

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **May 17, 2021** at 9:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel
Christine Wells	Community Director
Alan Rayl	District Engineer
Jeff Brown	Metz

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 9:30 a.m., called roll, and the pledge of allegiance was recited. Five supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Plummer: Does everyone have a copy of the meeting agenda that has been electronically transmitted? Are there any additions or corrections to the agenda? Hearing none, I need a motion to approve the agenda as presented.

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

THIRD ORDER OF BUSINESS

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

Mr. Plummer: Do you have any public comments?

Ms. Burns: I just have one, Tom Scali.

Resident (Tom Scali): Bob, I sent you an email requesting that you put the lake on the agenda for today's meeting. I noticed that it was not. Action must be required to correct the situation, otherwise it's going to cost us a fortune in repairs and maintenance. If our attorney is not willing or able or capable of addressing this particular issue, then I suggest we get special counsel to address this problem because this is very serious problem and I think it should be our focus.

Mr. Plummer: Tom, when you sent me that email it was well after the agenda had been put together. However, I have it under my notes to bring up during the supervisor's requests towards the end of the meeting where we can add things that come up like this. So, that's where we will discuss it.

Resident (Tom Scali): You have the opportunity to add items to the agenda at the next part of the meeting.

Mr. Plummer: Actually, we just passed that part of the meeting.

Resident (Tom Scali): Okay because you never raised it.

Mr. Plummer: I did not because I have it under Supervisor's comments which is my place to bring it up later in the meeting.

Resident (Tom Scali): Okay.

Mr. Plummer: Is that all the comments we have? Hearing no more comments,

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the April 19, 2021 Budget Workshop and Board of Supervisors Meeting

Mr. Plummer: Next is consideration of the minutes of the April 19th meeting. Are there any additions or corrections to the minutes?

Mr. Costello: Yes, I can tell you right now reading through the minutes it's like trying to read a book that's missing just about every other page.

Ms. Burns: If you recall from the last meeting, they were going off the recording from the Zoom line and there were some sound issues with that recording. So, there were a few sections that were missing. I did get a note from them that the sound was not great and there were a few issues with the recording the way it came out.

Mr. Costello: If you read it, I can go to page 38 on this. If you look under the 11th order of business there was a huge section where Mr. Krumrie had spoken about the fact that he would rather have us go through the right channels in order to get information. It wasn't like it was a two minute thing, it was quite a long thing. This becomes a legal document. We have to sign this at the end and quite honestly, this isn't the first time in the last few months that we have had trouble with these minutes.

Ms. Burns: It's not a transcription of this meeting, just to be clear. It is not a word for word verbatim transcription.

Mr. Costello: That's obvious. What are we going to do to correct it? Because if it's not a word by word thing, the Chairman has to sign it at the end of the meeting.

Ms. Burns: You're signing that it is an accurate summary.

Mr. Costello: Well, this isn't accurate. This isn't even close to accurate. I also spoke to Mr. Brown about the fact that I wanted to see ten thousand dollars taken off of the bill which they granted to us, but it is nowhere in here. In the end, we're going to pass something and we're not even going to be able to look back and tell you what we passed, who passed it, who voted for it, who voted against it. It has to be a lot more accurate than what we are getting.

Ms. Burns: I believe your request for the \$10,000 was during the budget workshop and not during the regular agenda which is why you're not seeing it for that meeting. That conversation took place during the budget workshop.

Mr. Realmuto: The budget workshop, which is the first set of minutes, that is basically not even a summary. It's a very vague summary saying what we did. That's where I believe most of the discussion you are thinking of took place.

Mr. Costello: Because all of a sudden it goes back and forth, and like I said in the 11th order of business I know that Harry had spoken to you Steve about going through Christine and about going through the right channels in order to get the information for the budget and it isn't in there. You show me where it's in there.

Mr. Realmuto: Mike, you can watch the Zoom recordings for yourself, and again I think you'll see most of Harry's comments took place at the very start of the budget hearing and not during the Board meeting. I actually raised the issue during the 11th order of business. There was probably a little more back and forth there than was recorded, but that essentially summarizes what happened. Again, you can watch the Zoom meeting for yourself. This is what I have been doing when you hear me say I have a couple of edits, most of them are basically getting our names wrong. A comment attributed to one Supervisor versus the other or minor changes. Sometimes they miss what I feel is an important piece of information, and that's where I raised my hand and said, "I think this needs to be included." Any of us have that ability. That's the reason we have the ability to amend the minutes and approve them with the amendments. I hear what you're saying, and I agree that it's not a verbatim copy. Quite frankly, it's too much work to do each time. The first time I did it, it took me a full eight hours to try to get back what was missing. If the problem is the quality of the Zoom recordings, maybe we can go back to what we used before, Jill, to get the transcriptions so at least the quality of the Zoom recording won't be the issue.

Mr. Plummer: I agree with Steve, the comments that Harry made were in the budget meeting and not in the regular meeting, but they are obviously not included in those minutes as well.

Ms. Burns: Generally a workshop is a free discussion and the whole point of the workshop is to not occur additional staff time and costs. So, your contract is based on the 12 meetings a year and the minutes for the 12 meetings a year. The workshops that are done outside of that are a more free open conversation and as a result generally the minutes just say the Board discussed whatever the topic of the budget. There is not a verbatim transcription like you would see with the minutes, because there is no action being taken by the Board that is being reflected.

Mr. Costello: I don't have a transcript of the budget workshop, but I don't think anybody does.

Ms. Burns: It's right there.

Mr. Realmuto: You have the minutes of the budget workshop, I referred to the Zoom recording which the District does keep and is subject to a public information

request. We have one resident that requests those regularly and posts it to a public website. So, it is available to all residents there.

Ms. Burns: Yes, we keep the recording. We send it to anybody that requests it, so if anybody wants to hear the word by word meeting it is available. The recordings have always been available.

Mr. Costello: Well, at any rate, what we have has been quite inaccurate as far as what's been going on. As far as what Steve has said. The names are not even right.

Mr. Plummer: Will the recording that you are taking there help some of that?

Ms. Burns: It should. It would also help, if there is an issue with the names, it's hard for them. You have five male voices that they are trying to identify. If you would like to identify yourself that is very helpful to the transcriptionist. It's tough. I don't know if anyone has ever done minutes, but you are listening for multiple hours to five voices and trying to identify who they are. That is all they are going off of. So, if you don't identify yourself, you're asking somebody to identify your voice. And it's a tough thing to do.

Mr. Costello: This is being video recorded.

Ms. Burns: But look at the screen.

Mr. Costello: Why don't they use that then? They could tell who is saying what.

Ms. Burns: Can you see any names on that screen? Look behind you on the screen. Can you see who it is?

Ms. Costello: I can see right there.

Mr. Realmuto: Because we are all on one camera it doesn't come up as a person's name.

Ms. Burns: Exactly, it does not come up as a person. So, if you are looking here, it is very hard to see who is speaking.

Mr. Realmuto: As someone who had kind of gone through a similar process as someone transcribing the notes, I tried it once and I ended at about eight hours and decided that I wasn't going to do that again I was only going to scan it and listen to it. I have an appreciation; I think they do a great job generally, not always, capturing the essential points. But then it becomes our responsibility to at least listen to it and read through the minutes ahead of time and see if anything we think should be there is missing. I will say, again, from having gone through it, there are some common mistakes made

with names. Lloyd, they frequently misidentify you as either Bob or sometimes Harry. So, if you say your name it might help. That's the most common error. I am sure they are doing the best they can, and we have to chime in if we feel something is missing. But I do urge you to go back and review the actual Zoom recording. It might be surprising to you where discussions actually took place.

Ms. Carpenter: This is Jan, just so you all know I think I only have one District, maybe two that actually do verbatim minutes. Most of them just do a summary of what was approved. Because of how difficult it is to go through and get it done and the time that it takes. You may want to consider that at some point because these are massive minutes. Folks often take things from the minutes that aren't really Board action they just pull a piece from a discussion. So, that's just an FYI.

Ms. Burns: And as Jan stated, I do about 30 districts Lake Ashton and Lake Ashton 2 are the only ones who do not do a summary.

Mr. Costello: We're being billed, I take it, for the time of doing transcript?

Ms. Burns: There is not a price difference for summary versus transcription.

Mr. Realmuto: I think many of us find the transcription style useful, in fact, I know CDD 2 had tried the summary style and went back to the transcription style. Because it is actually very useful. The memory is not a reliable way of recording or remembering what actually occurred. I find the transcription very useful.

Mr. Plummer: Okay. We're still under consideration of the minutes. We had some insightful conversation, so what's the pleasure of the Board?

Ms. Burns: If there are specific changes or things you would like us to go back and look at, we can definitely table these until the next meeting. If not, we can approve them today. I believe that they are an accurate summary of what happened at that meeting.

Mr. Howison: I would suggest that we push it to the next meeting.

Ms. Burns: Please send me your comments of what you would like changed. If you have specific comments, please send them. That would be helpful.

Mr. Plummer: Please email any comments to Jill, so that she can see.

Mr. Costello: Is there anything we can do to distinguish who is talking other than giving your name every time?

Ms. Burns: Saying your name. Or if Bob is chairing the meeting when somebody has a comment, throwing it over to them saying, "Mike, you have a comment." And then Mike speaks. Or if you want to call on people so they don't have to identify themselves, that's helpful. Or before you start speaking just say, "this is Supervisor Krumrie."

Mr. Costello: At the last meeting, having had the budget workshop prior to the meeting, everything just in your memory, I think we were here until almost 2:00 in the afternoon. Everything in your memory just runs together. And yes, you do read through this, but you want this to be as accurate as possible. You want it to be some sort of an accurate transcription of what went on here today.

Mr. Plummer: Okay, I don't know if that was necessarily a motion, it was a suggestion to tabling.

Ms. Burns: We can just table it.

Mr. Howison: I'll make a motion that we table it until the next meeting.

Ms. Burns: We don't need one, we can just table it.

Mr. Plummer: If you don't make a motion to approve, they will be tabled.

FIFTH ORDER OF BUSINESS

Restaurant Update – Ashton Tap & Grill

Mr. Plummer: Next item on the agenda is the restaurant update. I think Jeff is here.

Mr. Brown: Good morning, everybody. As we submitted our invoice for April the total was \$9,696 which represents \$2,424 per week. It is the lowest we have had to date. We did see revenue climb during the month of April. Primarily because Easter was so strong at \$7,759 which was significantly above any other day. We have seen some significant drops during certain weeks since then as a lot of people start to leave to go north and as it has become less comfortable to sit outside, which is very popular. We did see a little bit of a decline in the food cost at 35% which is slightly below our January through February rate and definitely below March's rate. The majority continues to be protein. The major category for us is labor where we did see some decline because we saw higher sales and it takes a certain amount of people to run the operation. As the sales go up it doesn't necessarily take a whole lot more labor to run the operation. The only really unusual cost that we saw during the month, I marked it as \$2,871 most for support, it was actually \$2,071. \$800 of that was actually hit as entertainment which went

into the travel and entertainment category but that was actually for entertainment out on the patio. We probably would have had less cost on that, most of it was because we had the chef off for several days because of COVID. We had to bring someone down because that was Easter and the biggest time of the year. Any questions?

Mr. Krumrie: Do you want to comment on Mother's Day and how that went for you?

Mr. Brown: Mother's Day was very good as well. Mother's Day wasn't quite as strong as Easter, but it was also another good day. Just a little bit under \$7,000. The patio continues to be pretty good for us. Of course, it depends on weather. We'll have to see how that goes. As we get into the heat, sometimes people are not going to want to sit outside so it will be more necessary to move it inside which isn't quite as popular. But I think we are finding that anytime we bring in entertainment it really does drive some pretty good sales.

