

**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, **December 20, 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
Steve Realmuto	Assistant Secretary
Lloyd Howison <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel
Christine Wells	Community Director
Matt Fisher	Operations Manager
Alan Rayl	District Engineer
Mike Porricelli <i>by phone</i>	Metz

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Plummer: Starting on the agenda is the approval of the meeting agenda. Are there any additions or changes? If not, I'll entertain a motion to do that.

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

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

Mr. Plummer: Next is public comments.

Ms. Burns: I have one, but it is a deferred item that's not on the agenda so we can take that at the end. We can open up to any comments via Zoom. If anybody on the Zoom line has a public comment you can use Zoom's raise hand feature to be called on now. We don't see any public comments on the Zoom line.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the
November 15, 2021 Board of
Supervisors Meeting**

Mr. Plummer: Moving on, item number 4 on the agenda is consideration of minutes from the November 15th Board of Supervisors meeting as presented electronically, are there any corrections?

Mr. Realmuto: I move to approve the minutes of our last meeting.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Minutes of the November 15, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Restaurant

A. Ashton Tap & Grill Update

Mr. Plummer: Item 5, the restaurant with Christine and Mike. Let's introduce Mike first.

Mr. Porricelli: I am Mike Porricelli. I'm a district manager for Metz. I have been with Metz now for about a month. I've been in the hospitality business for over 25 years. I'm excited to be part of the Ashton Tap and Grill and I appreciate you allowing to be here today. As you know, we've been through a lot of changes for the last couple of weeks. Annie is now gone. We had another manager that we had hired who was supposed to start this week. He decided that he had another opportunity that he wanted to do more so we're currently looking for a new director for the restaurant. In the meantime, over the next couple of weeks, we have a lot of support coming. I have one of my best general managers from Tallahassee who's coming down to run the operation for a couple of weeks and we have a couple of chefs coming down. We're excited about the opportunity to actually make some changes to the restaurant going forward, especially in this new

year and we've a lot of good ideas, a lot of changes to the menu, a lot of ideas for Sunday brunch, a lot of things to get people to come in. I know we've had challenges in the past, so we're really looking to look ahead and move forward. I know I've spoken to a lot of you individually and I appreciate the opportunity to make changes and sit down with all of you and find out what it is that we're looking to do and bringing it really to the next level, so I am excited about that.

Mr. Plummer: Does anyone have any questions for Mike?

Mr. Costello: You're moving somebody down from Tallahassee, who's paying for this?

Mr. Porricelli: We're paying for all the travel. The only thing that we're not paying is the salary, which would be the same as if Andy was working here until we can find someone.

Mr. Costello: Whose paying their boarding and everything else?

Mr. Porricelli: We are. Metz is.

Mr. Costello: It's not going to cost us anything?

Mr. Porricelli: It's not going to cost you an extra dime.

Mr. Costello: Okay. Thank you.

Mr. Porricelli: Also me being here is not costing you a dime. Until he comes here, and when he comes here, I'll be here as well for a lot of the time. I live in Lakeland, so I don't have to stay anywhere. I mean, I just drive up the road an hour or so.

Mr. Realmuto: Welcome, Mike.

Mr. Porricelli: Thank you.

Mr. Realmuto: I know you're doing a lot behind the scenes, and obviously this is a difficult situation. There's a lot going on. But I think what residents need to know is that Metz is on the ball and doing a lot proactively now to analyze the situation and see where there's room for improvement and take action. I think Mike has under-sold some of the actions that have already taken place since he's taken over as district manager. There have been people here from Metz. As Mike said, it's not costing us anything extra. I wouldn't say it's not costing us anything, I'd prefer to say it's included in the administrative fee we pay Metz to manage the restaurant for us. There have been people from the Metz cooperation at high levels and with the knowledge. They have been here and there are

more coming to get us through this transitional period. My message to residents would be to be patient. I've experienced the same things as you have. There are some people I think that were expecting changes overnight when the new manager was going to start in that same day. That's not realistic. We need to be a little patient, but we expect great things going forward and look forward to hearing more communications from Metz about that. Just give him some time and give another try. I think you are going to be pleased with what we see coming over the coming months.

Mr. Porricelli: Yeah. Thank you, Steve. To talk to your point, when I came here a couple of weeks ago and a couple of us met and I realized that we did have some challenges. We were able to get some of our top talent from up north from our restaurant division, to come down. Actually, they're working right now, putting a plan together on what the future looks like here. What could work better, what can we do financially to make a greater impact, with labor, especially food cost. When we look over the financials, we have a couple of points on food costs that we can get to go down. As you all know costs are rising so we're working on looking at the menu and making sure that it makes the most sense. Also labor costs, making sure we're not using temp labor which I've talked to Steve a lot about. Really just knowing what's the proper training so that we can get the best service to the residents here as soon as possible when they come in to eat at the restaurant. We have had support here prior to now and we're all working through getting better. Thank you.

Mr. Plummer: I think we're anxiously awaiting the whole operation getting back to, I'm going to call it normal. At least an operation where it's not we're seeing different managers every week, but we understand that taking the time and properly vetting the candidates that you're working with interviewing and is regard to our general manager here. This is probably a good thing. I understand with Randy, maybe that was a little quick the way we went that route and this may be a lot better to take the time and make sure we got the right person, with the right fit for our community and our facility, if you will. I appreciate the fact that you're going the extra mile to work deeply into that and make sure we've got something that would meet our necessary items, if you will. With that, if there is nothing else for the restaurant, we'll talk to you in January. How's that?

Mr. Porricelli: Sounds good. I look forward to it. Thank you so much.

Mr. Plummer: Okay. Thank you for your messages.

Mr. Costello: Will you be here until the end of the meeting?

Mr. Porricelli: I would love to. Yes.

Mr. Costello: Okay. I'll speak to you after the meeting. Thank you.

Mr. Porricelli: Sounds good.

B. Presentation of Restaurant Financials for November

Mr. Plummer: Thank you, Mike. Presentation of the restaurant financials for November?

Mr. Realmuto: They're in our packet. I know I've gone over them in detail with Mike so I don't have any questions for him.

Mr. Plummer: There are no questions for Mike as far as the financials. We've seen those, we all have them in our packet, we've gone over them, we know what it is. Do you want to address those in your dashboard, Steve?

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

Mr. Realmuto: Just very briefly. With regard to the financial dashboard I provide, the first page, and it is in the agenda packet, and residents have it. I wanted to bring your attention to the variance from the prior month because I think that makes a point that needs to be made. Again, if you look at the first page of that, in the middle, there's a section labeled, variance from prior month, and what this shows is the changes in each of those categories, November over October. The point I want to make is revenue went up, essentially November looked very similar to October, which is not good because October actually things went down significantly from the prior month in September. But the point I'm trying to make in comparing November to October is revenue actually increased, that means people were spending more money than we had guests. Revenue increased by \$2,884. Unfortunately expenses went up by even more, so even though revenue increased, the net income went down. The point is that I don't believe revenue is the answer to our problem in the restaurant. A lot of residents have asked me, "Why can't we just assess people and essentially bring more people into the restaurant? Won't that make them financially successful?" The answer, I believe, very clearly, is no, we can't

generate income to get out of this problem when we're essentially losing \$0.30 on every dollar that we bring in. There's a lot of issues that need to be addressed and I think the financials will follow from correcting the underlying issues. But we need to correct the expense issue to solve this problem. That's the point. I think this makes sense.

Mr. Plummer: Mike touched on that with labor and cost of goods both. He's already touched on that earlier in his presentation.

Mr. Realmuto: Absolutely.

