

**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, **October 18, 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
Matt Fisher	Operations Manager
Garrett Posten	District Engineer
Annie Toth	Metz
Dennis Daley <i>via Zoom</i>	Metz
Ann Abraham	Restaurant Design Group
Joan Kozak	Restaurant Design Group

**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: The meeting agenda, are there any additions? Hearing none,

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Meeting Agenda, was approved.
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**THIRD ORDER OF BUSINESS**

**Public Comments on Specific Items on the Agenda** *(the District Manager will read any questions or comments*

*received from members of the public  
in advance of the meeting)*

Ms. Burns: We received these emailed public comments. The first is from Calvin Eakins. He says, "I am the President of the Lake Ashton Pickleball Association (LAPA). I have heard that there has been some discussion about use of the tennis court at the clubhouse that are not being used. My request is that the CDD consider converting one tennis court into four Pickleball courts. This can be done with repainting and installing four permanent nets. Pickleball is one of the fastest growing sports in America, especially among seniors. Lake Ashton pickleball growth has grown exponentially. We now have 187 due paying members. We often have bottlenecks and long wait times in the morning when everyone wants to play. We can use additional courts. We appreciate the CDD consideration of this matter."

Ms. Burns: The next comment emailed to me was from Debby and Don Landgrebe. It reads, "We want to add our input regarding the restaurant and updating design or whatever it's being called. We recognize that the restaurant is working in the red, with a lot of factors involved. Overall, we are happy with the restaurant, is it perfect? No, but neither are we nor any other establishment. We don't believe the Tap & Grill should be a sports bar, the Eagle's Nest serves that purpose. Should the Grill want to provide that type of service perhaps they can have a late night, or special date or night set aside (for instance, Monday night football) but not all of the time. Honestly it is nice to have a restaurant where we can fellowship, relax and hear each other. Updating design, while this may be a nice intent it is very premature. The restaurant is not even close to breaking even for the CDD to consider wasting money for some of the proposed recommendations is irresponsible at best. You wouldn't do it in your home, don't do it in the restaurant. Folks aren't going to attend on a regular basis because of the design. Folks will attend because of consistent good food and service. Don't be deceived. And why would we ever have 'window dressings' that aren't functionable? Let's figure out how to get the restaurant closer to breaking even without always blaming the restaurant, some of our residents are also the challenge. We'd be happy to discuss this further or help if possible. We can be reached at our home number. Thank you." Those are all the comments I had via email. We'll go ahead and open up to those here in person. The first one is Rosemarie Roy.

Rosemary Roy (4332 Dunmore Drive Winter Haven): My name is Rosemary Roy; I live at 4332 Dunmore Drive Winter Haven. My comment would be on the restaurant. At first, looking at the design, I was iffy, and then I thought I liked it, and the more I looked at it, I do not like the colors. I've talked to many people, I've been online seeing the comments. Personally, I have not heard one comment on the colors that you have put together for the restaurant. I would rather see something that's more mutual, picking up the colors that are in the foyer, and again, I agree that we should wait until they break-even or are not so much in debt before we get the writing. But again, I personally don't like the colors and I think you should look at other options.

Mr. Plummer: Thank you.

Ms. Burns: That is all the public comments I have. We did have one more, but it was not on the agenda, so it will be read at the end.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Minutes from the September 20, 2021 Board of Supervisors Meeting**

Mr. Plummer: Are there any additions or corrections to the minutes as they were sent electronically? Hearing none.

On MOTION by Mr. Krumrie, seconded by Mr. Realmuto, with all in favor, the Minutes of the September 20, 2021 Board of Supervisors Meeting, were approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Restaurant**

##### **A. Ashton Tap & Grill Update**

Mr. Plummer: Next item on the agenda is the restaurant the Tap & Grill update.

Ms. Toth: Good morning, everybody. The month of September was a five-week period, revenue inclined to \$1,635 per day, and that was an increase from August of \$195 or \$1,170 per week. The strongest week was week 4 and the weakest was week 1. Sunday Funday revenue was not as good as August. However, Labor Day weekend, which we featured Carlos and Company, we did over \$3,000. It was a good Sunday. Average ticket went from \$15.87 in August to \$16.68. Catering was up \$3,440 for the month. We talked about that the registered system is pulling from CTUIT. Food costs are

down by 31.6%. I want you all to know how hard we work in the kitchen to portion control and make sure that we do everything right as far as ordering and lowering costs, one-by-one. Talking to the vendors and in regards to prices and how we can actually keep the best prices when we order food. We're still talking about the anticipated changes in percentage. By the end of year, meat will go up 4.5-6.5%, and produce will go up to 2-6.5%. That's total price increase by the end of the year. The labor is down 46.5% from 53.1%. In dollars, August labor was \$35,088 and September's labor was \$29,478. Overtime also did go down to \$214 a month. Unfortunately, we will still continue seeing the impact of labor with the minimum wage going up from \$5.65-7 as far as the servers are concerned, and also \$8.56-\$10 with the bartenders. As direct expenses, one of the unusual costs were the credit card charges and that was \$1,692.44 for the month. We know we talked about every month that the Metz balances go over charges quarterly, and charges don't hit in line with accounting periods. In the notes, the overall charge of the \$8,192.80 represents \$1,638.50 per week. The Winter menu roll out actually is today after the meeting, we have a staff meeting in the kitchen and we're cooking the new menu items, were tasting them and we're having a little bit of staff training today and the community will be enjoying the food as of tomorrow. With that, we're introducing our new happy hour and that's seven days a week in between 4:00-6:00 p.m. All of the house liquor, house wine, and draft beer will be buy one and get one 50% off. It's a great deal and we had a little buzz about it, we've talked about it, I know that we'll have residents come in and then join the happy hour. The last thing is Dennis Daley's VP of Operations, who's my boss and he is the contact for now with our company reorganizing the Florida district. Any questions?

Mr. Realmuto: Let me be the first to congratulate you on what appears to be an awesome quarter with regard to the net, for those of you who might not have looked at the history, the net bill we're receiving to subsidize the month of September is the lowest ever it even beat the previous low, which was in April and in some measures, it's even better than in April. Congratulations on that. I did want to correct what appeared to be a few errors in the report you just delivered and in the written report and Supervisors might want to take note of some of these because they call into question several of the major financial numbers. First of all, revenue. Well, you said it was a 35-day month, the report

says it's a 28-day month. It was actually a 35-day month. This affects the calculation of some of the figures where you calculate the revenue increase. I don't believe that number is correct. If I simply divide the number you provide on retail sales of 48,500 approximately by 35 days, it shows that the net sales per day, I calculated this on 35 days, I forgot we were closed Monday, but I believe it would change on at least a seven-day basis, it would be \$1,387. I'm not convinced that number is correct unless the five missing days accounts for that.

Ms. Toth: I believe it does, I think we still have 28, I did five weeks times six days.

Mr. Realmuto: We can double-check that.

Ms. Toth: Okay.

Mr. Realmuto: The point is we do need to remember it was a 35-day month. You can really only compare it to the other five-week.

Ms. Toth: You got it.

Mr. Realmuto: Food cost was right on according to the Op Statement, good job on that and the other thing that really struck out to me though, was the reduced labor cost. That's great on its surface but two things I'm concerned about there. One is the labor cost you quote of being down to 46.5% compared to 53.1%, that omits the taxes and fringe benefits, which I believe and I thought in prior months they had taken the total labor costs. Certainly what's of consideration to us is the total labor cost. If we look at total labor cost as your Op Statement shows, it's actually 59.9%, which again still is an improvement but I just want to be sure that we're looking at the right numbers, that's the amount we pay and that includes obviously things like social security taxes, the five percent overhead that you charge it on all labor, etc. There is a note about how much of the charges per week. I guess I need to recalculate that. That may or may not be correct. That brings me to the very bottom thing. You've been mentioning for several months now Dennis Daley, your VP of Operations contact. I know a couple of months ago Harry asked you to look into, perhaps using it as the contact, someone with more retail experience. Yet it seems to drag on month after month. You're in the process of reorganizing. Metz isn't a huge company compared to some out there. I've seen large fortune 500 companies move quicker than this. How long is it going to take for that reorganization to be complete and for us to get an answer on that?

Ms. Toth: For right now with COVID and everything else that's going on nationwide, the companies are reorganizing. Dennis is my boss. Harry and I talked about this and for now he's the one contact that you all are able to communicate with if necessarily. I certainly will go back and ask again. But for right now Dennis Daley is the contact person.

Mr. Realmuto: I understand he's with us in this meeting online, listening at least. I guess I would just like to ask that you bump up the priority of that. If you're not going to do it, tell us or give us a timeframe for when that decision will be finalized because this is another thing that I think has been dragging on too long. Finally, I have one concern. We've seen charges appear on our invoice from several months ago or even as long as six months ago sometimes. Although the labor looks good, I'm concerned that it's going to come back to bite us. Quite frankly, I've been in touch with several current or former employees who claim that they're owed substantial back wages. In fact, one had to tell me she even went to the labor board. I'd like to ask you about that and whether or not that's true. What are our potential liabilities? There are just not just for one employee, but all of those that feel they were potentially shortchanged.

Ms. Toth: We have an employee who left us and Metz, we made a mistake on payroll and it was corrected and she will get paid.

Mr. Realmuto: Has she been paid already?

Ms. Toth: She is going to get the check. While I reached out to her, it wasn't successful, so she will get paid on her next paycheck. Yes.

Mr. Realmuto: Will that include everything she's claiming?

Ms. Toth: Well, I'm not certain what she's claiming.

Mr. Realmuto: Are any other employees involved? Because there certainly seemed to be some feelings among other. I know who you're talking about but there are other employees.

Ms. Toth: Steve, I'm not sure how you got involved, sir. With respect, I need you to stop and Harry, I need your help. I will not take this. I will not.

Mr. Realmuto: I'm sorry, Annie. But that's a job of the Supervisor. Residents are free and anyone is free to speak to me. I'd like to know Harry, if you were aware of this and planning to bring it to the Board's attention?

Mr. Krumrie: I am aware of it and I think Dennis Daley also is going to address the issue as well.

Ms. Toth: Thank you.

Mr. Costello: Annie, before you leave, can I ask you one question?

Ms. Toth: Of course.

Mr. Costello: The charges for credit cards?

Ms. Toth: Yes.

Mr. Costello: We're looking at like almost \$1,700. I hate to use comparisons, but I know with the golf course, we go over there, we have a system where at the end of a month, we get bills for whatever. We can sign upstairs. If we were to do this in-house, is that going to eliminate some of this because most of these people, when they go to pay you, they're going to hand you a check. They're not going to be using credit card. Would it help for us to develop something of that nature in order to eliminate that? It may sound a little petty at \$1,700 when we're looking at the company, but we're not going to eliminate it totally. But would it help to bring those costs down?

Ms. Toth: I know we talked about this month's back when we first started to open up a house account, we use numbers, and make it easier for the residents not to carry and just have a monthly charge. I'm not certain how we ended up after talking. Then with our corporation to bill you and then the way we receive the money versus what we bill you, I'm not sure if there's a conflict that we would create but we can talk about it.

Mr. Costello: Anything that we can bring down in cost, we can put back into the restaurant and new renovations. I'm not trying to be a wise guy there, all I'm trying to say is that the less we lose the more we can spend, which is only natural.

Ms. Toth: I agree.

Mr. Costello: The only other question I have is we have something on the agenda today for bingo to resume. Bingo is on Monday nights. Mondays are usually closed. Are you going to move to another day that you're going to close? I think Tuesday on the list was the lowest income as bingo opens, are there plans that you're going to move and open on Monday and take advantage of the people who are in this room and then close maybe on Tuesday?

Mr. Krumrie: Let me address that a bit. First of all, the restaurant has been closed on Monday for several years. I think John can certainly address that too, but I don't think there would be enough business for Monday bingo people to warrant opening the restaurant on Monday.

Mr. Costello: But Monday wasn't the slowest day. The slowest day was Tuesday, I believe, on the numbers that we saw. All we're doing is, we're trying to enhance the better day by having more people in here.

Mr. Realmuto: Annie, you said you tried to make a payment on the back owed wages, what's the amount on that that's going to be made?

Ms. Toth: I will contact the employee and then, with respect to you sir, I'll be in touch with my employee. Thank you.

Mr. Realmuto: I'm not asking you. This has nothing to do with the employee. That amount affects the budget numbers for the month of September which you've represented. That amount is going to be charged to us next month.

Ms. Toth: \$137.

Mr. Realmuto: We're talking only about a \$137 charge. Thank you. I have two other questions on the Op Statement. One is, there's been a lot of employee turnover and I understand that uniforms are provided at no cost to the employees, so I assume this isn't something we're being billed for, is that correct? For uniforms?

Mr. Daley: You're getting billed for those.

Ms. Toth: Okay. Hold on just a second.

Mr. Krumrie: The question, Annie, is do the employee's pay for the uniform or do we pay for the uniforms?

Ms. Toth: Employees pay for their uniforms, for now.

Mr. Realmuto: The employees pay for the uniforms?

Ms. Toth: Yes. We originally had you pay for it and then we changed the uniform for the summertime. Right now employees are paying for their own uniform, yes.

Mr. Realmuto: Is that at your discretion? Because I know in the past, we've been charged for uniforms and there is an amount in the budget.

Ms. Toth: It's at our discretion for now.



Mr. Realmuto: Okay. Then finally in this month's Op Statement, there's a miscellaneous expense of \$1,500 that hit us in Week 5. What was that for?