Mr. Costello: Personally, I would like to thank you and the Metz Company for reducing the bill by \$10,000 as requested last month. I did attend the Mother's Day with my wife, and it was a really good affair.

Mr. Brown: Good. It's nice to be able to do full buffet type treatment again. Hopefully for holidays we'll be able to do much more of that.

Mr. Realmuto: I just wanted to say, first of all, congratulations for keeping an eye on the numbers and certainly the amount due is moving in the right direction that improves by leaps and bounds every month. Obviously, we'll want to continue to see that so that we are able to meet the budget, but it's obvious you have done a lot of work there. Thank you for that and please continue doing what you are doing. I think I heard you say that revenue increased for April the numbers that I am looking at, I thought it was higher in March? That's probably an anomaly.

Mr. Brown: No, March is a five-week month. April is a four-week month.

Mr. Realmuto: Okay, fair enough. That explains that, thank you.

Mr. Brown: Yes, if you look at the average daily sales. I'll give you a heads up, May has definitely seen declines. We had a strong week because of Mother's Day, but the other weeks have definitely seen a decline. Last week was the largest decline yet.

Mr. Realmuto: I think we all understand that there is going to be a decline and fewer potential customer because some are returning. But what concerns me is, I guess

yesterday there was entertainment, the patio looked full. There was probably overflow into the pool area. I happened to be there and a couple of residents grabbed my ear, what I get concerned about is when I hear about us turning away business. There were no less than three couples who wanted to order food but were told that they couldn't. They could not order over the phone that they had to come in to order it and they would have to pick it up themselves. Essentially, they were all just turned away. One of the three did wind up doing exactly that, the other two chose not to. I am concerned when I hear about potential business given up. I understand it was probably busy, to be expected when you have entertainment, but what can we do to avoid turning away business like that?

Mr. Brown: Truthfully, I'll have to speak to Annie about that. I wasn't aware of it and hadn't heard anything at this point. Annie unfortunately has an appointment this morning, but that's a discussion we'll have when she comes in this morning.

Mr. Krumrie: I think there is obviously a capacity issue. You may want to talk about hiring in terms of hiring staff and so on.

Mr. Brown: Of course, Annie does all the hiring. At this point we have been able to keep our staff pretty solid as far as servers. We've had more turnover in the kitchen than anywhere else, especially dishwashers. Our servers have been relatively consistent. The food service industry as a whole always has a lot of turnover. It's probably pretty extreme right now because everywhere is hiring. It's very hard to stay competitive. Anybody that gets frustrated with anything that happens at work one day, they just tend to go to the next place. It's really a struggle and I can tell you it's probably going to be a struggle until at least September when things might start balancing out.

Mr. Plummer: Anybody have anything else for Jeff? Thank you, Jeff. We appreciate what you do. The restaurant in all of my experience has been great. Stay on top of it.

Mr. Brown: Thank you.

Mr. Krumrie: I have a couple of comments. As a liaison person for the restaurant, I came up with the idea that maybe perhaps we should start a focus group to look at redesigning the restaurant. Not structurally, but to improve the ambiance of the restaurant. We formed a focus group, and the first meeting was May 5th and the second one was May 13th. I think Christine sent notes to each of the Board members so everyone should have those. If you have any questions, I would be glad to answer those. It's very

interesting. We have not done anything other than maybe adding flooring in the last 22 years. It's been the same restaurant, so hopefully this focus group is going to come up with some ideas on how we can improve the ambiance. We also want to improve the safety of the restaurant. There are a couple of safety issues there that we are beginning to address. For example, the steps that go up to the upper level, people have tripped on the steps numerous times. Fortunately, no one has been seriously hurt. I just wanted to let you know that there is a focus group out there and we are meeting weekly. Hopefully sometime in July or August we will come back with some ideas that we have that we might want to implement this year or next year.

Mr. Realmuto: I did read through that report Harry, and thank the focus group for all of those ideas. They all sound like good ideas, I would just ask as you go through those, perhaps, and prioritize. Clearly safety issues are a priority, there is no question about that. Also perhaps prioritize those items that have a return on the investment. Because that is something we are struggling with, and I think it is going to be important to do things that will help improve the bottom line. Like bringing in more customers, clearly entertainment does that, for example. Saving costs, like glass tabletops to save on linen costs. Those kinds of things. I would ask that you create some kind of priority list. For me, prioritizing things with a return on investment would be helpful. I will say, and I think you mentioned that the only thing we have done in 22 years is the floor. There are a few other things; the sound boards that are new. Granted we could change the color of them. I think the curtains have been taken down. There are some other minor things. It hasn't just been the recent flooring.

Mr. Krumrie: I was wondering do we the CDD Board pay for that? Or did the previous restaurant owners do that?

Mr. Realmuto: No, we did that. We've always helped pay for any of the changes to the facility.

Mr. Plummer: Okay, nothing further about the restaurant? We'll go on to item seven in the agenda.

SIXTH ORDER OF BUSINESS

Presentation of Restaurant Financials for April

[Discussed in the item above.]

SEVENTH ORDER OF BUSINESS

Discussion Regarding COVID-19 Procedures

Mr. Plummer: As we all know, the big thing about the rules lately is that the CDC's has new rules regarding masks indoors and outdoors. I think you have all seen a copy of what they have done. I would like to open a discussion about where we want to go with our rules as they are today or what changes we want to make and where we want to go moving forward here.

Mr. Krumrie: The restaurant is interested in opening it up to outside individuals. We can start with Lennar or local developments like Four Lakes some of the local residential and retirement places. The restaurant would also like to do things like advertise in Yelp where they list restaurants. We would like to open up the restaurant to outside individuals. These musicians that come in here on Sunday afternoon have a crowd that follows them, although it sounds like we may not have the capacity. But we would like to bring in more people from the outside of the restaurant which would help out bottom line.

Mr. Realmuto: It seems like things are pretty much opened up. I think it's time to look at any remaining COVID-19 restrictions in place or the changes we've made and remove those. For example, recently people have complained to me that we don't have the cups available near the ice dispenser in the fitness center. They would like to see those available again. I don't know if the water fountains are still off limits. Things like that that can return to normal. It's people's choice weather or not they chose to use them, of course. There is not necessarily a justification anymore based on the CDC guidelines to keep those in place. I would like to suggest a full return to normal.

Mr. Costello: Do we have any idea of how many residents have been vaccinated? I think it's probably a very high percentage and quite honestly, I think it's time to go back to normal.

Mr. Plummer: Christine, what was our projected percentage?

Ms. Wells: When we originally did the survey, there were about 1,800 people that responded to the survey, and at that time it was 85%. I believe that was two months ago.

Mr. Realmuto: And that was before we did the vaccination, the free vaccination clinics.

Ms. Wells: It was.

Mr. Costello: It's not only that. The other 15%, if they haven't been vaccinated, it's the fact that they have no intention of doing it, I think.

Mr. Plummer: What I hear is everyone is in favor of returning to normal, basically.

Mr. Costello: I make a motion that we return to normal and lift the COVID restrictions.

Mr. Realmuto: I'll second.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Lifting All COVID-19 Related Restrictions in Place, was approved.

Ms. Burns: Would you like for us to remove the monthly updates on COVID from the agenda at this point then?

Mr. Plummer: Yes.

Ms. Burns: Okay, thank you.

Ms. Wells: I just want to clarify too, does this remove everything? So as far as the sign-ins and things like that at each room? We are lifting that as well?

Ms. Burns: I would.

Ms. Plummer: My opinion is we go back to normal and that is removing all of those restrictions.

Ms. Wells: Okay.

Ms. Carpenter: This is Jan Carpenter. Just to follow up, as of July 1st the governor has put out a new executive order that local governments can't have any restrictions. So, you all are a little bit ahead of the game, but you are in line with the newest orders.

Mr. Plummer: It's a little unusual for us to be ahead of the game. Okay, moving on.

EIGHTH ORDER OF BUSINESS

New Business/Supervisors Requests

A. Discussion Regarding the Focus 2025 Final Survey Report

Mr. Plummer: I think Debby will present for us.

Ms. Landgrebe: Good morning, Supervisors. I'm Debby Landgrebe, a resident of Lake Ashton, and the facilitator for the Focus 2025 Committee. This committee has worked very hard. It's been objective in their thought process. We see ourselves and this

survey representing all Lake Ashton residents. At this time, I would like to acknowledge those other members of the committee who are here. So, if you don't mind, I am going to ask you to please stand, and we can thank you for all they have done. [Audience applauds]. That's not everyone, but that is a good number. Last month part of the interim report included the Focus mission, in scope and out of scope of the committee. As well as defining some of the terminology. If you recall, such as "yes", "yes/no increase", "no/no opinion". So, we are not going to review that. We also looked at the information from a higher level, all of Lake Ashton. Jillian has a copy of that if any of you would like one. I'll also provide her a copy of this overview so she can forward it to you. I'm here to give the final report from the Focus 2025 Committee, and what a comprehensive report it is. I will not be going page by page, thankfully. I am planning to dig a little closer to home bearing in mind that the details truly are in the 352 page written report. Our committee is here to help answer general questions that you may have. I do think it is important to review the 2025 return numbers, which are 1,172. That represented 859 households. Which is 55% of the estimated 1,560 lots with homes currently in Lake Ashton. Well, at least at the time of this survey. In other words, responses to this survey represent 56% of Lake Wales, 44% of Winter Haven. When build out is complete, the total number of homes jumps to an estimated 1,627. And this survey will represent 53% of that number. I believe Supervisors will agree that the response by residents is quite impressive and we can all be satisfied that we have a solid representation of opinions as you will see when you read the comments. In the final report you may see some slight percentage differences versus the interim report. This is due to rounding from different formulas. Pie charts versus the histograms. Last month I reported that 1% equaled approximately 16 respondents and that still holds true. Now let's speculate a little. Let's picture home buildout is complete. All the construction vehicles have left. Based on the survey results and final number of homes at 1,627, we have projected a total estimate for Lake Ashton resident population. That could be 3,041. Approximately 1,777 living in Lake Wales and 1,264 living in Winter Haven. So, as we let those numbers sink in, that would mean 1% equals approximately 30 residents. Breaking that down a little further, of that 30 approximately 18 would be living in Lake Wales and 13 in Winter Haven. Upon hearing these numbers, it certainly supports the need for this survey and reinforces serious consideration of needs,

programs, and amenities going forward. But to be clear, graphs and numbers in this report are calculated from the original number of respondents and their input. Our written report reviews everything in the order of the survey and the graphs. My verbal report does not. So, a few quick overview notes. Comments continue to be made purchasing the current sales office building. This may be worth a periodic investigation as the owner may change his mind at any time. Interesting installations of key card systems for the clubhouse pool, clubhouse HFC. Were split pretty equally between the yeses and nos. 'Yes' was 35% Lake Wales and 36% from the Winter Haven respondents and 'No' was 39% and 38%, respectively. And while the survey results show respondents satisfied for the fitness centers and programs, the written comments indicate that fitness rooms are crowded. Newer and different equipment were requested and there were request for the fitness rooms to be open 24/7. There also seems to be misunderstanding regarding a certified fitness director. So, clarity to residents may be needed. While costs are always a concern for everyone and with a fairly recent assessment increasing, it was noticeable that Winter Haven respondents were more sensitive to assessment increases. This is not to say, gentlemen, that Lake Wales respondents aren't sensitive or concerned. But rather to note that Winter Haven is slightly more sensitive. There is a solid case for a no smoking policy to be added to the joint amenity policy. A strong no smoking policy would replace the current smoking policy. 74% of Lake Wales and 73% of Winter Haven respondents expressed favor for such a policy. While only 8% and 12% respectively said no. To be clear, a total no smoking policy would apply for all CDD owned premises. Not just inside facilities. And it would be applicable for all resident staff, visitors, vendors, etc. It means total no smoking of any kind including vaping. That is except in clearly defined and marked designated areas. It means removing supportive smoking utensils such as ash trays from all nonsmoking designated areas. As well as residents not walking through smoke to get into buildings or pools. This policy needs to be enforceable, designated areas need to be more clearly marked and defined, and changes supported with frequent communications to residents. Now regarding mobility accessibility. While 84% of Lake Wales and 86% of Winter Haven respondents said overall current accessibility met their needs. However, this does not correlate when asked specifics. For instance, when asked "are handrails needed at the clubhouse near the west exterior doorway entry" this one over here by the

