

**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, **June 21, 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
Dana Bryant	Yellowstone
Jeff Brown	Metz
Annie Toth	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?

Mr. Realmuto: I have one item I would like to consider adding to the agenda, that is the discussion of merging of the CDD's. The reason it is coming so late is this is essentially prompted by the discussion that CDD II had about merging the CDD's. It should be brief, but I would like to discuss it.

Mr. Plummer: Let's put it toward the end of the agenda.

Ms. Burns: We can add that as the last item under new business and supervisor requests.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Meeting Agenda as amended to add discussion regarding merging of CDD's, 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: Are there any public comments?

Ms. Burns: I did not receive any prior to the start of the meeting.

Mr. Plummer: Hearing no comments from the attendees present or from anyone on the Zoom line, we will move on to the next item.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the April 19, 2021 Budget Workshop and Board of Supervisors Meeting and the May 17, 2021 Board of Supervisors Meeting

Mr. Plummer: Next is consideration of the minutes of the April 19th budget workshop meeting and the May 17, 2021 Board meeting. Are there any additions or corrections to the minutes?

Mr. Costello: The only thing I have, and I brought it up last meeting, is that they are totally inaccurate. I read through them this month and there is a Ms. Brown on page 24. How can you depend on these being accurate if we can't even get the names right?

Ms. Burns: I believe that is a typo that should be Mr. Brown from Metz.

Mr. Costello: I think it should have been Ms. Wells.

Ms. Burns: Let me go to the page. Yes, it should be Ms. Wells. We will change that.

Mr. Costello: There are several others. I would check it all.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Minutes of the April 19, 2021 Budget Workshop and Board of Supervisors Meeting and the May 17, 2021 Board of Supervisors Meeting, was approved as amended.

FIFTH ORDER OF BUSINESS

Restaurant Update – Ashton Tap & Grill

Mr. Plummer: Next item on the agenda is the restaurant update. Jeff and Annie, I will turn it over to you.

Mr. Brown: Good morning everyone. For the last month we actually started to see that reduction that everyone expected for the summer. We saw a reduction in sales, about \$666 a day. It has continued to reduce a little bit off that. We were on a really good trend; we were seeing reductions every month but last month actually increased back to \$19,000.

Mr. Plummer: I think the Focus 2025 survey indicated that 70-75% of the residents are here for the summer.

Mr. Realmuto: It actually was 80%.

Mr. Plummer: We all know that half the people leave Lake Ashton in the summertime.

Mr. Brown: Yes, and like I said this month has declined more than May. Last week, the numbers I saw had us at the lowest week we've had yet.

Mr. Costello: With COVID last year, people are anxious to get out of here this year. They feel that they have been held down for a long period of time and they are ready to travel. I can understand where the downturn came from, people are looking to go out and enjoy themselves.

Mr. Brown: And Annie is still trying to do a lot of things to try to drive some excitement. She is still doing entertainment every other weekend. Father's Day was a good solid day, but not as big as Mother's Day. We are preparing the update to the menu. The intent is to have that July 5th. You'll see a new menu of which a large portion will change. The other thing we are seeing, for anyone who has read the paper or watched the news is that there is a large amount of inflation we are starting to see. I gave an example of some items; these are off our top 20 list. A lot of items are increasing by as

much as 10% since January. There are other items that have gone up very significantly.

Mr. Krumrie: The new menu will also reflect price increases.

Mr. Brown: It will be a lot of new items, and those will be priced where they need to be. That should be a significant difference. We are also going to have some new specials. We have to be very careful; I think in the past some of the specials have driven cost increases. Some of those specials, while very popular, don't really run at a great cost percent.

Mr. Krumrie: Does Annie have any numbers from yesterday? Not so much dollars, but customer count?

Ms. Toth: We had 223 yesterday. We were steady for lunch and music.

Mr. Krumrie: Wow, 223 were served?

Ms. Toth: Yes. It was a great day yesterday.

Mr. Realmuto: Regarding the pricing, I understand you are pricing the new items on the menu appropriately and you mentioned that some of the specials are very popular but not necessarily very profitable. I find that Lake Ashton residents are willing to pay for quality. I hope that you are not considering eliminating the popular specials because they are not profitable. I think that indicates the price can be raised appropriately, people understand inflation. Prices are going up all over, we are seeing at the restaurants around us. Maybe review the pricing of the more popular existing items, I certainly wouldn't want to see you do anything to decrease sales or the net. I think there is room for movement there as long as we keep the quality high. I think you are addressing the retail restaurant sales if I'm reading the weekly reports correctly. It looks like there was a big uptick in catering revenue. I don't think you include that in the spreadsheet numbers, but it is included in your notes. I added that up, so far in June we have seen over \$8,700 in catering revenue. I thank you for doing that Annie and Jeff, as well as our staff. I wonder if you can comment on if you see that trend continuing into the coming months?

Ms. Toth: Yes, Christine and I meet every weekend. In July there are two weddings and two special events. In August there are two events, and in September there is one and October there is three. You are going to see an uptick in banquets and special events.

Mr. Krumrie: Are those events we are going to cater?

Ms. Toth: Some of them are booked before we sign the contract, so they already have caterers. Some of them we will cater them.

Mr. Realmuto: New events being booked are using you for catering?

Ms. Toth: Yes, we have a few that we booked this past week. The majority I believe will be 2022.

Mr. Brown: Most weddings are booked that far in advance. I had a conference call with our marketing department on Friday with our Vice President of marketing and now that you have opened the community to people coming in for events, our goal in marketing is to start working towards attracting some more from the outside to help the situation.

SIXTH ORDER OF BUSINESS

Presentation of Restaurant Financials for May

Mr. Realmuto: I'd like to take a few minutes to address a report that I left for Supervisors up here. I consolidated a lot of the information we have been provided by Annie and Jeff with Metz. These spreadsheets are just the data, just the facts. If you turn your attention to the Ashton Tap & Grill financials, the actuals. These are the monthly invoiced revenue and expenses. Essentially it is the invoice we receive each month from Jeff. You will see there we have invoices from December through May. I will mention that the guest check average, I am calculating directly from the data they provide, you may notice that it differs a little from what you see in the weekly reports. A quick note, you seem to be calculating the average of averages and I'm not sure that's mathematically correct when you produce the weeklies. When you see the average guest check I have here, that is simply the total retail sales revenue divided by the guest count. Your numbers may differ, usually by cents. I think this is what more people would expect for the average for the month. I'm not going to walk through every line of this, I will just point out that as far as actuals go this month, we had a deficit of a little over \$19,000 which is versus the \$9,600 last month which was our best month. Looking at June, we don't have the invoice yet because we still have a week to go, but as Jeff pointed out the retail sales seem to be down very significantly and well below what was projected. We only have the sales numbers there. Year to date not including June, we are down with a net deficit of \$174,419. There is a graph there if that helps you. You should look at total revenue, total expense, and you can see the things that make those up. The bottom line is the net

income or deficit. The deficit had been decreasing but unfortunately May turned that around because of the reduced number of people coming. From what Jeff told us, it sounds like the deficit is going to continue to increase until people start returning. I'm providing this information to try to get an accurate picture of where we may sit at the end of the year. On the other page, it is labeled "Projected." The numbers we already have are there in white, what you see in yellow is essentially the estimates that I believe Jeff provided us at the April meeting unchanged. What you should be aware of is that it looks like our deficit is going to exceed what was projected in April. I intend to keep this table up to date so you will know where we stand at any given point in time. The bottom line is the projected loss as of the end of this fiscal year, at the end of September, is \$253,933. That was what was projected in April. We actually did better than projected in April by \$755 but May was down from the projection by almost \$3,700. The bottom line is at the end of May we are doing about \$3,000 worse than the projection and that is probably going to continue and perhaps increase. We are going to see that projected loss increase from the current \$256,866 climbing closer to \$300,000. I think all of us would appreciate you keeping that as low as possible. For the Supervisors benefit, the lines in green show what the original Fiscal Year 2021 budgeted amounts were. That original budget refers to the proposal from Metz. You have done better than you had proposed in several areas, unfortunately the net is still down about \$102,000 from that proposal. Again, we appreciate all the work you do to minimize that and get us on track.

