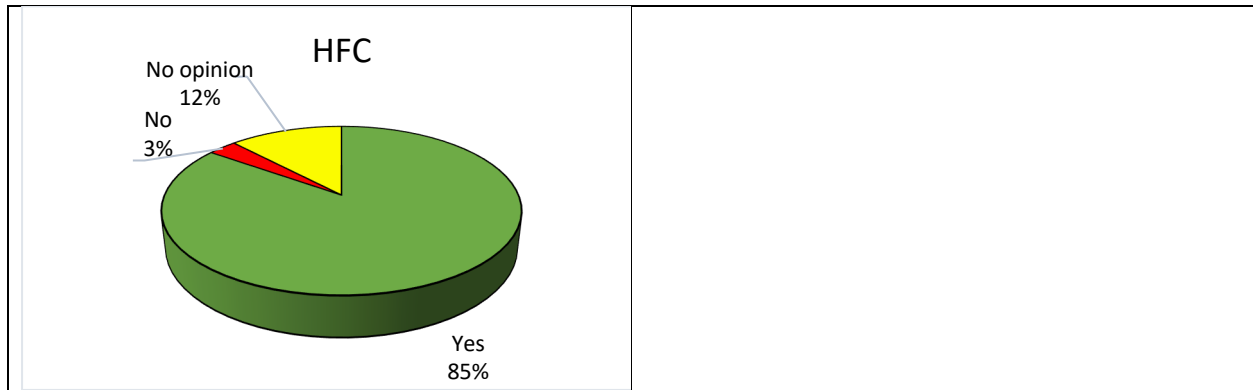




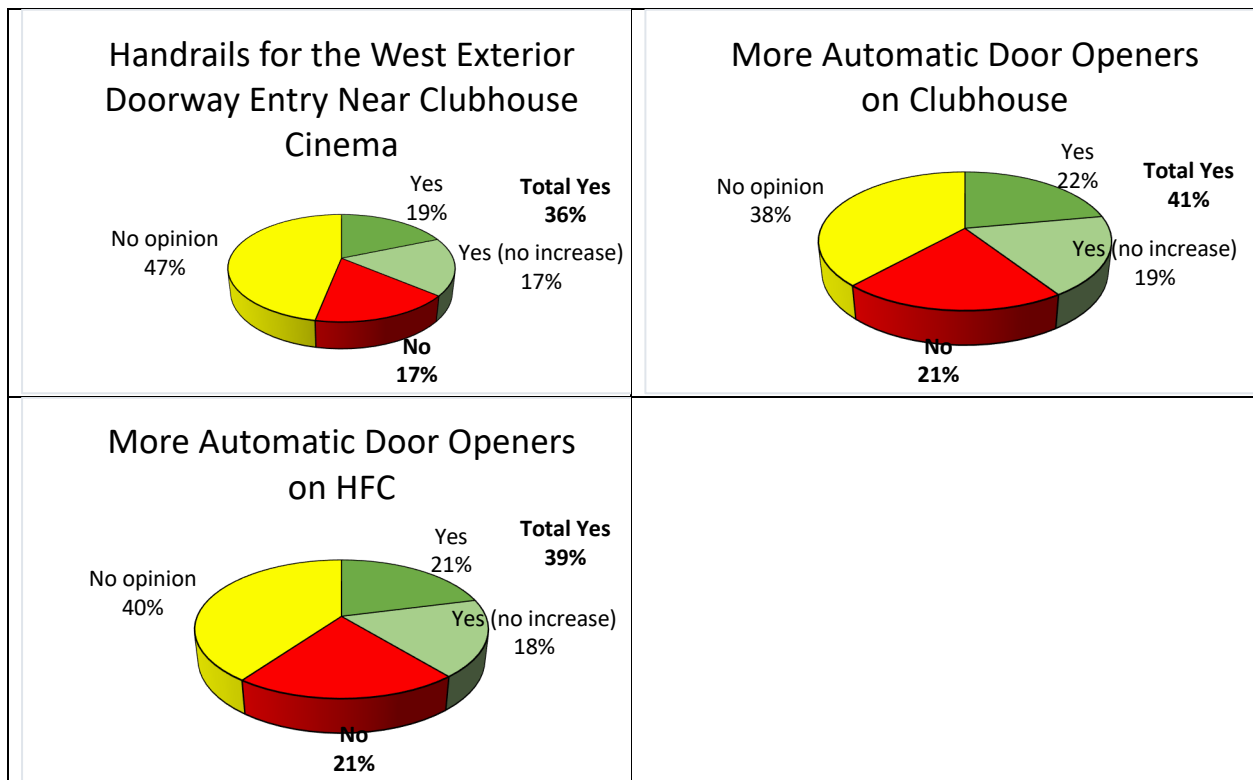
Accessibility

Are the following sufficient to meet your accessibility needs through the year 2025?



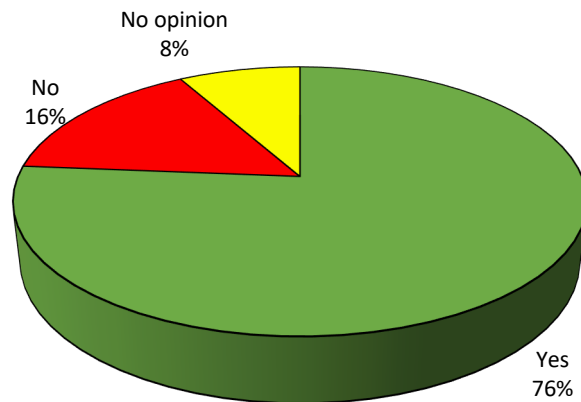


Would you like to see the following accessibility enhancements added?



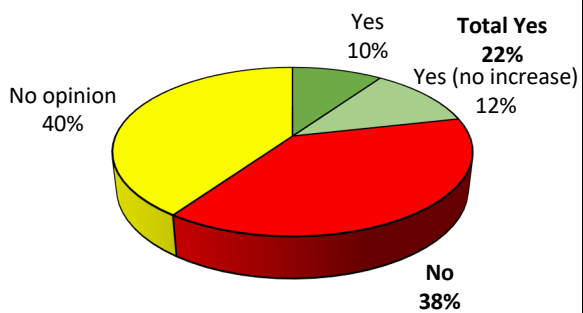