cinema, 37% of Lake Wales and 33% Winter Haven respondents' percentages indicated the need. Many may not realize the incline there, but for those with balance issues it can be quite a challenge. Similar responses are recorded concerning automatic door openers at the clubhouse and the HFC. This question refers to the need for additional openers. Let me also remind you that we are an aging population, regardless at what age we moved here. The survey indicates that 84% of both Lake Wales and Winter Haven are 65 years or older, with Lake Wales residents being slightly older. Additional comments regarding parking spots both at the clubhouse, HFC, as well as the Eagle's Nest along with comments regarding the elevator or lack of at the Eagle's Nest can be found in the comments. Now regarding the second outdoor pool, yes here we are again. 52% of Lake Wales and 58% of Winter Haven respondents said, "yes we need it." When asked about location, Winter Haven respondents were more insistent that a second pool be in Winter Haven whereas location was not necessarily a priority for Lakes Wales respondents. Regarding landscaping on the Lake Ashton Boulevard in the clubhouse, 89% of Lake Wales respondents are satisfied. A similar response regarding landscaping at the HFC on Ashton Boulevard indicates 83% of Winter Haven respondents are satisfied. Now having an ATM is important to like 57% of both regardless of where you are. Speed bumps, speed tables, whatever you want to call the, opposed by 55% of Lake Wales and 64% of Winter Haven respondents. However, the need for speed control was expressed by 27% and 23% respectfully of our folks. It's important to know that speeding and its impact continues to be an issue. It's not limited to any particular area or group. It is a community wide problem. Respondents positively support redoing the clubhouse activities desk, so it does not interfere with the ballroom events. And that was expressed by 47% Lakes Wales respondents and 45% from Winter Haven. With no surprise here, we are a community that likes to eat. We like to play. And if you haven't noticed, we have a lot to say about everything as you will see with approximately 267 pages of comments. Let's take a very brief look. When asked, "Does Ashton Tap Grill and Bar meet your needs" majority of respondents indicated satisfaction. 69% from Lake Wales and 65% from Winter Haven. Respondents are mostly satisfied with menu selection at 68% and 62%. But 20% of respondents indicated they would like to see some selection changes. Hours of operation were also met with approval, well over 70%. It is important to review

the comments as there appears to be some contradictions. Respondents also answered positively to adding screening to the clubhouse patio or outdoor eating area, 49%. Coffee availability, 46% and 44% response. Breakfast 52% which is already been implemented on weekends. And ice cream, such as ice cream socials, Sunday specials, 55% from Lake Wales and 52% from the Winter Haven respondents. So, I guess what they are saying is, "you scream, I scream, we all scream for ice cream" you know? That was a joke, guys. When asked, "does the Eagle Nest Bar meet your need?" 63% and 66% respectfully indicated satisfaction. Hours of operation met with approval as well with 71% from Winter Haven indicating so. However, comments for dining are extensive. Ranging from pages 158-233. A total of 76 pages. So, for sure we like to eat, or at least have opinions about it. Now, possibly because of all the fun activities offered, 51% of respondents across the community favor some type of sunshade for the clubhouse pool. There is a positive response for the clubhouse to be more emergency friendly. A similar response was indicated for the HFC to be more emergency friendly at 46% and 48%. And while rock-n-roll may have evolved in the US in the early 1950s many LA respondents requested that music selections move from the 50s to include the 60s, 70s, and maybe the 80s and include diverse venues. Whether it is safety and security, whether it's pickle ball, tennis, bocce, pools, hot tubs, or other amenities, entertainment, programs that we currently have or hope for, respondents have positively and negatively given their opinions. A wealth of information is in both the graphs and the comments. It is imperative reading as comments are on all survey subjects and then some. They represent a wide range of respondents' thoughts, ideas, and feelings and can be found at the end of the written report, pages 86-352. The LA Focus Committee trusts you find our final report comprehensive and we hope you will use it as a resource individually and as a Board as you plan for today and our future. I hope as you study this objective Lake Ashton Focus 2025 final report it will encourage not just the easy questions, but the hard questions to be asked. Brainstorming to happen, community meetings to discuss creative measures for positive outcomes that lead to lively discussions at meetings and result in positive cost-effective outcomes. These decisions regarding cost, projects, fundraising, the very health and well-being of Lake Ashton and so much more. Gentlemen, this rests in your hands. Thank you for the opportunity to present to you just a portion of what we have

written. And at this time, I would like to ask if there are any questions. You know we are always available to you. Thank you.

Mr. Plummer: Thank you, Debby, for that report. Also, thank you to all the committee members that are in attendance today. And those who are not, thank you as well.

Mr. Realmuto: Before we leave this topic Bob, I think we all have some nighttime reading to do. Probably through the next several months. I want to suggest, as Debby suggested, serve as a reference or a resource for us when making decisions and it not being something that now that we have received it, we put it away at a table never to be looked at again. Clearly, a lot of points were highlighted that the majority of the community would like to see. I would like to suggest that we perhaps leave it as a standing agenda item to address one or more per meeting moving forward, as time allows it. I don't think we have the time at this meeting to do it, but I would suggest that it could be either a standing agenda item or as time allowed during the comments.

Mr. Plummer: That's a good suggestion, Steve. We'll add that as we go forward. Like you said, sleepless nights and some reading through everything and try to sort through it so we can go forward.

Ms. Burns: We'll swap COVID updates for Focus 2025 updates.

B. Consideration of Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: August 16, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments

Mr. Plummer: The next item is consideration of resolution 2021-05 approving the proposed Fiscal Year 2022 budget.

Ms. Burns: Just to update on the process, just for those who may not be familiar with what we are doing today. This is our preliminary budget, this sort of sets our cap that we cannot exceed. Mailed notice will be sent to residents based on the amount in this budget. This budget needs to be sent to the county at least 60 days prior to a public hearing date, which we will select today as well.

Mr. Realmuto: With the Board's indulgence, I want to take just a few minutes; I promise not more than five, to walk through the budget analysis that I provided to each of

you. Just to highlight some of the things in the budget. What this analysis is, it's simply highlighting the changes from the previous year's budgets. I wanted to offer some comments to help you better understand things. Christine was going to try to put this up for the folks online, so that you could see it on the screen. First of all, we start out on page one of the general fund analysis. You can see the amounts of the changes to the budget as well as it being expressed as a percentage, both from the prior year. As far as revenues, our main source of revenue is the special assessments. That's your tax bill and essentially as we discussed at the last meeting, we would like to implement a 5% increase which amounts to a 2.5% a year increase to cover inflation. There are some various other comments there. I don't feel like I need to read them to you or go through all of them. Again, I am just going to hit on the highlights there. The big difference under revenue, of course, is obviously the restaurant is expected to generate revenue. So, that's the reason you see a 62.5% in revenue there. Moving to expenditures still on that same page, they are divided into two groups. We have administrative expenditures and I have highlighted just a few of the areas we have made changes there. We increased the amount budgeted for engineering by \$20,000. We decreased the amount allocated to legal by \$20,000. So, those offset each other. We saved \$750 with a contract with a new vendor for the annual audit that's reflected there. Our insurance went up by a little over 20%. With all of that, the total administrative increases are essential 2.8% and is due entirely to the insurance increase. If it weren't for that, it actually would have gone down. Moving to the second page, we have the maintenance expenses you see there. Again, I don't feel like I have to highlight all of them. There were some changes to what was previously just clubhouse that has been broken out into several subcategories that includes the repairs and maintenance to the fitness center, restaurant, and bowling lanes. They total the same amount that was originally there. So, there is actually no change to the clubhouse and those items listed under it. There is one correction I need to point out. The golfcart preventive maintenance, I guess there was a last minute change made to our budget. Remember, we're not voting on this analysis, we're voting on the budget supplied to you in the agenda packet. The numbers to the left all came from the budget. The only one that is different is here for golfcart preventive maintenance and for the proposed budget. It's listed here as \$2,280. That came from the immediately previous version. At the last

minute that was increased to \$5,400 to cover an additional cart that is used for restaurant deliveries as well as to allow for some general maintenance that's not covered under the maintenance contract. I just wanted to point out the actual percentages there are wrong. It is actually increasing from what was budgeted last year, \$1,140, to \$5,400. That cost will change the total slightly, but it is relatively small in the scheme of things. It's not going to change the numbers too much. I will point out there is some additional information under the restaurant operations there. Keep in mind, they are offset by the restaurant revenue, but there are some numbers there in the comments so you understand what the projected loss is, both for the end of FY 2021 which will be in September as well as what we are budgeting to lose through FY 2022 and the total of those two. That takes us to the final page before the graphs and that shows total expenditures. I think the comment that is important there, although total expenditures are increasing 77.6%, again, the restaurant greatly skews everything, so I wanted to point out in the comments the actual change to the total expenditures is an increase of about \$75,000 or 4.3%. Once you take out the restaurant. You see items highlighted. On the left in the capital reserve transfer in for a total projected of 2021. You see the amounts listed there. Those are the amounts that are being transferred from the capital reserve fund to the general fund to cover the restaurant deficit. Finally, this is the part I know our fellow neighbors care about, the very last line there is the proposed assessment. We are proposing an increase, as I said, of 5% that works out to \$94 on your tax bill. This is only a preliminary proposed budget. If this is the budget that is passed in August, your tax subsequent tax bill would go up by \$94 to \$1,969. Finally, I wanted to give you a visual of where the money is spent. I provided these graphs, and you can see they are broken out. The revenue was not particularly interesting as a graph, so I only included the expenses. You see the budgeted administrative expenses there, you can see both FY 2021, the year we are currently in and the budget year there and where the changes were made. The same for the budgeted maintenance expenses but because of the restaurant operations amount it is budgeted under maintenance it dwarfs it more than three times more than the next largest category. Rather than make you read that pie chart, I did it again without the restaurant operations. So, that would be the final page of the budget analysis that I provided. As you can see that relatively in most cases, small differences that were made in each of the maintenance

budget items. One thing I took away from this graph is that the proposed increase and amount we've allowed for the gate patrol pool officers, I think it was almost 16%, is the percentage terms the greatest increase. It may be well justified, but that's where the largest increase was. That's all I have on the budget analysis. I think it implements the direction that we gave to staff at the end of the last meeting. I'm sure myself or Jill can answer any questions on the budget.

Mr. Krumrie: I guess the question I have is, is this final or can we take another look at it?

Mr. Realmuto: This is only a preliminary budget. Jill can probably tell you better than I can, but essentially, this is setting the max that we can increase it. We could not increase the tax assessment by more than \$94.

Ms. Burns: Right, so you wanted can change any of these line items as long as it doesn't affect the total amount. If we approve this today, you can change this over the summer. We're going to adopt a final budget and August is the proposed date. If we want to change any of the line items as long as it doesn't result in an assessment increase over \$94, we can move any of these line items around.

Mr. Krumrie: So, when is the best time to do that then?