Mr. Krumrie: I have a couple comments. First, we are attempting to hold you to a budget that nobody had any idea was going to happen. It's for us to use and reference but it was a shot in the dark. So, to hold you to that is a little bit unfair.

Mr. Brown: When I look at what you've got down for December, December had our \$60,000 investment. Some of that was used for purchase of supplies and all that. But the actual invoice in December was only \$30,000 something.

Mr. Realmuto: I am aware of that. That is the amount that is prorated over the 5-year contract so I left that out. I don't think anyone is trying to hold you necessarily to the budget. These are unprecedented times, no one knew what would happen. No one is going to fault anyone's ability to predict the future. We have no history, but I do think a history is beginning to emerge. We have to go with what we have and project forward. My

goal Harry in providing these numbers is so everyone understands where we are at versus where we thought we might be. That's lets us make informed decisions.

Mr. Brown: We understand completely. Our goal is to provide you the best service possible and keep the cost as reasonable as we can. Even our busy season was still COVID busy season, so it's hard to say what next year might look like compared to that. January, February and March of next year might be profitable. Annie has done a good job of reducing the labor every month. That weekly amount has declined. We are probably down to where there is too much low hanging fruit you can pull from that. I think she has done a great job with that.

Mr. Realmuto: I agree and thank you both for your work on that.

Mr. Costello: In other customers that you service, have you seen the same trend? Have things been dramatically different with different customers?

Mr. Brown: Yes, the food cost issues are being seen everywhere. I had a talk with our Vice President of our restaurant division as I was going through the numbers last month and his response was that he is seeing that everyone. Everything is seeing that inflation. It's not just inflation in food, the bigger inflation is in labor.

Mr. Costello: It's about to get worse come September, it's not going to get better.

Mr. Brown: Yes. People who are not on tip wage, you have to increase 20-25% from where you were a year ago or you just don't get anyone.

Mr. Costello: I do agree, you came in here blind with us not being able to give you the numbers you were looking for from the beginning plus the fact that you had a pandemic. The only thing I'm hoping is that before too much more time goes by that we can find a way to increase the number of sales.

Mr. Plummer: Are there any other questions for Jeff or Annie? If not, thank you for your report. Steve, thank you for crunching the numbers because we obviously need the accurate numbers to be transparent with that. You're doing a good job, stay the course and let's get this thing at the water line or above water.

Mr. Brown: Thank you.

SEVENTH ORDER OF BUSINESS

Focus 2025 Review

A. Consideration of Designated Smoking Areas

Mr. Plummer: Christine, do you want to address this item?

Ms. Wells: Sure. At the last Board of Supervisors meeting when they did the Focus 2025 report, one of the areas that came up was a designated smoking area. Supervisors asked me to look into some areas. There is an aerial map located in the agenda packet and I labeled the current designated smoking area which is #1 on that map. It is the uncovered area of the restaurant patio. There's an option of keeping it the same area. The second option is in the corner of the Ballroom patio just outside here, that's option #2 on the map. Option #3 would be on the northwest of the reflection garden. Mike and I took a walk around the facilities and tried to find an area that would be easily accessible from the restaurant area which tends to be the area where most smokers smoke. It's up for discussion for the Board to see which option you like.

Mr. Costello: The problem that I pointed out is the area over there right outside, I don't want people eating dinner smelling cigarette smoke. I think that in 30 years most people have either never smoked or quit smoking. I don't want to get that area too close to the restaurant for the comfort of people who are eating dinner. The other problem we come up with is if we go to another area, it is not covered. I don't know people who quit smoking when it rains.

Ms. Wells: For options #2 and #3 we would most likely put a table with chairs and an umbrella that can be used for coverage. Currently the designated smoking area is the uncovered area of the restaurant patio.

Mr. Costello: Many of the storms in Florida, an umbrella isn't going to be the save all. I'm fortunate that I quit smoking a long time ago. We do have an obligation to provide an area where people can smoke. I think we need a little bit more protection for stormy days.

Mr. Plummer: Have we had any feedback from the restaurant diners that have said that smoking is an issue at this point?

Ms. Wells: I've mostly gotten comments from people around the pool area. I have not gotten with Annie to see if there were complaints from people at the restaurant. There are some loungers that go right up to the gate at the pool, and some people smoking will lean on the gate and then they are right over the loungers.

Mr. Realmuto: I want to comment on the covered versus uncovered area. The current designated smoking area is also uncovered. There would be no change there, the options are all uncovered.

Mr. Plummer: We have to keep in mind our handicap smokers as well.

Ms. Wells: This area is outside the double doors on the far end, it's not used as often as a main entrance, but it would still allow handicap access. It would be close enough to the restaurant.

Mr. Realmuto: The adamant nonsmokers would probably prefer #3 and that certainly eliminates that even #2 would drift into the restaurant area. Option #2 seems like a compromise. If it is moved from the current area, which really does affect people dining outside and people in the pool it would be an improvement.

Mr. Costello: I agree, as long as you are not disturbing somebody else with it. We don't want to drive our income down from the restaurant due to the fact that the people outside can't stand the smell of the smoke. I agree we should compromise somewhat, but right outside the dining area isn't the proper place.

Ms. Wells: The employees smoking area is around the dumpster area. I didn't want you to think that employees were going to start smoking here.

Mr. Realmuto: I believe that was part of the issue identified in the Focus 2025 survey, it was that the designated smoking areas were not publicized or known by people. We have to decide on the designated smoking areas around the clubhouse and then also ensure that they are publicized and well-marked so people are aware of them. I don't believe we need any change to the current joint amenity policy which essentially says that the community manager will permit that smoking is only allowed in the designated areas.

Ms. Wells: We will be sure to get low visible signage and make sure they are advertised in the news blast and the LA Times.

Ms. Burns: There was a comment about being obligated to provide a spot. You are not obligated to provide a spot should that be your choice. There are a lot of amenity center policies that say smoking and vaping is not allowed on amenity property. Just so you know.

Mr. Costello: To make it a totally nonsmoking facility is a little bit stringent because there are people in here who smoke. I can tell you from personal experience it is an

addiction. It honestly gets to a point where you are going to smoke. It's in everybody's interest to designate an area and allow smoking there.

Mr. Plummer: From the discussion it sounded like if we were going to pick one it would be option #2. Is there a motion to move the designated area to option #2 on Christine's map?

On MOTION by Mr. Krumrie, seconded by Mr. Realmuto, with all in favor, Moving the Designated Smoking Area to Option #2, was approved.

Ms. Wells: I want to just say that Matt and I are working on maintenance items and other low-cost improvements that were mentioned in the Focus 2025 survey. We are also putting together a list of items for Supervisor consideration for future fiscal year budgets.

Mr. Realmuto: I believe you've also taken some other actions. We've installed a walkway from the parking lot/sidewalk to the bocce area. That came about as a result of the suggestion from the Focus 2025 survey.

Ms. Wells: We are just looking at the community as a whole to make it a little more accessible for all residents.

EIGHTH ORDER OF BUSINESS

New Business/Supervisors Requests

A. Discussion Regarding Security Services Contract Review

Mr. Plummer: Each of you were provided a copy of the Security Contract Agreement. Does anybody have any comments on the agreement to start with?

Mr. Costello: I know that you had discussed with Mr. Mecsics about combining the two security forces. Has that ever gone anywhere? I know you had said that you would rather wait until a later time. Is it time to rebid this contract?

Mr. Plummer: Mr. Mecsics and I have had many discussions about combining the security services for both sides. It's always a work in progress to move in that direction. It has been my feeling as I worked with that, that it might be best for us to rebid the security services that we have for a variety of reasons. One being price. If you've noticed the numbers that we had to project into the budget for 2022 were significantly higher. When I say significantly higher, I mean \$25,000 higher than 2021. Part of that is due to the new

minimum wage law and I understand that portion. But even at that it was a significant jump that quite frankly I had not anticipated being that size. The contract we have expires December 31st of this year. I believe that our move would be to rebid the contract and then if the winning contract was the same security service that the West had, then we could look into combining at that point. They're in the middle of a contract and there is no real discussion about them rebidding at this particular time. There are some things that we have bid before that we can cut costs on, such as the pool guard. We went from 7 days a week for basically 5 months down to holidays and weekends. I have had a significant amount of input about whether guards are needed at the pool even at that period of time. That's a cost savings that can be worked into the budget. Do we have to have an RFP for that?