Mr. Costello: Unfortunately, the way things have been going, inflation isn't everything right now. I cannot blame these people for inflation, there are other things that I would like to see fixed, but by the same token, inflation is something that right now it's happening in every sector of business.

Mr. Plummer: Is there someone in particular you would like to accuse of the inflation rate?

Mr. Costello: I'm not going to get political.

Mr. Plummer: Okay. I just was checking.

Mr. Realmuto: Mike and I have discussed this, inflation is a small piece of it, and I've realized that from September to October, our labor costs went up from, in the neighborhood of 50%, which is not good in the restaurant business to 73% in one month. It's not an inflation problem. It's a management problem and they're aware of that and working to address it. But I just don't want that to be used as the general excuse.

Mr. Porricelli: Yeah, and it's not. Steve I've talked to you in length. I think that inflation obviously affects our business, 100%. It affects everybody going out to buy food right now. But we can do better and that's what I'm here for. I want to make sure that we have the right management in place and that we hire the right person, and like Bob said, it's going to take a little bit of time. I could hire somebody tomorrow, but I'm not going to because I want to make sure we have the right person on the ground. That person will be able to manage all of these costs, labor included, to make sure that we get to where we need to be. I appreciate you all working with me and understanding that it's going to take a little bit of time.

Mr. Costello: What do you look for when you're hiring a person for this position? Do you look for prior experience in this same environment? What would be the gauge when you hire a person?

Mr. Porricelli: That's actually a really good question. I'm looking for somebody that has, not only experience in managing a restaurant but a lot of culinary experience. I think what's missing here is that this is a very culinary-driven place as much as it sounds crazy, but people are, when I talk to guests and residents, it's all about the food. I think that especially doing events, and things like that, we're missing the hospitality for culinary perspective, so I'm looking for, not only management, but also culinary background.

Mr. Costello: Well I could tell what I've heard, from neighbors.

Mr. Porricelli: Yeah. Please do.

Mr. Costello: The main problems have been consistency. It is not there.

Mr. Porricelli: Yes, that's right.

Mr. Costello: Number 2 has been service. It hasn't been there. I've had a few people, like you had said before, question the menu. We do have people with dietary problems, we want to be able to address it in some way. Those are some of the complaints that we have been hearing.

Mr. Porricelli: Yeah, I agree.

Mr. Plummer: Lloyd, do you have anything you'd like to add?

Mr. Howison: No, I don't, I think Steve and Mike have gone through it. Steve, Mike and Mike. I'm good.

Mr. Plummer: Thank you Mike. If you would stick around afterwards, that would be good.

Mr. Porricelli: Yes, I'll be there.

Mr. Plummer: Thank you.

D. Ratification of Restaurant Reorganization Agreement

Mr. Plummer: Next thing on the agenda for the restaurant was the ratification of the restaurant reorganization agreement.

Ms. Burns: This was submitted by Metz and Jan review so it's already been executed, we're just looking for it to be ratified. It's basically just a change in entity name,

for the organization at Metz and they assigned the existing agreement. Unless anyone has questions for Jan, we're just looking for a motion to ratify it.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Reorganization Agreement with Metz, was ratified.

SIXTH ORDER OF BUSINESS

New Business/Supervisors Requests

A. Organizational Matters

I. Acceptance of Resignation from Supervisor Krumrie

Mr. Plummer: The next item on the agenda is organizational issues. Acceptance of the resignation from Supervisor Krumrie.

Ms. Burns: The first action from the Board would be to accept that letter of resignation.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Acceptance of Resignation from Supervisor Krumrie, was approved.

II. Discussion Regarding Filling of Vacant Seat

Ms. Burns: There's a vacancy in the Board now. The term of that seat is up next November so the Board has the ability to nominate somebody to that seat until it's up for election again. We sent out a blast. We're just going to make the announcement here as well. If you are interested in that seat you will need to submit a letter of interest, a resume, and anything you think might be relevant for the Board to consider, to me. You should all have my email address, if you don't, I'm happy to provide it after the meeting, but it was all contained in the blast. We're looking for those to be due Wednesday January 12th at noon which will give the Board enough time to review those and perhaps reach out to those individuals prior to the January meeting. It's on Wednesday, January the 12th, at noon is when those are due. To this point we have not received any letters of interests.

Mr. Plummer: We had fielded a couple of folks that may be interested so we don't know if they have just have not filled it or if they've changed their mind but we'll reach out

and we talk to them as well. But if you're interested before the deadline, please get your name in the hat and join the fun.

Mr. Realmuto: Quick question on that Jill, are we required to fill the position or is it optional?

Ms. Burns: You are not. The seat could remain vacant until such time that it could be on the county ballot. If the Board decides not to fill that seat that would be entirely up to you guys. There's been situations where you're left with a 4-4 and there's a dead block at 2-2 and the seat just remains vacant until it comes up for election. Again, if the Board couldn't decide or ultimately decides not to fill it.

Mr. Plummer: Actually, we did that when Bordon resigned at the end. It was within a couple of three months of the election, we did not fill that and operated with a four-man Board to run-up to the election if you will.

Mr. Realmuto: Obviously we would love to see residents volunteer and bring us back up to full strength, I was just wondering for sure. I understand.

Mr. Costello: When he resigned, I think that he resigned like in August and you had to file by June in order to run again so it was like I think two to three months short period of time.

Mr. Plummer: Okay. Getting anyone who is interested to throw their hat in the ring and come join us.

B. Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser

Mr. Plummer: Next item is consideration, we have the 2022 data sharing and usage agreement with the Polk County Property Appraiser.

Ms. Burns: This is more administrative for our office, it's about not disclosing exempt parcels. Certain offices such as police or judges, are exempt from having their address turned over. Obviously, the property appraiser gives those addresses to my office so that we can place the assessments on the tax bill, we're just basically agreeing not to disclose them.

On MOTION by Mr. Realmuto, seconded by Mr. Plummer, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

C. Consideration of Contract Agreement with Polk County Property Appraiser

Mr. Plummer: The next item is consideration of contract with the Polk County Property Appraiser.

Ms. Burns: Polk County requires an annual agreement, some counties just need it one time, but this is just our annual renewal to be able to get the listing of the parcels within the District to be able to use the tax bill to collect our assessments.

Mr. Realmuto: The amounts of that contract haven't changed, they are the same percentage amounts, correct?

Ms. Burns: Yes.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Mr. Plummer: The next item on the agenda is the monthly report. First up is the attorney, Jan.

Ms. Carpenter: We don't have anything this month. Everything is quiet. Thank you.

B. Engineer

**I. Consideration of Quote from S&S Contracting to Repair Asphalt
– ADDED**

Mr. Plummer: Next item on the agenda is the engineer's report.

Mr. Rayl: Thank you. I'll give you all copy of some of the topics I wanted to cover this morning. Also in response to what we had covered at our last month's meeting, we did get a good number of bids to do the repair work on the railway at Turnberry. We have a depression in the center-line and it hasn't seemed to progress since we did the first pavement assessment, but it's still is a significant depression there. It's a little bit

hazardous for driving purposes. The lowest responsive bid that we received and it's included in the agenda package was from S&S Contracting. Their amount was \$3,275, but we're recommending that the Board accept this bid for them to do that do work.

Mr. Plummer: Questions about the bid to repair the depression on Turnberry?

Mr. Howison: This is Lloyd. Before we go further on the Turnberry, I'm curious what kind of response we've gotten from S&S regarding the pavers near the front gate at that cross-way. Because I think their response has some bearing on at least how I would vote on this. Alan, have we gotten anything back from them?