Ms. Burns: Now. If you want to change them now we can discuss them. If we need to increase farther than the \$94 that is contemplated here, we would need to know that today.

Mr. Krumrie: Okay, I would not propose increasing the assessment by even a nickel. I do have two items. One is, Christine can help me with this too, the budget is the awning for the restaurant, the extending awning, and the screens for the side. I believe that we underestimated the amount that would be needed. Is that right Christine?

Ms. Wells: Yes, after the last meeting when we presented it, I was a little confused on what the contractors submitted as far as the quote. When I reached out to them there is an additional amount of \$1,000 to complete it. If the Board wants to extend the awning, replace the awning cover for the entire area, as well as add the manual drop curtains it would be \$9,000 in addition to the amount that was on the Fiscal Year 2022 capital projects. That is only one quote. I feel like it is a little high. So, we would get additional quotes, but it is up to the Board what you budget for that project.

Mr. Krumrie: I would propose adding \$10,000 to the current amount. I have some ideas about revenue and some adjustments to make sure we don't change the bottom line.

Mr. Realmuto: Before you move on, Harry, I just want to make sure everyone is on the same page as you. I believe Harry, that you are referring to the capital projects fund on page nine. It's about three quarters of the way down. Replace restaurant awning was proposed as \$28,250. What number are you saying you would like to see there?

Mr. Krumrie: Add \$10,000 to that amount.

Ms. Burns: \$38,250. Is that okay with everybody, we'll make that change?

Mr. Krumrie: The other thing I would like to add is the restaurant focus committee, again, I am sort of the facilitator coming up with the idea about changes, we're going to want to do something and there's going to be a price tag to that amount. We had \$5,000 in there that we reduced last month to \$2,000 and I would like to see it go back up to \$10,000. I had some ideas to make sure that we don't change the bottom line. From \$2,000 into \$10,000 for the restaurant redesign. Lake Ashton Times advertising revenue I would propose we increase that by \$10,000.

Mr. Realmuto: So, now you are back to the general fund?

Mr. Krumrie: Yes, I couldn't find it at first.

Mr. Costello: The question there is how strong has our advertising been? With COVID I know that we had people that were strapped as far as they weren't advertising as they were before. Are we still capable of adding that back in or what?

Ms. Wells: We're doing pretty good with new summer ad revenue. You're right, Mike, we did have some that ended up not renewing just due to COVID. If we keep doing what I projected, we will be fine.

Mr. Krumrie: Under postage, we have \$3,200 under administrative expenses. I propose we make that \$2,200. Which would add another \$1,000.

Mr. Realmuto: Are you getting these changes Jill? Let's just move back to the revenue. You want to add \$10,000 to the newsletter revenue so that would change the budgeted revenue from \$70,000 to \$80,000, is that correct?

Mr. Krumrie: Correct.

Mr. Realmuto: And you want to change postage from the budgeted \$3,200 to \$2,200.

Ms. Burns: Drop it \$1,000.

Mr. Krumrie: \$3,200 is double what is projected for this year.

Ms. Burns: For the postage, the reason it is double right now is you're also going to be sending mailed notice this year to over 1,000 homes. When looking at the proration, it's going to be heavy at the end of the year. We knew we were going to send mailed notice for the \$94 increase to every household. You're going to see a bump there.

Mr. Krumrie: Okay, so maybe there is no room for that then.

Ms. Burns: Well, next year if you're not increasing assessments then you probably could reduce it next year. If there is an assessment increase, then that might be tight. It just depends.

Mr. Krumrie: We accredited most of the expenses this year?

Ms. Burns: For the mailed notice for the 2022 budget, if you're going to do an assessment increase in the 2023 budget, we would also send mailed notice next year. If you're not, that's the reason why it's in there. We don't know if we're going to do the notice or not until the Board gives the direction on the budget. If there is not an increase, I think \$2,200 would be fine. If there is going to be an increase the next year, that may be a little tight. But again, we're talking a few hundred dollars here or there one way or the other. It's not a huge difference.

Mr. Plummer: The intent of the Board is not to raise the assessment every year. Every other year, it's basically a cost-of-living change. So, I think that making the change that Harry proposes is probably fine because we should not have a mailing next year.

Mr. Realmuto: That's true. Generally, we try to leave these items consistent from year to year and not adjust them back and forth every year. That way you don't have a seesaw effect. So, I am just wondering if we shouldn't budget an amount perhaps in-between, so it doesn't have to be constantly adjusted. Maybe do \$2,500. It's just a budget amount. This doesn't determine what we spend.

Mr. Krumrie: The other change under maintenance. Under bowling alley repair and maintenance. I propose that we change that from \$17,000 to \$12,000.

Mrs. Burns: I think that line item includes some of what we talked about last time which was the hourly fees for the pin setter. That's not just strictly maintenance, that was the breakout of the clubhouse maintenance line item.

Mr. Realmuto: So, I want to point out, Harry, on that one. Most of that is labor to monitor. There is some percentage that is actually repairs, but certainly not the majority by any stretch. I think that is a topic we need to talk about further. That there is a lot of room for improvement there. I'll leave it at that, I'm sure you've all been lobbied but, I was going to say more about that during supervisor's comments, but I don't think we can lower that too much realistically unless we made changes.

Mr. Krumrie: This year we combined everything under repairs and maintenance for the clubhouse and then Steve's suggestion is sort of broken out in next year's budget we project they have about \$73,000 of those expenses this year under repairs and maintenance to the clubhouse. And then what we did, we broke down the budget further then 2022 and we put in \$70,000 repairs and maintenance for the clubhouse, but total we're still spending \$110,000 and our projected is \$73,000.

Mr. Realmuto: That's correct. And this is essentially the recommendation from our staff to leave it the same. The projection does not include other things we have said we would do. Like, I believe the chairs are going to come up later. That projection does not include that nor any other outer band expenditures in those categories.

Mr. Krumrie: Anyway, I'm looking at a projection to spend \$73,000 and we budgeted \$110,000. Is there room there to come up with another \$9,000.

Ms. Burns: I wouldn't. I would leave that the same.

Mr. Howison: When you take all of those, it adds up to 110.

Mr. Krumrie: Reduce something in there for \$9,000 and make up the additional expenses with capital items we have covered.

Ms. Burns: I think if the intent is to not change the amount we are doing with the increase, that perhaps we leave it and then we can look at that further when we have actuals in August and see where that is. Then see if that is an area that can be reduced. But if we're going to send a notice at \$94 a household, we may be better off leaving this how it is with the higher amount, and then seeing if we want to bring it down in August.

Mr. Realmuto: As Jill says, it can be changed in August and frankly we will know more at the end of the year too. I think our own staff here felt more comfortable leaving it unchanged and then as we get more detail having broken out the other categories we can fine tune some of them and it is entirely possible we can reduce the \$70,000 in the clubhouse maintenance, we just don't know yet. That's kind of a miscellaneous category. It includes a lot of cleaning and many different things, and we just don't have a good feel for it. I personally would feel more comfortable leaving as is, at least at this point. We can revisit more if we need to.

Mr. Krumrie: Okay, so then where we are probably at is if we can put in \$10,000 under the restaurant redesign then leave the current amount for the screening.

Ms. Burns: We can still show the increases, it would just be a change to the amount at the end of the year. We would just basically back it out of the capital reserve transfer. So, if you wanted to do the \$10,000 in total for the redesign and the \$10,000 in the restaurant, you would just be spending more in the capital. We don't need to necessarily pull it out of the general. Do you see what I am saying? It just shows more expenses in the capital.

Mr. Realmuto: I think Harry's proposal was a change to the capital, not general, right? I'm confused with where this leaves us with the capital. I think Harry's just wants to add the \$10,000 to the \$28,250.

Mr. Burns: So, \$38,250. And then on the restaurant redesign that was going from 2 to 10.

Ms. Wells: Harry, I am going to also get another quote before the next meeting for the patio to see if it is a lot lower. If it's \$10,000 cheaper then you won't have to change it at all. I can try to get a quote by next meeting.

Mr. Costello: That's one of things that in the past we have tried to get three quotes on anything whenever we have done it. We did the building, you yourself said you felt that the estimate that was given was a little bit high. So, let's look at other people and see if somebody can do it for us.

Ms. Burns: And just to be clear, these capital numbers are estimates. When the Board is actually going to approve these, there will be multiple quotes brought back for the Board to approve. These capital numbers are just estimates or plug numbers for

projects that the Board is thinking about completing in Fiscal Year 2022. We will get multiple quotes and bring them to the Board when they are actually going to approve that project. So, these are not necessarily approved projects at this point, they are approved budget line items.

Mr. Realmuto: It's hard to be opposing including things in the budget because it gives you the option to spend them. On that basis I am not opposed to those changes, I just have to point out that, again, as noted in the analysis, the restaurant operation deficits for 2021 and 2022 total over \$392,000. What you're talking about, and many other things are outside of it, that's all. Which I'm all for if it's going to help bring in revenue. But if it's not it's going to be much harder to convince that it is something we should actually expend the funds on if we're not at least meeting the budget or improving on it.

Mr. Costello: One of the tough things right now to estimate is what inflation is going to do to us over the next few months because we have seen inflation over the last three of four months that has been quite substantial. We have no way of telling where we are going to be through the course of 2022 as far as inflation goes. And so many of these items I can foresee myself that we are going to see a substantial rise in the prices on some of this.

Mr. Realmuto: I don't have a crystal ball, I can't speak to what inflation will actually be, but I can speak to the budget and remind with that although we have increased our revenue and assessments by 5%. Well, most of those changes because they are capital don't affect what I am talking about, but the bottom line is in the general fund, we are budgeting for an increase of spending of about \$75,000 or 4.3%. My point is, we've already spent in this budget most of that 5% which is supposed to take care of inflation over not just this FY2022 but FY 2023.

Mr. Costello: I agree with you. What we are doing is we are putting ourselves up against the wall as far as we have to make every dollar count.

Ms. Burns: And we should know by August if we can remove that property tax line item. Which would be great. That's \$13,500 for the property taxes on the restaurant which we don't know if we will owe or not. But we should know that by August, so they are included here. If we do get the exemption on that then we would be able to remove that from the budget.

Mr. Plummer: Okay, any other budget questions or concerns or comments?

Ms. Burns: The only other item is the discussion of the date. I suggest August 16th as the suggested date for the budget adoption. If that works, we need at least three people here. I don't know what everybody's travel plans are this summer. But if that works for everybody, that is our regular August meeting.

Mr. Plummer: Anybody have any objection to setting that hearing at that meeting?

Ms. Burns: If there is nothing else, it would be a motion to approve the resolution with the budget as amended.

Mr. Howison: Supervisor Howison, I make a motion to approve Resolution 2021-05 as amended.

On MOTION by Mr. Howison, seconded by Mr. Krumrie, with all in favor, Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget, Declaring Special Assessments, and Setting a Hearing on the Fiscal Year 2022 Budget (Suggested Date August 16, 2021), and the Imposition of Operations and Maintenance Assessments, was approved as amended.

NINTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Mr. Plummer: Jan, I would like for you during your time to address the issues in the email that I sent to you that Tom Scali presented. So, if you'll touch on that in your report, I would appreciate that.