Ms. Burns: We do not have to get a formal RFP for security services. It doesn't fall under the maintenance threshold. We can just contact people and get a proposal from them. We don't need an RFP.

Mr. Plummer: There are a variety of issues with our present security company, some that we have worked on and are making progress on and some that that we struggle with still. It will probably be like that with any company to a certain extent. I'm not using that as a full-blown reason to rebid, I'm basically looking at the dollars and cents and thinking we can do better if we rebid.

Mr. Krumrie: I don't like to spend \$260,000 but I would at least like to know what we are spending it on. For example, we have the security guard that goes around 24 hours a day.

Mr. Plummer: No, from 6:00 a.m. to midnight.

Ms. Burns: That contract you are looking at is exempt from a public records request. We generally don't disclose things like camera locations, hours where guards may be on, etc. in a public meeting. If we do need to have that conversation, we can have a separate closed portion of the meeting where we would discuss those security options. Just for the purpose of this discussion we may want to refrain from that.

Mr. Costello: This is something that we should consider putting on a joint meeting to discuss with CDD II. If we are going to substantially cut the cost by working with the same company, I think it's about time we look into it.

Mr. Plummer: Part of the issue is both Lake Ashton I and II use the security services, especially the roving patrols in a little different light. Combining under one contract would be difficult to do in that regard without some type of separation because of different philosophies of when we need this and when we don't.

Mr. Costello: That's why I want to see it on the agenda, so we can sit down and discuss and maybe come to a happy medium with them. Like I say, if we can cut costs let's do it.

Mr. Realmuto: I think we need to do that eventually, but first we need to decide on what our needs are. I had a couple of comments both on the pricing and on other aspects of the contract. First of all on the pricing, there are annual amounts mentioned here in the contract but that is essentially an estimate. If I understand the contract correctly it is not a prepaid contract. We are not held to any minimum number of hours. What we are agreeing on in the contract is essentially an hourly rate for the guards and the Supervisor. That's really all we are held to in the contract in terms of cost. We can change our estimate if we for example reduce or eliminate the pool security officer.

Mr. Plummer: That's correct.

Mr. Realmuto: Did we calculate the percent increase from \$14 to \$16 an hour?

Mr. Plummer: It's about a 10% increase.

Mr. Realmuto: Normally that would seem high to me. I'm not sure how the minimum wage increase factors into that. For example, the increase we are giving our own on-site staff in that contract is 3%. I'm not opposed to it; I just want to understand it.

Mr. Plummer: I thought it was a little high when I saw it based on what I thought the wages were going to go up. The wages don't go up in that area as much as they would like in the restaurant area. They have a pretty substantial hourly rate, it's closer to the minimum wage than what restaurant employees might have.

Ms. Burns: Not specifically for this contract but just having looked at a lot of security contracts in general, if the rate is \$16.50 an hour generally the guard gets about \$11 and the rest of that is overhead for the security company. That could be the difference.

Mr. Costello: I think that helps us all understand the cost. Again, I'm not opposed to it if that's what we need to attract quality security employees. Bob, you mentioned scope of services in the contract. That was one area I was wondering if we might want to

address. A lot of our security guards do a lot more for us than what is covered by the scope of services. I wonder if we want to formalize that, particularly if we are wanting to go out to other security firms. During COVID, it enabled us to save on staff hours because security was essentially filling in for what staff would do during that time. The other change that needs to be made to the contract is changing the term. It's currently on a calendar year, whether we renew or get another one I think it should be aligned with our fiscal year.

Mr. Plummer: I agree with that. When we obtain quotes, we can include that change.

Ms. Burns: If you are interested in getting other proposals then Bob you could work with staff to obtain those. We could get those for the July or August meeting.

Mr. Plummer: My suggestion would be to put it out for bids and get it accomplished for the September or October for those to come in and then let his contract go through its period of time.

Mr. Costello: The minimum wage is going up in September, so I think they'll probably be able to give you a little bit better of an idea of where they stand financially. By then I'm sure they'll realize where they have to be.

Mr. Howison: Most staffing companies look at a 30% gross margin and, in this case, if they hit the minimum wage we are going to be paying a little over \$21 an hour. That's an increase of over \$5 an hour.

Mr. Plummer: Yes if they use that 30%.

Ms. Burns: Would you like for us to advertise a closed portion of the meeting to discuss these proposals for the September meeting as well and include that as part of the notice, so we have the option for the Board to consider them without the members of the public?

Mr. Plummer: We can't make a decision in that meeting but we can scrutinize the proposals in that meeting.

Ms. Carpenter: If you want to talk about the scope of services, when you're going to have their hours, that sort of thing, you could close the meeting to talk about that portion. Anything that needs to be kept confidential is an exception to the Sunshine Law.

Mr. Realmuto: Is there anything that we need to keep confidential that we would be talking about?

Ms. Carpenter: Hours.

Ms. Burns: Yes, if you currently have 12 hours and you want to discuss moving those to different hours and when those hours may be, that is a discussion you should probably have off the record as part of the closed portion.

Mr. Realmuto: We would also need an open portion to discuss other aspects like scope of services.

Ms. Burns: Generally, how that works, we would have a conversation and close that portion of the meeting and members of the public would be asked to leave. Then we would open discussion back up if you wanted to approve or select one of the quotes.

Mr. Realmuto: That's fine, I just want to make sure we have an opportunity to discuss things like the scope of services of the contract.

Ms. Burns: Yes, you would discuss both.

B. Consideration of Purchasing Neighborhood Watch Stickers

Mr. Plummer: Next is consideration of purchasing neighborhood watch stickers. The director of Neighborhood Watch called and asked me about this. It's not a huge amount of money and we are going to divide that with Lake Ashton II. The total cost of \$1,000 labels is \$495, so we are looking at \$247.50 per CDD.

Mr. Costello: I'll make a motion.

Mr. Realmuto: I will make a second, but I would like to have discussion. I have no problem with the expenditure, what I do have a fairly serious problem with is the content of the stickers. Here's why, it's the order of what to do if there is suspicious activity. Of course, #1 is call the police or 911. My issue is with the order of #2 and #3. It has you calling the block captain coordinator second and advising property gate attendance third. My understanding here in the CDD is that we have a procedure in place that is all keyed off the property gate attendance being notified. When they are notified our management here is notified and there is a whole procedure she goes through and does what needs to be done. That is important. I think #1 should be to call the police or 911 and then #2 should be call the security gate.

Mr. Costello: You're right, and not only that I don't see where the captain has the authority to do anything. I would think that would fall under the guards more than it would the captain.

Mr. Plummer: Jim, do you want to address why it is like that? Jim is part of the Neighborhood Watch program.

Jim Mecsics: It's really just an administrative change. The sequence has been like that since the Neighborhood Watch originated. It uses it to get the captains a little more involved. If the change is made to cops first, then security, and then the captains are called later that is fine. We do need to keep them in the loop. I will get with Faye, and we can work on that to come up with a sticker that has the proper order.

Mr. Realmuto: I feel strongly that it needs to be security second. I would prefer to see the call to the captain eliminated, that can easily be eliminated by security. I would not be in favor of approving the expenditure without that being firm.

Mr. Plummer: I think Jim is in agreement, he just wants to confer that with Faye.

Jim Mecsics: Yes, she is the chief. Rather than just dictating what will happen in her program, I think she is owed the courtesy of a discussion.

Mr. Plummer: If he takes care of that and the changes are made then we will split the cost.

Mr. Realmuto: As far as splitting the cost, I understand the number of stickers is to be split evenly too? We are only getting 500 stickers for a community of 962 houses.

Mr. Plummer: The community of 900, most of those people already have stickers. These are to replenish and so we don't have to worry going into the future about getting more.

Mr. Realmuto: Jim, as a member of the neighborhood watch and of the CDD II Board, you feel that 500 is sufficient for CDD II? My question is 500 sufficient for 650 houses in CDD II and 500 for 960 in CDD I? If you feel it is sufficient that is fine.

Mr. Plummer: I think it is sufficient in the fact that it is only supplementing what they already have out there. It's not like you're going to give everybody a brand new one. It's for new residents or people that lost theirs or whatever the case may be.

Mr. Costello: It's simply a replenishment.