Mr. Rayl: We are issuing again on Friday. The area upstream of the depression that was repaired before had some issues. It's on the north side of the ribbon curb that the repair was on the south side of. They had to replace some of those pavers. Some of those pavers haven't been reset correctly. That part of the paver setting wasn't a direct work effort by S&S. That was a subcontractor which, their name is escaping me, it was on Thompson Nursery. That was the sub-consultant that did it, and I know they did almost all the driveways in the community as well. We're bringing that back to them. Again, it wasn't really a construction defect that we saw that was from S&S, but I think it's more related to the paver. But it is an issue. We took some photos Friday. There's significant displacement of the pavers north of that ribbon curb. Some are raised, some are depressed and it needs to be reworked. We're coordinating through S&S to try to get the pavers sub-contractor to revisit that.

Mr. Howison: Okay. Thank you.

Mr. Plummer: In recapping, what the issue is now, is not what issue was before. It's a secondary issue.

Mr. Rayl: It is. It was related to the area of the first repair but whatever created the first issue, this is something different going on. It was just the resetting of those pavers north of the ribbon curb that maybe that base wasn't prepared well or pavers weren't set well.

Mr. Plummer: Other questions about the entrance pavers, if you will? If not, do we have a motion to accept the contract bid for the repair on Turnberry?

Mr. Realmuto: I move we accept the contract bid from S&S Contracting for \$3,275.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Quote from S&S Contracting to Repair Asphalt, was approved.

Mr. Rayl: Thank you. The next item was the pending pond repairs. We have been trying to meet with the contractor to get the revised number for particularly the pond behind the sales center. That scope of work will be reducing and their cost will also be reducing. We're working to get an updated bid from them. That has not been completed yet. Regarding bridges Matt Fisher and Supervisor Harrison and our office conducted an assessment on Friday morning of all the bridges that we evaluated based on the information we received from the bridge consultant. Surface boards should be identified for upcoming repairs so that the budget numbers could be created. We approached it the same way we did the pavement inventory. We took some photos, we've marked, you may have seen some stripes on some of the boards that are in poor condition. We're preparing a report. We'll have it for the January meeting that'll identify each bridge with recommendations for repair just like we did with the paving and the roadway inventory. We spoke last month about looking at continuing the specific roadway repair, the spot repair program from that previous inventory we did. This is a list of the next five addresses most closely located to those next repair areas. We're submitting these for Board members to take a look at. Agree, disagree, offer another one you think is worse. We can then go get some bids for it and proceed with that program as the Board wants to at whatever pace.

Mr. Realmuto: Spot repairs or general repaving that you're referring to in those areas?

Mr. Rayl: These are mostly curb-lines where the flow is impaired near the inlet location. We have standing water, some sunken pavements, a sunken curb. It doesn't drain well. After a storm event there's water left behind because it just sits there and has nowhere to go. That would characterize most of these locations. It's not longitudinal structures of roadway or anything like that.

Mr. Realmuto: If we have any perhaps higher priority areas, I can't speak for any of these but I have recently had a couple of residents come to me about some of the depressions on Dunmore, and generally right next to the drainage area drains and in

particular a couple of RVs I mentioned going down that road. One had his cabinet door open up and plates fall out at the depression. I know another particular problem is that they are wide and can't necessarily avoid those.

Mr. Rayl: What problem did they have?

Mr. Realmuto: There's a depression across from the drainage area, say the three closest to intersection of Ashton Club in Dunmore on the right-hand side. Coming through the storm water in-lets. Again, if you go by those there's a clear noticeable ditch that seemed to have increased in depth that has given some of our residents an issue.

Mr. Rayl: Okay. On Dunmore south of Ashton Club? Before the curb?

Mr. Realmuto: Before the curb. Yes, it's between Eagles Nest and the intersection of Ashton Club at Dunmore.

Mr. Rayl: Okay. North of the curve or?

Mr. Realmuto: North of the curve.

Mr. Rayl: Yes. There is a little bend right immediately north. We'll take a look at the inventory and see if we need those.

Mr. Realmuto: Just to be clear, I'm actually talking about the end that's closer to the intersection of Dunmore and Ashton Club.

Mr. Rayl: Yes, understood.

Mr. Costello: Alan, that's one that has been repaired at least twice since we've been here. The one closest to the intersection, I think Steve's referring to.

Mr. Rayl: Okay. We'll check that. All right. Also, I think Jan may have brought your attention or Jill the new law that's been passed requiring all governmental entities to do a 20-year assessment of their wastewater system and stormwater system needs. The wastewater part doesn't affect us, but the stormwater part does. These reports or assessments are due to be filed by June, is that right? June of 2022. We're identifying what the scope and scale of that would look like for us here. We've got a pretty good handle on some of the things we do with SWFWMD. The ponds, and the condition of them are internal storm sewer systems, so we've got a good data set to work from. We just need to see what exactly they're asking of us to compile and submit based on that. We're taking a look at that to assess what information we're going to have to provide, and I'll bring some feedback to the Board about that.

Mr. Plummer: It's a government form, how difficult could it be?

Mr. Realmuto: My concern is mainly with controlling the cost as much as possible in complying with this requirement. It sounds like Alan is taking the lead on it. I believe we talked about that we had some of the information that is required and perhaps some of that is in GMS's hands. I just wanted to be sure. I didn't know who should necessarily lead it and to basically minimize the engineering hours that need to be spent on it.

Mr. Rayl: It's something we need to prepare as the District Engineer.

Ms. Burns: I believe that you have to have a certified engineer who prepares this report.

Mr. Realmuto: Okay. But at least the data that's needed is already in our hands and doesn't need to be recompiled.

Mr. Rayl: I think and maybe because I gave it to the District, so we already have it.

Ms. Burns: Whatever is in the District's possession we have, but the report that needs to be put together by the engineer.

Mr. Realmuto: Okay. Understood.

Mr. Rayl: The last item I had for the Board was, we mentioned it last month where we're going to request for our purposes, budget numbers, but we're asking the contractors to look at it if going to visit the previously contemplated work for Berwick. Just as Supervisor Costello said, prices have changed, and if we're using that as a placeholder. The last time we checked in with the rates that are out there in the market was about six months or more ago. Then also, we believe we have the ability to possibly piggyback on the rates and contract agreement that Tucker Paving has with Lake Wales, that's beneficial for us to do so. We're looking into that. We'll compare that against what market numbers are out there. If they've had these rates set up with Lake Wales for a while, it would be beneficial for us if we can figure out a way to bring that in.

Mr. Costello: Generally, when you get a quote, is there a time limit for accepting it? The only reason I say this is because just like you said inflation is killing us.

Mr. Rayl: You'll see on bids for most part that it is good for 30 days. Right here on the S&S they have that it is good for 30 days. That's a pretty common commitment. They understand sometimes it takes time to review bids and make a decision on these things. That's a pretty standard deal, and we haven't been held by that deadline or other business

or any other contract we've worked with. They have honored their quotes even if it's taken us a meeting or two to get them an approval. There hasn't been anything we've had a fight over yet, but I can imagine if something strung out for a long time.

Mr. Costello: With the way it is going, I could foresee it becoming a problem for them because if you can't buy the product at the price that you anticipated it at, you have no other choice but to raise the price.

Mr. Plummer: Have you had any contact with Tucker up to this point?

Mr. Rayl: I actually had a conversation with Ray Curtis with Tucker last week. We just touched on this subject. We were talking about something else, but I'm going to ask them to send us their contract rates with Lake Wales and see if it's worth looking into. We would have to have Jan help us to adopt that, or piggyback, their contract with a resolution, I believe. I'll bring that back to the Board with further information. That's all I had for the Board this morning. Unless you have anything for me, I'll be happy to answer any questions.