Ms. Carpenter: Okay, thanks. This has been a very quiet month for us. And I apologize, I was actually traveling to come see you all in person today and got a flat tire. Luckily, I was able to get it changed and get back to my office. So, it's been an expensive morning, and again, I plan to come in person to the next meetings if you would like me there. We haven't done anything out of the ordinary. Just contracts and typical work with the District manager. I'll respond to Mr. Scali's comment. If you recall on this issue Lake Ashton West attorneys Hopping Green were taking the lead on the issue. They pulled in one of their attorneys that has quite a bit of experience in litigation and in water rights. We agree with his analysis that yes there may be a potential claim, but at this point we are not getting a response from the owner next door. He has done some repair work and

Alan can talk about what he has seen on the repair work and his view of how substantial that work is and if he thinks it is going to solve the problem. If it has not solved the problem, if there are damages, we certainly have a claim against them. If we are looking to do something in the meantime the issue now would be to file a lawsuit. I think I would look to Alan to give us his status on what repairs he has seen. I know he was in a little bit of a situation, and he didn't get access to their property. But again, I think the Board needs to hear what he said and make a determination whether the risk is high enough to file a lawsuit at this point to try to get further notice done prior to any potential flooding.

B. Engineer

Mr. Plummer: Next on the agenda is engineering and obviously the same question to Alan is to address the email that was forward to you as well with the concerns regarding to the water in the lake.

Mr. Rayl: Good morning. Christine, can you put that up on the screen? A little bit of background, I think maybe everyone knows, but we have a staff gage on the lake that SWFWMD has been taking regular monthly readings on for a longer period of time than I have been involved. If you don't know where it is, it is west of the shuffleboard courts. There is a wooden bridge there and the staff gage is on the north side of the bridge, and you read it from the east. This graph is some of the data from that gage. On the left side where you see a lot of longer lines, that's based on the SWFWMD monthly readings that they have taken. You see that note up at the top, "direct readings begin 8/27", that's when we first started taking readings on the gage. I know Christine and Matt have also regularly looked at that gage as well prior to us getting involved. From our discussions with the neighboring landowner, we understand that the pipe was installed somewhere around August of 20. And we are pointing at that location there on the graph. I kind of think maybe it was a little bit earlier than that, but this is only as reported by him. We don't have any direct firsthand knowledge of this. I did have my first site visit when I met with him on September 1st and that was a reading taken instantaneously while I was on his property, I had someone over here reading the gage as I was looking at the conditions on the pipe crossing of the ditch. You can see that was pretty much the high level that we have seen in the last season of the lake. We've been monitoring it since that time. You can see that

the next point noted on there is in November. Again, based on our neighbor's presentations he made in his email, somewhere between the first of November and the ninth of November is when the pipe was removed. It was in advance of that hurricane or tropical storm. Did it ever turn into a hurricane? I don't know, but it was knocking on the door and that I believe was the motivation to get that pipe out of there and that's that spike you see directly after the November 9th time period as the lake did go up based on that event. There has been some up and down since then, but you can see it's been steadily progressing in a downward fashion, and I think it will continue to. I think right now we are looking at some evaporation going on because it has been warm. We haven't had rain. I don't believe that we are discharging out of Lake Ashton at this time. But I can tell you the water levels continue to drop. I was here on Friday and then I looked at the gage again today before our meeting and the lake has dropped another inch since Friday. As far as the pipe being removed and the ditch restored, we have not been back on that property to physically verify that that was done. As I have said, it's been reported to us that it has been done. I understand maybe there was an observation made via a drone that seems to back that up as well. I have not been on site to verify that. I don't know that the state of the discussions, I haven't requested directly to the landowner to go onsite. I think as Jan said, I think he understood the gravity of the situation, remove the obstruction from the ditch. We're seeing that we're almost in the same water level position this year in anticipation of rainy season as we were last year. I think that's the status on the lake levels right now. We are certainly much lower than when we first got involved in this when I had a lot of concern about the capacity in our storm water ponds. That's been greatly restored. You can see the water levels are almost two feet lower than they were in September.

Mr. Realmuto: Is it fair to say that most of that change is due to seasonal changes? As I look at it over time it's clear that it drops during the dry season that we're in now and it will rise as it rains over the summer.

Mr. Rayl: Yes, it does. SWFWMD has a lot of data on the lake. Even back into the 80s when they established normal lake levels when it was known as lake myrtle. There are good set of data points for the lake levels and yes it does regularly fluctuate. What we were seeing with this obstruction was that we were still discharging but it was highly

restricted. The flow was very limited coming out of the ditch. It was making the lake and then all of our storm water ponds which were directly connected to the lake attenuate much more volume than had ever been anticipated. Our ponds basically had no volume in them for any storm event because the lake was holding up the level.

Mr. Plummer: Can you address the exact installation of the pipe that was causing the issue? You explained that to me earlier, how the east end was higher than the west end.

Mr. Rayl: When I made the site visit and met with the landowner back in September, I got in the ditch with the water flowing and I took some measurements of depth of flow on the upstream end and on the downstream end. It was a 30-inch PVC pipe, and the rest of the ditch was filled in with dirt to make that field crossing. A ditch that was probably 20-feet wide at the bottom and 40-feet wide at the top was now restricted down to one 30-inch pipe. The water level elevations on the upstream end, the end flowing into the pipe out of Lake Ashton, compared to the downstream end there was about a foot and a half of hydraulic grade drop of water level difference there between the upstream end of the pipe and the downstream end. That means that pipe was a restriction, and it was backing water up a foot and a half at the time that I observed it. The water on the upstream end was very flat and slow moving. The water on the downstream end was coming out like a firehose. That tells you that you've got a restricted flow condition there. That's what was observed September 1st when we had peak elevations in the lake. We were seeing peak rates of discharge there. That pipe was also elevated above the ditch bottom. Even if it had been a completely adequate in size, it could move out the flow that the ditch normally moved out, it was still holding back water in Lake Ashton because it was elevated. I feel confident that it has been restored. That it has been removed and has likely been restored to as near pre-altered conditions as possible. We don't know what the pre-altered conditions were. We didn't take and survey data before this change was made because we didn't see this thing coming. If we did go on site again, we would be able to take some survey elevations and compare upstream conditions to downstream conditions and see if there is any remaining earth obstruction in the channel. I just don't think there is from the data we have seen. We've seen the lake recover pretty well. If we see the rainy season come back and that recovery slope flatten

out, that means we may have another obstruction issue again. That would be what would tell us if that was occurring. Does anyone have any questions?

Mr. Krumrie: I have one. It's not really a question, just a comment. I walk over that bridge frequently. I've seen it in years past as much as 18-2 18-4. In fact, I made notes periodically to follow that. What I am hearing though is that we made with 18-4 even with the pipe removed.

Mr. Rayl: It's possible, as I have said, there has been over the year the data that SWFWMD has collected on the lake, I think they have recorded lake levels higher than that in the past. They've recorded lake levels lower than what I've got on here as well. I think their data goes back to 1985.

Mr. Realmuto: I think what I heard you say is we essentially need to wait until the water levels increase and see what the recovery slope looks like on this graph before we know if things are working as they did. Is that a correct interpretation?

Mr. Rayl: Yes, that would be an indicator to us. What we were seeing back when I first observed this, as I am looking at the control structures and the ponds and the tops are under standing water when we haven't had rain in a few days, that is completely out of sorts. The tops of those control structures are usually at the 25-year storm event. So that when any storm event less intense than that, the other parts of the control structures take care of the water line. If we have something greater than a 25-year event we don't really have any of the same obligations to SWFWMD anymore, we kind of get a free pass, you let as much water go as possible. That's why you the flow can go to the top of those structures. That's where you would expect to see the water right at the peak of a 25-year storm would be right at the top of those boxes and we were seeing those things six and nine-inches under water when we hadn't had rain in a few days. That told me we had it's called a tailwater condition. Where your downstream water elevation keeps you from discharging freely. As we looked into it further, we found out the cause of the tailwater condition. You look at that slope pre-altered ditch outfall, the SWFWMD data line, out recent recovery line they are similar in slope and as I said, I think we see that slope flatten out to more horizontal that's going to tell us maybe we've got another issue with discharge on the lake.

Resident: Question; can I address the engineer?

Mr. Plummer: Obviously you can address him now or you can address him in the comments later, let's just take care of it now.

Resident: I am an engineer by trade also. The bottom point on the left is I am assuming the low point from last year, correct?

Mr. Rayl: Yes sir.

Resident: The slope coming down from that bottom point is very similar to the current slope that we are seeing this year. What confidence do you have that we are not going to have that again when the rainy season hits? I don't see any difference between last year and this year.

Mr. Rayl: I'm sorry, what was your question?

Resident: I said, what confidence do you have that we're not going to see that step function of the lake going up to that point again? There is no difference between the slope of last year and the slope of this year.

Mr. Rayl: I'm not sure I understand your question.

Resident: This slope and this slope are virtually the same. There is some deviation, but virtually they are the same. We hit a point here. We're above that point here. And we are starting the wet season in a week. And you can start seeing it already go up a little bit. What is to say that we're not going to see that same step function again?

Mr. Rayl: We're going to see an increase in the lake water level. What we were discussing was the ability of the lake to recover which was impeded somewhere near the top of that graph and the rate and volume to be able to be discharged from the lake were both restricted. It held water longer and released it slower. When you add storm after storm after storm on top of that, that's when the lake levels compounded. We should be able to still recover like we were pre-alteration without achieving the same peaks.

Resident: I have been in this community for 15 years. The lake today, May 15th is typically your low point of the lake. It is much higher than it was 5 years ago. Much higher. We are going to be facing some serious soil erosion because the prevailing winds are coming this way in most of our storms. There is a need for more flow of water out of that lake. If the farmer will not agree to that then we have to take some corrective actions to save our property and to save the expense of rebuilding the walls of the lake. That is an enormous expense as you well know. I have been involved in that in my prior community

where it cost us hundreds of thousands of dollars to do a very small pond about 1/3 of the size of this one. I am hoping that your projections are correct, but I have my reservations as an engineer. Thank you.

Mr. Plummer: Thanks, Tom. Okay Alan, on to the rest of your report.

Mr. Rayl: We had an incident with an inlet top on Lichfield I brought that to the Board last month. The repair has been made and the work is very satisfactory. I have an invoice from the contractor that we will be recommending approval for payment. Then we will also, as Supervisor Realmuto requested, summarize all of the costs associated with repair which would be the total that I will present to Christine for the insurance repayment back to the District. The contractor also performed the work to do little regrading and put in a yard drain to drain the pool equipment area. I'd like to check one area to make sure that they sloped it out of there. I think maybe there is a little highpoint, and they need to finetune their work just a hair. Also, as was discussed at our last meeting, we know that lumber prices are still sky high. I think 2x4s are \$7.50 or \$8. But, regardless, we wanted to quantify what kind of budget we would be looking at if we went out today to put those running boards down the bridges. We've requested those quotes from a contractor who had provided a quote on LA2 at some point last year when they hit the brakes and decided not to peruse that. We've requested for both wood and a material called trecks which is a manmade material. It's usually not the go-to option, but maybe now it is the go-to option now that lumber prices are where they are. I hope to be able to bring some information back to the Board on that at our next meeting. We've got some other bids being requested for repairing some flumes on the ponds. We do have a responsive bid on that first group of pavement repairs that we have talked about if we want to look into those that is under what is in the budget. It is at the Boards discretion on how you want to move forward on doing those. Weather all at once, one at a time, not at all. And I'll make sure you have a current copy of that. Lastly, I think we are coordinating with Matt. I know he's not here. But Applied Aquatics was going to do some of the vegetation work on the ponds where control structures were overgrown and things like that. Once that was done, I think we had four areas that would need to get repaired by a contractor. We are waiting until we have heard from Applied Aquatics. They've got that done and we'll get bids on the work once the area is cleared out where they can review it. I hope next month we can ask for

an authorization to get that repair work done and then we can certify our ponds back to SWFWMD. One last thing, I apologize. We had a homeowner that had a concern about a tree in the conservation area behind their home on Averdeen. It looked like it was dead and if it were to fall it could take out their pool enclosure. A storm helped the process along and took off part of the tree. Working with Matt and Applied Aquatics as well and coordinating with SWFWMD they are allowed to cut it off about 6 feet above the ground and leave what was left. As of this morning I have coordinated that back to Chaz. She's fine with everything and we'll withdraw that permit exemption that we submitted and put that issue to bed. That is all I have for the Board this morning.