Security

Is Security sufficient to meet your needs through the year 2025?

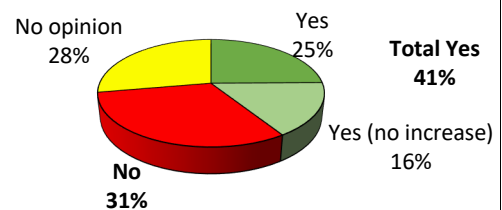


Would you like to see these enhancements to Security?

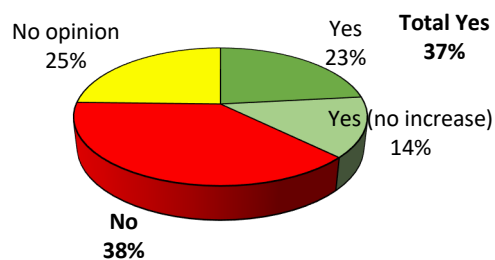
Changes to Security Patrol Hours



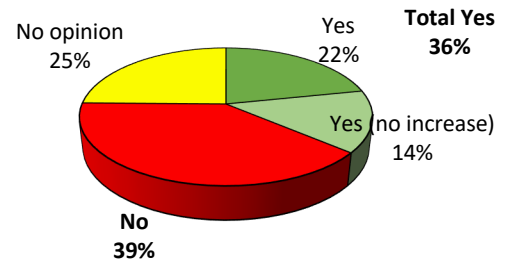
Increased Security Enhancements at the Security Gates