Ms. Toth: Every month you're going to see that. That's for all the entertainment on Sundays and karaoke as well. It usually costs \$1,400-\$1,600. We have a line that's called entertainments, so we can move it there if you'd like.

Mr. Realmuto: Well, yeah, I believe it should be attributed to the line item that covers it. It just seemed like an awfully round number to be charged. If it's all for entertainment, it should be covered under entertainment just so we can understand where they expenses start. Thank you.

Ms. Toth: We'll change that. That's not a problem.

Mr. Plummer: Anything else? Christine is Dennis Daley on?

Mr. Daley: I'm on.

Mr. Plummer: Dennis, are you unmuted?

Mr. Daley: I'm on. Am I on? Hello?

Mr. Plummer: Thank you. Would you like to address the board, Dennis?

Mr. Daley: Can you hear me?

Mr. Plummer: Yes.

Mr. Daley: Okay. Very good. Well, thank you for letting me join. Let me start off by saying that we have been in a process of reorganizing and that process shall be concluded very soon. I'll have a person hired for that position. In regards to continued communication with Annie, I have been having at least three or four times a week conversations, so I know clearly what's been going on. I also attended last month's Board meeting, and listened to that for multiple discussion points that you had, so I was aware of what was going on. I was alerted over last Friday that Steve Realmuto had been in contact with a few of our employees, and quite honestly, that does cause a hostile environment regarding existing employees or previous employees. I'm not exactly sure why anyone from the Board would want to contact any of our employees. When things like that occur, I get quite concerned and unsure why you would contact any of our staff. It basically is a restriction against their contracts. In our contract, it basically states that the client shall not be any employer or joint employer of Metz personnel for any reason. I'm not sure why anyone from the Board would have any desire to reach out to any of our

staff. If you have a question regarding our staff, you can send an email to me, copy Annie, and I'll be happy to address any concerns about our employees.

Mr. Realmuto: I'm sorry, I've got to stop you right there.

Mr. Plummer: Hang on. We'll let Dennis finish his portion, and then if we have a question for him, then we'll do that. Go ahead, Dennis.

Mr. Daley: To my understanding, Steve also has been questioning the menu and products that we're buying. In the contract, it clearly states that we determine what our specifications will be and we will invoice you accordingly for those prudent supplies. Though, again, if you have a question about anything that we're buying, of a menu selection, that should be placed in writing and sent to me directly, and then I will address it. To have these monthly calls and badger Annie regarding what she's buying or what she's buying and how it's priced, quite frankly, it's very unprofessional. We are a very transparent organization. Yes, we make a few mistakes, but the key thing is how we fix them. Regarding payroll, if we were ignoring any employee who's claiming that they were paid incorrectly, we would notify you. The bottom line is that last week, we became aware of it. You are an AD payroll system. Our payroll department through AD payroll and Annie, it was all communicated to the staff. There was some overpay and some underpay. Again, why somebody would reach out and talk to our staff regarding that is very perplexing and it's very concerning. That's what I have. I'll answer any questions you might have.

Mr. Plummer: Thank you, Dennis.

Mr. Realmuto: I would like the opportunity to address that before we move further.

Mr. Plummer: Just a second. Jan has something she would like to say.

Ms. Carpenter: Yeah, I would like just to remind the Supervisors that none of the Supervisors should be contacting employees of any of our vendors directly, and that for the restaurant, Harry is the delegated representative, so if you have questions, they should go through Harry and then he can feed them to the restaurant. If you feel that Harry is not responding, then send them to Jill and she'll make sure they get answered. But for any of our vendors, we can't have several Supervisors contacting them.

Mr. Realmuto: Excuse me. I really would like the opportunity to reply because some of the facts that you've heard are incorrect and you're proceeding from a false assumption. May I address what Dennis raised?

Ms. Carpenter: May I just finish? I would like to talk to the supervisors individually after the meeting because what's being raised could be potentially disputed matters and we don't want those on the record.

Mr. Costello: This is one of the areas that through the years, since before I was even here, has been constantly being said that we're harassing the people in the restaurant and it does not help. These are employees of Metz, they are not employees of ours. Let's have Metz take care of the problems.

Mr. Realmuto: Okay. First, I have to tell you, I did not reach out to anyone, they reached out to me. That's one important thing for you to know. Two, to the best of my knowledge, the people I was speaking to were no longer employees of Metz. Those are the facts and I believe that changes things significantly.

Ms. Toth: You reached out to my employees, and my employees texted me at night time. They felt very uncomfortable because you sir, reached out to them asking questions that were very unprofessional, that had nothing to do with you and was none of your business, sir.

Mr. Realmuto: The reason for the questions was as it affects our finances and I had already noted prior to hearing of this that labor looks suspiciously low and I was trying to dig into what the cause of that was.

Mr. Plummer: Okay, wait a minute. First of all, we're going to keep this civil, which means we're going to keep our volume to an appropriate level, and we're going to discuss it civilly. Jan needed to finish where she was and then Steve you will have an opportunity.

Ms. Carpenter: I would suggest that this issue is clearly disputed, so it shouldn't be brought up in public. I'll be happy to talk with you both afterwards and apologize for any raised voices on behalf of our side of things, and we will address it afterwards.

Mr. Plummer: Steve, do you have anything additional?

Mr. Realmuto: No, I believe I've already stated the key facts, are that again, I did not reach out. The initial contact was to me. Some of these were even former residents, and certainly I can speak to residents about this. To the best of my knowledge, I was not speaking to any current employee, but only employees who had resigned. If I spoke to a current employee because I was misinformed, I apologize. I guess those are the key points I want to make. Dennis did raise one other thing with regard to the venue. Annie

has asked for questions and feedback on things, I tried to provide that behind the scenes and offer my two cents. I can't give it to Harry. That's really the only mechanism available and I would hope other supervisors would take advantage of the same. If you're telling me you don't want to hear from one of the Supervisors, if you want to bring up the contract, the contract basically requires you to respond to inquiries and concerns from Supervisors. It's within that scope and representing the residents that speak to me about this that I was contacting you. If that feedback isn't appreciated, I'd be happy to stop it. But I think you're cutting off an important avenue of resident feedback if you do that.

Ms. Toth: May I just say something. Things have been really boiling since December of last year. Michael, Bob, Harry, Lloyd, I remember when I met you. Steve, with respect, I will never forget how I met you. You walked into the restaurant in November. You put out your hand and said, "This is who I am, here's my business card, and you better do what we say, otherwise, you're going to be gone like the rest of the four." That's how I met you, sir.

Mr. Plummer: Harry go ahead.

Mr. Krumrie: Alright. We've all heard Dennis Daley bring to our attention a very serious matter. My comments further enhance the gravity of the situation. For weeks as the CDD Board member, liaison to the restaurant staff, I have heard firsthand on Mr. Realmuto is what I would describe to me as badgering staff, intimidating, bullying, made unreasonable requests, undermined the restaurant manager, and overstepped clearly which is of this Board. Further, he has called former staff members and I can say the name Kim. With what purpose expect to maybe bill a portfolio on getting dirt on the restaurant. There's no other clear motive I can see other than that. There's no way to describe the apparent behavior of Mr. Realmuto and the embarrassment he has caused this Board other than to say that he has created a hostile work environment for the staff of Lake Ashton and the Grill. This is serious as it puts this Board and this community at risk of a lawsuit. It also puts our community at risk of Metz group terminating the restaurant agreement for breach of contract. We need to take action and take action now. With that said, I'm requesting that this Board join me and request Mr. Realmuto to resign immediately from CDD Board.

Mr. Realmuto: I'll keep that simple. The answer is no.

Mr. Krumrie: Then I'm going to ask the Chairman of the Board to look at reorganizing the assignments next month. I ask him to talk with legal on our other options.

Mr. Realmuto: Supervisor Krumrie, I only wish that you had given me the same benefit of the doubt that I afforded you when unsubstantiated allegations were alleged against you. Your assumptions are incorrect and I guess I won't go further to that hearing in public. But you really should get your facts down.

Mr. Krumrie: I have them.

Mr. Plummer: First of all, as the Chairman of the Board, the assignments were made about who was responsible for what areas, and Harry was designated as the person who is responsible for the restaurant and being liaison between the Metz management and the Board. I stand by that decision and I will continue with that. Any decisions that are made in regard to the Board that need to be transmitted to the Metz corporation, Harry will take care of that. Harry also will have the authority to continue working with the Metz corporation and do what is best for the restaurant and for the Board. If anybody has a problem with that, speak now.

Mr. Costello: I think the biggest part of the problem is that if somebody from the restaurant were to come to me, I would have to tell them to go see Harry. I think Harry at that point would be able to go see Annie and resolve whatever the issue was. We cannot as individuals go after employees, which aren't even ours. We have no reason to contact them other than to tell them whatever we're ordering. I can't see where we can continue in this matter. We're just anybody. Like I said, in the past, we were falsely accused, I don't know how many times, of harassing people in a restaurant which we weren't doing.

Mr. Realmuto: Michael, I've had two Supervisors alleged that there couldn't possibly be a reason for me talking to former employees. Let me explain to you what my reasoning was as the Supervisor responsible for the budget. Someone reached out to me.

Ms. Carpenter: Again, I would suggest that we take this offline. This is a discussion that could end up with disputed facts. Let's keep this offline, please. If anyone has questions and I understand Steve has been in charge of the budget, so it makes sense he has questions, those should go through Jill and she'll get them to Harry or to the

restaurant as appropriate. But for all contracts, the Supervisors cannot be talking to employees, management, it just doesn't work from a contract administration point of view.

Mr. Realmuto: Okay. Thank you, Jan. I'll defer to our attorney on that. To the benefit of residents, rest assured that I did have valid, legitimate financial reasons for seeking out the information I did. Thank you.

Mr. Krumrie: Jan, I have a question. We've been accused or at least someone's been accused about creating a hostile environment in the restaurant. What did we do to follow up on that and to address that issue with Metz?

Ms. Carpenter: I believe we have done it. We've clarified that all the questions go to Jill from other Board members. She will sort through questions, get them to you to deal with Metz. You should be the only one in touch with Metz management and none of the Supervisors should be contacting staff, people of Metz, or again, any landscapes or any other contractor.

Mr. Krumrie: So that's how we're going to address it? I'm not sure that's satisfactory.

Mr. Plummer: I think you need to talk to Jan one-on-one and get that worked out and not right here.

Mr. Realmuto: Bob, you had a question whether anyone had a problem with your assignments. I don't necessarily have a problem with your assignments at all as liaisons. Like the point of contact for things. But I do need to point out that a situation seems to have developed with regard to the management of the restaurant that is unique among our contractors. Harry was appointed as liaison before my tenure on the Board and that was at a point the contract was being negotiated, so that made sense. He was the only point of contact with the restaurant. Somehow that seems to have continued where he is basically in the direct line of reporting and supervising, whereas all of our other contractors report to our paid professional staff, our on-site amenities manager. The restaurant is the only contractor who does not report to the amenity manager but reports directly to a Supervisor, almost following more along the model that our friends in Winter Haven use. That creates a number of difficulties because it means that our concerns, as other Supervisors, can't be relayed directly to the contact person because we're not allowed to speak to them. So I would like to suggest that, on an ongoing basis, it would be more

consistent with the way our other contracts are managed for Metz to understand that the direct line of reporting and responsibility is to our amenity manager and not to a Supervisor. Yes, the Supervisor is the point of contact with the Board, but I see no justification for special casing in the way the restaurant is managed versus all of our other contractors. This is true with regard to security, landscaping and others.

Mr. Krumrie: Mr. Plummer, I have a concern about the assignment of Mr. Realmuto as the budget director, I'll call it that. To me is like giving a maintenance guy a master key to all the apartments and then he goes to the apartment under the guise of, he's the maintenance guy when he has no business being in the apartment. It's very, very akin to that. I would ask that you remove him as budget director and assign him to something else of less importance.

Mr. Plummer: I understand your request, Harry. At this point, I'm not in a mood to change anybody's assignments. They've done a tremendous amount of work to get to where they are with their assignments and I intend to leave them there. In regards to Steve's question about the line between the Board and the restaurant as opposed to other vendors, I understand what you're saying. I'll talk to Jill offline about that a little bit and we will discuss what we think the best course of action from our management company would recommend in that regard and we will see that, however, as we move forward until Jill and I can reach some decision about what to do, Harry will continue to be the point of contact with the restaurant. Now, I would like to put this discussion to bed and move forward with the rest of the Board's business for the day.

**B. Presentation of Restaurant Financials for August**

**C. Restaurant Financial Dashboard and Analysis** *(requested by Supervisor Realmuto; all back-up pertaining to this item provided by Supervisor Realmuto)*

Mr. Plummer: Steve, did we cover in the financials the dashboard?

Mr. Realmuto: The dashboard figures I provided? Not really, but in the interest of time, I don't feel I need to go through them. I'll just point out that these are the fiscal year 2021, which ended September 30th numbers. These are the numbers for the year starting in October 1st is the new fiscal year so in next month's report, I'll be starting as of October 1st. The totals you see there are what the totals are going to be for the 2021 fiscal year. The numbers speak for themselves and they come directly from that. Thank you.

**D. Consideration of Restaurant Re-Design Group Proposal** *(requested by Supervisor Krumrie)*

Mr. Plummer: The next item is consideration of the restaurant redesign group proposal. Harry, I believe that's what you brought to the Board.