Mr. Plummer: Quite frankly, the CDD II would probably need more because they have more new residents coming in to be able to initially give them their stickers. Jim, if you would contact Faye about that change, we would appreciate that.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Purchasing Neighborhood Watch Stickers, was approved.

C. Discussion regarding merging CDDs

Mr. Realmuto: I asked that we talk about this just because it was on the agenda and discussed at the CDD II meeting and included in the summary meeting synopsis they sent out this morning. I am going to read that for the Board in case you did not see that, it came out right before our meeting. I think only two of us Supervisors attended their meeting. It says, the CDD II Board voted and unanimously approved the following CDD II stance, if the Lake Ashton I CDD wants to expend funds or do any further analysis regarding this issue CDD II will have no objection with the caveat that no CDD II funds will be expended, no commitment will be made either way, and the results of their efforts will be addressed at a future meeting. End quote. I just want all the Supervisors here to be aware of their position on that. I think that vote essentially ends any further discussion at this point. It's clear that they are not planning on moving forward in the near terms so why would we even discuss it?

Mr. Plummer: Any other comments or concerns?

Mr. Krumrie: Let me put on the record that I am very disappointed.

Mr. Realmuto: I'll agree. I am also disappointed. It leaves our hands tied. For those residents out there, you should understand that the process to eventually combine the CDD's require essentially each community to agree individually. That starts with the Board's moving it forward and even the communities themselves approving it. So, if one is not prepared to move forward then it's not going to proceed. There's no point in expending the resources, the time, and the money to get there.

Ms. Burns: We had this as an agenda item for the joint meeting next month. It seems like we could probably remove that at this point unless there is objection to removing it.

Mr. Plummer: It's obvious the direct it is headed. I don't know why we would spend time talking about it if it is only half of us wanting to talk about it. At this point due to the action the CDD II Board took in their June meeting, it effectively puts any further discussion or movement as far as combining the CDDs on hold. Am I correct in that?

Mr. Costello: There is no sense in us trying to move forward if they don't have the desire to do it. They have their reasons I'm sure.

Mr. Plummer: Hearing no more comments, we will move on to the next item.

NINTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter: With all that being said, that makes my report very short. Other than just routine phone calls, questions, and contracts the only other thing we had as the long-term research was looking into the merger with the LA CDD II counsel. They did not have any direction, so we had not acted on that. because the two CDDs were formed through the county and now in the cities there is some question legally on the actual procedure for doing it. It would have taken a little bit of legal work. We will take that off our to do list. Luckily it has been very quiet for the last month.

Mr. Realmuto: Since we are already paying for your time here, I don't want to expend any funds on it, but there were several questions raised in the informal opinion from the CDD II attorney that was forwarded to us. I'm not going to ask you those questions here, but I believe they would need to be addressed. There seems to be conflicting statutes on that. Their attorney seemed to think a lot more was up in the air than the statute I read, the one I read was much more precise but maybe it was never approved.

Ms. Carpenter: It's not exactly precise because each CDD was formed in the county and then were annexed into the cities. The cities made some of the expansions and the statute talks about the merger of two CDDs that were formed by municipalities or formed by the state. We don't fall exactly into either category, so it probably would require an Attorney General's opinion just to make sure that the statute applied the way we were looking at it.

Mr. Realmuto: That was one of the complications. The other issue that their attorney raised was that somehow the Supervisors would need to agree on who would give up their seats. The statute I read is very clear about how the transfer takes place, so I don't understand any of those comments. The statute basically says you're forming a new District and you will hold elections for all five Supervisors of the new District. It even specifies which seats have two year or four-year terms with the initial election and how

those are followed up. It's very clear, there is no one giving up seats. That seems to be a nonissue based on the statute I read.

Ms. Carpenter: It is an issue because you must put together a plan for reorganization so there is somebody at the time until that election comes around. I won't get into specifics, but it is an issue. I have one other CDD that it failed due to that, the CDDs couldn't agree who would be on the Board for the short time before the election came up.

Mr. Realmuto: I don't want to spend too much time on it but the statute I read basically said the existing CDDs stay in effect until the new Board starts.

Ms. Carpenter: You could try to plan it, but you are going to have some period where you have to have a Board from the merger to before the election. You could try to make it for a two week or six-week period but there is going to be a time period where you have to have a Board before the election takes place and they get sworn in. There could be a month or a month and half term.

Ms. Burns: That is exactly right. You essentially have to get two from one Board and two from the other Board, then a third. You have to have five people for that interim period before the election is held for the Supervisor of Elections Office in November.

Ms. Carpenter: If you think about it you have to have people apply in July, your election is November, and then you get sworn in in December. There has to be a period between the election and the swearing in where you have a Board.

Mr. Realmuto: I must be looking at a different statute because the statute I read essentially said the two existing Boards continue to handle the operations until the new Board is seated. We'll talk about that when the time comes, clearly this is not the time for it. I just wanted to raise that issue.

Ms. Carpenter: I should also ask if the Board wants me to attend in person or by Zoom. By Zoom you don't quite the same feel of the Board, but I understand if you don't want to incur the travel costs. You can decide meeting by meeting, just keep me posted. It is very nice to see everybody live; you get a lot more out of meetings when you are here. We do have one or two CDDs that prefer us to attend by Zoom. It is really up to the Board.

Mr. Plummer: Let's not do a blanket decision about that. We could do either one as we move forward. The problem is it seems like every meeting we need an attorney's opinion about something.

Ms. Carpenter: Most governments have us attended live, I have very few that have us attend by phone. It is tough because you don't hear all the discussion clearly. The workshop I attended by Zoom, I didn't bill for it I just thought it would be good to listen in by Zoom.

Mr. Realmuto: I would like to suggest that we have her attend live but Zoom by default unless there is a legal issue on the agenda that we feel would benefit from in person.

Mr. Plummer: I think live is fine unless you wake up and have a flat tire, then we will take you by Zoom.

Ms. Carpenter: Thank you.

B. Engineer

Mr. Rayl: Good morning. I've got a few maintenance items I'd like to get some action from the Board on this morning. You may recall that we needed to make some repairs in the ponds to bring our SWFWMD certifications current. This has been ongoing, and it started in two different pieces. One was we had four flumes that mostly carry water from the golf course into the ponds, but they are inside the ponds that we are responsible for maintaining. We've been going out on an ongoing basis to get bids from contractors and then I try to get them to bring them current again because construction prices are changing about weekly. I have two alternatives to do the flume repairs. I have one contractor that has given me bids in both alternatives. It is very hard to get three responsive bidders on every single thing we are doing. Sometimes we are lucky to get one responsive bid. I am bringing this to the Board with the recommendation that we take action on it. We had one bid from S&S, they are a contractor that has done a lot of work in the community and we have had good results with them. To repair the flumes, we looked at replacing them in their as is condition with concrete. We looked at an alternative which is a GeoWeb, it's a honeycomb material and it's a plastic grid that you stake out in the ground and you fill the cells with stone. It's something that can be maintained pretty

easily. A flume if it fails you are basically going to have to tear it out and rebuild it. These GeoWeb systems you can add a little more stone to them, they are more easily maintained without a full replacement. The costs were pretty comparable. The concrete was \$12,480 and the GeoWeb was \$14,325. Again, both of those were from the same firm. There is an aesthetic component to it. Nobody really likes to look at the aggregate slope stabilization. I think folks like looking at the flumes, just from comments I have heard throughout the community on other repairs that have been made. In this case I think the concrete will serve the purpose that we were looking for to make these repairs. I've got copies of both bids here with me today. My recommendation is that the Board authorize S&S to repair the four concrete flumes in concrete for \$12,480.

Mr. Realmuto: My first comment is on having bids presented to us verbally. It sounds like you have the bids there, I don't know if you have enough copies to distribute but I personally would like to have them in front of me before I vote on it so it is very clear what exactly we are approving. That comment applies going forward to any bids we are asked to approve. With regard to this specific bid from S&S, when you refer to concrete flumes, is this solid concrete like we currently have and is cracking? Or is this the aggregate that we used for some of the flume repairs?

Mr. Rayl: This is poured concrete.

Mr. Realmuto: Maybe I misunderstood but I thought you recommended against concrete because it can be under washed and it doesn't really perform the function.