Mr. Plummer: Anybody have any questions for Alan? Lloyd, do you?

Mr. Howison: No, I'm fine.

Mr. Plumber: All right. Thank you, Alan. I appreciate the information.

C. Lake Ashton Community Director

I. Consideration of Quotes to Purchase a Two-Door Sandwich Prep Table

Mr. Plummer: Next on the agenda is the Community Director.

Ms. Wells: The Community Director report was included in the agenda packet. I just wanted to touch on a couple of things. First of all, I'm not going to go through all the events and activities. We've got quite a bit going on. Just want to let you know that I did talk to Mike. He's aware of all the activities that we have going on with the first one being New Year's Eve. We have a great plan to make sure all those events will be executed flawlessly. We're excited about those. We did meet as Mike touched on, on November 19th, which was after the last Board meeting to go over the concerns of residence as well as Board Members. As he told you, there's plan of action moving forward with that. On the community direct report, I had mentioned about the tutor prep table. Do you want to go over the quotes as we're going through the community direct report or wait till the end?

Mr. Plummer: Either or. Whatever works best in your flow if you want to do it now.

Ms. Wells: I'll go through the rest of it.

Mr. Plummer: Thank you.

Ms. Wells: Also, one of the televisions on the south side of the bar is no longer working, and that's the area that's closest to the door that leads out to the outdoor bar. I know there have been some requests from residents that frequent the restaurant that we need to get larger TVs there. My thought was the one on the right side, if you're looking at the bar from the dining room, is working. It will fit in the area that's now has a broken TV. If we move that table, there's a larger wall on the right side that could accommodate a larger TV, and I did find a 75 inch. Now, as you know, prices, stock availability, everything is changing, hourly sometimes. When I did this, it was \$862, which included a five-year protection plan, which was \$100 extra at Walmart that we can pick up. It was a Phillips TV, 75 inch, so I wanted to bring it to the Board to see if that plan of action works for you guys. Just moving that I believe it is a 45- or 50-inch TV that's on the right of the bar over to the left, and then getting a larger TV for that wall.

Mr. Costello: Will the mount that is there support the TV?

Ms. Wells: We don't know. Matt and I were talking about that. The only thing that may be an addition to this is getting an additional mount for the 75-inch TV, but we were not sure.

Mr. Costello: The weight of the TV has become so inconsequential.

Ms. Wells: Exactly. The TV mounts themselves are fairly inexpensive as well, but that would be the only thing that we would have to purchase additionally. Our hope is that the TV that's on the right fits on the bracket that's on the left, and the new one fits on the bracket on the right. That's wishful thinking. That would be the only thing that we would need to purchase in addition is the mount for the new TV.

Mr. Realmuto: Would there be any additional installation expense?

Ms. Wells: Matt is going to try. I believe the first mounting brackets were installed by Sound Waves. There's a lot of projects they're doing right now. I want to get it up as quickly as possible. So if they can do it, we most definitely would do it in house. If it's quicker to get Sound Waves in here and get them to put them up because, as you know, there's a whole list of projects they have outstanding. If it's quicker to get Sound Waves,

we could go that route, but we always try to do whatever we can in house to save the District money.

Mr. Realmuto: I just think we need to take into account the total cost as well.

Ms. Wells: Sure.

Mr. Realmuto: Sometimes when we go to these professional outlets, it's hundreds of a dollar or more. It could be more than the TV.

Mr. Costello: The other question that I have, is that we have a bid out to paint the restaurant. I would like to see something before the paint happens in case we have to repair that part of the wall that we don't have to turn around and repaint everything or anything of that nature. Is it possible that we could do that?

Ms. Wells: We experienced once before with having a TV shipped to us for the restaurant, it did not work out. So we are hoping to go and get it, so if that's the case, we could get it tomorrow.

Mr. Realmuto: I just want if a motion should be made in terms of a not to exceed amount or allowing a little bit for the cost. I think that would be wise certainly not to exceed \$1,000.

Ms. Wells: It was an extra \$100 for the protection, it's included in the \$860 for the five-year protection plan. So \$862 including five-year protection plan.

Ms. Burns: I just googled the amounts, you could find a wide variety of amounts for under \$50 to \$60, so that should be very inexpensive.

Mr. Plummer: I think that we should be well under \$1,000.

Mr. Realmuto: I would think we could do it for well under that.

Ms. Wells: If I cannot find a 75 inch for under \$1,000, then will just go whatever size we can get for under \$1,000.

Mr. Realmuto: This is the time in the year when we definitely should be able to find one that size range for that price or better.

Ms. Wells: I agree.

Mr. Realmuto: I know that we approve the TV and whatever else is necessary in an amount not to exceed \$1,000.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Replacement of a Restaurant TV with a Not-To-Exceed Amount of \$1,000, was approved.

Ms. Wells: Also I just want to mention that Ashton Tap & Grill will be closed at 4:00 p.m. on Friday, December 24th and they will be closed all day on December 25th. Also on December 31st, they'll be closing at 4:00 p.m. to get prepared for our New Year's Eve party in the ballroom, and they'll be closed on Saturday, January 1st all day. They are doing a special Christmas Eve brunch that I hear a lot of residents talking about. They are still accepting reservations for that if anyone is interested. Onto the focus 2025 update, the horseshoe courts, there are some pictures in there, they look great. They are nearing completion. We need backboards that are being created and going to be installed soon. The handicap door opener has been installed. We're working on getting electric hooked up to it now so it should be operable soon. Then onto parking, this is another one that we've received several comments about and I've mentioned at the Board meeting about possibly using the basketball court area here in the West parking lot as overflow for golf cart parking. We're going to test that out on January 14th as our first entertainment series show. That's the perfect time to test that out. We'll send out an email blast letting residents know where they can park, and how they get onto the basketball court area. Again, it's for golf carts only. I'll report back to the Board and see how well it was utilized, and to see if you want to move forward with possibly putting any striping on the basketball court for future use. Moving on to other comments that we received on the Focus 2025 survey about availability of roads and amenity facilities. We are at peak population, and we are definitely feeling the increase in population in the community by how many rooms are being booked on a daily basis and availability. It's becoming quite tough to try to fit everybody in just because we have a lot of interest which is wonderful but just not enough space to accommodate at times. One of the things that we noticed is, we have a lot of groups that are labeled private that I don't think are in the true sense of the word. According to our joint amenity policies, we have that all activities that use District facilities have to be open to all residents. There are some groups that I'll see a table of four there and the whole room is booked. Or like on Friday, I went to the game room and there was an activity booked for three people sitting at a table and the whole room blocked off for

three people sitting at a table. My hope is that we could change the wording from private to prior registration required, just so when residents that come in don't see private and think, I can't join this, because there's a lot of them. Because when you speak to some of the private groups, they say, "No, we're not private. We just want them to call us ahead of time so we can prepare for it." I think just changing that verbiage on the room signs will seem more welcoming to some of the newer residents that are trying to join some groups here. Also, Shelia just finished in putting in all the reservations, so I'm going to make calls to all the private groups just to inform them of our joint amenity policy, that they can't be private in the true sense of the word, that they have to be available to all residents. I just wanted the Board's backing up and saying, hey, we're okay with you changing that from private to prior registration required, and basically just us upholding the joint amenity policy. It's going to be a change for quite a few people that have been doing this for a while.