Mr. Krumrie: Yes, and I'd like to ask of Ann would you come up, please? Also, we have some information provided to us by Lloyd. Lloyd wants to come on as well. Maybe you want to go first, Lloyd? Okay. Ann, do you want to just go ahead and say what the restaurant redesign group has come up with so far?

Ms. Abraham: I don't do this too often. Thank goodness. Good morning, everybody. Thank you. I'm not here today to talk about Ashton Tap & Grill, I'm here to talk about the restaurant, the sticks, and bricks, not the business. This is one of our amenities and it is our responsibility to refresh and maintain it just as we do all our other amenities. The restaurant is a direct reflection of our community and everyone that lives in it. I would think that we would prefer an image that says Lake Ashton residents are young spirited and vibrant rather than living in an old folk's home. I know when I have someone come to my home, I want to be proud of where I live, not embarrassed. The other way to look at it from the outside, looking in, it could be perceived that Lake Ashton is letting things go and not the premier active adult community it once was. This can affect the value of your property. Also, I'd like you to know that I've worked with the vendors and contractors, and suppliers to sharpen their pencils and give us the best prices possible. With this, there are expiration dates on those special pricing. I feel if we delay, we will not only lose those special prices but given the state of the economy, the prices will just keep going up and we'll be paying much more for the same things. If you look at my original revised proposal compared to my last proposal, I've gotten it down to \$14,430 but I've also included the tile work in that. The prior one was \$15,890 without the tile. Because of my relationship with these vendors, I was able to do that and there are the expiration dates.

Mr. Krumrie: That's just for the Item A. Items A, B, and C and they have different prices.

Ms. Abraham: Which A I think will give us the biggest return for what we're doing. There is a lot more things that really should be done in the restaurant but these things are the minimum I think that will make the biggest impact.



Mr. Krumrie: I would propose to the Board that we transfer \$6,000 from the kitchen redesign to the restaurant re-design. Ann came up with a price of \$14,430. We all know that we're going to maybe perhaps have cost overruns in today's world. Typically, when you have a major project, it usually averages about 10%. I would ask that the Board approve project A which again, I'm going to go through that and tell us what it is, and then for a total of \$16,000 of work is authorized. As far as to address the people that like it, don't like it, I'm not here to fool anybody. Some people will like it, some people will not like it. It's a given fact of life. Do we want to talk about the lobby? Half of us here will like the lobby this morning, half would not like the lobby. I don't pretend that everybody's going to like it but it's a major improvement from what we have.

Ms. Abraham: I one thing I'd like to say and so, was a woman talk of Ashton that said that my husband and I can't even agree on re-designing our home so how can we expect the whole community to agree on a design? I've had a lot of favorable comments about the design. The things that are included in A, of course, is to the painting of the restaurant, the trim, and painting the black railing white to lighten things up in there. The window treatment, the fabric, and the labor to sow the window treatments, the rods for the window treatments, the lighting, the fabric for the soundboards. Now I was able to add laying the tile on the bar step up as well as the six steps up to the platform, the treads, and the risers.

Mr. Krumrie: We would do those things. Then as Lloyd is proposing, if we meet certain performance metrics, we would come back and do Item B which includes table cloths for the tables, glass tops for the tables, separation panels, and so on for a total \$7,000. I would not propose that today. We would do that if indeed, we do what we say we're going to do.

Mr. Costello: On each one of these items, how many companies did we reach out to in order to get a proposal?

Ms. Abraham: On the paint, there's two, on the window treatments, the fabric, I did a lot of research as far as the actual material. The company that I decided on was the most economical but with the fabric being flame retardant that we need that is required, the labor on the panels, I have three different bids and the rods have three different bids which I just picked out.

Mr. Costello: So all I'm saying is that it was all bid out by multiple companies.

Ms. Abraham: I have a book with those in it.

Mr. Costello: I have one other question. You're looking at recovering the soundboards. Now, somebody said and I don't know how true it is, I've tried to research it online but I haven't been able to, that you cannot just recover these things and expect to have the same quality of service that you're getting from the original. Has anybody either contacted the manufacturer to see whether there's any truth to this or has anybody researched it in any way that maybe they found something that I was simply unable to find?

Ms. Abraham: I did some research online and what I read was that there are certain fabrics that you cannot use that will block the sound.

Mr. Costello: This is what I imagined that I was hearing from people from the outside that you can't just say we like A, B, C, or D as far as material goes and expect to have the same efficiency that you had prior to recovering that. I was wondering whether maybe you just said that there are certain ones that you can use and certain ones that you can't use. I appreciate your time looking it up and all that. That's about all I have as far as all this.

Mr. Realmuto: I have just one quick question for you? I see that you have the fabric for the soundboards included in your proposal. Is the labor for the soundboards also included somewhere in here?

Ms. Abraham: Well, I was lucky enough to get volunteers.

Mr. Krumrie: We've recruited volunteers for them. Just to address Mike's question too, Mike a lot of these prices here, we're enjoying contracting prices, we're getting wholesale prices as if we bid it out, it would be more. For example, our painting number that we used is less than what Christine got for whatever it's called. It's \$1,200 less so it's wholesale prices versus retail.

Ms. Abraham: Also, I want to point out on the lighting that I called my vendor because I have to do a considerable amount of business with them. He was able to reduce our lighting for all of the lighting in the dining room.

Mr. Howison: What did I learn? I learned a couple of things and like that, there are a number of things which surprised me, but this should come as no surprise to the majority

of people. The quality of ingredients and the preparation of the food are more of an immediate concern than his decor. That said, almost everyone acknowledges that the restaurant looks dated, and it's not particularly appealing. Most would support some improvement, especially overtime, but especially paint and updating the acoustic panels as soon as possible. There were two other points that were raised in that they were not solicited in any of the questions that I asked. They go back to our previous discussion this morning. First, a lot of folks expressed concern over the finances. But almost universally, people express their fear that we're going to lose this restaurant. They do not want to be without a restaurant again. That's one, along those same lines and I guess this is what took me aback. We got the same thing. Mike, to your point earlier, whether it's accurate or not, I think based on our Board meetings, the amount of time we spend, there's a perception that the Board and the staff are too involved in the day-to-day operations of the restaurant, and we're not letting Metz run the restaurant. I was shocked at the number of people that said that because I haven't felt that way necessarily. Christine, if you could bring up Slide 1. What you're going to see up here is just what I described. It is the committees revised proposal. What it lays out is just exactly what she explained. Over the past month Ann and the team have worked really hard to get some prices down. They were able to reduce the overall costs by more than \$4,000 or 10%. But as she said, some of those require us to move forward quickly. She's got a 21% reduction in the lighting, but it's based on acting this month. She also got savings on fabrics. That's based upon buying those fabrics all at the same time. Given the current budget constraints, we may not be able to take advantage of some or all of those. The committees revised option that you see in front of you, falls within that \$20,000 budgets that we have, which is \$10,000 for restaurant redesign and \$10,000 toward the kitchen. I understand that to be below the \$20,000 limit, but my charge I understood was to remain within the \$10,000 limit. I'll offer another option. But regardless of the decision today, I feel very strongly that any future spending needs to be tied to metrics that we establish for performance of the restaurant. But anyway, if you can bring up Slide 2, Christine, there are a lot of ways that we can move forward. This is a second way. This allows us to paint, do the soundboards, it removes the seven chandeliers in the dining area, and it calls for pulling down the existing chandeliers is in the dining area, and it's at a cost of \$7,715. No discounts were assumed

in the pricing because obviously, we wouldn't be able to get those discounts if we don't go with the full phase one that was proposed. The Board is going to need to make a decision, but I will talk about what I would recommend and I think it's even more pertinent perhaps given our discussion. Next slide, please. I think you think we should seriously consider moving forward with something. I also believe all future funding should be based on those metrics that we establish. It can be restaurant sales, total sales. It can be labor or food costs as a percentage of sales, it could be net profit or guess count. But I do think that we need to recognize and reward incremental progress. In other words, I don't believe that just saying the restaurant must be profitable in the fiscal year '22 is necessarily a fair way to go about it. As I've stated several times, so that's not new to anyone on the Board, I strongly believe that the \$70,000 slash \$80,000 annual fee should be pulled out of the restaurant operating budget. If we're going to measure the restaurant based on operations, then I don't think they should be burdened with that. To me, it's a cost of maintaining this amenity, and it's the Board's responsibility to pay that \$70,000 and in case of fiscal year '22 or any thousand going forward. Finally, I did put down below formalized oversight of the restaurant through a single Supervisor or some other means. But I do think we've got to be fairer to the restaurant in terms of how we manage them and let them run. I'm not making a recommendation with regard to which way we go on decor. If we want to stay below the \$10,000 budget then I think it's incumbent upon us to do something like the second slide you saw. If we're willing to spend the \$14,000, we take advantage of the discounts that Ann and the team negotiated.

Mr. Costello: I think a big part of the situation that we have to look at is type. If we look around this room here also it is going to need paint in the near future, it's going to need many, many changes. As a matter of fact, we redid the dance floor here about a year ago, and we're told that we had a two-year life expectancy on it. In a year from now we'll be looking at redoing that also. I do want to see some of these things happen. I think that restaurant does need definitely a paint job. That's like very minimal. The window treatments. I don't know. We can consider that.

Ms. Abraham: They help with the sound.

Mr. Costello: Pardon me.

Ms. Abraham: They help with sound. The sound in the room. A lot of people complain about.

Mr. Costello: I think what we have to look at it is some of the bigger ticket items, because like you said, inflation is going to eat us up, period. It's something that, quite honestly, we have to move forward with the idea that the lights in there, the chandeliers, I've often said that maybe Disney would be interested for the haunted house for them because they just don't fit the decor, period. I am far from a home designer, interior decorator, or whatever you want to call it. I work in a firehouse and some of the stuff that we go ahead is unbelievable. But I do see where some of these things can be done. Now, your entire items on the second thing, what did it come to, in total?

Mr. Krumrie: Let's bring up that slide back up.

Mr. Howison: Christine, can you bring up the slide up, please?

Mr. Krumrie: Let's go back to the slide. It was \$7,700.

Mr. Costello: The only thing there was factored for the lighting.

Mr. Krumrie: The draperies weren't there either.

Mr. Costello: Okay. But in total it came to \$7,700?

Mr. Krumrie: Yeah.

Ms. Abraham: The tile is not there either.

Mr. Krumrie: Oh, you're right. The tile is not there.

Mr. Realmuto: Correct me if I'm wrong, the tile itself actually was already purchased back in May.

Ms. Abraham: Some of it.

Mr. Realmuto: Long before this proposal was brought to Board.

Ms. Abraham: Some of the tile.

Mr. Costello: I can honestly say that I think that this is within reason and I will make a motion if we're going to stay at \$7,700. I'd make a motion that we move forward with an \$8,000 cap and take on these items.

Mr. Realmuto: I second that motion.

Mr. Krumrie: Excuse me. We already have a motion on the floor. I made a motion.

Mr. Costello: I'm sorry. I didn't hear it.

Mr. Krumrie: I made motion during that presentation about moving \$6,000 of the kitchen.

Mr. Realmuto: Was there a second to that motion?

Mr. Costello: I didn't realize it was in the form of a motion.

Mr. Krumrie: But let me share this with you, okay? This proposal depends heavily on volunteers and the continued engagement of the restaurant redesign group. I'm here to tell you that the restaurant redesign group only wants to do at least option A. Lacking action on that particular item that means we adopt this smaller budget, we lose the interest and the support of the restaurant redesign group.

Mr. Realmuto: I believe, Mike made a motion and I seconded it, Harry, I'm not sure I heard of another motion that was made and seconded. Just as a point of order, there's only one motion on the floor right now.

Mr. Plummer: Harry mentioned it earlier before we went to Lloyd's thing, there was no second at the time.

Mr. Krumrie: So my motion failed?

Mr. Plummer: Well, no. We went on to a different discussion. We went in like a different discussion.

Mr. Krumrie: But anyway, so if you want the restaurant redesign group to continue to be engaged, we are going to have to step up to the plate and vote for option A. Joan would you mind standing up and telling them what you think?

Ms. Kozak: I personally would not continue forward.

Mr. Plummer: Name, please?

Ms. Kozak: Joan Kozak.

Mr. Plummer: Thank you.

Ms. Kozak: This is because we will soon lose the ability to obtain the lights, the fabrics, they do get discontinued. You'd be starting over again. These items only are current and you are going to put in half the lights, and the other half of the lights won't be available, they won't match. You're going to run into issues and the pricing, but it's just our investment of time.

Mr. Costello: I agree with you that you stood to put a lot of time into it and we do appreciate it, but by the same token, financially, this is like anything in life. Financially we

can't always afford the things that we want. As adults, we're the adults, we're the ones that have to live within the budget. I'm willing to give you half the pie, but you're not happy unless you're getting a whole pie. It's not fair to me.

Ms. Kozak: I don't think that's what we're asking for. First of all, I think we need to clarify one thing. This was a request of the Board to have volunteers in the community put together an idea of what that cost would look like for renovation of the restaurant. This group has provided you that documentation. It's with examples to show you the cost of what fabrics, what light fixtures are. At your request, we're providing you that information.

Mr. Plummer: Let me ask you a question?