Mr. Rayl: When it fails it is a complete failure, it will undermine a flume just like what is going on out there today. But those flumes have been there for a significant period of time. The other method we went out for the alternate bid for was the GeoWeb. You can't undermine that but it will also similarly fail, the aggregate can push down through the cells if it has undue loads on it. Sometimes the aggregate can settle down in through the soil below it as well. There is nothing that is permanent, everything has to be maintained and in some places they have to be completely removed and reestablished. We are not talking about concrete rubble riprap. That is what is on the hole #9 repair on the West. That's large 6" aggregate. I'm talking about an actual flume which is a concrete spillway that goes from the cart paths to the water's edge.

Mr. Realmuto: The rip-rap option strikes me as a third option. How does that compare?

Mr. Rayl: I am not proposing that as a third option. That was just an example on the hole #9 repair.

Mr. Realmuto: It was used on hole #9, I'm asking you if that were to be done where is that in the scale of longevity between riprap, concrete, and GeoWeb.

Mr. Rayl: It is all something that has to be maintained. There is no life span of either method.

Mr. Realmuto: The quote I'm looking at from S&S in front of me appears to be for the concrete because it is for \$12,480 and it includes riprap, no fabric. Is there riprap under the concrete? Or maybe you could explain that a little bit?

Mr. Rayl: I would have to look at it.

Mr. Realmuto: Is this something that is urgent or can we make copies of these to distribute them to the Supervisors and take action on it at the next meeting since we didn't have it before the meeting?

Mr. Plummer: I think it is something that needs attention pretty quickly.

Mr. Krumrie: Alan, I would ask for your expertise and for a recommendation to the Board.

Mr. Rayl: I would recommend we authorize S&S to install the four concrete flumes at \$12,480.

On MOTION by Mr. Krumrie, seconded by Mr. Howison, with all in favor, Approving the Quote from S&S to Install Concrete Flumes in the amount of \$12,480, was approved.

Mr. Realmuto: Alan, could you leave those quotes with Jill so she can distribute them to the Board I would appreciate that.

Mr. Rayl: At our last meeting the Board wanted to take the temperature of where construction costs would be on doing some running board replacements either with pressure treated lumber or Trex boards. We went out to contractors for bids for that work and have not received any responsive bids. We will continue to pursue that to get a feel

for what those budget costs would be. We all know that \$2 2x4s are now going for \$8. I don't expect it to be a fun number to entertain. We will still try to get a budget number.

Mr. Howison: Matt and Jared and I went out and looked specifically at the bridge going from the Pro Shop over to hole #1 on the East. It appears to me that bridge is in pretty serious need of repair. Incidentally there was a resident that apparently went out and screwed down a couple boards and did some other repairs but there is still work needed particularly on that and two other bridges. Matt has indicated that he and Jared would be willing to at least attempt to replace some of the 15 to 18 boards that ought to be replaced soon. That's notwithstanding any running boards or anything. I believe some of the boards are compromised enough that they need to be replaced before running boards. I would like to throw it to everyone to discussion as to how we should proceed. Again, Matt looked closely, and they feel strongly that they could do the work. That would be my recommendation to the Board.

Mr. Realmuto: I think we need to act on anything that is a safety issue and needs to be repaired, particularly if we can do it. We need to keep up with the maintenance so it doesn't become a hazard to our residents and users. Because of the price of lumber currently we probably shouldn't go beyond that.

Mr. Howison: Exactly. When I look at the bridge, a golf cart is not going to fall through that. But we've got the tops of boards that are crumbling we've got splinters. There are people who walk and ride their bicycles. To that extent I feel it can be a safety hazard. I had three things; I'd like to trial the repair of bridge #1 using Matt and Jared, I'd like to develop a long-term plan and add that to a future agenda, and I would like to work with Matt and Alan to define the alternatives and bring them back before the Board before the August meeting.

Mr. Costello: How many bridges do we have to maintain?

Mr. Rayl: 13.

Mr. Howison: Ten on the course and three more elsewhere. Three appear to be high priority. Those would be hole #1, and hole #8.

Mr. Costello: The one on hole #8 is probably the longest bridge that we have to maintain. You said that needs immediate attention?

Mr. Howison: I would like Alan to look at it and see if he thinks it needs immediate attention. I do know that there are a number of boards that I think ought to be replaced. We also have the remnants of the bridge that used to be the par 3 hole behind the houses on Dunmore. Is there a reason that bridge still exists? Is it just too expensive to tear down?

Mr. Costello: It is really quite an attractive nuisance honestly. I know that at one point we put up blockades so that people couldn't go over there since it had deteriorated in spots and could be quite dangerous. We do have a need to set up a program, right now we have bridges that I know need attention right away. Then we have to move on down the line as it sees fit. Is there any way we could have a sealant put on the boards as we repair them? That way the longevity would be that much better.

Mr. Rayl: We brought some numbers to the Board last month. We went out to a couple painting contractors to do this. We got numbers around \$1 a square foot for applying sealant to our bridges.

Mr. Realmuto: I've been asking about the sealant now for two years. That would really help increase the longevity, I think. Perhaps we can get a contractor to do it at a reasonable cost. That's something we could look at doing inhouse, either with our own onsite staff here or it is my understanding that GMS can also essentially provide labor from their other staff. It would be interesting to know what that option might cost us. I think it is long overdue. Let's get it done unless we think it is so far gone that it is not worth doing at this point.

Mr. Plummer: You want to make the repairs Lloyd is suggesting, get that lumber on there, and then get that all treated. You made a comment about a resident?

Mr. Howison: A resident went through and made repairs. I do not know who it is. I talked to several people, Matt at the Pro shop, Bob Zelazny, nobody knows.

Mr. Plummer: Nobody is taking credit or responsibility?

Mr. Howison: No.

Mr. Plummer: Did they screw them down with the proper screws?

Mr. Howison: They did in one case. We had two boards that were loose on bridge #1 and in one case they couldn't get that screw all the way in. Going back to the sealant, I think that is part of the long-term solution. We need to consider the best way to maintain

these bridges. It was 4 or 5 years ago when these bridges were redone, and the cost was significant.

Mr. Plummer: What I hear today is that we want to replace the boards that are compromised and then seal after we get that accomplished.

Mr. Realmuto: I believe that is correct. I don't know whether to thank the resident for their initiative or be concerned about potential liability.

Mr. Costello: In all fairness there was one board over there on #1 that was kind of lifting up. I'm sure that whoever did it had the right intent.

Mr. Realmuto: I had a question, Lloyd. I believe you said we have 13 bridges in total. I was wondering if that includes the two that are closest to the marina because I think 1 ½ if not both of those are on the developer's property.

Mr. Rayl: It does include those two bridges; I don't believe either is on the developer's property.

Mr. Realmuto: I have a map that shows at least half of one is on the property. I will provide that to Jillian.

Mr. Plummer: Moving forward with the bridges repair, do we need a motion?

Mr. Howison: Alan, you seem to have some concern about going this direction.

Mr. Rayl: No, I don't have any concerns. I am not a timber bridge expert. I want that part in the minutes. I have the name of the company that did these bridges originally. I suggest we consult with a firm and ask for guidelines from them moving forward. We did consult with York a while back about sealing bridges, we set in on an online presentation that they did and basically they said you want to do it when you build a bridge. On the parts we are replacing it would be good for us to do, I don't know what value we add to the existing things if we do seal those. I would look to these experts to give us direction. I will set up a discussion with them and get with Supervisor Howison.

Mr. Plummer: Move forward and at least get the safety issues rectified.

Mr. Rayl: Thank you. Last month we talked about the nine worst areas of pavement failures that we have in the community. We got bids and this week we also reached out to another contractor who has done work in the community and indicated they would be interested in providing a second quote. We asked them to get us a number quickly. The first quote we had was S&S contracting who has done work in the community. To do all

nine locations it was a total of \$21,019. Again, we asked the other company Triple A Top Quality Asphalt to bid the exact same repairs in the exact same fashion. If the Board is comfortable, I would ask the Board to approve a not to exceed \$21,020. If Triple A comes in lower, I can give someone the authorization to get started on this work without having to wait until July to bring it back to you.

Mr. Howison: I would support that. Some of the areas are in pretty good need of repair.

Mr. Realmuto: Lloyd, as the Supervisor responsible have you seen this bid?