Mr. Realmuto: Christine, it sounds to me like it's more of a clearer communication of the existing policy as opposed to any change in policy. I certainly strongly support that. I think we can be clearer in our communications that, yes, this whole facility is not for anyone's private use, it's to be available to all residents. I think to an extent we can clarify that and make sure that each of our organizations is aware of that. I support it 100%.

Mr. Plummer: I think it's just a clarification and notification that parties involved can move forward in that regard.

Ms. Wells: We did add one of the renewed reservations on the electronics form. We added the part where we put the entire section regarding clubs, groups, organizations in there with a checkbox saying they agree to abide by those policies. It's just letting them know what private actually means; can't turn people away and say, no, you can't join this group, that there is a process to go by. With keeping in that same wheel house, November 1st, we added an additional open bowling day to accommodate. There's only one bowling alley in the entire community, and not many 55 plus communities have bowling alleys, so there's people who moved here just for that. It's been a very popular amenity recently. November 1st, we will have Saturday, Sunday, Monday that's now open bowling. We also have had an increase in residents wanting to start bowling weeks, so we did implement something and this was talked about at our previous Board meeting as well. I'm just

bringing it up because it's going to be effective January 1st that we implemented a two-hour limit for bowling leagues. We're working through that. There are only actually three or four leagues that it affects out of all the leagues that we have. Most of the leagues prior already were at that two hours or less. We're working with those groups now to try to transition them from three hours to two hours, or in some cases three-and-a-half hours to two hours. We're working with them now on that. I think that's all I had unless the Board had any other questions regarding anything. I'm going to move on to the project tracking list. We're in the process of installing the replacement pool lift. There was a part that was missing off the bottom of the seat, I think that's the seat support. We reached out to the company to get that extra piece sent to us so we can make that available. The previous pool lift is installed and available for use. It just got moved to the other side of the pool. So we do have an active pool lift on the pool right now. I mentioned about the handicap door opener. The golf cart did arrive last Friday. Security is ecstatic about it. Kate was the first one to drive it. She was so happy about that. She did bring up a possible adjustment with the mirrors which I will reach out to Art's Golf Carts and we have our other golf cart that's getting repairs done. When that's done, we're going to take the LED light off of that one and transfer it over to the new golf cart. Once we get that golf cart, I'll facilitate that. They do need to do it in-house, they can't do it on-site because it's hardwired. So we'll facilitate that once that golf cart gets out. We have installation of the pet play park. We're hoping to open by the 23rd. We reached out to Dana earlier this morning just to see if they could check the status of that. They did lay grass seed as well as sod in some of the areas that were showing dirt. We're keeping an eye on that. We'll open it as soon as possible.

Mr. Costello: It was myself, you, Matt and Dana, we went out there, we looked at it. Unfortunately, there's no way that we can stop these dogs from tearing that park up. It's just the nature of the beast. But on the same token, just to let everybody know that we are looking at it in the future and Dana did suggest that come spring we put a different type of grass seed down that's going to be a little bit stronger and we're hopefully not going to have the problems that we're experiencing right now. I haven't heard one real complaint, everybody has said, we realize that you're trying to do the right thing about this. So hopefully we're open by the 23rd. Come spring hopefully we'll be able to put

something down that'll help us. The only other thing we could do is AstroTurf, which forget it. It is just cost-prohibitive.

Ms. Wells: I will say I did not anticipate that I was going to get no complaints from residents on the pet play park. So Mike, make sure to bring that up to me all the time.

Mr. Costello: Yeah, because you are the one who said that everybody is going to be calling complaining. You didn't hear from anyone did you?

Ms. Wells: See, he asks me that question all the time. I have not heard from anyone yet.

Mr. Costello: That tells you how good the people of Lake Ashton are.

Ms. Wells: If you see the stake side of the pet play park now with the tape around it, that was my plan. I was hoping to still keep the park open because I know how residents do not like their amenities shut down, and then we just put a lock on the door because that was not going to work. Moving along to the restaurant patio awning. Last Board meeting the Board approved to replace the extra cover to the awning. We had the contractor come out to do the final inspection of the structure to install and as you guys anticipated, there were some additional materials that they thought that they needed where the awning would be installed properly. They saw that the current awning was pulling in certain locations so they were working on a quote. Matt has followed up with them almost daily to get the updated quote. We have not gotten it yet so I plan just to bring that up at the January meeting and just let you guys know what the price change was. They just want to add a couple of extra braces to the structure so not removing of the structure. Just a couple of extra braces and they're going to do a different installation method that involves smaller sections heat sealed to prevent the pulling that we see with the current awning. So just to give you an update on that one, I think that's all I had on that. I want to go over the quotes for the two-door sandwich salad region. The one that's currently in there has evaporator coil that's leaking. We've gotten it repaired twice. Well, actually we just had freon installed because it was an emergency situation. We've had TWC and Miller's look at it and they recommend replacing it and not repairing it, that its cost prohibitive to just repair. Metz sent us a few quotes from Hubert. I'm just going to go over a couple, I'm not sure if I would have this in order as it is mentioned, I'm pretty sure I tried to keep it in order. They separate out the installation and shipping so I did my best

to include all of that. Hubert has this for \$3,500 and the Arctic Air for \$2,924, they both have a two-year labor and parts warranty and a five-year compressor warranty. Most of them have that warranty but the difference that I saw was when we get to the US Foods. US Foods had Arctic Air for \$1,983.16. The Turbo Air was \$3,426.21. The reason I priced that one out is because that's the only one that's in stock and available at this time. Now, I did clarify with Melody and Metz and she said that was in stock and available at the time of the quote, but then things are changing hourly and daily so that may or may not be true as of December 9th. It looked like the most economical one was the Arctic Air from US Foods for \$1,983.16 and it was 8-12 weeks out for arrival. The Turbo Air I did see an additional one-year warranty for parts and labor. They have a three-year parts and labor and a five-year compressor, compared to all the other models, had a two-year parts and labor and a five-year compressor. I did talk with Mike too and the executive chef. All the models they're pretty similar, they're all good models so they were fine with whichever one the Board decided to go with.

Mr. Costello: What did you feel was the best thing?

Ms. Wells: Well, it boils down to if the Turbo Air is in stock, obviously, it'd be great to get it if it is stock but it's over \$1,000 more.

Mr. Costello: Can we last 12 weeks without it?

Ms. Wells: We should be able to, I just need to catch up the current status of the problem with their evaporator coil. It was going for a while, it was great and then it just seemed like we were filling up with freon a little too often. The last two times were a little closer together than before.

Mr. Realmuto: How much does it cost us each time we fill up with freon?

Ms. Wells: I haven't received the invoice yet so I'm not sure, to be honest with you. I know it's per pound that they install so I'm not sure how many pounds they installed.

Mr. Costello: Is it a situation where they can't find the leak?

Ms. Wells: It is leaking in the evaporator coil they just say it isn't worth it to repair it, you might as well just replace it because of the price of the piece, it is about \$5,000 to cover it.

Mr. Realmuto: There are a lot of different choices here that are all similar in price, or some of them are similar in price some are much more. This is an area where I'd really

like to leverage the expertise from Metz. I guess it's easy to say that they're all similar. They're the ones that are going to be using it, it would be nice to see them perhaps make a recommendation or they got their top three and go after those based on availability.

Mr. Plummer: Mike, can you address that?

Ms. Wells: He told me just before he was fine with any of them.

Mr. Costello: That's what I was told and I'd expect that you're comfortable with any one of them.

Ms. Wells: He told me, "Go with the cheaper one."

Mr. Costello: I would agree.