Ms. Kozak: Then we get to say A, B, or C. We broke it down for you to make a decision to be able to say, "We'll do parts or pieces of it." Great. No problem. Okay, so we provided that information to you as well. If you're looking for return on investment, I'd have to say what was the return on investment for the lobby? For Pine Island? Now, wait a minute. Let me finish and I'll tell you why I'm asking you that question. The reason I'm asking you that question is because we're looking at it as part of this building, has nothing to do with the operation of Metz, the ability for them to make money in the restaurant. It is an asset that needs to be maintained so that could be the chairs in the billiard room, that could be all sorts of things. We have to kind of keep the appearance up in order for our community to stand out. One last part, sorry, I was prepared. One last part that we have to say is, if the issues in the restaurant are food, quality, and service, that's job performance of Metz. Totally separate issue from making the aesthetics more appealing, as we all lose our hearing, it's very difficult for individuals to hear in the restaurant. We're looking at those types of things as an asset. Nothing to do with anything else.

Mr. Costello: Mr. Howison, he gave us what he felt could be done right now at \$7,700, but this is a start. Number 1, this committee never even came before this Board. We were never asked if we were going to set up a committee. It all of a sudden bam, it was there. Now, there was never a vote by this Board in order to form a committee, period. Pardon me?

Mr. Howison: I don't think it was a vote. I think it was more of a discussion that we didn't even move forward.

Mr. Costello: I don't even remember the discussing it. The next thing I knew I had people coming to me and saying, "How do we get on the Board?"

Mr. Plummer: Let's stay to the point, please.

Mr. Costello: Pardon me?

Mr. Plummer: Let me ask a question. I know Lloyd wants back in here and let me ask a question too. Obviously, we're down to arguing about money. It's the bottom line where we always go. Anyway, Lloyd has obviously came with the proposal that gets us started in the right angle to finish what we want the goal to be in the end. I assume that you would still work with us if we decided to do the portion that he decided that would be fitting within the budget or is that not correct?

Mr. Howison: May I say something?

Mr. Plummer: No, I want to hear her answer?

Mr. Howison: Okay.

Ms. Kozak: The reason I'm hesitating is when you put lipstick on a pig, which is a saying that's in this industry for rehabs of assets, it's very difficult to ever finish putting all of the work that needs to be done. It will be sidestepped, it will be forgotten about, it will be changed, it will no longer be available. Do I think we need to do it all? No. Do I want to be part of this, if we do portions of it? I would be happy doing that and sticking with it, but to do half a job is very hard for me to do. It's just, either you ask us to stick with it and we finish you a project that we're happy with, and I'm not the aesthetics part, I'm just the logistics part. I don't know. I can't do a half job.

Mr. Plummer: Lloyd, go ahead and finish your comment.

Mr. Howison: Just two things. The reason that I've presented the revised proposal the way I did and broke it into a little matrix there, is that you can pick and choose. So let me give you another example. If you were to take their total Phase One proposal and just pull out the window treatments and the tile, you're now down to \$10,955. More palatable than \$14,000, slightly over the budget that we have, the \$10,000 budget. My point in that, is that you've got options. You can sit down with Ann and the team and say, realistically, we can only spend X. How can you help us get there? I will say I was impressed. I don't think people know how many hundreds of hours these people spent on this thing. Without regard to where we stand, should we spend the money? Is it foolish to do that? We don't



like the design, we do like the design. I have seen some comments on talk of Lake Ashton, which I swore off long ago, when I used my wife's Facebook account. I've heard comments that frankly are unfair to that committee. They've done their best. They've tried to meet the needs of the community because they care for the community, but it's our responsibility to spend the money wisely. So we would love to have you guys involved. There's going to be a decision of some sort made. I'm not proposing anything, but what I did do with the \$7,700, is I knew that that would be more palatable than the \$14,000. But again, if you want to go with all of the lighting, but leave the draperies for later, then you've got another option.

Mr. Costello: Then you have to consider the fact that through the last few meetings, we started out at \$42,000 and it's come down considerably. There are no two ways about it, there's only one problem. We should not be spending money that we don't have. We just can't afford to spend. Like I say, I'd love to be able to say, well, let's do it all. The only thing is realistically, I don't think it's the proper thing to do because in the end it's not my money. This is the money of the people who are sitting out here, the residents. I refuse to spend their money on something that is already losing \$200,000 plus a year.

Mr. Realmuto: Mr. Chairman, may I have a chance to weigh in here, please.

Mr. Plummer: Go ahead.

Mr. Realmuto: So first of all, I want to add my sincere thanks to all of the work the committee has done. Your work is appreciated. I want to point out that no one is proposing not doing anything. I think eventually we could do it all. What I think you hear us proposing is moving forward in a more incremental manner. I understand the difficulties that creates the chandelier you picked out make may no longer be available, but certainly there will be others that would fit into the décor. I think what you hear some of us saying is, given our financial difficulties and I want to acknowledge the other point, I believe what Ann made. This isn't about the Ashton Tap & Grill Update. This is about the restaurant and the bricks and mortar that are there. I get you on that and I agree with you. Nonetheless, the financial reality is, we are being squeezed because of our financial commitments or liabilities. Those include the current net loss on the restaurant among all of our other responsibilities. So we do need to be fiscally responsible. I thought the option Lloyd presented us and Christine, if you could put that back up was very reasonable as a first

step. Then tie the remainder of the proposal to other benchmarks. Frankly, what I think the only benchmark that made sense when you threw a few possibilities out there is net because if you don't use the net, any of the others can be manipulated. So net is the only benchmark that makes sense and no net doesn't have to be zero at all. At this stage, I think we'd be doing good to stick to the budget that we approved. We're not looking for anything that's not achievable or unreasonable. I'd like to suggest that, we had a motion that was made, and I second it for this amount. I understand that that doesn't include the dining room chandeliers, but again, we can get partially there by simply removing them. That would probably be an improvement with the other changes we're making. Then if we can't get the chandeliers, we'll find other ones that fit, maybe something even better, but let's be adults about it and have some patience. The work that you have produced is a long-range plan. Now, let us figure out the implementation of how we get there within our budget. So thank you.

Mr. Costello: Not only that, come the end of the year, we can re-evaluate this, if we find that we have money there, by all means, I'd be more than willing to see a lot of the other projects move forward. But at this time I can't see it as an all or nothing. Like I said this started out at \$42,000, which I mean, just totally blew my mind. I mean, you have worked out three proposals very well, but by the same token, we can't spend what we don't have.

Ms. Abraham: I have a question.

Mr. Plummer: Sure.

Ms. Abraham: We have \$10,000 that was in the budget and I know that it's malleable, but we have \$10,000 that was allotted to the restaurant for redesign or refreshing and then \$10,000 for the kitchen. But isn't that \$10,000 for a consultant for the kitchen layout?

Mr. Costello: I agree with you, \$10,000 for consultant.

Mr. Plummer: I think that what Harry's motion that never got a second was moving \$6,000 out of that line item into the refurbish line item. Which if my math is correct, Steve you'll have to correct me here, if we had \$10,000 in the budget for refurbishing, and we move \$6,000 out of the kitchen refurbished, that's \$16,000 in the budget, we're not outside the budget.

Mr. Realmuto: When you talk about the budget, it's important to point out you're talking about the capital reserve.

Mr. Plummer: Exactly.

Mr. Realmuto: Not the general budget. We don't typically change that after we passed it. There's no need to. But yes, it's one. It doesn't matter where it comes from. We don't hold separate funds for each of those capital project line items.

Ms. Abraham: I would think that the kitchen design, would make more sense to be tied to a performance by Metz than the design of the dining room.

Mr. Costello: Ultimately, our hope is that whatever we do is going to enhance the sales in the restaurant. That's our hope. I would hope I would think for all five members here, that what we're looking to do is to enhance the amount of money that's coming into this restaurant. Unfortunately, we're paying out bills that quite honestly, we never expected to be where we are as far as what we paid out just keep this restaurant here. I do agree with you that some of it should be tied to them also. What about the rest of this building? We have other responsibilities that we have to worry about. I think that Lloyd's proposal, I think that was very generous. It would move things along and you've got to start somewhere. Hopefully, as time goes on money will get a little better.

Ms. Abraham: One thing I would just like to point out is that when Metz came in, they came in during COVID-19, then summer. They've had some extraneous circumstances.

Mr. Costello: When we interviewed them, we ask them about COVID-19, and their answer to us was we're going to get past it more or less. I don't know, word for word what they said, but they didn't seem to be all that worried about it. Right now I don't even know how badly it's being affected. I don't know how badly coronavirus is affecting the restaurant right now. I imagine it has some effect on it, but by the same token, I think it's more or less, our biggest problem is that we need to have more going on in here in the ballroom right now, which I think is helping the numbers that I see, they seem to be coming down. I think it seems to be a help but the only thing I'm saying is we'd love to just say to you, "Hey, go ahead and do the whole \$42,000." We can't afford to do it. We don't have the money, period.

Ms. Abraham: We understand that. That's why we got it down to the \$14,400.

Mr. Howison: Okay.

Mr. Plummer: Okay. First of all, we have a motion on the floor that's made by Mike, seconded by Steve to approve.

Ms. Burns: I think it was not to exceed \$8,000 is what he said.

Mr. Plummer: Okay. Not to exceed \$8,000. I think we've had a lot of discussion. We're going to vote on this. Again, Mike's motion is to pick up not to exceed \$8,000 for the items that are listed under Lloyd's information there. Is that correct?

Mr. Krumrie: I have a question on the subject. The performance metrics we've have before us, when would we check? When would we go back to the performance metrics to see when we meet them, and what we don't need them? Are we talking about January and going back revisiting them? Are we talking about in the next year?

Mr. Howison: When I talk incremental to me it's not so much time-based as it is performance-based. For instance, what if the restaurant were able to operate at a break-even or profit for three successive months, would that be a trigger at which point we would be willing to release more funds? I think we need to set those down and meet with Annie and METZ and establish those. We would establish those as a Board, what we think would be acceptable. But the other thing I'll say as a comment before we vote on the motion is that again, you have options there. If you wanted to vote on an option not to exceed \$11,000, you could then include all the lighting. If you wanted to pull out the lighting and drop it to about \$8,200 or something like that, you could include the draperies and not the lighting. So there's a lot of options in front of us. And the one that I presented was just simply what I consider to be the lowest number we could get to based on input from the community. So that's it.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with Mr. Costello, Mr. Realmuto, Mr. Howison and Mr. Plummer in favor and Mr. Krumrie opposed, the Restaurant Re-Design Group Proposal, with a Not-To-Exceed Amount of \$8,000, was approved 4-1.

Mr. Howison: I won't put this in the form of a motion at this point, but I'd like to discuss further removing the burden of the management fee from the restaurant operating statement. I understand at the end of the day, it's the same number for the CDD. But I

believe that we should allow the restaurant to be judged based strictly on restaurant operations performance.

Mr. Costello: The only thing is it's an expense that is incurred due to the fact that they're in there and it's part of the restaurant. You can label it in any manner that you would like to put at the end of the day, it's an expense of running the restaurant, period. And what it comes down to is this, Lloyd, I understand what you're saying, but it will come down to is this. We're spending, let's say \$70,000 and we're dividing it by approximately 1,000 homes. So it's costing these people \$70 per home in order to eat in that restaurant.

Mr. Krumrie: \$72.80.

Mr. Howison: Okay. Thank you. I was close, I was within five dollars, which don't get me wrong. The people want a restaurant. We want a restaurant, but by the same token, it's kind of deceiving to hide the money in another area, period. That's the way I feel.

Mr. Realmuto: I understand the sentiment, Lloyd, and we can look at things however we want. The problem is actually changing them is that would be changes to both the general fund budget, I believe, and then perhaps the capital budget. The other piece of that is you're referring to just the management fee as taking that out of the restaurant operations. The truth is there are many operational items for the Tap & Grill that are already taken out and I think I illustrated it another meeting and handed everyone the breakdown to the tune of \$75,000 plus any major purchases and things we made. It added up to almost a \$100,000 outside of the restaurant budget in the last fiscal year. Those are things that would traditionally be included. Some of them are substantial. The propane costs are substantial per month on the neighbor to \$2,000 or more a month. Although I understand taking the management fee out, then perhaps we should put some of the other things back in and have a normal restaurant operation, the net would be the same. I think we're okay leaving it as it is.

Mr. Howison: I rest my case.

Mr. Plummer: Okay. Moving along. We're going to run right up here to time. I have a question and I see John sitting over here and I know he has an item coming on the agenda in regard to restarting bingo, I quite frankly, I'd like to discuss that and get that done because I can see us having to do a recess and come back later and there's no

reason to keep that long. So if there's no objection, let's go skip to Number 7, Item E and let's get that out of the way.

**SEVENTH ORDER OF BUSINESS****New Business/Supervisors Requests****E. Discussion Regarding Re-Starting Bingo**

*\*This item was taken out of order*

Ms. Wells: I didn't want to put John on the spot. I just handle the contract portion of it. There's a contract included in the agenda packet. I received a call from John with his desire to restart bingo. Obviously, it was very exciting and we were able to get the contract into the agenda packet. He's here to talk about what his plan is as far as when they're planning on restarting. I think the hope is to get the contract approved so he can apply to the State of Florida.

Mr. Plummer: John, most of my questions are about bingo, so it's good to have you.