Mr. Howison: Yes. It was \$21,019. Perhaps we can distribute that, Christine?

Mr. Realmuto: Again, as a note to this and future times that this occurs, I would ask that they be forwarded to all Supervisors when we receive them so that we are not coming into the meeting blind. As I understand this bid came in some days ago. Is there any reason it can't be forwarded to us when it is received?

Mr. Rayl: No.

Mr. Realmuto: Great.

Mr. Plummer: Does this include the issue at the entrance?

Mr. Rayl: No.

Mr. Plummer: That is a separate issue?

Mr. Rayl: Yes.

Mr. Howison: I had a question about that. Where do we stand on that Alan?

Mr. Rayl: That is in my next item. There are a few areas, the pavers at the entrance being one of them, that have been brought back up to everyone's attention. The centerline failure on Turnberry, the pothole centerline failure out on Ashton Palms, and 4336 Heathland. That is on our list. All of those were identified when we did the pavement inventory. The inbound Lake Ashton Boulevard, right at hole #11 to #12 where the pavers are, on that island green there is also an irrigation line that crosses the boulevard right there. We think that failure is related maybe to an underlying failure in a joint maybe in the irrigation line. We have a contractor looking at that to bid for repair to pull out the pavers, dig out the base, and investigate if there is any underlying issue there. Then repairing both and bring it up to grade. The other three, we are going to be observing.

Mr. Plummer: Let's go back to the original issue, the nine pavement repairs not to exceed \$21,019.

Mr. Rayl: We would award an actual amount when the second bid comes in. If it is lower than the \$20,019, we would recommend going with that. If not, it would be S&S for that amount.

Mr. Plummer: Lloyd, I think you should communicate with Alan and make the decision for the Board on the lowest bid.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, Authorizing Supervisor Howison to Approve a Quote Not to Exceed \$21,020 for Nine Pavement Repairs, was approved.

Mr. Rayl: Along with the flumes we had some repairs that needed to be made on some pond control structures that are necessary to submit our SWFWMD certification.

Mr. Plummer: Alan, do you need to talk about the other four at this point?

Mr. Rayl: The other pavement areas?

Mr. Plummer: Yes.

Mr. Rayl: No, I don't recommend we do anything on those right now. We compared the condition noted from a year ago and I don't think any of them have changed.

Mr. Plummer: The only concerned one is the one at the entrance?

Mr. Rayl: Yes. We are waiting on a bid from the contractor.

Mr. Costello: The one at Ashton Palms Drive, there's quite a depression around there. So badly that somebody put a cone out there. We need to take a second look at that and maybe before it gets worse make a repair on that.

Mr. Rayl: We can certainly move that up the list and get a quote to repair that. I did look at it on Friday when I was here and I took measurements of the width and depth of the hole. I compared it to what I saw last year when I walked all the roads, and the depression is the same size. It is holding water now; it is a little over an inch deep. But any of these things we have identified, we can raise the priority to give attention to it. We can get contractors to give us numbers and we can attack them in whatever fashion you would like.

Mr. Howison: I don't think it would hurt to take a look and get numbers for those.

Mr. Costello: I don't think so either. With the price of materials escalating at the rate they are, I don't foresee over the next several months that changing. The quicker we can get to our problem areas the better off we will be in the long run.

Mr. Realmuto: My concern with the pavers in the entrance way, it seems to have gotten at least a little bit worse since it was brought to our attention at the last meeting. Do we think we can really not do anything?

Mr. Rayl: That is not what I said at all, I said that one we have a bid for. That one has gotten worse, that is why we are getting a bid from a contractor. I believe it is related to an underlying issue with an irrigation line.

Mr. Realmuto: Thank you. Do we need to authorize something?

Mr. Rayl: We do not have a bid yet.

Mr. Plummer: Do we want to put something in place in case you get a bid in a week? That way we can move forward on that repair. Obviously, that has the most traffic of all the others and could cause the most amount of damage if we don't repair that. We may not want to wait another 30 days to get that repaired. The smartest thing to do may be to let Lloyd make the decision on the low quote or best quote and get that repaired.

Mr. Howison: We probably need a not to exceed of some sort.

Mr. Plummer: That will be a shot in the dark. Alan, any clue?

Mr. Rayl: Maybe \$3,000.

Mr. Realmuto: As long as it is subject to your judgement, why don't we set the not to exceed at \$5,000 to give some leeway?

On MOTION by Mr. Plummer, seconded by Mr. Realmuto, with all in favor, Authorizing Supervisor Howison to Select a Vendor with a Not to Exceed of \$5,000 to Repair Hole in Pavers at Inbound Entrance, was approved.

Mr. Rayl: We have a couple things from last month that have been completed. The inlet on Litchfield was completed. The contractor submitted their invoice. As requested, we also assembled all the time we spent dealing with and added that to what needed to be reimbursed to the District. Our time was less than \$500 for getting the bids and looking

at the work and all that. The pool equipment area, regarding and yard drainage, all that work and restoration involved in it was completed. It wasn't constructed exactly to our design but it seems to be performing adequately. We will keep an eye on it and if there is an issue we will see what it would take to resolve it.

Mr. Realmuto: In what way was it not constructed to match the plans?

Mr. Rayl: The swale grade out of that area was a little flatter than what we wanted and because of that the downstream yard drain was a little higher than what I wanted. Water seems to be getting there. I didn't want it rushing past that inlet and blowing all the mulch out of the landscape area over to the cart path. It doesn't seem like that is happening. The last thing I have for the Board is that we had a failure of a cooking oil container located in the dumpster area. The failure of that container let the cooking oil run out of the dumpster pad and down the flow line of the parking lot here on the East side of the clubhouse. It looks like despite some immediate attempts of remediation there that we have still got cooking oil presence there. It is still slippery and smells like cooking oil. It seems to be affecting the integrity of the asphalt, it is not structurally supporting wheel turning movements like it did before. We are reaching out to the cooking oil container company, which is Green Star Biodiesel and letting them know that we are still working on resolving all the effects of this container failure. If we can't cure what we have what is there right now, and as I said I have concerns about the integrity of the surface asphalt, it may be something that we have to mill that centerline and repave that area.

Ms. Carpenter: Jill, have we made an insurance claim yet?

Ms. Burns: I think the thought was that we would go after the vendor.

Mr. Rayl: That is an ongoing item we are working on a solution for. That's all I have on my list for the Board today. If you have any questions I will be happy to answer them.

Mr. Plummer: Anything else for Alan?

Mr. Realmuto: Alan, regarding the cooking oil spill is there anything we can do to address the slipperiness? Some residents have complained about the slipperiness particularly the motorcycles. I know we've made several attempts to clean it up. Is there anything else we can do to furth address that, or do we have to let essentially the rain work?

Mr. Realmuto: It's not designed for cooking oil, but our stormwater ponds, that is part of their function. We get these afternoon rains and the oil and grease from cars go off the pavement into the storm sewer and into these ponds where they settle out and don't end up going into Lake Ashton. Some of that I do expect to take place. We have a significantly higher concentration than what you would normally expect in a regular vehicular use area. I think it will help but I don't expect it will be the sole solution.

Mr. Costello: Last week Matt was out there, and they used some sort of a cleaning agent on it. It cut the smell somewhat because it smelled pretty bad out there. Still, something needs to be done. The people who cause the problem should be the ones that repair it.

Mr. Rayl: My concern for the District is that the integrity of that pavement section is compromised.

Mr. Costello: Very noticeably in the one area there. It is compromised there is no two ways about it.

Mr. Rayl: We are continuing to pursue remedies to bring that back.

Mr. Plummer: Thank you Alan.

C. Lake Ashton Community Director

Ms. Wells: I will try not to be as long as Alan was. No promises because I do have quite a few things under my name here. The Community Director Report was included in the agenda. First of all we had a lot of great activities. They have been highly supported by residents and residents are excited to be out at parties again. The next thing we have is the 4th of July Celebration. There is a golf cart parade, the LA Rockers are going to be here selling some of their rocks. There is a free activity on the 2nd, a beading activity with our beading group. We are doing a free pool party and then we will have a 4th of July indoor cookout, no grills I promise. We are working on the entertainment series for 2022. It is probably going to be a little bit smaller this next year just because we have two rescheduled shows from 2021. The last day to get refunds if residents do want them for those rescheduled groups is on June 30th.