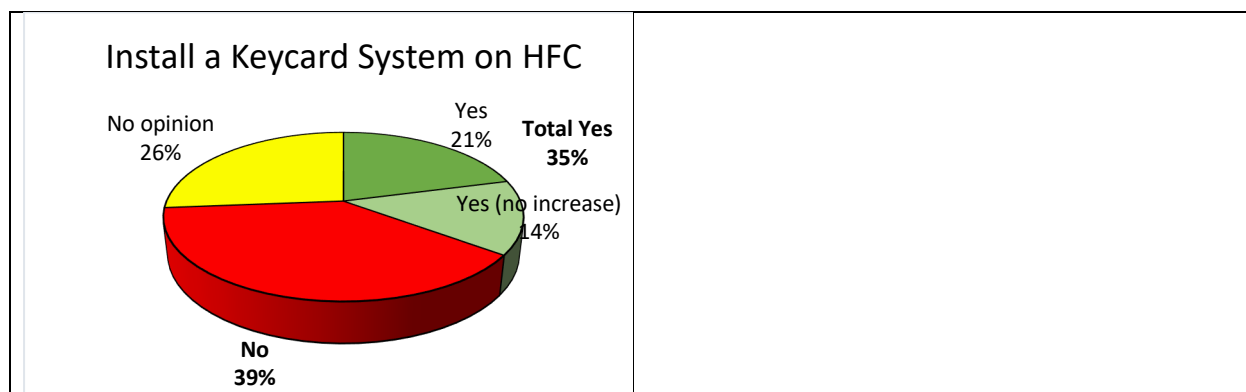


Install a Keycard System on Clubhouse Pool



Install a Keycard System on Clubhouse





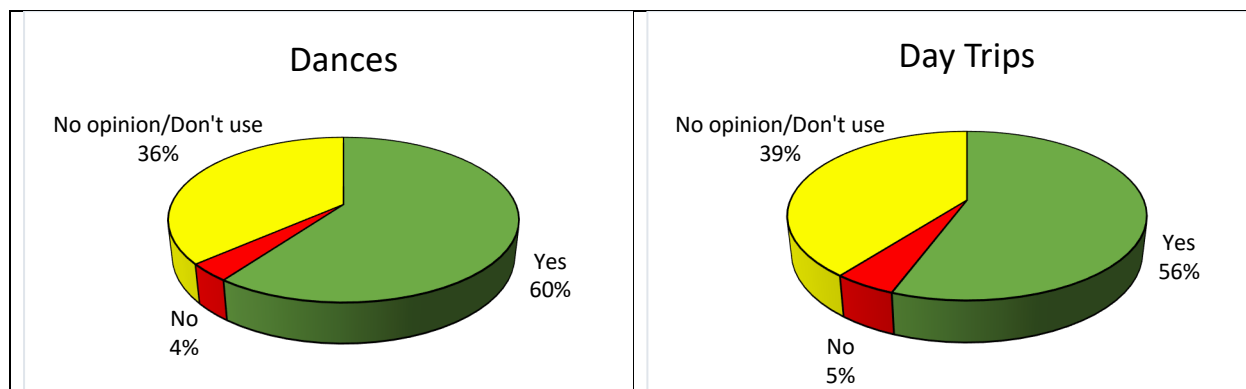
Programs

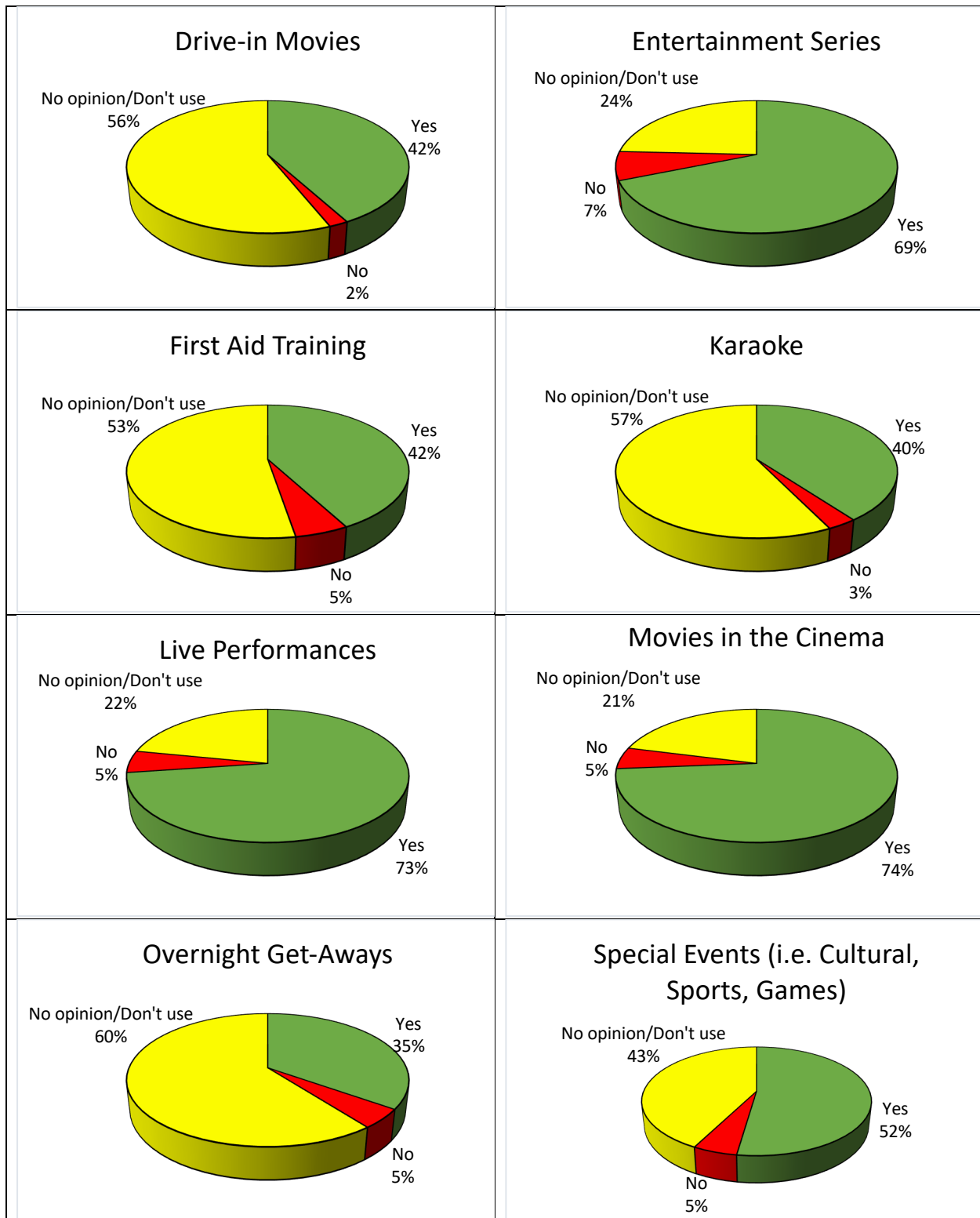
The programs deemed sufficient by the most residents (with the fewest No opinion/Don't Use responses) are:

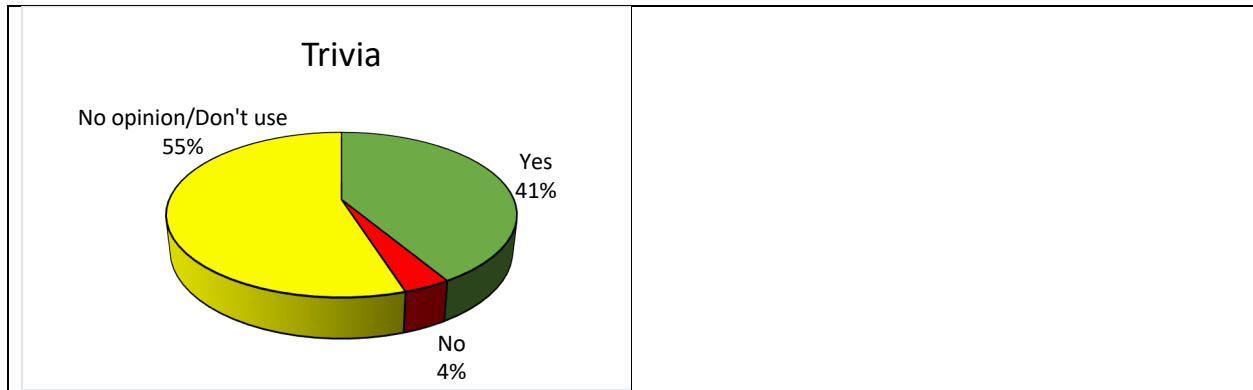
- Movies in the Cinema (74% Yes/21% No opinion/Don't Use)
- Live Performances (73% Yes/22% No opinion/Don't Use)
- Entertainment Series (69% Yes/24% No opinion/Don't Use)

The new program addition requested by the most residents is for Small Boat/Kayak Rentals (27% Yes/14% Yes (no increase)/**41% Total Yes/25% No**).

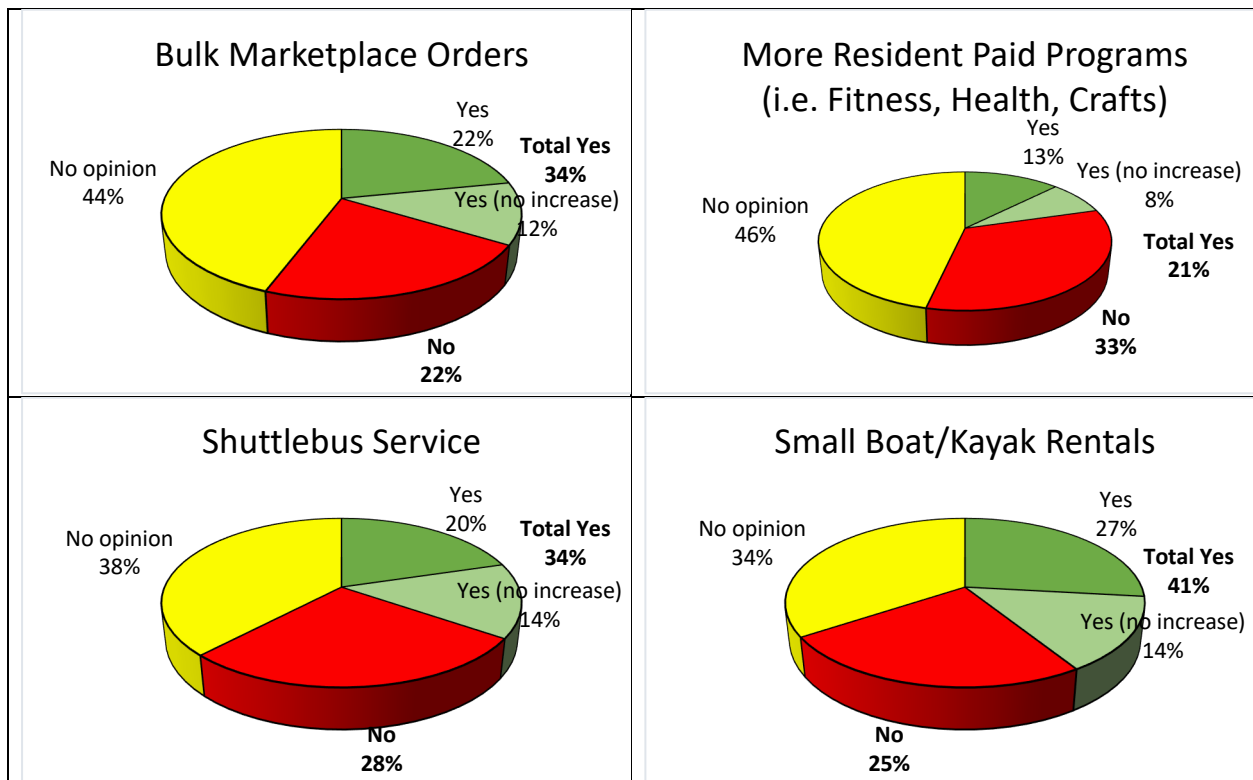
Are the following programs sufficient to meet your needs through the year 2025?







Would you like to see the following programs added?



Focus 2025 Committee Members

Jim Abney
Roy Aull
Dave Bishop
Larry Cunningham
Sharon Goldetsky
Dave Greer
Gail Guenther
Jim Hellmer
Tom Hevel
Gary Johnson
Don Keller
Frank Kennedy
Debby Landgrebe
Kristy McKibben
Sandy Papineau
Iris Para
Iris Realmuto
Steve Realmuto
Tom Scali
Joan Senecal
Bob Zelazny