Mr. De Winkler (4630 Turnberry Lane Lake Wales): I'll do my best to answer. John DeWinkler, 4630 Turnberry Lane Lake Wales. Thank you for allowing me to come before the Board today. It's hard to believe that the 2nd week of March of 2020 was the last time we held bingo. Like you, I get probably 50 or 60 questions a day, when is bingo going to get started again? Well I can assure you we're anxious to get started as quick as possible. It's been my decision primarily to delay the starting of bingo primarily because of COVID. Everybody says, well, we'll just do it for the in-house people. That would be fine, but then I wouldn't have to come here and ask for a rental. It doesn't matter eventually we're going to get people come in from the outside. With COVID, I've been a little concerned. In fact I looked up the positivity rate this morning which is in excess of 20%. Polk County unfortunately is one of those counties that are very slow in getting vaccinated. To be honest about it, I do not want to place players, my volunteers in some kind of position where they carry the virus back home. Within the community we've been very successful in getting vaccinated. I've moved forward cautiously. I think the rate is starting to come down. At least if you look at the history of the positivity rate it's coming down slowly, and I'm anxious to get started as quick as I can. I've got to recruit some additional volunteers. Unfortunately, we've had about 12 of our volunteers either leave the community, or pass away. We need to train them. When will we start? I will tell you today or tomorrow. I'm

working with Christine and as soon as we pick a day that we feel comfortable with, we'll put a blast out on the website and look forward to having everybody come back. We've missed the bingo. I know the community misses the bingo. I know people outside miss our bingo here. Because I go out shopping and people I couldn't tell you their name, but they come up to me and they ask when are you going to start bingo. That's where we are today. My second item that I need to talk about is I'm in the process of putting together my permanent package with Polk County. Part of that package is the rental agreement that this Board has to approve. Certainly, I'm not unhappy with the price we've had in the past. I'm not going to suggest you raise it on me. That rental agreement really helps the CDD financially. We're anxious to get started, and anxious to help the CDD and we would appreciate your support.

Mr. Plummer: I think the thing before us is that the contract that you all have in your packet is a matter of approval then it would start whenever John and Christine come to a date to start and that is when the contract will start.

Mr. De Winkler: Actually it runs from October the 1st through September the 3rd.

Mr. Plummer: I understand that. Okay.

Mr. Krumrie: Are you proposing that you open it up only to Lake Ashton residents initially?

Mr. De Winkler: Are you asking can we only open it?

Mr. Krumrie: Are you proposing that you would open bingo only to Lake Ashton residents?

Ms. Wells: We can't do that.

Mr. De Winkler: We can't do that. If you do, I don't need the agreement.

Ms. Burns: We can't do that.

Mr. Realmuto: I'd like to drill down into you saying we can't do that. If we didn't offer cash prizes, I mean, it's my understanding most of the residents of Lake Ashton do this for the enjoyment. If we did things like it was a community event that happened to include bingo and included, I don't know, perhaps prizes for entertainment or other things within the community. Could we do that? This is more of a legal question, I guess.

Ms. Carpenter: I'd have to look at the statute, I don't know offhand. Generally it's tough to exclude folks.

Mr. Costello: I don't know why we're trying to run something that John has done such a great job at for so many years. I'm going to make a motion that we approve the agreement just the way it is right here.

Mr. Krumrie: I second that.

Mr. Realmuto: Before we vote on it, I certainly have questions.

Mr. Plummer: I have a motion by Mike to approve the rental contract agreement with the bingo group. I have second from Harry, before we take a vote, discussion?

Mr. Realmuto: I have questions. It's my understanding that the dates though, would be left open. The Monday night date, so then until we had gotten a notification that you plan to start it up, we could book the room. Because right now we're losing revenue by essentially reserving the room with no payment. Would that be okay with you?

Mr. De Winkler: Yes. That would be fine with me. I think the earliest that we can probably look to is towards the first part of November. Because I've got to get volunteers, got to train them, and then hopefully we know the first time we open bingo, the words not out in the public. Most of the folks that show up will be here from the community. But let me tell you, the first time we open, the next time we hold bingo, if a grapevine is so great out there, we'll be full.

Mr. Realmuto: Okay. Then November is not very far off, the first parts within the month.

Mr. De Winkler: That's very close.

Mr. Realmuto: You had expressed that your primary concern was COVID and still is in this area. I guess the reason I asked about closing it was to alleviate the concerns you expressed with regard to COVID. Do you still have those concerns in the current situation?

Mr. De Winkler: My biggest concern with my wife. She has very weak lungs. I'm not going to bring something home. That's why I've been a little concerned.

Mr. Costello: I think some of the things that have to be looked at is that in this building, we did add something to the air conditioning system. I think that purifies the air and all that. I mean, we've gone out of our way in order to reduce the risk of people getting any type of disease. I understand, bringing people in from the outside, and I don't blame



you, John. It's understandable that you have your doubts and all that, and especially with the rates rising.

Mr. De Winkler: Well, again, it's getting better. My concerns are being reduced, but at the same time, I want to be on the cautious side.

Mr. Realmuto: We're not trying to run things my concern was to ask John would we be helping him recruit volunteers by doing something that might restrict it to Lake Ashton residents, would that be a help or a hindrance to you?

Mr. De Winkler: Well, again, we can make bingo for Lake Ashton only, but you'll have a lot of disappointed folks and then you will not generate any revenue for the Board.

Mr. Costello: Thank you for all you do, John.

On MOTION by Mr. Costello, seconded by Mr. Krumrie, with all in favor, Re-Starting Bingo, was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Focus 2025 Review**

Mr. Plummer: Now, we'll jump back up to item six and the Focus 2025 review.

Ms. Wells: One of the projects that you guys approved for the focus 2025 survey was the horseshoe refurbishment. Just wanted to give you an update on that that we're waiting to get to a little cooler weather because it's going to be a lot of labor for that. We're planning on getting that done before the end of November. Also, we had mentioned handicapped railing was in one of the previous Board agendas that was coming from the accessibility requests in the survey. In the community director report, I mentioned that, it's on the last page. I don't know if everyone had the chance to look at that yet. I brought a quote to the Board which was a kit that you'd put together and install on the sidewalk to the side of the center right here. There's that option which was approximately \$1,200. We did get another option from a request to the Board for accustomed railing, and it's going to be similar to the picture that's on the right except for the fact that it will not be in the concrete obviously. It'll be attached to the top of the concrete. But for something along those lines would be about \$1,500 to \$2,000, giving a little bit of a leeway because the contractor basically told us not to exceed \$2,000. He's been very busy; everybody must be doing metalwork. If the Board wants to move forward you have the two options, if you

want to do the kit option for \$1,200 or more of a custom railing, which would be a not to exceed \$2,000.

Mr. Plummer: Discussion questions?

Mr. Realmuto: We're talking about this, the railing on the entrance by the theater because it was one of the popular items on the focus 2025 survey.

Mr. Plummer: Well, we also discussed that in an earlier Board meeting as well.

Ms. Wells: Yes. It was in regards to the focus 2025, we've been going through comments to try to find options that we can take care of this fiscal year.

Mr. Realmuto: Didn't we already approved this?

Mr. Plummer: We never approved the dollar amount or the design. Christine was asked to go back and get some additional information, and that's what she's pointing out here. We approved the concept, we just didn't approve a dollar amount at the end.

Mr. Realmuto: I'd like to speak in favor of this, particularly the more custom design that has the rounded edges. Particularly if that could be done in a railing that didn't need to be painted black and therefore get very hot on that side of the building. I think that would be an investment well-spent and perhaps even in addition to looking better and more functional to our residents, last longer or perhaps even save costs long-term.

Ms. Wells: It would be aluminum railings on the right side, on the left side is a powder coat. It would be a not to exceed \$2,000 as well if we did the powder coat on the custom railing so we can do it either bare aluminum or we can powder coat and paint like a tan color if the Board chooses to do that. The same thing with the one on the left and I do want to point out that the \$1,200 dollar is not included in this picture because again, it's sold as a kit. It does include the rounded edges to be put on the ends.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with Mr. Realmuto, Mr. Howison, Mr. Plummer and Mr. Costello in favor and Mr. Krumrie opposed, the Handicapped Railing for the West Entrance to the Ballroom, with a Not-To-Exceed Amount of \$2,000, was approved 4-1.

## **SEVENTH ORDER OF BUSINESS**

### **New Business/Supervisors Requests**

#### **A. Discussion Regarding Community Action Group Formation (requested by Supervisor Costello)**

Mr. Plummer: I think we need to move to Discussion 7, 8 here before we go to the joint meeting, if you will, and that is that's under new business Supervisor's request, Discussion Regarding Community Action Group Formation requested my Supervisor Costello.

Mr. Costello: Yeah. For those of you who were here on October 4th for Monday morning coffee, we had the city of Lake Wales here and they were discussing more or less the property that is East of us on Thompson Nursery Road. Plans are right now they're looking at putting in something like 6,100 homes plus, they are also looking at putting in some commercial units. Our biggest problem is that right now, Thompson Nursery Road, if you get up to 27, can't handle the situation that we have now. They were asked if the county because it is county road, we were asked if the county has any information or any plans to do anything with Thompson Nursery Road and we were told that they know that there's a problem, but they haven't budgeted any money for it. That's like telling me that they know it's going to be a problem, but they really just don't care. It's going to be coming to a point where to go to Publix up here, it's going to take you an hour just to go there and an hour to get back because of the fact that like I said, Thompson Nursery Road right now can't handle the amount of traffic that it has out here. We have people in this community who have held offices like Mayor and we have another person who was a commissioner for the city and everything will probably have great connections but we're either going to be proactive at this point or we're going to be reactive and if we're going to be reactive, guess what, we're going to have a problem because right now, in the very least, we should have a traffic light at our gate. It would slow things down, getting up to Thompson Nursery in 27 and it would alleviate part of the problem. Now this morning I went out to take the dog to be groomed, I'm coming back, it appears that they're putting fiber optics down on the other side of the road which tells me that the communities that we're looking in on the Northeast side from us there's going to be action there also. We're going to have 6,100 homes on one side and granted, it's not going to happen overnight, but we're going to have 6,100 homes going in on one side and how many homes going in on the other side on a road that can't handle what it's handling right now. I would like to see a group formed where we're going to go to the meetings. We're going

to let these people know that, you know what, we're paying our taxes. We need to do something with this road and we need to do it now.

Mr. Plummer: Other discussion?

Mr. Krumrie: No disagreement.

Mr. Realmuto: I agree 100% on the need. The question is exactly what's being proposed. Are we looking to appoint, perhaps the liaison, to be actively representing the CDD today?

Mr. Costello: We could do that, but we also have a situation. How many times do we reset the clocks in our home? Due to the fact that the power blinked on and off, and it's telling you that the power grid can't handle what it has now. Let's put in let's say, 8,000 new homes, and see how much better we are going to do. Don't even buy a clock that depends on electricity because you're just going to end up, they say even a broken clock is right twice a day, who the hell needs that? I don't.

Mr. Realmuto: I agree with you 100% Mike. It boggles my mind that they can approve a development or developments like this without a plan for increasing the capacity of the road, and that includes not just Thompson Nursery, but that intersection with 27.

Mr. Costello: We can't blame to town and I'll tell you why. They don't control that road, it's county route. We've got to go out and we've got to take people who have connections to people in government. They can maybe press them a little and support them a little. On November the 1st, I think it is Christine, we have somebody coming here from the county. We had like 300 people when the city came here. I'd like to see like 400 people here when the guy from county comes because guess what? The next day, he's up for re-election. I guarantee he isn't going to come here with the expectation of upsetting any one of us. On that day, he'll probably promise us anything and we are going to have to hold his feet to the fire after that.

Mr. Plummer: I think that, it's a very timely message that we need to get to the right folks. But obviously, it also affects other people on Thompson Nursery beside us. Would it be good to include Traditions when we go to these meetings is that more people from the more communities develop?

Mr. Costello: Why not? There's strength in numbers.

Mr. Plummer: Yeah. I think that they may have some folks that have the right connections too, and I think that if it's more than just one development that they're speaking, I think that representation would go a long ways towards swinging some decisions. What action would you like from the Board today?

Mr. Costello: Well, I don't know who said it over there, I don't know whether it was Lloyd or Steve, said that, would we appoint a liaison? I would be happy to work with people that could come to me. We could set up an action that could go to places like Traditions and other places to see if we can get support from them. But I'm telling you right now, we're either going to be proactive, or reactive. I hate the thought of being reactive.

Mr. Plummer: We don't necessarily need to vote on that, the chair can just make the appointment.

Ms. Carpenter: Yes. But we also have the issue that it is not CDD business. Yes, the other roads internally are and potentially a traffic light might be. It sounds like this is more of a community action to you all.

Mr. Costello: That's why I brought it up.

Ms. Carpenter: This is more of another broader community action and if you want to have a liaison to the county and city for anything that is CDD business, that makes sense. But this sounds like it's just public information.

Mr. Plummer: We can all be a part of it without a violation to Sunshine Law, a whole week out.

Ms. Carpenter: So long as you're not advocating for a specific traffic light.

Mr. Realmuto: It sounds like Jan is drawing the line at the traffic lights. So anything past that we can work together on anything from their back.

Ms. Carpenter: Exactly. Yeah. But obviously the idea of development that's a community public wide, doesn't really have any CDD.

Mr. Plummer: I think that the CDD Board supports the action group to move forward on that.

Mr. Realmuto: 100%.

Mr. Plummer: Any one of us that want to be part of the action group apparently can be part of it.

Mr. Costello: I'd be willing to. We have people in the audience. Mr. Scally, is raising his hand. I know that.

Mr. Plummer: As Jan was saying, we can all be on it. Correct?

Mr. Costello: It sounds great.

Mr. Plummer: So I'd say we support it, move forward.

Mr. Costello: What we should do really is set a night for a meeting and see how many people we can get here in order to get some forward progress. Because like I said, if we don't do something now, we might as well just give it up.

Mr. Plummer: Obviously, that's on the agenda for the joint meeting, correct?

Mr. Costello: Yes, it is.

Mr. Plummer: So we can continue that discussion there.

#### **B. Consideration of Audit Services Engagement Letter for Fiscal Year 2021**

Mr. Plummer: We are ten minutes away from a joint meeting. I'm looking here to see if there's anything that we can do in less than ten minutes. Let's do the consideration of the audit services engagement letter for 2021.

Ms. Burns: That is included in your package. The renewal price is extremely low. It's \$3,750, which is a very competitive rate. One thing I do want to point out is that we have added another fund, which would be the restaurant. We've reached out to them for clarification if there is a need for them to audit the other funds, there may be a change in that price. We did reach out but we did not get a response. I think we can approve this if they come back with a price change, we will bring it back. That is our renewal price per the contract.

Mr. Plummer: Under your packet, it's under Berger Toombs, Elam, Gaines and Frank. That's the one we're talking about. I move we approve the audit proposals presented.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2021, was approved.
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#### **C. Legal Services Contract Review**

Mr. Realmuto: Mr. Chair, if you're looking for a few items to knock off quickly, I think the legal services contract review was just placed here as an FYI. So the current contract was before all Supervisors in the agenda packet. I don't have any discussion about it.

Mr. Plummer: Anybody have any discussion on the legal services contract, which is Item C under seven in the agenda?

Ms. Carpenter: I would just say that when I looked at our rates, I think we've raised them once to \$285, which is considerably lower than what we currently propose, but I would be happy to continue with that rate for a while. Thanks.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, to Recess and Reconvene the Meeting to After the Adjournment of the Joint Meeting, was approved.

**D. Discussion Regarding Making Road and Infrastructure Maintenance a Budget Priority**

Mr. Plummer: Item D, discussion regarding making road and infrastructure maintenance a budget priority. I think, Steve, you asked for that to be on the Board?

Mr. Realmuto: Yes, I did. Thank you, Bob. Again, I think this will be short, but the item we're discussing is essentially regarding making the road and infrastructure maintenance a budget priority. I did this because lately we've been getting a lot of requests. Some of them are basically maintenance things that we need to take care of. Others are wants and desires. For example, I think that Christine has under her report, desire from a resident to build a dock on Lake Ashton near the pavilion, as well as other requests from Supervisors. It's well and proper that we all talk about those and discuss them and make a decision. But I want to point out that our basic responsibility to our residents is security and to maintain our infrastructure. That includes the roads, the golf cart paths, the bridges, and other things, we respond to landscaping, certainly not the least is landscaping. Those are the things we have to do to keep our residents happy with Lake Ashton and the community it is. Sometimes I feel they all too often get the short end of the stick. I know as I drive around, and we've got a big report from the engineer that I think was over 500 pages that identified things in the road system that need to be

maintained over time. More recently we've had a few depressions develop. You just need to look around when you're in your golf cart to see the spider cracks forming on a lot of the roads. Those are areas that are going to need attention in the near future. I just want to make sure we have a plan. I know we allocated I believe it was around \$70,000 in the budget. Was it 90, Lloyd? Thank you. But we need to start acting on that and not just deferring it. Other than some of the gutter work we did in a few isolated areas; we didn't really spend much on it in the last fiscal year. Not that I want to spend money, but that's what we need to do to maintain the roads before it's going to cost us a lot more. I just want to make sure we didn't lose sight of that and have a plan going forward. Obviously, we're probably not going to want to do any road maintenance during the busy season. But we need to do the legwork upfront so that we're prepared. Somewhere in between perhaps the busy season and the rainy season, whenever is appropriate, we need to have "a plan in place" et cetera, to get that work done that's been deferred too long.

Mr. Howison: Going all the way back to the February meeting when we talked about the reserves study. Wasn't that when I raised a concern that just we had pushed out some of the funding so far. In speaking with Alan, we have the top ten list, most of which has been addressed, but then in his study there were other areas. Alan's on vacation right now and I don't see the need to belabor it today, but we will be talking about what comes next and what falls within that \$90,000 budget. It's less than \$90,000 will be remaining because the curb work, we are going to be doing soon on Heathland and a couple of others, but I do see it as a priority and I'll work with you to make sure we keep it in the budget.

Mr. Plummer: Also we've had an open communication with the City of Lake Wales in regards to their contract services that do their streets and their asphalt work. I gave the information to Alan to work with, but it appears that we can piggyback with them and get some of their budgeting considerations, if you will, and probably lower our cost to get some of them done instead of us going out and working off their bids with their contractors, which I think going forward will help us save some money.

Mr. Realmuto: Fantastic. That's exactly what I'd like to see.

Mr. Costello: One of the biggest problems there, I think, is going to be fact that, and we've heard it with other areas, is the fact that inflation is so rampant that quite



honestly, we've got to take a look at what we're looking at doing and we've got to do it as quickly as we possibly can.

Mr. Howison: One of the things that came out of Alan's report was the pavement assessment summaries. I don't know if you recall, but priority 1 would be 19 or under, priority 2 would be 39 or under in a rating. We've had two areas below 39 or below 40, I should say; Berwick and Ashton Club Drive. We do have some areas identified that I would like to see us begin to move on, but we want to make sure we keep enough in reserve out of the 90 we've budgeted to handle anything that's unforeseen.

Mr. Plummer: In the discussion with the city, the projects that we talked about were the longer distance projects such as Berwick or Ashton Club. It wasn't necessarily fixing potholes here and there. It was more in regards to the larger.

Mr. Costello: We have a depression area up here on the Ashton Palms Boulevard that quite honestly, you hit that depression because you don't see it at all and you know that you hit a bad spot in the road and they had a cone in there for three or four months and I believe we approved it and yet nothing's been done. We have to this every time we budget.

Mr. Howison: It's still targeted to be done and, Garrett, you might be able to comment on that. I know it's there and targeted to be done and Mike's right, you hit that thing, your fillings fall out.

Mr. Costello: Yeah.

Mr. Posten: We'll cover that in the report.

Mr. Plummer: You'll cover that in the report. If there are no other discussions on that item, we'll move on to the monthly reports.

## **EIGHTH ORDER OF BUSINESS**

### **Monthly Reports**

#### **A. Attorney**

Mr. Plummer: We're down to monthly reports. Attorney is the first one on the monthly reports.

Ms. Carpenter: This month has been relatively quiet. The only thing of interest is a law that went into effect in July and it slipped past most public attorneys. This is where the government or the state has set forth and determined the need for long-term planning for wastewater and storm water systems. This District only has a storm water system. So

what it requires is a needs analysis. The Department of Economic and Demographic Research, which we all haven't heard much from them, they've put out a template that would basically be filled out that describes the storm water system, provides detailed information, and then there's budgetary information for the long-term planning for that system. It's something that needs to be done by June of this year. There isn't a long planning term, so I wanted to get this before the Board. The recommendation is that the engineer looks at the template and comes back and gives an estimate to get this completed. They'll have to provide all the detailed engineering of what our system is like, but they've done repairs on most of it. In most Districts, it shouldn't be too big of a job for them to put it all together. They may need some help from the management company for the cost and put into the system and to do some budgeting for future systems. This gets submitted in June to the city and then the county then has to compile the information and submit it all to the state. The state basically wants to look at making sure that all these systems, because they're operated by cities, counties, special Districts, in some cases HOAs, they're trying to determine the scope of the systems and to make sure that there are reserves and they're being repaired and kept up to date. It's not something we can avoid. I sent a copy to the engineer and I will send them the template that's been put out. There's no rules or description yet of how to fill that form out, but it is a rather detailed form, so I don't think it'll be a problem. It's just putting the information together, which will take some time.

Mr. Plummer: You said the Office of Economic Demographic Research was the name of the committee? The acronym is ODOR?

Ms. Carpenter: I didn't want to go there. When I wrote that acronym down, I had that same feeling. It's not one we hear much about, but again, this is something that we're going to have to do every five years. The first year will take time and then after that, it should be simply an update.

Mr. Realmuto: I had a number of questions that I did send to Jill and I believe the engineer was copied. That was probably Alan. So if he's on vacation, I don't know if he saw it, but I would like that to be shared with the other Supervisors. I'm going on record that Jill, if you could send that out, I don't think there any positions advocated there. It's simply questions about its applicability to us. I would like that shared with the other

Supervisors. I guess the point I was trying to make throughout a lot of that is these might be some of the requirements of what we need to provide we may already have. I'd like the engineer to work closely with our District manager to provide any of the information they might have, for example, the descriptions or anything that might exist to keep the costs to a minimum. I realize there's work that needs to be done and I understand that GMS will be working together with the engineer on that.

Ms. Carpenter: That's all I have.

**B. Engineer**

Mr. Plummer: Moving along to the Engineer, Garrett.

Mr. Posten: The first thing I have is the cart path repair. We already discussed it. The SWFWMD permit 000. We have reached back out to SWFWMD and let them know that we're working on repairs. We need to meet out there with the contractor and explain what we want done for the repairs. That's where we're at on that and we'll come back with a proposal. Ashton Palms and Heath Land, we discussed it as well. The Board approved it, we've given it to the contractor, as approved, it just has to get on their schedule. Turnberry, we need to get out and get some measurements that we can give to the contractors to get some bids. Flume work was finished. The only other thing I have is on the bridge repairs.

Mr. Howison: At our last meeting, I had indicated that we were going to do and take a number of steps and that I would come back at this meeting and propose a strategy for a long-term strategy for management of bridges. Unfortunately, schedules just didn't allow us to get done everything we needed to get done. Garrett very selfishly got married and went on a honeymoon, congratulations. But we just didn't get it done, there is an awful lot we need to do to make that happen, we'll shoot for November, but I truly think it's more likely we'll be back in December with a strategy. We did get a quote, by the way though for power washing and sealing all the bridges, it was significantly lower than we expected, it did not include the actual sealer, but Matt can get that. But we're also going to look at some other alternatives as well, as time goes on.

Mr. Plummer: Anything else, Garrett?

Mr. Posten: That is it unless you guys have any questions.

Mr. Plummer: Anybody have any questions for Garrett?

**C. Lake Ashton Community Director**

**i. Memo Regarding the Installation of a Handicap Ramp from the Restaurant Patio to the Pool Deck**

Mr. Plummer: Moving on, the next item is the community director's report.

Ms. Wells: The community director report was included in the agenda package. I'm going to move quickly through here because I know everyone's probably hungry and tired. You'll see we're in the middle of doing renewal of season tickets. That's going well. We also have created ballroom packets. I'm really going to skip around a lot, so it may sound a little convoluted. If you have any question, just stop me. We've also created ballroom rental packets with information regarding catering, to hand out to potential clients. There's now a business card for Annie as well as a flyer for Metz for catering, that's included when we hand out ballroom information to potential clients that come in. As Mike mentioned, we have Rick Wilson, who is a Polk County Commissioner, coming into Monday coffee on November 1<sup>st</sup>. Two blasts went out requesting that residents submit questions by October 25th, at 5:00 PM, so that I can gather them together and send them to him. It worked out very well last time. Residents were very complimentary of that. He can have some time to prepare his answers and come in. Then under safety, I just basically copied and pasted the part of the newsletter article that went out. We'd worked very closely, Bob and I, with the City of Lake Wales, to come up with some parameters as far as safe parking, making residents aware of some parking ordinances with the City of Lake Wales. Hopefully, that helps out with some of the issues we've been having. Then, we have a spa lift that needs to be replaced. I did put in front of your seat an option. Right now there's an operating pool lift but there is not one for the spa. The recommendation would be to move the one from the pool, that's currently at the pool now over to the spa, and the one that you have in front of you, Jared's actually been really great going over everything to make sure that we can install this properly, and that it's going to work for our needs as far as clearing the gutter into the pool. It was actually a recommendation also of this particular pool lift from one of the residents that uses it quite often. They actually did some research and came back. The one that's in front of you is at some of the hotels that they visit regularly and they haven't had any issues with that. We looked into many different options.

A lot of the ones that you see are battery-operated. They're also water hydraulic operated pool lifts, as well as portable pool lifts and manual pool lifts. We did just recently, I think GMS installed water hydraulic, at another property. We've got some information on that one. The lift itself is about \$6,800. The cost, I think is going to come into laying the pipe, I think it was \$860 for 50 foot of pipe. Matt is saying that where a backpack system is in relation to our pool is about 200 feet. I think the installation price will go up lot, that one's about \$10,240. The one in front of you for the battery-operated one is \$3,874. The water hydraulic, I've heard really good things about it. I know like Lake Eva water park; they have a water power hydraulic pool lift. Just depends on what money you want to spend now. There's a lot of information here about the pool lift, the \$3,874 does include an extra battery. The battery is \$430, so we have two batteries on-site. This one seems to work for what we need. We can always go a little higher and get something that will last forever. This one has a five-year warranty. It was tough, I know a lot more about pool lifts than I ever thought I would know. I've looked at tons of pool lifts. The manual one which I originally thought was a good option. It just there's not too many good reviews about it, and ADA wants them to be able to use the handicap lift without any assistance.

Mr. Realmuto: Christine the \$3,874 figure you've put on it, does that include installation and proper anchoring, et cetera?

Ms. Wells: The three thousand eight seventy does include the anchor that's required. I talked to Jared; he can install it. We probably need to build a little bit more in there for price of concrete, he drilled down it's at least four inches, which most of them require four inches. But if we need to lay any additional concrete, we probably need to add a little bit more in there. I know in my community draft report I'd said that it's about \$2,500-\$5,000. It'd be nice if we could get it not to exceed \$5,000 going with this pool lift so that we have any extra available for installation if we need it. I think it will be a minimal. I just don't want it to be over the amount and have to delay it any further.

Mr. Plummer: I was disappointed that some of the manuals had bad reviews. I was here when this one failed and we had a person in that pool that needed to be out, and took a significant amount of time to do that, and it concerns me that someone gets into a pool, needs lift to get out when the lightning siren goes off. We're just in a tough situation.

But I think that the reviews on the manual, I don't think I'd want to go that route based upon what users of that particular unit had described.

Ms. Burns: Also from what our insurance company tells us, it does not meet the ADA requirement because they have to be able to operate that themselves. A manual option is not an option for us.

Ms. Wells: I read a lot on the ADA compliance for this, the one we have out there is portable but it's a fixed portable, which means it's attached to the deck, which still maintains the compliance. Because you'll see different things saying it does or doesn't. It definitely does because it's fixed to the pool deck. I looked at options, because it's technically portable if we could move it back and forth and we can't just because if someone comes in to use the pool and it's at the spa, now we have an instance where there's someone in the spa that needs it and someone in the pool and it's just not going to work out.

Mr. Plummer: What you're recommending is the new one for the pool and move the one from the pool to the spa; is that correct?

Ms. Wells: Yes.

Mr. Costello: How old is the one that's out there now and how much more life expectancy can we look for?

Ms. Wells: We purchased it in 2013.

Mr. Plummer: Nine years, or so?

Ms. Wells: Ten almost, yes.

Mr. Costello: Eight to ten years.

Mr. Plummer: The one that was bad is offline right now and to fix it was between \$700 and \$1,000 just to fix a 10-year-old unit.

Ms. Wells: Thank you, Bob, because that was the next. There is an option to fix it. I just wouldn't recommend putting money into something that's almost 10 years old.

Mr. Plummer: Quite frankly, the one that she's proposed here, the profile is significantly less than the profile of the older models, which has been a complaint. I'm sure you've heard Steve being around the pool more than I am, but I hear it anyway that it aesthetically doesn't work well.

Mr. Costello: What we can expect to do is to get a new one to put into operation and then hopefully we can get maybe three or four years out of the other one, and we'll worry about replacing that at that time, but we'll stagger replacement, we won't have a replacement of two at one time.

Ms. Wells: That is the hope, that it will last three or four years. We haven't had the issue since we did some repairs to that one and got new batteries for them. We haven't had any issues with the pool that we experienced before.

Mr. Realmuto: I think that's a good plan. Unless there's further discussion, I would move that we approve the purchase of the global lift presented here in an amount not to exceed \$5,000.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Quote for a New Pool Lift with a Not-To-Exceed Amount of \$5,000, was approved.

Mr. Plummer: Thanks, Christine. I know that you and I have both spent an inordinate amount of time trying to figure out what was going to be the best route to go.

Ms. Wells: A resident submitted an email to staff and I believe Supervisors received a copy of this email as well about consideration to installing a small boat kayak dock near the pavilion. He was actually here this morning but I don't think he is right now, he dropped off some pictures. The pictures actually indicate that his recommendation is more towards the garden. The reason I've been bringing it up is to see if it's something that Supervisors want staff to look into. If you're interested or if you think it's something we should just visit at a later date, just bringing a resident concern forward.

Mr. Realmuto: I have one question Christine. In your report, you mentioned that the resident indicated the cost to install a floating dock is approximately \$100 per foot. Did he have an estimate of how many feet it would be and what the total costs might be?

Ms. Wells: He did not. I didn't do any research. I didn't want to spend any time if the Supervisors, weren't interested in moving forward with it.

Mr. Costello: I think one of the biggest questions with that is what kind of permits we're going to need in order to do that because it is a body of water and there's so many

different agencies that probably come into that. It's not going to be an easy venture looking out as far as what we're going to have to do just in order to move forward with it.

Mr. Realmuto: Is there any liability concern with doing that and what we would need to do?

Ms. Wells: These are all good questions and I didn't do any research because if it's something that Supervisors want staff to move forward with, we do all that research and present you something or if it's something that you're not interested in at this time, we'll just defer and do it later.

Mr. Realmuto: My two cents would be that it's something that could be deferred at least until the end of the year, until we saw how we were doing budget-wise, and also no point in expending staff time and effort knowing we have a lot of other projects going on around here. That's not to say it's not something we might be interested in, but it seems this early in the budget year if this is just our first month and we have 12 months we need to get through.

Mr. Plummer: I think also to make a really informed decision, we need a little more discussion on location and actual cost and liability issues and those things. I think we're quite a distance from making an informed decision on that. I think tabling it until closer to the end of the year would be a wiser move.

Ms. Wells: We'll just start doing some investigation and come up with something to bring you guys.

Mr. Plummer: I don't know that we were committing to doing something. We were committed to looking at it.

Ms. Wells: To looking at it. Thank you. Good point. The next thing that I had on here was I just wanted to inform Supervisors about the bridal show we've scheduled for June 12th, 2022, working with the Special Events Coordinator to get that taken care of, I know you'd like that, Mike.

Mr. Costello: Do any of us look like we're going to be brides?

Ms. Wells: Nope. But you look like you want some money brought into the place. This is what this is going to do.

Mr. Costello: I'd love to see money brought in.

Mr. Plummer: Apparently, the fellow to the left of you could have used that facility.



Ms. Wells: He'd probably attend the bridal show ever to forcible by his wife. The next thing was just the project tracking lists. I wanted to just give Supervisors a couple of updates. We did receive the game room chairs. They are installed in the game room. Pressure washing and painting the Thompson Nursery Road caps. We just received notice that it's probably not going to be until the first of the year. He's very busy and getting things pushed back a lot. The handicapped door opener should be installed by the end of the month, just waiting on materials for that. The cooking oil spill in the East parking lot, we're working with our insurance company. They're in contact with the company and so we're progressing on that slowly but surely.

Mr. Costello: Has the oil company, have they continued to do business with us? Because I know the last time you said that they were backing off on doing business with us. The company that the oil spilled.

Ms. Wells: We attempted to resolve the issue with them and didn't get an appropriate response. We've contacted our insurance company who has taken over going after them at this time, coordinating that with them.

Mr. Costello: Okay.

Mr. Realmuto: But I believe Mike's question was about, in the meantime, do we have someone picking it up?

Mr. Costello: Exactly.

Ms. Wells: Yes. They picked up the oil.

Mr. Costello: Is it the same company?

Ms. Wells: Yes. Currently it is. I just had the handicap pool ramp, was the next thing on the agenda.

Mr. Plummer: Go ahead and talk about it.

Ms. Wells: There was a memo and pictures included in the agenda packet. This is for the handicap ramp we've talked about for a few years now. It's been on the budget. We did get a second quote from a contractor. This would be going from the restaurant patio to the outdoor pool deck. The pictures listed here gives you more of an idea of the location of where that is. But if you're looking out from the back of the restaurants, it's on the far left and it would be a new gate. The existing two gates would still be there. It is a project that is listed in the fiscal years 2020 and 2021. The amount budget was \$7,000. I

did want to note that this is not a requirement. We are in ADA compliance right now. It was just a request from a resident. The quotes that were included also, they do meet ADA requirements, if there ever are any ADA requirements coming down the road, the ramp we installed would be ADA compliant. It includes removal of the metal fence and papers, framing for the new ramp, installation of rubber curb protection, concrete completed to a light broom finish with stucco on the side and painted, and the installation of new galvanized handrail painted black and fabrication and installation of a new aluminum gate at the entrance. The new gate would be 48 inches wide. Heritage Service Solutions provided a quote and their quote was \$8,830. Leo's Construction also provided a quote for \$10,112. The difference in price; Leo's is going to do a custom railing that's concreted into the ramp. Heritage is going to be just attached at the top. I believe Leo's Construction is using fiber-filled concrete. That's the difference in price there.

Mr. Plummer: Questions?

Mr. Realmuto: I know Christine and I have talked about this offline, initially, my concern was the amount of space it would take away from the space for tables or deck chairs between it and the pool. That's why I wanted to see the diagram. If the diagram's correct, it appears to address that, I think there would be enough space to pass essentially between the pool, and where a chair or table might be. That's probably no longer a concern. Now, only another question is, our current gates can be very difficult for even someone who's not handicapped to navigate, and I'm wondering the practicality of someone being able to do that on a ramp, whether that's feasible, does that need to be addressed too? Someone in a wheelchair is going to have an impossible time trying to open the gate while their wheelchair is on a ramp?

Ms. Wells: Heritage Service Solutions included a push-button to get in which when he did that, I wanted him to check on that because I know we discussed changing the gate operations out there to make it more accessible. The gate would most likely open outward.

Mr. Realmuto: Onto the patio, the gate would not open?

Ms. Wells: It's something that needs to be addressed with the installation of this handicap ramp. But from what I've talked to the pool service company, there aren't too

many options out there as far as gate lock mechanisms that would maintain their compliance with the State of Florida.

Mr. Realmuto: Are you saying that the higher quote includes the push-button?

Ms. Wells: It does not. No. He would be installing the same type of gate operation that we have here.

Mr. Realmuto: One of the differences you mentioned was the fiber reinforced concrete, or if we were to go with the standard concrete to bring those two quotes more in line, how much that might reduce his quote by because they're only about \$1,000 apart?

Ms. Wells: I do not know. I just highlighted the differences between the two, but fiber definitely is a little bit more expensive.

Mr. Howison: You said a push-button for the gate, but does that comply with Florida statutes?

Ms. Wells: That's what I questioned him because I don't believe it does, and he has not responded to me yet. This has been a very difficult project. You would think it would not be just installing a handicap ramp, but it's been a very difficult project to get everything that needs to be done. When I questioned him about that, I made sure he knew it was leading to a pool, so he hasn't got back to me yet.

Male 5: With the regulations on the gate as far as being inaccessible to small children or whatever, you're a little bit limited with what you could do. Unfortunately, we're on the other scale of the little children, and sometimes, for older adults, it's difficult to navigate those walls. We're kind of in a Catch-22 to meet the requirements for the safety that the statutes require and find something that's at least for us to easily operate.

Ms. Wells: Leo's Construction, I know, did a lot of research on the ADA-compliant ramp. When I met with him here, he said those trigger words that let you know he's done ramps like this before. His recommendation of doing the same locking mechanism that we have here, I would tend to lean with just because we just did some research on the locking mechanisms here and a push-button was not an option.

Mr. Plummer: I wouldn't think it would be. It wouldn't serve the purpose. It would be easy for a child to open the gate by pushing it.

Mr. Realmuto: I don't want to get too much into the weeds, but wouldn't it be if it were melted at a high enough height, that's someone I don't know, hit with a cane or reach from a sitting position in the wheelchair?

Ms. Wells: Well, when we spoke to Kevin, he sent me the statute, and basically, you can do card access, you can press a code in, or you can do it with what we have out here with the options that he told me we could use. Again, this is not a requirement, it's a request from a resident. Putting the ramp as an ADA-compliant ramp is nice, but it's not a requirement.

Mr. Plummer: The restaurant patio is accessible at this point without the ramp?

Ms. Wells: It is. If you're coming from the parking lot here, you can go down the sidewalk. If you're coming from the pool, you do have to go out the main entrance and through the clubhouse to get to the restaurant, but it's still accessible.

Mr. Plummer: I think the project has some merit. I'm just wondering, at this point in time, where you want to go with it. But I think down the road, it's something we need to probably look at.

Mr. Howison: Maybe we'll look at it again here in a few months. Let's not forget about it because I agree, it's probably worthwhile.

Mr. Plummer: Is that the end of your report?

Ms. Wells: That's it.

Mr. Plummer: Thank you very much, Christine. We appreciate it.

Mr. Costello: I do have one question, ADA compliant, we had an issue with somebody who had hearing problems, and we had to bring people in for sign language.

Ms. Burns: Yes, we are providing that service now, and Christine is tracking the cost associated with that on the advice of counsel.

Mr. Costello: Yeah, more a matter of the fact that I'd never heard any result with it. As long as we're tracking it, we'll see where it goes and move on from there.

Mr. Realmuto: Thank you, but before you leave, just one other question regarding painting. It sounds like the contractor who's painting, what do we call him, on the outer fence moved that back another month. That's the same painting contractor we just approved painting the restaurant. Can we make sure that we let them know that's been approved and get on their schedule as early as possible? Also, I'd like to discuss the

logistics of having it painted. As we know, our restaurant is closed one day a week, essentially giving them from whatever time they start Monday until they open at 11:00 on Tuesday morning. I'd like to know if that's sufficient and if they couldn't handle the painting during that timeframe, so it does not cost the restaurant any revenue.

Ms. Wells: Sure. And I'll work with Annie to make sure that we have the best timeframe to do the painting. I reached out to Jimmy Bock, and I believe Annie reached out to another painting company as well. They both were able to do it in a timeframe where it would not interfere with business.

Mr. Realmuto: Okay, did we approve the actual quote, or you're going to come back to us for the approval of the painting quote. Since we had talked, and I think you only told me about the Jimmy Bock quote, I assume when approving we were approving that quote for \$4,500 that you presented. I just want to make sure we're not doing anything to delay it more than necessary.

Mr. Howison: That quote, that \$4,500, it wasn't from Jimmy. It was from Evans's painting. We've not used Evans before, but we did approve for a little higher amount if you're more comfortable with Jimmy, and he'd come down, but that's for you and the committee or for Harry and the committee to deal with.

Mr. Realmuto: Are we delegating our normal approval of quotes to this committee, or normally the quotes come in here?

Mr. Howison: No, what I mean, I know that we are familiar with Bock and Matt. They've painted in here before. That stays with the CDD.

Mr. Realmuto: Because we've used Bock many times before, I'm comfortable going with them, but now, I guess I want to actually see the quote.

Mr. Howison: There's a significant reduction in his cost. He was nearly \$1,000 higher when you include the panel, the facing of the raised area. If we were to eliminate that, then he's in the ballpark.

Mr. Realmuto: Maybe, Christine could do some negotiating and get him within the amount we approved and get it done by then, I'd be comfortable with that.

Mr. Costello: I think a lot of this, though, is the fact that we have quotes. They are not going to hold on to them. They're not going to honor these quotes indefinitely. Like I said, prices are rising. I haven't bought paint in a while, but I can only imagine that it's

gone up in price. We have to move forward as quickly as we can in order to get these projects done.

Mr. Krumrie: Let's try to reduce, not to exceed the amount.

Ms. Wells: Pardon me.

Mr. Krumrie: Let's try not to exceed the amount.

Ms. Wells: Not to exceed the 8,000?

Mr. Krumrie: That's for the overall project. But if they spend \$5,700 on a painter, we're going to pick something else, somewhere else. I don't know if the painters will go alongside. How about this? Let's approve it. Let's think about approving up to \$5,200, and if they don't want to come down, we'll have to go for the less amount then.

Ms. Wells: Out of the \$8,000, you want to approve up to \$5,200 for paint?

Mr. Plummer: I think the painting was \$4,500, wasn't it?

Ms. Wells: That's what I believe it was on the spreadsheet that Annie showed us.

Mr. Howison: Evans may be great. I don't know. It would be nice to know the details, and perhaps you can get a copy from Anne of her proposal from Evans because obviously, we want a decent quality paint and all that.

Mr. Plummer: All right. Thank you, Christine.

#### **D. Operations Manager**

Mr. Plummer: Matt, operations report, please.

Mr. Fisher: All right, Good afternoon. Included in the agenda packet is Operations manager's report. I will quickly start with the plant aquatics. Unfortunately there's a handful ponds that just are over taken by algae. Not necessarily overtaken, but a large amount of algae is present. We're working on a noted additional treatment plan for these ponds. This is the introduction of dyes and other treatments that are going to take care of the growth. I'll keep the Board updated on the progress of that. You guys already know there's no quick fix to treating algae. It's just an aquatic plant that is a nuisance to say the least, and the best way to treat it is consistency. As long as the weather holds up and it stays cool and sunny, it should take care of itself along with their every two-week treatment. But I'll keep you guys in tune of what's going on with that. As far as field services and maintenance, Jared and I did install two new throw rings with housing.

Housing is going to help preserve these throw rings from the weather and elements. We'd been replacing them more frequently. Hopefully this will keep them in satisfactory conditions for longer periods of time. There's two, one on the southern and northern end of the pool. Also, we did have a Contractor install the remaining light fixtures at the Veterans Memorial. There was three, that needed to be installed to complete the newer light fixtures out there. We had one that was LED, the other three were on their last legs. We got that taken care of. Also we did complete the stop bars painting on the palms. There were five stop bars that we did and was a breeze. We'll continue on that list and update you when we complete it. Just to follow up from last meeting concerning who owns those flags and sleeves in the ground, as soon as we get an e-mail back, I'd rather pull them out. They're the flags that are along Thompson Nursery Road there on the golf course. Some are flagless but they're poles.

Mr. Plummer: Most of the flags are gone.

Mr. Fisher: Yeah, exactly. We'll just see who owns them and I'll take them to the owner. Any questions?

Mr. Plummer: Regarding the stop line, it's great to see that the ones you have listed here that you got done already. I'd like to bring your attention to the stop lines on Dunmore and the intersection of Mulligan, that's a heavily trafficked area where some of them have almost disappeared so that should probably be given priority.

Mr. Fisher: Yeah. I was talking with Jared to come up with a game plan, and those we would probably have to bite the bullet and come in, on an evening on a weekend. It's heavily traffic and it's going to be a nightmare to do it during the week days. Unless we come in the evening on a week day, but I'll hash that out with him. We've already thought about that, and even I can't remember the stop bars on the intersection of Dunmore and Ashton Club. But if we ever ventured to do those, that's a heavy traffic area as well, but we got that noted. Any other questions?

Mr. Plummer: If not, thank you, Matt. Keep up the good work.

#### **E. District Manager's Report**

Mr. Plummer: Next on the agenda is the District Managers report.

Ms. Burns: I have nothing to report unless anybody has any questions.

**NINTH ORDER OF BUSINESS**

**Financial Report**

**A. Combined Balance Sheet**

Mr. Plummer: Financial report, combined balance sheet.

Ms. Burns: Nothing in particular to point out if anybody has any questions, we'd be happy to answer them.

Mr. Howison: I have a comment on the balance sheet. If you look at the investments, basically, the assets, and cash, it looks to me like we're going to be running out of cash, if not totally running out of cash, but running out of cash under the general fund. We'll have to borrow some from the capital fund until taxes come in, right?

Ms. Burns: Sure. Yeah, we will look at that and see where we are. If we need to pull some before we get funds from the tax collector, that generally varies, but it's usually late November by the time we get those funds. So if we need to pull from capital, we just pull it over and transfer it right back.

Mr. Realmuto: For Supervisors and audience benefit, I just want to point out the numbers we have there are only as of the end of August. They do not represent the end of the fiscal year. So I guess we didn't have September's numbers in time for the agenda packet. Can we expect to have those in the next agenda packet for the end of the fiscal year?

Ms. Burns: Should be, yeah. I mean, it's not uncommon to have changes to those as we're still getting invoices in to close out the year. They may change after they're presented at that meeting, but yes.

Mr. Realmuto: Thank you.

**B. Capital Projects Reserve Fund**

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

**D. Approval of Check Run Summary**

Ms. Burns: The check register is also included. That is the only item we need action on, if anybody has questions on those, I can answer them. Otherwise, we just need a motion to approve the check around the summer.



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

**TENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Plummer: The next item on the agenda is public comments.

Ms. Burns: I have one that was sent in, to Bob, that I will read now. It says, this is from Calvin Eakins, and says "Mr. Plummer, My name is Calvin Eakins and I'm the president of the Lake Ashton Pickleball Association. I have heard that there has been some discussion about use of the tennis courts at the clubhouse that are not being used. My request is that the CDD consider converting one tennis court into four pickleball courts. This can be done with repainting and installing four permanent nets. Pickleball is one of the fastest growing sports in America, especially among seniors Lake Ashton pickleball growth has grown exponentially. We now have a 187 dues paying members. We also have bottlenecks and long lines, wait times in the morning when everyone wants to play. We can use additional courts. Appreciate the CDD consideration to this matter regards Calvin Eakins."

Mr. Howison: Do we have the information regarding scheduling of the tennis court and so forth. How much is scheduled?

Ms. Wells: I can get some information. I don't have any with me right now.

Mr. Costello: I think that one person, as a matter of fact he was here before. I guess he left.

Mr. Plummer: That's Calvin.

Mr. Costello: That's Calvin. No. I was talking about Phil Hines.

Mr. Plummer: The tennis players.

Mr. Costello: He's left, but he's very big into tennis. He could probably give us a little bit more of an idea if there is a way that we could do this, and accommodate everybody.

Ms. Burns: Should we have staff look into it and bring some information back to the next meeting?

Mr. Plummer: I think there's several things to look into in regards to that is. Did you say the e-mail said four on one court? It seems like a lot. Calvin, if you want to come up to the mic. I'm just trying to wrap my head around four pickleball courts on a tennis court.

Mr. Eakins: By the way, I'm a certified pickleball instructor with the USA Pickleball Association. I know you can get four in a court because that was on the exam when I took the test. If you look at the Winter Haven tennis center, they have converted one of their tennis courts to a pickleball court. Yes, you can get four pickleball courts on one tennis court.

Mr. Howison: Does that then become permanently?

Mr. Eakins: Yes. Permanent. Which you kind of have the net there that serves as a backdrop. If you get four on each side then you have to put the backdrop on the other wall so you keep that net there. I just want to say to that, this is a growing trend that you see really across the country Winter Haven converted one of their tennis courts to pickleball courts, the Lake Wales Tennis center, they have repainted two of the lines there to accommodate pickleball because it's such a fast-growing sport. Quite honestly, you see that a lot of the tennis courts are kind of dying because as people get older, it's just harder to play tennis and a pickleball goes at a speed of one-third of the speed of a tennis ball and obviously the courts are much smaller. This is why they are making the request. We do have a lot of bottlenecks. If it comes to cost, we can certainly be considering doing that. The Pickleball Club, we've paid \$80,000 to build those four tennis bills for pickleball courts. We did that ourselves through fundraisers. We can certainly be accommodating when it comes to that. But really what we're asking for is to convert one of the tennis courts into four pickleball courts. It's really an easy process. It's just because it's the same surface, you just kind of repaint and put the nets up. Thanks for that.

Mr. Realmuto: Before you leave, Calvin, thank you for coming to us on this. I know last time this came up, it was somewhat controversial, at least with the tennis players. I think we would need to hear from them as well, but I want to be sure I understand what you're proposing or the offer. Essentially what I hear is you asking us for the space or permission to convert one tennis court, then you would do the fundraising necessary to pay for the painting or whatever revisions needed to be made.

Mr. Eakins: We can certainly assist in the fundraising, where we are asking for some help in regards to that too, but we understand the cost of doing that and we would do whatever we need to do to pitch in.

Mr. Howison: Roughly, what would be the cost of doing that?

Mr. Eakins: Yeah. It's about \$6,000.

Mr. Howison: Total?

Mr. Eakins: Yes.

Mr. Realmuto: Okay. How much did you all with the Pickleball Association raise for the other courts?

Mr. Eakins: We would pay at least half.

Mr. Realmuto: What I asked is, how much did the Pickleball Association raise to contribute to the tennis courts in Winter Haven? To the pickleball courts that you constructed in Winter Haven in total.

Mr. Eakins: We contributed, it was over \$80,000 and we did that through fundraisers. They did pay for the land at the CDD over there. They pay for the land, but the actual cost, we raised the money to pay for that.

Mr. Realmuto: Is there a reason? It sounds like the courts would be conservatively less on this side, I think you throw that figure of \$6,000.

Mr. Eakins: Yes. If we're building from scratch.

Mr. Realmuto: I'm just suggesting that the proposal might be more favorably received if the Pickleball Association was to do as they did it at Winter Haven and cover the cost, assuming we can work with the issues of tennis squares.

Mr. Eakins: We will do that. I'm not going to argue over \$6,000.

Mr. Plummer: I think what we need to do before we do anything else is do some research with our staff in a couple of areas. One is for them to see how the four courts work within one, so they understand that part. Also, we need to talk to the tennis folks and see what the impact there is, with that group and get their input as well. I think that's kind of where we are here. I don't think we're in a position to make a decision without some more data if you will.

Mr. Eakins: Yes, I understand. Thank you.

Mr. Plummer: Thanks for the email and we appreciate that. We will direct staff to try to draft some information so we can make an informed decision. Are there other comments?

Tom Schelling: Again, Tom Schelling, 3084. I must admit I was disappointed to see the exchange of venom of some Board members this morning. I think there are apologies that should be made, especially by you and I don't think that was appropriate at all. I would like to not see that again, and I would like to, if you do have differences of opinion, of a personal nature, you should resolve that before you come to the meetings. Don't tell me that Sunshine was preventing that because that's not true. Thank you.

Mr. Plummer: Any other comments, anything online? There's one more here.

Al Cooney (4303 Ashton Club Drive): I just appreciate the way all of you are watching our money. We may have some contesting going on up there, but that happens. I appreciate you watching the money, especially when we don't have a lot of money. That's all I have to say.

Mr. Plummer: Thank you.

Debbie: I just want to piggyback on what Al said, standing your guns and saying, "Hey, if we're going to do something, redesigning or redecorating the restaurant, stay within budget." I know it's taken me a while or two for my husband and I to save money to do some renovations. I appreciate you guys sticking to your gun and very disappointed that the committee pretty much was trying to give an ultimatum or they were going to quit. I don't get that, but thank you, guys.

Mr. Plummer: Thank you, Debbie. Seeing none other here and none online.

**ELEVENTH ORDER OF BUSINESS**

***CLOSED Session of Board  
Discussion Regarding Security***

Mr. Plummer: We have one other item to do and that's a closed session?

Ms. Burns: That's correct.

Mr. Realmuto: When are we going to handle Supervisor comments?

Mr. Plummer: It's after that. It is the next item after the closed session.

Mr. Realmuto: The folks here understand that we're going to be going into closed session, but any decisions that would be made, we'd be coming back out of closed session into a public session to actually do the vote. If you're concerned about what's happening, you might want to stick around that is the intent, right?

Ms. Burns: We can't take any votes in a closed session, so we're there to be any votes it would happen out here.

On MOTION by Mr. Plummer, seconded by Mr. Costello, with all in favor, Selecting Securitas and Sending Notice of Termination to Community Watch Solution, was approved.

**TWELTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor  
Open Discussion**

*\*The recording did not restart after the meeting was reconvened. Due to a lack of recording, the remainder of the minutes are in summary form.*

**FOURTEENTH 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