Mr. Costello: Are they going to be the same group available to us? I hate to say it but Doo Whop group, people are aging.

Ms. Wells: I was hoping you didn't say that because one of the group's lead singer did pass away.

Mr. Costello: That's exactly why I mentioned it, I happened to know that.

Ms. Wells: All the other groups are, and they have a replacement for the lead singer. I will say too that both of those shows were paid in full in Fiscal Year 2020. You will see the revenue and income realized there. We will have some individual tickets available for sale, that is why we had the date of June 30th to get refunds. Anything that we refunded we are going to put up for sale for anyone who didn't get tickets or weren't here when we were selling tickets before. There is an update on the Ashton Tap & Grill. The entertainment dates are listed there. The pancake breakfast did really well. This month we decided to sell tickets in advance. The chef's special cooking class has sold out for June and July. We are working on one for August. We are working together as Annie mentioned on ways to promote catering. We have folders that will be given out with a catering menu and business cards.

Mr. Costello: Have we seen an increase in requests for room rentals here?

Ms. Wells: Yes, we have. A significant amount. Sheila has been busy. I think in one day she booked a couple room rentals. A lot of people are coming in for Ball Room tours. It's great for both of us. Next, we have the Newsletter, there has been a lot of positive feedback regarding the newsletter being distributed electronically. Everyone was sent a copy of the joint hurricane preparedness plan. We have already started working on that. I think most of you were at the presentation on June 7th for residents. We also met with Yellowstone to identify any trees that needed to be trimmed or removed prior to a storm event. One willow tree they already removed near the Veteran's memorial. There are a couple others that they trimmed there that had some dead branches. We do have a hurricane kit here and that is all put together. I will mention that the clubhouse offices will be closed on Monday July 5th in observance of the 4th of July. We won't have any Monday coffee that day. I've had the new planters in there a couple of months, there is a supply chain issue everywhere even with fake plants apparently. We ordered some and they were on their way then they canceled and removed them. We are still working on getting those. Also, new shelving has been added to the hallway by the bowling alley. Facility staff, Wayne and Vicky Creek, did a great job with that. I've had a lot of positive

feedback from residents. On to the project tracking list, the bowling alley well point system is still on there. We are waiting on the drywall repairs to be done. There are also some plants that need to be installed near the AC units. I got an email from Barry before I came up here, and he said he is hoping to have the majority of those things completed this week or next week. We are still waiting on the tile to be received to repair a couple of the areas in the kitchen area from where we had to dig up and do the replumb and repairs there. The main entrance landscape refurbishment, that project is near completion we just need to pressure wash. There still are a couple minor electrical repairs we need to make to the lighting. Once you guys give us direction on rock or mulch the main entrance will be completed. The pizza oven, it was received today so we are in the process of installing that. Hopefully pizza will be up and available soon.

Mr. Realmuto: Christine, just so residents know is the restaurant currently serving pizza?

Ms. Wells: It was off the menu until we received the pizza oven. The pizza oven was not cooking how it was supposed to. Rather than having bad pizza come out there was no pizza. We do need an electrician to install the new oven. That's all I had unless there are any questions.

Mr. Costello: Monday morning coffee, is there any chance that we can get Tampa electric here so I can ask them why I have to reset my clocks three times a week. I'm sick of it.

Ms. Wells: Yes, I will work on getting them here. maybe I can get them here on a ruse to talk about something else and you can just hit them with that question. I will tell you I reached out to them and it was a very lengthy conversation. The end result was that they blamed the wind. I don't think whoever I talked to realized we had underground utilities.

Mr. Costello: If you can't get them let's get somebody from the Florida Utilities Commission. There's got to be some sort of a commission that they are governed by and maybe we can talk to them about it. I think everybody in this room is sick and tired of resetting their clocks.

Ms. Wells: I will get them out there. Anything else? I will move on.

i. Consideration of Quotes for Game Room Chairs

Ms. Wells: There is a memo included for the game room chairs. I had to get some more information from last meeting. Again, it's for the purchase of 16 chairs for the game room. This was part of Fiscal Year 2022's proposed budget and I was asked to look at it under Fiscal Year 2021. I did speak to Turner Furniture since I sent this memo out and they are not feeling confident with it being used for commercial purposes. They said that their chairs are more graded towards a residential use. They had requested to be removed from the bid for that reason. Workscapes did confirm that there are no freight charges. There is a charge of \$252 for them to receive, deliver, and install 16 chairs. If you choose option 383HD it will be approximately \$3,894.96. If you choose the Timberlane chair it is \$6,002.96. It would be the same fabric that was on the chairs that were in the game room before and are now in the card room. Are there any questions?

Mr. Realmuto: I understand Christine is going to go look at them. Is the idea that you are going to come back to us at the next meeting with a recommendation? Or are you looking for an authorization to approve subject to your decision?

Ms. Wells: It is up to the Board. I will tell you it is probably one of those things that we need to make a decision on fairly quickly just because I have had some complaints from residents. I am concerned that it may take a while to get the chairs here. I am fine with working with a Supervisor on making a decision.

Mr. Costello: I think that is in our best interest, prices are going up let's get a not to exceed and move from there.

Mr. Krumrie: With the wider chair, do you get less chairs under the table?

Ms. Wells: That's part of the reason I want to go see them. I am going to take some measurements to see. I believe you are right; you probably won't be able to fit too many across. It appears it is the same height.

Mr. Realmuto: The wider selection is only one inch wider.

Ms. Wells: After looking at the dimensions, they are the same height, but the width is a little over an inch bigger and the depth is four inches. Anyone is welcome to come with me to test the chairs out.

Mr. Plummer: I think what I hear is that we would like to get a not to exceed number.

Mr. Costello: What is the price difference Christine?

Ms. Wells: It is \$3,894 for the 383HD chair and \$6,002 for the Timberlane chair.

Mr. Costello: That's a big difference.

Ms. Wells: They are both in the State of Florida contract, so they both carry a 15-year warranty. I'm hoping that the 383HD works because I think it is a better-looking chair as well as more cost efficient.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, Authorizing Mr. Costello and Ms. Wells to Select Chairs with a Not to Exceed of \$6,250, was approved.

ii. Consideration of Quotes for Amenity Signage

Ms. Wells: I have an estimate for you on amenity signs. This was a project presented for the Fiscal Year 2022 budget and Supervisors requested we move forward with it in 2021. I received three quotes but the third quote I received after the agenda packet went out and it was much higher than the other two quotes. Action Signs & Advertising had a price of \$1,855 and Extreme Graphics price was \$1,789. Ms. Wells noted that the font size for the Extreme Graphics signs was larger. Installation of the signs is included in the price.

Mr. Realmuto: The Extreme Graphics quote is lower of the two, and they are also the one that provided a drawing of the sign and more of a description of how they are made. I see no reason not to go with them. I don't personally have a preference on the font.

On MOTION by Mr. Realmuto, seconded by Mr. Krumrie, with all in favor, the Quote from Extreme Graphics Not to Exceed \$1,790, was approved.

iii. Consideration of Quote for Security Cameras

Ms. Wells: You have the quote from Hartline Company to install three cameras to hook into our existing DVR CCTV. I met with each Supervisor, so you know the camera locations that we are proposing. The quote is for \$2,567.50. That includes a new HD camera and installation of the cameras.

Mr. Plummer: This is a continued effort to cover areas of the clubhouse that in the past have not had coverage.

Mr. Costello: With the cameras, we have to remember that when we had an instance where someone's tires got punctured the cameras allowed us to identify who did it. You hate to think that everywhere you go you are being looked at by a camera, but by the same token I think we have an obligation to protect ourselves. We never know what is going to happen.