Ms. Wells: I know there's a couple of different quotes, but you're looking at some of the same models. The Hubert with the Arctic Air is the same as the Arctic Air on US Foods. Then you're just talking about price from \$2,924 to \$1,983. The same thing with the Atosa. It's the same model as the Hubert, so you're really focusing on three models, which is the Atosa, Hubert has it as \$3,500, Louis Wohl has it at \$2,487. The Arctic again, Hubert has it as \$2,924, US Foods has it as \$1,983. Then the Turbo Air, the reason I wanted to bring that one up is because that one stood aside and had an additional warranty for parts and labor, additional year warranty. It was in stock and available. But that one is \$3,426. The other two companies didn't quote with Turbo Air.

Mr. Realmuto: There's a wide range of prices here from the lower \$1,900s I think to \$5,000 or more. Can you tell us what you think you would need to get it done basically? A not to exceed amount is what I'm looking for.

Ms. Wells: Yes, I always go with the higher warranty with things, so I did tend to lean towards the Turbo Air, especially if it's in stock so that we don't even have the chance of having another repair to it.

Mr. Realmuto: I don't see anything clearly labeled Turbo Air here.

Ms. Wells: It's on page two of four on the US Foods quote, which would have been the last set of quotes.

Mr. Realmuto: Okay.

Ms. Burns: What's the price of the not to exceed?

Ms. Wells: The one that's in stock, \$3,426.21.

Mr. Realmuto: I am having trouble finding that number anywhere.

Ms. Wells: I did it so you're not going to find that number, because I added in the \$55. You can see it as \$3,371.21.

Mr. Realmuto: Page 204 there's a quote at the bottom that shows here it's \$3,371. What's the additional amount?

Ms. Wells: It's the \$55 for the next date service.

Mr. Howison: This is Lloyd. My experience is that the parts and labor warranty is fine, but it's really the compressor that is going to offer us the greatest concern. Since all of them have five-year warranties, I'll just state my opinion, is that a \$1,400 difference to me isn't worth a one-year warranty on parts of labor.

Mr. Realmuto: I think the key point is what you need warrantied is the compressor. The compressor warranty is really all we need to be looking at. Given that which would satisfy that.

Ms. Wells: The Arctic Air would be the next one then at \$1,98316.

Mr. Plummer: But we're still looking at an extended deliveries.

Ms. Wells: 8 to 12 weeks.

Mr. Plummer: My question is how much are we going to spend patching this together for the next 8 to 12 weeks. That's the number you need to be looking at.

Ms. Wells: That's what I keep getting stuck on. Now, the in stock and available can change and she verified this morning that it could change. She was reaching out to the vendor. It was in stock available as of December 9. Depends on how many people are looking for a Turbo Air two door region, if it's still available.

Mr. Plummer: The freon they are putting in it on a regular basis they're putting in it on a regular basis is not cheap.

Ms. Wells: It's not cheap.

Mr. Realmuto: That's why it'd be helpful to know what that is.

Ms. Wells: I don't know if the Board wants to do a not to exceed for the Turbo Air and I can work with Mike and figure out, but if the Turbo Air comes back and says it's six weeks to wait, then we'll just go with Arctic Air. I can also get with them and just say how long do you think it will last, if we can wait the 8 to 12 weeks?

Mr. Howison: How frequently, are we replacing freon?

Ms. Wells: We've done twice I believe, in the past six months.

Mr. Costello: There's a good chance that we could go the next 12 weeks without needing to have recharge the freon.

Ms. Wells: It is possible, or not. It's so tough, because a small leak can turn into a large leak. I always tend to go with the more economical version, especially when they're all similar in warranty and Mike is fine using any one of the ones that were quoted.

Ms. Burns: Just to throw out an idea, if you wanted to do the not to exceed of the in-stock option that would allow Christine to look into the price of what we're paying for the freon and perhaps get some additional information. You could designate a Board member to work with Christine, to select either the lowest bid or the one that's in stock, based on what she finds out.

Mr. Realmuto: What is it you're looking for? Not to exceed the larger amount which was almost \$3,500 is that right?

Ms. Burns: Yes.

Mr. Realmuto: Let's say \$3,500. But with a preference of using your judgment on which is most cost effective. I'm making that a motion.

Ms. Wells: Was it \$3,500 or \$3,426.

Mr. Realmuto: I'm okay with rounding up to \$3,500.

Mr. Plummer: I understand the motion here is a not to exceed and we will explore the cost that freon is, etc. Also, what the other availability is to try to get the best deal in the shortest period of time.

Mr. Realmuto: With that said, we need to do the investigation and get the order in as soon as possible.

Ms. Wells: I'll call as soon as I get out, they're usually really good with letting us know, "Hey, it'll wait, you can wait eight weeks." They're good with letting us know about that. I'll call them as soon as the meeting is over. We can move forward with it from there.

On MOTION by Mr. Realmuto, seconded by Mr. Plummer, with all in favor, the Not-To-Exceed Amount of \$3,500 for a Two-Door Sandwich Prep Table, was approved.
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II. Focus 2025 Review

Mr. Plummer: Anything else for Christine? Thank you very much.

Ms. Wells: I will be on vacation as of two o'clock today until next week. I'll be back next Wednesday. With the transition with everything going on in the restaurant I have let Mike know I'm available and not going out of town and am 10 minutes away. If I need to be here, I'll be here.

Mr. Plummer: Thank you very much, appreciate that. Next is Matt.

D. Operations Manager

Mr. Plummer: The next item is the operations manager, Matt.

Mr. Fisher: Included in the agenda packet is the operations manager's report. The first item's aquatic maintenance. Staff met with the aquatic supervisor. Everything is looking great. Still, an area of concern is the pond labeled GC7, which is outlined in the diagram. That algae are getting burned back, it is less of a presence than it was. I'm just letting the Board know they're staying on top of it. He's informed me that they're doing everything they can, legally, to treat that algae without causing a fish kill. So we are keeping an eye on it, he's keeping an eye on it. I saw his crew out quite a bit last week, which was encouraging that they are out here as often as they are. Here are some updates that I included, regarding a portion of the walking lights that were out on this Western walkway, I did reach out to Signature Lighting and their person came out and assessed the issue. Apparently, it was a surge that caused those lights to go out. I followed up with him, he's going to look at the warranty. Unfortunately, there's no warranty for those lights. He did provide a bid to either replace those lights or repair the surge, and it was in excess of \$2,000. I am going to get a second opinion from our electrician that we use for the clubhouse. I will have some more clarity next Board meeting and bids if I need more. That's just the update with those walkway lights. The electrical sheet down the boulevard has been resolved. It was just a simple timer that had shorted out, it got wet inside of it. That's taken care of. I did have on my report that staff was repairing the fallen off pool tiles, as of when I did my report, we hadn't had it done, but Jared did complete that item. He informed me this morning that he did grout those tiles and they are sound, that they're not loose. The integrity is there. They shouldn't fall off until we decide to replace those tiles, in the hopefully near future. Stop bar painting, unfortunately

we did not get to the stop bars that I had listed. November was just an odd month for myself. Some random projects came up that we had to get to. The example being the exit gate arm decided to go up and snap in half. I don't know how that happened, but it did. We had to devote half a day to that we are getting with the vendor that supplied those arms to see if it's covered or not covered under warranty. Hopefully I'll have an update next month. I had to put a whole gate arm on that exit. It's not lit with LED lights it is just the gate arm.

Mr. Realmuto: Matt are you saying the arm just spontaneously broke in half without being struck with anything?

Mr. Fisher Yes. It was a call from security, said the gate arm broke into half, so I assumed somebody hit it. But Peter informed me that it just went up and cracked in half.

Mr. Realmuto: That sounds like a warranty item to me. So it makes me wonder whether it holds up with the sun. It's plastic.

Mr. Fisher I did notice a week ago a slight hairline crack in it, but I had assumed that was just normal layer. I mean, maybe it got hit once before, but I will find out if it's covered under warranty and have an update next meeting. Jared has been working as Christine stated on the pool lift. He is doing a good job. Unfortunately, we're out a part. He is getting with them to get that in and get that thing buckled down and put to use. The alarm company completed their annual AC duct and alarm panel inspection. There were no issues reported. The Lake Wales fire inspector came out and inspected the clubhouse extinguishers and emergency lights and exits and there were no issues reported. Also Heartland did replace that spa timer for \$125. I didn't need to bring to the Board since we had that budgeted. We are looking into the future when this one does fail, one that is covered, and he recommended a push-button, so we will tackle that when that comes. Christine filled you in on the valve part. I did text Dana to have him come and evaluate it and make sure we're on schedule with that. I will get with Mike on that when I hear from Dana. Any questions?

Mr. Howison: Yeah, Matt. This is Lloyd.

Mr. Fisher Hey, Lloyd.

Mr. Howison: Do we have any idea when Applied Aquatics is going to handle Pine Island and the area around 60 East?

Mr. Fisher: Sure. We gave someone the signed contract and I got to get with Archie today. I'm assuming it will be after Christmas, as many of their guys were taking vacation, but I will follow up with you with that. Let me call him after the meeting and see if he may have the schedule.

Mr. Howison: Let me know if you would.

Mr. Fisher Okay. Absolutely.

Mr. Plummer: Okay. Thank you, Matt.

Mr. Fisher Yes, sir.

E. District Manager's Report

Mr. Plummer: The next item is the District manager's report.

Ms. Burns: I don't have anything specific to report. I hope everyone has a lovely holiday.

EIGHTH ORDER OF BUSINESS

Financial Report

A. Combined Balance Sheet

Mr. Plummer: The next item is the balance sheet.

Ms. Burns: This is through October 31st or the first month of the new fiscal year. Now that we're into December, we finally started to get some revenue in from the tax collector. We'll start seeing those when you see the November statements next month, usually, about the last week of the month, we start to see those. I don't have anything specific to report on these, but if anybody has any questions, I can answer them.

Mr. Plummer: Any questions on the financials?

Mr. Realmuto: No questions, but I do have something I'd like to bring to the Board's attention. When reviewing the check run summary, I believe I have identified a financial savings opportunity. What struck my interest was in the check run summary there was an insurance expense of \$1,100. I did a little digging with Jillian and staff about this and discovered what was labeled as the \$1,082 insurance expense was essentially a surety bond so that we don't have to keep \$25,000 on deposit with TECO. I did the math on that, that works out too. Essentially, we're paying interest and whether or not to have that \$25,000 deposit with TECO where you're paying almost 5%. I think it works out to about 4.83%. I did a few further inquiries and asked if any of the, for example, the other District's

GMS managers have a similar arrangement, and I think the answer came back. George was aware of one of his Districts that had one. I don't think you were aware of any, correct Jill?

Ms. Burns: No other Districts that I manage had them, but George had one in Tampa that chose not to give the deposit. Just to clarify, it was a decision that a past Board had made to go the surety bond route instead of doing that.

Mr. Realmuto: As far as I can tell, only two reasons you would do that. One, you simply don't have the money to leave on deposits sitting there. As you know, we have hundreds of thousands. I don't want to make it sound like we have an excess of money because we don't. We probably don't have enough. But we don't generally run our capital reserve fund down to that amount or even the general fund usually. We have the \$25,000 lying around. It's earning next to nothing in interest. The only reason we're doing that, again, as I said, is I can see why the developer would do it when you need some money to build the community and throw expenses there. Then the other reason would be I suppose is if you can earn more on it elsewhere with interest rates being what they are and are likely to go up by 5% in the next 12 months. It seems to me it will be a better return on our investment to cancel that policy, if possible, immediately and get the refund on that and perhaps inquire of TECO what amount is required, but I don't know where the number \$25,000 comes from. It's been a long time.

Ms. Burns: They may have changed.

Mr. Realmuto: They may have changed. We should vote to save ourselves that \$1,100 a year expense. I'm curious what the other supervisor's thoughts on that might be.

Mr. Howison: I agree. I think it's a good idea to eliminate.

Mr. Costello: Seems that everything they do at TECO ends up costing us a small fortune because we're paying over \$10,000 to work light posts out here. I agree with you. If we can get around it, let's get around it.

Mr. Realmuto: I move that we attempt to cancel our contract, our insurance contract or surety bond with, I believe, with three agents. Jill is going to look to see if that's possible. If it is then we cancel that, and leave on deposit the minimum required amount with TECO.

Mr. Plummer: We have a motion and a second on the floor to terminate the insurance policy for the surety bond and deposit the amount of money to TECO that would cover the required deposit amount.

Ms. Burns: Just to clarify a little bit. We are assuming that obviously we could get the prorated amount of that back, but to the extent that it's not refundable we will not move forward with that until the next year.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Terminating the Surety Bond with EGIS, Pending Confirmation the Prorated Annual Amount will be Refunded and putting the Deposit Amount with TECO on file, was approved.

- B. Capital Projects Reserve Fund**
- C. Statement of Revenues, Expenditures, and Changes in Fund Balance**
- D. Approval of Check Run Summary**

Mr. Plummer: Questions on the check run summary?

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

NINTH ORDER OF BUSINESS

Public Comments

Mr. Plummer: Moving on in the agenda, we are at public comments.

Ms. Burns: I have one form that was filled out and it's from Robert Franklin. You do have to use the microphone because the people on Zoom can't hear you without it.

Howard Kay: Okay. Thanks again. I'm Howard Kaye and I've been a resident of Lake Ashton since August. I love it here and everybody I have spoken to since I've been here is just totally happy with the way Lake Ashton is and we want to keep it that way. When issues come forward, everybody knows about the development that's occurring on the Thompson Nursery Road on the south side and on the north side.

In the next years, it's going to just be worse and worse and there's going to be a lot of traffic. At a recent meeting, a committee was formed at the request of the people in the committee to look into the issues as far as what's going to be happening, what things we can do to make it better for Lake Ashton so that we don't have traffic jams out there

and everything. This is going to be very short and I'm going to read it as much as I don't like to stand up and read stuff because we have a committee that we formed of seven people that have been meeting for the past several months and Tip Franklin is one of them, and Al Goldstein was here, he left. He's one of them and there are several others. We met with James Slaton who's the city manager of Lake Wales and his associate Mark Bennett, and we also met with commissioner Jack Hilligoss. It has just been a fact-finding and getting all the information about what's intended for this road, and how things are going to play out. We put together a letter to read to you all. It's already been read to the CDD for Winter Haven also, and there's going to be a meeting on January 10th where we hope to have all the residents that are interested. It should be everybody. This is a nonpartisan issue, everybody should be concerned about that and we'll tell you everything that we've learned at that time, and in the meantime, you can be contacting us at communityashtoncommittee@gmail.com. But if you come to that meeting on January 10th, we should have a lot more information. As a matter fact, James Slaton from Lake Wales, the city manager, has also been interested in this, and he's been keeping contact with his appropriate cohorts in Winter Haven to discuss the same issues with them. We want to work together with Lake Wales, Winter Haven, and all these communities up and down the road. All the way from US 17 to Highway 27, so here's what we would like to inform you about what's been going on. This say dear CDD's Board of Supervisors. The purpose of this letter is to inform the CDD Board of Supervisors to the existence and purpose of the Lake Ashton Community Action Plan Committee. We're a steering committee representing Lake Ashton residents expressing our concerns regarding the numerous planned housing developments in Lake Wales and Winter Haven and how these developments will or may impact the safety and welfare of our 3,000 plus Lake Ashton residents. We are a fact-finding committee gathering data on these impending changes and what their effect will have on our community. At this point, our focus is safe access to Lake Ashton at the main entrance. This what we know and what we've learned. The development of the north side of the Thompson Nursery Road which is currently in progress, we see all the equipment and everything out there will have 950 homes when completed and three access points onto this road, onto Thompson Nursery Road. The site name that had been approved by the Lake Wales City Commission on the south side

of Thompson Nursery Road will have 6,100 homes/condos when completed with at least one access point onto this road. Polk County, and this is something that none of us knew and was of concern. Polk County is planning to make the Thompson Nursery Road/Eagle Lake Road corridor, a four-lane commercial truck route connecting US27 with US17 in Eagle Lake. These combined changes have brought the concern of our community, because with a conservative estimate it would add 12,000 vehicles on Thompson Nursery Road, it'll pose a dangerous situation for Lake Ashton residents gaining access at our front gate to this highway. The front gate here, the main entrance, traffic coming in, traffic going out, traffic trying to turn, one way or the other, it's going to be a backlog. Let me see, where was I? We are advocating the installation of a fully automated traffic signal at the front entrance of Lake Ashton and have begun a dialogue with decision-makers to ensure the safety and welfare of our residents. We hope that both CDDs of our community will come together and recognize these efforts and will keep you informed of the progress we make. We are planning a community information meeting on January 10th for all Lake Wales members and we hope you all can attend and the input you have can be addressed, and our email address is located what it says at the top of this paper. We're here to gather as many residents as we can together by January 10th so we can give you the complete package of everything that's possibly available to be known about this and letting you tell us what it is that you want, what are your preferences, what's important to you. Putting a traffic light out at the entrance to the gate, widening of the road from here up to 27, and whatever else. There's so many, you put all these minds together then you're going to get a good consensus of what needs to be happening. So we'd like your effort and your input, and you can contact us, or you can be here on January 10th. That's it. Thank you.

Mr. Realmuto: Thank you. I'm wondering if we can help you get the word out. I'm wondering if we could include a copy of that letter in the meeting wrap-up report. This thing sends out a blast so it gets a wider audience. Would that be okay with everybody?

Mr. Costello: One of the other things, first of all, I would like to thank you people for what you do and you're moving forward, it's something that's truly needed. I was there at the inception of it and personally, I think you're doing a great job. My question is this, we have a lot of communities that are going to be affected by this up and down Thompson

Nursery Road. Have we contacted anybody? Maybe we could even have them attend this meeting as there is strength in numbers.

Howard Kay: I totally agree with you on that. We've talked about that in a couple of meetings and that's why we're here today to let you know this because we didn't want to be stepping on any toes and we didn't know if this was something that we could be doing without your approval or the Winter Haven CDD, and that's why we had to write to them and write to you. I don't know if it takes any action on your part, but just to let us know to keep going with what we're doing and that you're behind us.

Mr. Plummer: I don't think it would take any action by us at all except that the only thing I want to echo is just what Mike just said about getting the other communities up and down Thompson Nursery Road involved such as Traditions.

Howard Kay: That goes together with what you're saying, because we didn't want to do things like that until we knew that what we're doing is okay with you. Now that we have your approval to do that, that's the next part of our plan to do that and we're also waiting for answers that James Slaton is working on getting from the city commission and the legislature and all that, so we have more information before we go to these places, but that's on our plan to do right away.

Mr. Costello: Thank you and let me thank the members of your committee also.

Howard Kay: Let me just tell you who they are so they can get the credit they deserve. Nick Gerth, Tom Scali, Al Goldstein, Kay Teehan, and Shelley Miller, and Tip and Al and myself.

Mr. Costello: Thank you once more.

Mr. Plummer: We appreciate it. Thank you very much. Christine, did you have something you wanted to add?

Ms. Wells: Yes. I was just going to say that I believe Shelley Miller, they're doing an insert in the LA Times similar to what's in that letter along with the survey. That's going to in as an insert in the LA Times, so that information will go out as well.

Mr. Costello: Thank you Howard. Jill, do you have something?

Ms. Burns: Just to state for the record that it's not official CDD committee that this is just a group of interested residents and the issues are outside the boundary of the CDD so this Board doesn't have to approve anything that this group is doing.

Mr. Costello: We ran it by our attorney in the last meeting and she also said keep it outside the CDD.

Ms. Burns: Correct. Just because there's some discussion about getting approval from this Board.

Mr. Costello: There's no reason why we can't back them.

Ms. Burns: Absolutely.

Mr. Plummer: Is there any other public comment?

Debby Langtry (Lot 71): Hi, gentlemen. Debby Langtry, Lot 71. I know it may be hard to believe, but there are some residents that are not aware or are not clear on what the qualifications to be a CDD supervisor is, or what your role and responsibilities are. I know you find that hard to believe, I do too, but I've gotten quite a few questions. So I am hoping that whether it be in an email blast maybe after the upcoming holidays or verbally to everyone just to keep reiterating what you guys do?

Mr. Costello: Christine, can you put something up as far as that goes?

Mr. Plummer: I think Christine and Jill are both working on multiple blasts. Not only that way, but something is going in the Times as well.

Ms. Wells: I did not have anything going in LA Times, but I can.

Mr. Plummer: That would be another place because there's still a few days left for them to be able to get their application. I think the more we could get out through the blast and combination with both in the LA Times is probably the way to get started with that communication.

Ms. Burns: Everybody is included in the blast, but the requirement is that you be a resident of Lake Ashton within the boundary of Lake Ashton. That is determined by being a registered voter at your address within Lake Ashton because you can be a renter or a home owner, that's how it's determined. You need to be at least 18 years old, a citizen of the United States, and a resident of Lake Ashton who's registered to vote here.

Mr. Realmuto: So we are going to get word out about that in the LA Times as well as the blast maybe once a week or so until the deadline.

Debby Langtry (Lot 71): Great. Thanks. The other thing I want to mention in regards to the restaurant especially with the upcoming changes, when will there be a timeline with targets hopefully that can be successfully reached. That includes, but they're

not limited to financials, consistency, service management, all of the things that everyone has concern. I want to encourage those involved and the decision makers to have a timeline so we know what's being hit or not hit. Then that helps with consequences or challenges. Then I also just want to reiterate, I think we're doing this, but does Metz have a better buying power than we do and are we utilizing them for the equipment and stuff? It would be good, like you all mentioned, to have them give instead of having Christine present six things, give us the top two or three. Thank you.

Mr. Plummer: Thank you. Any other comments? If not, supervisors?

TENTH ORDER OF BUSINESS**Supervisor Requests / Supervisor
Open Discussion**

Mr. Costello: First of all I'd like to wish everybody a Merry Christmas, Happy New Year. Not much else to say. I'm waiting to see whether you have something else to say.

Mr. Plummer: No, I echo the same. Merry Christmas to everyone and a Happy New Year as well. To just touch on Debby's question a little bit. We had discussions with Metz about timelines and everything, way, shape or form that you brought up. Well, that's one of the things we need to have the general manager on before we formalize those timelines and getting that data and that information, so yes, we are looking into doing exactly what you were talking about.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary


Chairman / Vice Chairman