Mr. Plummer: Under your street study, does that include the Turnberry issue that I sent you some information on?

Mr. Rayl: We identified that area back when we did the pavement inventory. I couldn't tell from the photos sent if there was a significant change or if there was any change from what we had seen back in June of last year when I walked every street twice. We are looking into that.

Mr. Plummer: The resident there is the one that described to me the change. Obviously I took those pictures, and they were not good.

Mr. Rayl: It isn't. And that was the area that I really felt strongly that we had a sanitary sewer issue there. Because you don't see structural failures on the center line in the roadway. There are usually no wheel loads there for the failure to run longitudinally down the roadway. We had Lake Wales come out with their camera truck and the video inspected the sewer line and didn't find any voids or loose joints in the pipe where you would see the material sit down into the sewer pipe and then you would see a road collapse right there. They didn't find any indication of that. I'm not sure what has caused that. Whether there was a lack of compaction in the initial construction. We've seen that in some other locations in the community. More so in Winter Haven where you see the pavement sunken around the inlets. That's compaction of the base material. In that example, you don't really have wheel loads right up against those inlets either. Maybe this is something that is related to that effect that the subgrade and the base material didn't have good compactive effort and it's done some settling. We will make sure we will take a look at it and see if it is progressing and at what degree it is progressing and [make

a] recommendation. It would be about a full lane width that would be half of each travel lane that we would want to cut out and rework that pavement if that's the case. We will look into it, and I'll bring back a solution to the Board.

Mr. Plummer: Alright. Anything else for Alan?

Mr. Rayl: Thank you.

Mr. Plummer: Thanks Alan.

C. Lake Ashton Community Director

Ms. Wells: I had the community director report that was in the agenda packet. I just wanted to state that May is national military appreciation month. We are accepting donations for (*inaudible*) at either activities desks. We also have a board on the foyer with pictures of residents and their loved ones. It's really nice to see all the pictures. Some of them we should have played a guess who game to try to figure out who the resident was. Some of them look exactly the same and others look like somebody completely different. But it's great to have that up there and LAVA is going to be doing a Memorial Day ceremony out in the parking lot on May 31st. It's going to be a veteran's memorial here. We also have a few activities going on. Everything is listed in the report. If anyone has any questions on any of the activities, we are doing. We are getting a great response from residents. Especially after the mask mandate was removed. We've gotten a lot more residents that want to come out and play now. Moving on to Ashton Tap and Grill. They are doing patio entertainment. They are scheduled for the 16th, 23rd, 30th, and then also June 6th, 13th, and 20th. And also, next Monday they are going to be doing their first pancake breakfast at Monday Coffee. They are offering two pancakes, scrambled eggs, choice of sausage or bacon, and coffee for \$6.00 each. They will start serving around 8:30 and then it will be part of our Monday Coffee presentation. Also, for the month of May they are offering 15% off of lunch for all veterans and active-duty military. When I spoke to Annie, a lot of residents were taking advantage of that which was great. May started our first time that we were not delivering the newsletter. We are going to try it out May through August, the weather is uncertain and to be honest, we're having difficulty finding delivery drivers to deliver the newsletter. It's been going well; we've had a lot of positive feedback from residents. Some residents have looked at it as this is great; this is

a cost saving measure. It's also being distributed electronically to residents. We've seen it probably in quite a few email blasts along with the activities calendar. In observance of Memorial Day, the clubhouse offices will be closed on Monday, May 31st. We will have staff here set up for the Memorial Day ceremony. The clubhouse will still remain open. The final thing I had on there is we had installed additional umbrellas at the pool, bocce ball courts, and pet play park. Residents are really happy about that. We've had some brutal sunny days recently. If no one has any other questions on the direct report, I will just move onto the project tracking list. The bowling alley well point system. We are really close to getting that off of this list. The contractor has completed the repump of the restaurant. Good news, the large hole we had to dig to replace some of the pipes in the restaurant has been full of water before we did it. As soon as they did the repump water subsided, so we believe that that fixed the problem. There is no more water. Water was going into the bowling alley again. We had water in more places than we did at once. The repump seems to have fixed the issue that we had there. The electric was completed on the pump finally, so we are moving towards that with a couple of additional drywall repairs and some carpet repairs in the bowling alley. Very minor things. We should be able to close that project up and send insurance a finally invoice to see if there is any difference that we need to collect. The next thing I have on here is the main entrance landscape refurbishment. We are moving forward with that as well. The standard bougainvillea have been installed. We just have some pressure washing. We have to do some landscaping lighting adjustments and some repairs. There were some wired that were cut there. Which Yellowstone is taking care of. Alan mentioned the dead tree that cut down. Nature did help us out, I am happy with that. Moving on to restaurant items. We have ordered the pizza oven that was approved at the last Board meeting. It is going to take quite a while to get here. We are hoping by the end of May that it should be here. Everything is taking a lot longer than usual.

Mr. Realmuto: Christine, what was the price of the pizza oven that was actually ordered? Because there was a difference of almost \$1,000.

Ms. Wells: It was \$9,300. Once we get it in and it's complete, I'll put that in with the final cost. I believe it was 93 and some change. It was under the 95. Keeping with Alan, he was mentioning the vegetation removal with Applied Aquatic; work is scheduled for

the last week of May. We should be starting that next week is what Matt had said about Applied Aquatic. I'll give an update or Matt will at the next meeting. That's all I had as far as the director report and the project list unless anyone has any questions.

i. Consideration of Quotes for Game Room Chairs (*to be provided under separate cover*)

Ms. Wells: Alright, moving on to the fun part; game room chairs. First of all, I apologize for giving it to you so last minute. I just got information from Turner Furniture yesterday. It's been quite difficult in the furniture business, I understand. When talking with them, the warehouses they order from that actually build the furniture, because everything is customizable, is down about 700 employees. We'll start off with the bad news first. If we do order something, we are looking at October in receiving them from Turner Furniture. Right before I came up here I followed up with Workscapes to ask them the same question, and I haven't gotten a response yet from them on time frame. We're looking at quite a long time frame to receive these items. Included in here, some of these fabric choices I believe once I brought the samples in. It's different when you're in the actual store looking at samples and when you are here looking at the samples compared to the room. We're going to need to make some adjustment with the fabric, definitely. The process she gave us were based on a class D fabric which is basically the most expensive fabric. It goes from A to D. Most of them that you'll want to keep for the high performance are going to be from B to D. You want to stay away from the A. This would be the most that we would spend if we decided to go with these. Turner Furniture were also looking to see if they could get a lower price. The owner of the company who we did work with getting the foyer furniture was able to give us a good rate just because we are Lake Ashton. They do some work with the model homes. He was not in until Wednesday, so that price could go down as well. But for 16 chairs, it's \$5,200. These prices are a little up there and I think it has something to do with those 700 less workers. And I think everything is being blamed on COVID lately. Moving to Workscapes, there was only one type of chair that they recommended at Turner Furniture for what we are going to be using it for. They didn't recommend any other brands; this is the brand they chose for that area. Then there are a few chairs from Workscapes and you can see that the prices are kind of all over the place. You have to scroll through a few with the fabric samples, then you'll see a page

with multiple chairs. They range from \$150 a chair for a wood look metal chair to \$500 a chair. I never thought I would see a \$500 chair. It's really pretty, I don't know if it's \$500 pretty. Or \$500 functional. There is a chair on there for \$204.91 which is on the State of Florida contract. That's one of the reasons we reached out to Workscapes because they do participate in the State of Florida contract, so we were able to piggyback on that. That chair was \$204.91, and it has a 15-year warranty. If you look on the spreadsheet, that is the only chair that doesn't show a freight cost. Which I did include freight on the price of \$4,788. It includes \$700 for shipping and \$810 for the fabric. The fabric that is \$810 is the same exact fabric that is in the game room at this time. I did also request to get a sample of the chair so that we could see it, feel it, sit it in, and see the comfort level. Just because if you are paying that much money for a chair, you want to at least see what it looks like and see how it feels when you sit in it because people sit in that game room for quite a while in the same chair. I am still waiting to hear back if it does need to add shipping and the fabric cost to it or if that cost includes it. I went kind of high on the amounts to include everything. I would rather go high then go low and not have enough. They are also not able to give me an exact amount for shipping. That was an estimated amount. The shipping amount is only good for 5 days. Because of COVID, I heard that. Everything is because of COVID now. We have used both vendors previously. The chairs that are currently in the game room and card room were purchased from Workscapes. Just to give you a base amount, I did pull the invoice from that, and we ordered them about 5 or 6 years ago, I can't remember the exact date, and they were \$337 a piece. Workscapes is looking to get additional options because I recognize the options are kind of all over the place, like I said. It ranges from \$100 to \$500, so I am trying to find at least two options that are close in range. She just is having a difficulty with the manufactures getting back to her in a timely manner. Again, probably because of the shortage of workers. It's been fun. I know a lot about chairs now. A lot more than I think I could ever use.

Mr. Realmuto: Christine, on the cover page of the memo you state that the Florida contract chair from Workscapes would be a total of almost \$4,800 if we include shipping and the fabric. But then I thought I heard you say it wasn't clear whether or not we needed to pay shipping on that particular chair.

Ms. Wells: I spoke to you guys this morning about this and I was sitting down looking at it and it's the only chair that doesn't have freight on it. So, I don't know if that was just by mistake, she forgot to add it to that, or if there is some kind of plan with State of Florida where they don't pay for the freight, or if it's local. They are out of Orlando, so if it's local they may not have to pay the shipping fee. I added it in originally because I thought that all of the chairs had the \$700 shipping fee. I did email her to clarify that to see if that \$700 had to be added in.

Mr. Realmuto: Okay, and regardless of whether it's included if we're buying 16 chairs if we can negotiate something lower.

Ms. Wells: The State of Florida contract is really the lowest rate they will give us from Workscapes from working with them previously. And Turner, they are going to look to see if they can go lower, but that price too is they have a special going on through the end of May. It's buy one get one half off. So even with buy one get one half off it's still about \$325 a chair.

Mr. Costello: How many chairs do we have and are we adequately covered until we can replace the chairs or add the chairs that we need?

Ms. Wells: With removing the COVID restrictions we are going to have to increase our card room capacity back to 20 so the additional chairs that are in the game room would have to move to the card room. We do have currently some of the chairs from the card room in the game room in addition to ballroom chairs. We can use ballroom chairs in the interim. I have a feeling no matter which company you go with we are going to have the issue of it getting here in a timely manner.

Mr. Costello: If we are looking at October before we even think about getting delivery, I would think that we would want to do something to expedite the situation as quickly as possible.

Ms. Wells: We do have to revisit the table too for fabric choices. I didn't know if restaurant focus or restaurant redesign focus group would be interested in looking at some fabric samples. I know we have strong players there. I'm not trying to steal your people, Harry, I promise.

Mr. Krumrie: We would be glad to help out.

Ms. Wells: If they have any interest in looking at some of the fabric samples, I know some of the residents too that tend to have an opinion on some of the fabrics that we choose. I can reach out to them as well, just to get some opinions.

Mr. Plummer: Harry, let the rest of the group do that. I have seen your interior decoration.

Ms. Wells: Some of the fabric I chose when I brought it in here looks a little too feminine for the room. A little too light.

Mr. Realmuto: As I commented to Christine prior to the meeting, I think some of the most important factors that need to be considered on the fabric are essentially durability, stain resistance, and it needs to obviously fit with the existing decor. That is the extent of the opinion that I'll give you but that is probably the most important thing.

Mr. Plummer: Mike brings up a good point about not kicking this can down the road if the timeline getting those chairs in is that far. So, do we want to make a decision today or do we want to give a to not exceed number?

Mr. Realmuto: I have no problem with making a decision today, but I just want to point out that I'm not sure it's an emergency. We could always utilize additional chairs from here in the ballroom until the chairs arrive. It's not that we don't have chairs, it's that they won't be matching chairs.

Mr. Plummer: What's the play here for the Board?

Mr. Howison: I have a question. One chair that you pointed out for \$240.91 says it's grade B fabric. Is that going to be adequate?

Ms. Wells: If you look at the bottom of that spreadsheet, I don't know the grade because it doesn't say it right there, it says aristocrat tango. That is what we currently have in the game room right now that has held up pretty well. Yes, I do see where you see grade B fabric. I can check and see. She had said the price for that tango fabric was a really good price. I believe it's \$30 a yard. I can check and see if that's a grade B fabric.

Mr. Howison: And I'd also point out that the new grain metal stacking chair is rated for 250 pounds while the other are 350 and I would strongly recommend going with 350 for liability.

Mr. Plummer: I'm glad you said that and not me.

Mr. Costello: Blame it on COVID.

Mr. Plummer: Okay, I think Christine has some more investigation to do. So, we'll table that until a future meeting.

ii. Consideration of Surplus Items

Ms. Wells: Alright, moving along to surplus equipment. There are three items that I have failed to surplus in previous meetings when we approved of the new item. The first one was the pizza oven. I just want to go ahead and surplus that item and when the new one comes in, we can dispose of that one. We have reached out to Viking; they are able to bring us a container on site. We have quite a few items that we have accumulated. So, they will bring us a container on site, we can load it up and they will take it away from us and we'll get a little bit of money back from that. If we want to do that, there are no working parts I believe on the pizza oven. Same thing with the Hoshizaki ice machine bin. The new one is on order; it's taking quite a while to get here. We want to make sure we get the right one. But when we do, I would like to just dispose of that other one. It's rusted and it has no value to it. The last thing was, there is a toaster that they have not been able to use and it is broken. I did ask them if they wanted to replace it and they are not looking at a replacement anytime soon. So, those three items I would look to forward to surplus.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, Surplussing the pizza oven, the ice machine bin, and the toaster, was approved.

iii. Consideration of Options for Mass Text and Voice Notifications

Ms. Wells: The next thing is the text and messaging mass notifications. I was asked to investigate some options. This seemed to be the most viable option. I included a couple of options and when I reached out to the representative it does coincide with our constant contact, so that would be a positive note. It depends on if the Board is looking for this to send emergency notifications only or if we are looking for another way to communicate with residents that do not receive email just for everyday type of things.

Mr. Plummer: What we found historically is as we were, especially going through the vaccine notifications, we were missing folks and not being able to contact them

because everything was done by email. We found that with that situation and any other type of emergencies, we might be better served with some type of a texting or a voice message for those folks as well as the email blast. It's just a matter of what different folks use. But there are a certain portion of our residents that are missing information because they don't get emails or they don't read emails, whatever the case may be. So, that is the history behind why she looked this up. Obviously, we are coming into the season where there will be hurricane notifications and a variety of those things could be used as well to notify folks of impending issues that may be arising that is something other than an email.

Mr. Costello: We had looked at this several years ago. I thought we had looked at purchasing a piece of equipment where we could do this ourselves. Did we or did we not?

Ms. Wells: I don't recall to be honest with you. I know we did end up going with a program that was associated with Association Voice. We did start doing that and there was a monthly fee and when we went away from Association Voice that went with it.

Mr. Costello: Do you know that the sheriff's office, it's robo calls, they do this. Is there any way that we can contact them? This is something I would like. As a matter of fact, I think I was the one that brought it up several years ago and it was felt that this was kind of an antiquated way. The only thing is, like I say, I know the sheriff's office send out amber alerts and everything else. I have had phone calls. Usually you get one at the beginning of the school year saying to be careful our children are going back to school. It's a great way of reaching a lot of people. Is there any way that we can contact them? Maybe find out which company they use? Maybe get some insight to how we can do it most efficiently and most cost efficiently. Because apparently they have a history of using this type of communication.

Ms. Wells: I have the pleasure of having a mother that works for city of Haines City, so I did reach out to her to see what they use as far as on a government entity sending out information to the citizens of city of Haines City. They did give me their information. They use Everbridge, and I reached out to them. It is on a much larger level than I believe we would need. It was expensive. The credits that they use, like here a 1 credit equals 30 second voicemail or one text message, there's was 10. 10 credits for a 30 second voice mail or a text. I did speak to the person involved; they were willing to go down some. This was still the more economical way to go. The options that they give you

here and the options that she recommended for us if we are going to use it for just emergency purposes is the credit package. The credits don't ever expire you basically purchase a bulk amount of credits and use them as you need them. There is an option also of paying a monthly fee for every number that is signed up. That option she recommended if we're going to send multiple texts or voicemails throughout the month. If we are going to just send it on emergency purposes only, they recommended the credit package pricing. Like I said, I did reach out to them and comparison to the two, this is the more economical way to go. It was an amazing system, but it was meant for a city that has a lot of moving parts, a lot of different organizations, to whereas we wouldn't use half of the things that came with it. It included email for instance, which we already have. So, there would be a lot of things you would be paying for that you would not use.

Mr. Realmuto: I think I agree with Supervisor Costello here, before we look into procuring our own messaging system that would be primarily for voice calls. Someone who can get text messages probably can do email too. I guess we would leave it up to them. The point is, rather than pursue our own system at per message cost. I mean, cost is not insignificant. Before we do that, can't we at least explore partnering with some of the local agencies such as the sheriff's office, the city of Lake Wales, Polk County, and see if there is any way they can help us out? I guess the real question for them is, can they limit messages essentially to Lake Ashton residents. That is what we might be interested in doing. The other question we should ask ourselves is do we even need to? I see this as being for the most urgent emergencies. Things like hurricanes or emergency responses. In that case, there are other agencies in the city and county and law enforcement that are charged with that. If they are doing the right thing, perhaps we don't need to. I wouldn't want to see this as just another messaging system where we are reaching residents because it's too costly for that.

Ms. Wells: That was mainly the reason for bringing it up. And you are right, they have Alert Polk that I believe a lot of residents are signed up for that we advertised in the newsletter to let residents know how to sign up for those options. It was mainly to see what direction the Board wanted to go. If we wanted another way to reach residents or if we wanted to use it for emergency purposes, Steve is correct, there are other options out there the residents can sign up for. I will also reach out and see if we do have the option

of working with the sheriff's department of city of Lake Wales to see if there are messages that we have to send directly to Lake Ashton residents, if we can do more of a targeting type messaging for special circumstances like that.

Mr. Costello: If you could investigate it and come back. I would have loved to have seen it. June 1st is the beginning of hurricane season. That's one of our main concerns. If you could investigate it and bring something back to us and maybe even reach across the aisle and work with CDD 2 and see if they want to be involved with a similar type thing.

Ms. Wells: Okay, that's all I had on my side.

D. Operations Manager

Ms. Wells: As you can see, Matt is not here right now, he had some family things he has to take care of so I am here to answer any questions that you may have in regard to the operations manager report. I will answer them to the best of my abilities. Any questions on anything? Move on to the quotes?

Mr. Plummer: I'd say move on to the quotes, I don't see any questions about the report from Matt.

i. Consideration of Quotes for Walkway to Bocce Ball Courts

Ms. Wells: In addition to the game room chairs, this is the two projects that I am going to present are also projects that the Supervisor's requested to be done in Fiscal Year 21. First is adding to the Fiscal Year 22 budget. The first is installation of a walkway from the golfcart pathway near the bocce ball court to the actual courts. The first quote is from Heritage Service Solutions. It's for \$1,845 for installation of a 5x13-foot walkway. It would be done in pavers. The second quote was a quote from MJ Landscaping and that quote is \$7,063.50. Quite a big difference there. Not sure if the Board wants to move forward with this project in Fiscal Year 21.

Mr. Krumrie: Same size path?

Ms. Wells: Same size path. I was shocked.

Mr. Realmuto: That one seems like a no brainer. Especially with both providing identical labor. My only question is, are we confident that we have enough pavers begin supplied by the gentleman donating them to cover that 13x5 area.

Ms. Wells: The MJ Landscape, this is why I was even more shocked, includes the pavers and the one from Heritage did not. I questioned that.

Mr. Realmuto: As I said, this is a no brainer to me. Unless there is further discussion on it.

Ms. Wells: MJs has worked with us, they install the pavers at the dog park, so we are confident with their work as well.

Mr. Realmuto: I would move this if there is no further discussion to approve the MJ Landscaping quote to install the pavers.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Quote from MJ Landscapers to Install a walkway, was approved.

ii. Consideration of Quotes for Walkway to Tennis Courts

Ms. Wells: The next one is a concrete sidewalk from the parking lot to the tennis courts. It is approximately 4 feet by 30 feet. The quote for Heritage is \$2,240 and the quote from MJ Landscaping is \$1,190. This would be a four-inch step, they will do a light broom finish just to help with slips and that is it.

Mr. Realmuto: This one also appears to be a similar no brainer. I would just point out though that the area MJ quotes is four feet shorter.

Ms. Wells: Oh, you're right. I do see that.

Mr. Realmuto: Than the 30-foot-long Heritage quotes. If they measured it to give a quote it's relatively not an issue, but that is something we should be aware of.

Ms. Wells: I know MJs came out here with Matt and measured it. I did know that. I know Heritage did kind of a rough estimate, so that may be the difference. Do we want to move forward with that project?

Mr. Howison: I'll make a motion that we approve the MJ Landscaping quote for the concrete path to the tennis court.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the Quote from MJ Landscapers for the Concrete Path to the Tennis Courts, was approved.

iii. Consideration of Quotes for Self-Priming Pool Pump

Ms. Wells: The next is the installation of a new 7 ½ force power pump for the pool. We received two quotes. One from Heartland Commercial Pool Service and one from Spies. They both have done work on installation on equipment on the pools, obviously. The quote for Heartland Commercial Pools is \$9,300 and the quote from Spies is \$8,79. I know there is going to be some re-plumbing involved with this, so it would include that in addition to removing the old pump.

Mr. Costello: One of the things that should be brought up again is the fact that I know we spoke with Kevin last week. They were saying how hard it is right now in order to get pumps. So, one of the things that we have to take into consideration is the fact that if we are going to do something it's going to hurt us if we drag our feet. God forbid this thing goes out and we have no pool.

Ms. Wells: And there is a note on the Spies invoice that there is currently 1 pump in stock in Orlando. And the lead time on a new pump if it is not in stock is four to five weeks. I know Kevin was saying a little bit longer on his end, just to get it.

Mr. Costello: As a matter of fact, I believe that he brought out that it could be several months before we would even see a pump. So, it's something that we don't want to hesitate on.

Mr. Realmuto: That would be a real problem. I know we recently waited five months for a dishwasher part to come in.

Mr. Costello: You go to the store refrigerators, washing machines, any kind of an item like that right down the line, you can't get them. They don't have them in stock.

Mr. Realmuto: There is a little over a \$500 difference between the quotes. Is there any concern with going with Spies?

Ms. Wells: I have no concern at all with Spies. Matt would say the same things. They have done a lot. They specialize in repairs to pools. That's probably why theirs is just a little bit cheaper. They do a great job with everything they have done for us.

Mr. Howison: Are both companies quoting the same exact model pump?

Ms. Wells: You did see that Spies included some verbiage on the pump that they are including. I am not sure if it's the EQ series. I know Heartland pools said that they

were going to quote a Pentair pump as well. I believe it's the same pump. If anything, it may be a different series, but it is virtually the same one.

Mr. Realmuto: I noticed this verbiage also included a note about it being installed on concrete blocks outside the equipment pack. I believe the current pump is inside the equipment pack, isn't it?

Ms. Wells: It is. I questioned that as well. The self-priming pump is larger than the pump that's currently in the pack so it will not fit in the pack. I did question that. I had Matt text them at least two or three times just to confirm that they do, a lot of the resort style pools that they work on the pumps are installed outside and they don't see any issue with that. We did talk to Matt; we could build something just to cover it if we do want. Heartland pools when we reached out to them said to budget in another \$1,000 to build a cover for it, which is way out the price range that I was thinking. If we do feel the need to, we could build something in house just to cover over it. It's really just an extension of it. But they were very confident that we could install it outside that they do it with a lot of the resort pools and will have no issues.

Mr. Realmuto: I guess the point is, both vendors would have installed it outside of the equipment shed. So, they really are equivalent. It's not Heartland installing it inside versus Spies installing it outside.

Ms. Wells: Well, Heartland was going to try to install it inside, and if not, they would install it outside. They were going to try. But, if you look at where the current pump is, there is not any room around it. So, if it is just a smidge bigger, it is not going to fit. I feel like it would have ended up outside either one.

Mr. Realmuto: Now that we have got that resolved, I am going to move that we approve the quote from Spies to supply and install the self-priming pump for the pool.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Quote from Spies to Supply and Install the Self-Priming Pool Pump for, was approved.
--

E. District Manager's Report

Ms. Burns: I don't have very many things. I did touch a little bit earlier on the property tax exemption. We expect to usually see that in June or July. We might have that information by the next meeting, depending on when that comes in from the county.

i. Presentation of Number of Registered Voters – 1,430

Ms. Burns: We are required to determine the number of registered voters within the District as of April 15th. That number is 1,430 in Lake Ashton. Obviously, we have already transitioned into a resident controlled Board, so that is not super relevant. But just for your information, that acts the number of registered voters. I don't have anything further. If anyone has any questions, I would be happy to answer them.

TENTH ORDER OF BUSINESS

Financial Report

A. Combined Balance Sheet

B. Capital Projects Reserve Fund

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

D. Approval of Check Run Summary

Ms. Burns: Financials are included in your package for review. There is no action necessary on them. I would be happy to answer any questions that anybody might have. We are fully collected on our assessments. We have collected a little bit over the amount. Other than that, nothing really to note. Same items that we are tracking over are still tracking over. If anybody has any questions, I would be happy to answer them.

Mr. Krumrie: I have a question. Room rentals, Christine, could you maybe update us on that. Is some of that going to be refunded back to individuals? Where are we at with that?

Ms. Wells: We only have one room rental that is being refunded that was just submitted last week. It was for \$750 and it was a resident's granddaughter that was getting married and they decided to change venue locations. But everything else that has requested a refund has been refunded.

Mr. Realmuto: This is not strictly on the financials, but since it was brought up about room rentals, are we doing anything to advertise more and to encourage more room rentals? For our own budget purposes and even in the restaurant in terms of catering.

Now that everything has been opened up, we might want to invest a little in the attracting people to rent the ballroom.

Ms. Wells: We do not have an advertising budget in the LACDD for advertising. We are working with Annie, and we just attended a chamber event at the new Serenity apartment complex. We did do some networking there. We are starting to do some more networking with professionals. We are trying to target more corporate events and things of that nature. Before COVID we were scheduled to do a bridal show here in the ballroom as a form of advertising. That would actually bring in a little bit of revenue for us because we would charge for admission there. I can revisit that as well. A lot of our advertising is done by word of mouth. But with Metz and us starting to reach out to the community, that helps as well. I will revisit the bridal show idea. That is actually a good way to bring in potential clients.

Mr. Realmuto: I just want to encourage the staff to take advantage of that and do whatever you can to start bringing in. Most of my questions have already been addressed by Jill. I have no questions on the financials.

Ms. Burns: If there are no other questions on the financials, we would just be looking for a motion to approve the check run summary if there are no questions on that.

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

ELEVENTH ORDER OF BUSINESS

Public Comments

Mr. Plummer: Public comments.

Resident (Iris Realmuto): Just since you guys haven't had enough numbers today, I thought I would give you a couple more. On lakeashtonliving.com the focus 2025 survey report has been downloaded 250 times. And the agenda which included part of the report has been downloaded 30 times. The LA Times has been downloaded for just the month of May 70 times.

Mr. Plummer: Thank you Iris.

Resident (Debbie Landgrebe): I have a few questions and comments. While the COVID procedures have changed, I am suggesting that the cleaning and sanitizing rates

for the rooms continue at the current rates. I don't know if there was any consideration for cutting that back. Additionally, in regard to adding cups to the water and ice machine, honestly, I see no reason to have that expense. People are very accustomed to bringing their own water bottles. We can grow up and use our own water bottles. And then I do have a question having been facilitating a focus group where there were CDD Supervisors in attendance but not facilitating the meeting. We clearly did that, and Jan this is a question for you, since Harry is in charge of this restaurant focus group does that not consider it to be a CDD meeting or committee and needs to follow CDD requirement of the Sunshine laws? That's my question for her. Should she answer or should I keep going?

Ms. Carpenter: I'm still here. I'm not sure if you wanted me to answer or continue. If the purpose of the focus group is just to talk generally and then bring back ideas to the Board, it is not a formal committee. A committee would be one that is bringing back recommendations that the Board is going to look at. If the Board has not told the committee what it wants or directed the committee to come back with requirement, so as long as it's a general focus and the Board is not asking for anything specific, I think you can avoid it being a committee of the Board. You just have to be cautious if two Board members are there that you don't talk about anything that could come before the Board.

Resident Landgrebe: Okay, because it did sound like this committee was going to bring back recommendations. My concern is if the restaurant is not making money at this point, the restaurant is functionable. And although you may not like the décor, we need to be a little more cost effective. I would like to see if we are going to continue with this committee they also consider recommendations or suggestions on how to raise funds to support whatever promotions or changes are made. Thank you.

Mr. Plummer: Thank you Debby.

Resident (Al Cooney): My statement is to the engineer. I believe there is a sinkhole on Ashton Floor as you come in just past the bridge. It's concaved and it seems to be getting worse. Just at the edge of the pavers into the blacktop. The last week or so it has gotten worse.

Mr. Plummer: Is it on the incoming or outgoing side?

Resident Cooney: Incoming.

Mr. Rayl: Would you be able to show it to me after our meeting?

Resident Cooney: I sure will.

Mr. Rayl: Alright, I will follow you down there.

Resident (Tom Scali): On the lake, it sounds like the Board is going to wait. I just hope and pray that that decision is a good decision. Because if it isn't it is going to be a very costly one.

Mr. Rayl: Mr. Chairmen I have some more information on that topic. Christine, can you put that up? You had mentioned a five-year history. This is additional data from SWFWMD source, and you see the low points there represent six years of the starting point of the rainy season. IF you start at the left end, that's April of 2016 and it was in the high 161 elevation. You see the next year the starting point for the rainy season was the lowest. It was the almost at 115 elevation. After that, including this year which is the end point and correlates to the graph I had previously, those next four years are all kind of in the same range. Where we are as of by reading this morning, we are within two inches of the starting point we were at at last year's rainy season. I just want to let everyone know that we are not that far off from where we are last year. We know that last year we would not have seen the peak elevation that we had last year were it not for the restriction and the outfall. We understand the rain levels are going to vary, but I don't have a concern that we are going into this rainy season with an already existing elevated lake level. We're higher than three of the previous six years and lower than two of the previous six years, as we stand today. I thought that was important to let everybody know that what we are seeing today is not out of line with where we have been historically. Thank you.

Mr. Plummer: Thank you Alan.

TWELTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

Mr. Plummer: Supervisor's request or Supervisor open discussion. Anything?

Mr. Costello: One of the things that we had had happen here in Lake Ashton within the last few weeks, we had a dog that was run over on Dunmore drive. I spoke with the resident and unfortunately, she didn't file a police report and she had very little information about the car itself. One of the things is that I would hope that it was somebody from outside of our community and not somebody that just couldn't take the responsibility for

what happened. But by the same token, we all have to watch our driving habits. They have really been bad. Especially on some of the roads like Dunmore and some of the more traffic used roads in the community. The only thing I can say is, we have spoken about it before, I would like to see everybody really pay attention to what they are doing when they are driving.

Mr. Plummer: Thank you, Mike. It's obviously a popular comment that we receive up here about vehicles that are not driving to the extent that the law requires. I did check to make sure there was no police report about what Mike was talking about and there was not. I was talking with the police chief and I asked him about what their patrol was in here and he assures me that they will be increasing their patrol a little bit and seeing what the violations look like here.

Mr. Howison: I was just going to say, I have gotten a number of complaints as well. A number of comments and calls from folks. I don't know exactly what to do. We've got some suggestions that I don't necessarily see feasible off the top of my head. Rerouting all the trucks down Dunmore instead of Ashton Club, things like that. But I wonder if we couldn't put up some sort of signage just cautioning people.

Mr. Costello: I hate to interrupt you. We've looked at putting up signs before. And all you have to do is, I'll go out there this afternoon and stand out there at the gate with you. We'll see how many people stop for the stop sign. They don't stop. They hit the button and they have the gate coming up prior to coming in. I'm surprised we don't get that gate taken down more often than we do. We've had it taken down on several occasions. What we have to do, everybody has to watch what they are doing when they are driving. Stop signs are not optional. I agree with you, it would be nice to look at the alternative, but signs I personally think are throwing good money to bed.

Mr. Realmuto: On another topic, as the Supervisor responsible for the budget, I just wanted my fellow supervisors and residents to know that I am keeping a close eye on expenses. One of the ways I do that is to get copied on all of the invoices that get sent to the CDD for approval and payment. That has given me some unique insight into a much more detailed level than the budget and financial reports do. One of the issues I found there at the last meeting about the expense for the bowling alley, which I don't think everyone was aware of. We are fortunate to have a former professional bowler as a

resident at Lake Ashton and I had the pleasure of getting a tour and a better understanding of what it takes to maintain the bowling alley. That said, there is still a significant portion of a majority that goes towards what I would consider optional monitoring of the bowling alley. We pay a high rate, more than double what we pay the pool security guard for example to sit there incase something gets stuck. I think there are many opportunities for reducing that. In scrutinizing some of the invoices I found that in January we were overbilled for 12 hours that was then refunded to us on the current check run summary. That is why it is a little lower than normal. It was only about \$1,000 versus and average of \$1,500 or more because they refunded the 12 hours that were overbilled in January. I do think it is something we should ask staff to keep an eye on and come forward with suggestions or ways of reducing it. We are in a situation now where we are paying the company \$35 an hour to spend on some days six or more hours sitting there in case something goes wrong. There were times previously where some of those lanes were oiled three times in one day. Just this last month in April we had the monitor show up, that we pay \$35 an hour for, and leave with no show. I do think there is a lot of opportunity for patrolling costs to be better there. I guess the way to do it is to talk to Christine, she may need to come back to the Board about what our policy should be there. That's all.

Mr. Plummer: One of the things that you mentioned as you were going through the budget was the increase of the security costs for the coming years. I have started to explore the paperwork that was done before and to see what may needs to be done on that to be able to put this out for bid. Actively working on seeing what we can do with that as well. Does anyone have anything else? If not, there is one item left on the agenda and it's number 13.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

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


Secretary / Assistant Secretary


Chairman / Vice Chairman