On MOTION by Mr. Costello, seconded by Mr. Krumrie, with all in favor, the Quote from Hartline Company for Three Security Cameras totaling \$2,567.50, was approved.

iv. Consideration of Installation of Rock in Landscape Bed Area

Ms. Wells: There are aerial maps included in the agenda package. I believe I met with most of you to review the different areas. Looking at ways to cut costs as much as possible, we worked with Dana at Yellowstone to identify areas we could cut back on mulch and install rock which would be more permanent. The areas in pink are rock and yellow is mulch. There is an aerial map for the clubhouse area, the Boulevard, the pavilion, and the main entrance. We did leave off the area in front of the Palms entrance, there is some CDD property there that we've put mulch at. We would put mulch there; it just wasn't included in an aerial map. The total amount we would need to install the rock would be about \$27,000. There is an option that they gave us to spread that out currently. There is \$13,500 in the contract for mulch installation. It is \$9,000 for a full mulch which is 250 yards and \$4,500 for a half mulch which is 125 yards. We could spread out that cost of \$27,000 over three years of the contract or you could pay upfront. If you pay upfront, you will realize a \$9,000 savings, that \$4,500 would stay in there. The \$4,500 would be for the 125 yards which is approximately what we have here give or take a couple yards. If you move forward with the plan in the agenda package, there would be a full mulch on half of the areas by the end of the month and we would install rock also by the end of the next month. A lot of the areas that you see highlighted in pink are areas that the mulch generally washes away. That is why we are proposing rocks.

Mr. Costello: Eventually this would result in a pretty big cost savings, right?

Ms. Wells: Right. After the three years we would realize that \$9,000 because it would drop off the contract.

Mr. Bryant: Most of the areas we are looking at are flat areas, around the pavilion, the tennis courts, the English garden. Along the Boulevard there is a slight slope, but the grass is thick enough that it pretty much holds it in place. If you wanted to hold off on those and only wanted to do the English garden, the tennis courts, and the pavilion you could. We could dress up the others in the fall. The rock that we are looking at would be the front entrance, both sides, and pretty much everything around the clubhouse. Right now you have \$13,500 annually. \$4,500 would remain mulch and that \$9,000 would pay for the rock over three years. At the end of that three years the \$9,000 comes out of the contract.

Mr. Realmuto: The fourth year the \$9,000 would drop of the contract, inflation aside. That sounds like a good investment to me. I would like to thank Yellowstone for working with us to present that option and make it available. I want to take a second to thank Yellowstone. I want folks in the East and the Lake Wales residents to know that from my understanding Yellowstone has done a fantastic job for us and has a great working relationship with both our management and Christine and we are very happy with them. I wanted to put that on the record. Thank you, Dana.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Installing Rock in Landscaping Bed Areas, was approved.

Ms. Wells: That's all I have. I want to thank my staff also; they have done a great job going above and beyond lately. Jared and Matt are busy pretty much all the time. Sheila and Caroline are doing well, and the residents are really happy.

Mr. Plummer: Thank you for what you do and your entire staff for what they all day. It is greatly appreciated.

D. Operations Manager

Mr. Fisher: In your agenda you have the Operations Manager report. As I do every month I rode around with Applied Aquatic and checked the ponds and CDD property. The

water level is really low in the ponds, which is good because they are coming up on a rainy season. What is even better is algae presence is low. Typically, it is more visible in water decline, so that is a positive. I want the Board to know that staff really tries hard to keep work in house. We've been able to do that a lot more with Jared on staff. He is great. He took on the responsibility to replace the pump to the front fountain. It works great now. We also painted the base of the fountain to give it a fresh look. Approved a couple meetings ago was the two walkways by the tennis court and bocce court. As you can see in the pictures MJ Landscaping did a fantastic job on that. We've gotten a lot of compliments on that addition. We are still completing pressure washing projects as we have time. As Christine mentioned, next on the list is the curbing at the gate house. We will take on that task in the next few days.

Mr. Realmuto: I would like to thank you Matt and Jared for keeping up on the maintenance of the facilities. The new improvements that you included pictures of look great. I have a quick question. You note that Millers Central Air remounted the motor in the A/C unit supplying the restaurant kitchen. I'm glad they were able to do that because we don't want them to be without A/C. My question, is that a permanent fix or does that eventually need to be made more permanent?

Mr. Fisher: We had the supervisor of maintenance come out from Millers, and he ordered a new bracket that he is going to leave with us in case there is a failure in the future. He said he doesn't think it will be needed. He said it was a permanent fix that he took care of.

Mr. Realmuto: That is good to know. My other request is that we start looking at other items that might be in need of maintenance between now and the end of the year roughly. The kinds of things I'm thinking of, one in particular, is the stop lines. We recently had many of them repainted. Some that we didn't have repainted are almost completely gone now, for example the intersection at Dunmore and Mulligan Drive. There are others that are in need of repainted as well. This might involve engineering, but it does fall under maintenance if you could manage that. I think it needs to be done sooner rather than later, keeping in mind this is the rainy season.

Mr. Fisher: We did talk about that and I'm still looking at the appropriate products for that. I was going to get with Alan to go over a couple of the painting products and

make sure we are going down the right path there. I don't see why it's something we can't do.

Mr. Realmuto: Add that to your report if the Supervisors are in agreement and keep us informed of the status of that please.

Mr. Fisher: Got it. Thank you.

E. District Manager's Report

Ms. Burns: I have a couple items for the Board. The first is that your mailed notices for the proposed assessment increase are going out today or tomorrow. Residents will start to receive those in the mail this week. If you get questions from residents on them, feel free to refer them to my office. We would be happy to discuss that with any residents if they have any questions. The only other thing I have, we have not yet received a response regarding the tax-exempt application that we submitted for the restaurant. Generally, it comes by the time we get the trim notice deadline which is usually early July. I would anticipate it would be in the next couple of weeks.

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 more than fully collected on our assessments for the current year. The reason we are more than fully collected is if people don't take advantage of the early payment discounts sometimes we get a few extra funds. Are there any questions?

Mr. Realmuto: No questions. I do want to point out that we continue to draw on the Capital Reserves to fund the restaurant deficits. So, we can expect that to be lower. In fact, if I get the energy I may do something similar to the restaurant spreadsheet with the reports that we get from the CDD basically to give us year to date actuals.

Mr. Krumrie: Jill, on the Capital Projects Reserve fund we have the golf course transfer of \$115,000. We've already made that transfer but yet we show a prorated budget

being \$67,000. When you try to compare the top of the budget versus the prorated budget, they don't always come out very good.

Ms. Burns: I can have Sharon adjust that going forward.

Mr. Krumrie: Does the Board find it useful that we show all the cash receipts?

Mr. Costello: I would think that just a total would work.

Mr. Realmuto: The summary at the top is the most useful. I don't know that we need the individual breakdown.

Ms. Burns: That may have been a request from a previous Board because that is not something we generally do include. We are happy to take those out and not include the backup unless a Supervisor requests it. We have approval of the check register as the last item under my section. The total for the general fund was \$123,539.44. The Capital Projects fund was \$10,567.95 and these are through today, June 21.

Mr. Realmuto: I don't have any questions, mostly because they were all addressed prior to the meeting by Christine. I want Supervisors to know that I do go through this with a fine-tooth comb and get questions answered.

Mr. Plummer: I appreciate that you go through that Steve. To have somebody doing that is great.

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: Are there any public comments?

Ms. Burns: I did have one person that sent a comment into me but got my email address wrong and when they went to forward it to Bob they didn't actually forward the message. I believe his name was George Rogers, if you are on the line we did not receive the comment you tried to send in. You are welcome to raise your hand and give that comment now. Seeing none, are there any comments from the public attending the meeting?

Resident (Stan Williams): Taking the CDD merger off the agenda at the joint meeting, I am truly disappointed in that. I understand why you did it. I understand it is a

moot point since our CDD decided with no discussion at all to take ourselves out of it. I was remiss in not addressing that with them. There was another item consuming my thoughts at the time and I didn't do that. I want to go back to the reason that this whole thing came forward. It was that we had several hundred residents petition for a review of one Board. At the last joint meeting, I thought there was a consensus by both Boards to at least have some discussion on what could be possible, what the statutes were, those kinds of things and we would bring those findings to the next joint meeting to discuss. Again, without any discussion that was just dismissed by the CDD II Board. Again, I understand why it doesn't make sense for you now to go forward if they don't even want to discuss it. However, I do think it's disrespectful to the petitioners not to at least have it on the agenda if anyone wanted to come forward and talk. Or at least hear some things that might have already been discovered by the attorneys. I'm just disappointed it was taken off the agenda.

Mr. Plummer: Thank you Stan. Are there any other comments? Hearing none,

TWELTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

Mr. Plummer: Supervisor's request or Supervisor open discussion. Hearing none, I will ask for a motion to adjourn.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman