

**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, **February 28, 2022** 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	Assistant Secretary
Deborah Landgrebe	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Plummer: Next item on the agenda is the approval of the meeting agenda. Are there any comments, additions, corrections?

Mr. Costello: The only thing I have to add is myself and Jim Mecsics attended a meeting of the Action Committee. I would like to give a summary on that.

Ms. Burns: Do you want to do that under Supervisor requests at the end?

Mr. Costello: I can do it then.

Mr. Plummer: Okay, thank you for that.

Mr. Howison: I will say one thing. The minutes are basically correct but I did see a number of cases where comments were attributed to the wrong person. So, it might make sense for us to be more mindful about saying who we are when we make a statement or second.

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

### THIRD ORDER OF BUSINESS

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

Mr. Plummer: Are there any public comments?

Ms. Burns: I received one but it is on something that is not on the agenda, so we can save it for the end. Is there anybody on the public Zoom line? You can use Zoom's raised hand feature now if you have a comment. Hearing none, we can move on.

### FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the January 24, 2022 Board of Supervisors Meeting**

Mr. Plummer: Next is the minutes. I think Lloyd brings up a good point. It's sometimes tough for whoever is transcribing them to recognize voices, so it is better if we identify ourselves.

Ms. Burns: If you want to just tell me what those instances are, I think we can approve them as amended with the changes attributing the correct speaker to their statements.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with all in favor, the Minutes of the January 24, 2022 Board of Supervisors Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Restaurant**

**A. Ashton Tap & Grill Update**

Mr. Plummer: The next item on the agenda is the restaurant update. Mike, Christine, Coleen?

Ms. Wells: Tell me if this is appropriate Supervisors, I was just thinking that in line with the Ashton Tap & Grill update that I could go over some of the things that I have in my community director report that are applicable to the restaurant. So that way if there's any feedback you can do it while supervisors are here versus at the end when I'm doing it and they're not here.

Mr. Plummer: I think that's appropriate.

Ms. Wells: Okay.

Mr. Realmuto: I also think that's appropriate in general, but if they're any funding requests, I would really like to get the report from the restaurant and have that discussion before we approve any additional funding.

Ms. Wells: That's perfect. First of all, in the community director report, as always, you have copies of the ads that were put into the LA Times for residents to see. The new menu is also being offered as of February of 22<sup>nd</sup> and it features a separate lunch and dinner menu in addition to a new pool and bar menu. Menus were sent out to Supervisors on February 15<sup>th</sup>. District manager is also keeping in contact with Ed's family to monitor his status. In the meantime, there's front and back of house managers from Metz accounts that have been going in on a full-time basis at the Ashton Tap & Grill. We are continuing our weekly meetings with the manager on duty just to keep up with anything that we were working on when Ed was here. We are working on training programs, which I'll let them talk a little bit more about. They did submit a request for approval for uniforms, which was mentioned in the director report, and I'll let them address that part as well. I will say it wasn't in my community director report what happened afterwards, but we do plan on having a meeting with Mr. Metz, Mike, Bob, and I sometime this week. We're just trying to nail down the date. Any of the concerns that residents and Supervisors have had will be addressed at that time with those people. Also, you may want to know that I've had the uniform request amount and there's \$2,500 in the Ashton Tap & Grill uniforms. I did look into to see if we spent any this fiscal year out of that budgeted amount and we spent \$81 in October 2021. Mike Porricelli is here along with Coleen. Coleen has been the

manager on duty, so there'll be more information on that. Questions on anything I had in my report? It was pretty straightforward.

Mr. Plummer: No questions.

Mr. Porricelli (Metz): Christine, there's still a lot of things I want to talk about, but I want to give a quick update on Ed. I got to speak with his wife and he's doing pretty good. He's up and smiling and he doesn't need any assistance for breathing or anything, so he's doing a lot better. I figured you'd want to know. Then also, I want to introduce Coleen. She is going to be supporting at least through March 10<sup>th</sup> as of right now and possibly after that, depending on what the situation looks like with either Ed or hiring a new manager. We'll know a little bit more about that in the next couple of days. As discussed, we introduced a new menu. We have the lunch menu, the dinner menu, the pool and the bar menu. We're continuing training for both front of the house and back of the house. We've had continuous support since Ed has been gone. We have chef John here, who is the #1 chef in our company, Pedro, Rebecca has been really responsible for training the front of the house, making sure that we continue to push this program in the right direction while Ed's out. We've really been focusing on cleaning the schedules, getting the daily, the weekly, the monthly cleaning schedule setup, and we're continuing to hire for all positions in the restaurant. That's what we're currently doing. Like I said, we obviously had this thing happen to us, we didn't expect it, but I think Metz as an organization has been doing a really good job of sending the support that we promised throughout this time, and we will continue to do so. Any questions?

Mr. Plummer: One question. You say you're continuing on the hiring process. How's that going?

Mr. Porricelli: It's going alright, it's going pretty well. We have two applicants that are going to start this week, servers and the back of the house, and then we're continuing to build our bench. Obviously, I haven't spoken with Ed directly, so we're not sure what that looks like, so we're interviewing and just building a bench just in case we ever need to fill any salary positions as well.

Mr. Plummer: Thank you.

Ms. Landgrebe: Mike, please extend our thoughts and prayers to Ed and his family.

Mr. Porricelli: Will do.

Ms. Landgrebe: But I do want to say I don't think we should be waiting for Ed to return as much as we all thought Ed was doing a good job and heading in the right direction. We are a team. I hope we have a plan. I heard you say that training is taking place, I don't know what training, but I'm not seeing the evidence of training. Can you expand on that a little? Because I have a lot of our residents continuing to comment on customer service.

Mr. Porricelli: Yes. We have been focusing on customer service training. Yesterday we had a training about supporting each other, teamwork, and helping buss tables. Also you're not always saying, okay, if there's no hostess or host there, then the servers can take on that responsibility. It's really about training everybody to work as a team more. Again, it goes back to making sure that we have the right people. We're continuing to try to find the right people for those positions. But on a weekly basis, every single day, actually, we do a training before we start lunch, and we focus on one specific thing. That wasn't always going on to be quite honest with you, but it has started over the last couple of months. We're doing the best we can to train with the people that we have currently, but we're continuing to, like I said, find some more experienced servers that may be able to take on more of a leadership position there at the restaurant.

Ms. Landgrebe: I guess I'm going to add a couple of questions. I'm very curious to understand why the restaurant it hasn't opened on Mondays, especially since that's been suggested to you all for months and months and months. It seems like it's been ignored.

Mr. Porricelli: No, it's definitely not being ignored. What I did was I looked at the numbers of what it would cost to open on Mondays, and right now we're running about \$2,000 a day in the restaurant. We'd have to make an additional \$1,700 plus \$1,792 in order to make that day profitable to open, and that's without hiring any additional labor. That's not possible with what we have now because it would cause people either go into overtime, or we'd have to hire additional servers and back of the house people. Right now, financially, it wouldn't make that much sense to open up Mondays, unless we would just close another day.

Ms. Landgrebe: Then you could close another.

Mr. Costello: Can I just say, on Mondays, I work at Bingo and I know that the one night Mike was here to see how many people were here. Which I thought was a

progressive move on his part, he was looking forward to that. But I also thought that Tuesday was always our weakest day when we opened seven days a week. What I'm saying is with the Bingo being back in session, there is a draw there that could possibly pass the \$2,000 income quite easily if you advertise it at Bingo. We have a bill for \$13,000 this month for the restaurant. We knew we were going to have bills to the restaurant. The only thing being is that this is February. As a matter of fact, tomorrow starts March. Another month and this community will start emptying out for two reasons. Number one, a lot of people are snowbirds. Secondly, is that the coronavirus has kept everybody in this community and people are just itching to get the heck out of here. What I'm saying is it may be in our best interest to have somebody take a look at what Monday night could look like in order to make a determination whether it would be worth our while to close on Tuesday.

Mr. Realmuto: On the topic of Monday if I can just jump in there a second. I think what you're hearing isn't us asking you to open perhaps an additional day a week, although I don't think that would have been out of the question in peak season but we're getting a little late there to do that. I understand that if you're losing money each day, you don't want to open an additional day. I think what we have suggested since before Metz chose Monday to close is that Monday is definitely not the day because there's a lot of people here in the clubhouse. Now that Bingo has reopened there are even more at night. There's a lot of opportunity there. What we're suggesting is substituting the day of closing Monday for another day. It is true that Tuesday had been the worst day and I have it in my report how the different days are doing. Quite frankly, they're jumping around fairly wildly. I will say in the last two months, Tuesday has improved substantially, maybe because you're closed on Monday and people want to go to restaurant the following day but there are other days that are clearly the worst. Thursday remains, I believe, the lowest. Sundays aren't doing great either.

Mr. Porricelli: Those are definitely good points. It's definitely something that I'll look into. My understanding was that we were looking to not just add an additional day but if it's on the table to be able to close another day, I'm more than happy to look into that.

Ms. Landgrebe: I would even say for Bingo, we're not talking about the whole menu. Figure out what finger foods, concession-type foods would work really well over

here, and then we still have the restaurant open and remember, other restaurants in the community outside of Lake Ashton are closed on Mondays. This is a big opportunity.

Mr. Realmuto: We've been to another restaurant in the area on Mondays and seen a half dozen other couples or more there and it's kind of like the Lake Ashton restaurant on Mondays.

Ms. Landgrebe: Assuming that you're going to take our very strong suggestions, and I know you're not here every day but when will you guys make a decision to activate? Because bingo happens every Monday. If this is going to happen, Bingo needs to be informed no outside foods.

Mr. Costello: We've done that in the past when our restaurant was open in the past. What's been done to entice people from outside the community?

Ms. Landgrebe: Exactly.

Mr. Porricelli: That's actually a really good question. That's something that Christine and I have been working on and that's what our meeting is about today. It's for marketing and trying to find out how we can market more to the outside. We have a lot of different options that we're talking through. I've seen some things that have been put together about certain discounts and everything to send out to the outside so that we can draw people in. Maybe looking at getting an open table kind of thing, so there's a lot of things out there that we're looking at. I think to this point, issues were just popping up so much that we were just trying to correct what we have now before we try to add additional stress to a restaurant. I think with where we're going, I think that we're at a good point to be able to start doing that.

Ms. Landgrebe: Next month, it would be very nice not to be still discussing this and that there would actually be implementation.

Mr. Porricelli: There will be by next month.

Ms. Landgrebe: Okay.

Mr. Realmuto: I have just one more thing before we move on to financials and that is, I understand that your experience may have been variable over the last couple of weeks. I certainly talked to a lot of people about that. I think Metz is doing many things and especially the training that in general are improving the situation. Unfortunately, it only takes one employee's bad attitude to ruin the experience and I think that's a lot of

what we've been seeing. Again, I do have it on good authority that those issues are being addressed and we can expect improvement there so I have confidence in the management that they're aware of what the issues are, and they are doing the right things. I know some of you have said, well, I've tried it a few times but I've had a bad experience and I'm done. I can understand that feeling, I've been there myself under the past management, but I encourage you to give it some time and try it because quite frankly, what's it's going to take is us to make this restaurant successful. As Mike said, essentially, we need more people coming in to make the restaurant sustainable. I know we try to get there at least once a week. That's what it's going to take the residents doing is eating there on a regular basis. I understand if you've had issues in the past, I think you should have some confidence in both your Supervisors that we are watching closely what's going on and that the management staff at least now is keenly aware of taking actions to address issues. Changes don't all happen overnight. Again, I think we have to trust that the new management Metz has really come through for us in this difficult time.

Mr. Costello: The only other thing is we have a month and a half. We want to see something developing where we could bring more people in. Word of mouth is always a good thing. I hate to say it but the clock is running, so if you could develop a plan that would be great.

Mr. Porricelli: We're working on it. We're going to have one very soon because at the end of the day, we want the restaurant to be as successful as you do. We're open to anything, we're listening to everything, every issue that we hear we're addressing. I appreciate the support of all of you to be able to get to where we need to be.

Ms. Landgrebe: I will tell you it's getting very difficult to support because I hear you're working on it, again, I don't see the fruit of that. Even yesterday, issues. I never see a reason why that there should not be good service, alcohol, or non-alcohol available.

Mr. Porricelli: There should be, it should be available.

Ms. Landgrebe: Bear in mind, once you start publicizing outside, which should have been happening, they're outside social media and they talk just like they talk in here.

Mr. Porricelli: Oh, I know.



Ms. Landgrebe: If you're inconsistent or I can't get rare meat when I've requested rare meat, that's going to be a real downfall and when you lose them, it's hard to get them back.

Mr. Porricelli: Sure.

Mr. Plummer: I'd like to go on the record and say that I don't care what restaurants you go to, you're going to have problems. I don't care whether it's here, whether it's outside, whether it's in Orlando, it doesn't make any difference. You're going to have problems.

Ms. Landgrebe: But we influence here.

Mr. Plummer: You're correct. We do have influence here but we also have to support here and if we don't support here, there won't be one here. That's the bottom line.

Mr. Costello: They only thing there is it's pretty hard to support something that is giving you inconsistent service, support, whatever. It's hard to support it.

Mr. Plummer: Obviously, people talk to all the Supervisors and quite frankly, I get as many good comments as I do negative comments. Sometimes you have to take some of those with what the situation is on a particular day. Not that we should have those situations.

Mr. Costello: If they weren't real, we wouldn't have the money problems we're having. This place would be making money instead of losing money constantly.

Mr. Realmuto: It sounds like a good segue.

#### **B. Presentation of Restaurant Financials for January**

Mr. Porricelli: We're looking at financials for the month. We did have to close for a few days for COVID. Like I said, we're at around \$2,000 a day. Cost of food is up a little bit, obviously due to the rising costs. Labor staying pretty steady. We got rid of all of our temporary labor so we don't have any of that any longer but as I said, labor will go up and down each week because we do bring people up for certain events and we bring people up for training and cleaning and some things like that. There's nothing very crazy in the direct costs so overall, we're going to have \$13,659 loss for the month.

Mr. Realmuto: Two things that I wanted to point out there. One is that the period we're talking about, it's the January invoice. It actually covers the period from the last

week of December and three weeks in January so it's pretty far past at this point, the new management was just coming into place then but despite that, essentially, we're seeing a net loss of \$1,300 less than we saw the previous month. That's pretty much on par because the previous month was five weeks. I just wanted people to be aware of the timeframe and understand that our debt loss is moving in the right direction at least. Is it there where we wanted to be? No, but it's getting closer and during my financial analysis section, I'll talk more about we now have data for the four weeks of February that will be invoiced for that we will see in the next agenda, and those looked very good.

Mr. Costello: Did this cover the period of time when we were closed?

Mr. Porricelli: Yes.

Mr. Costello: Did we get any, the credit on that?

Mr. Porricelli: No.

Mr. Costello: Why? We pay you to manage this restaurant.

Mr. Porricelli: We had to shut it down for safety reasons, for COVID.

Mr. Costello: I realize that, but by the same token we still have to pay the bill.

Mr. Realmuto: If you're talking about the administrative jobs, that's a relatively small percentage.

Mr. Costello: It doesn't matter how much it is. In consideration, you better remember too that while we were closed, we weren't getting any money. If you're going to be closing the restaurant, you're definitely not going to make any money. I don't see how a closed restaurant makes money. I would have thought that they would have given us some credit there.

Mr. Costello: You folks know I'm always looking for how we can save, but the restaurant was still being actively managed at those times, that's expected from a manager. For them there was probably more work trying to arrange testing and get employees to be cleared to come back to work as soon as possible. So I'm sorry, Mike. I agree with you on a lot of things, but not this.

Mr. Costello: I'll tell you right now. I'll take five or six jobs where I can manage restaurants that are closed because the money is spent.

Mr. Porricelli: Well, we weren't actually closed. We did have people here cleaning and sanitizing and everything else.

Ms. Burns: I think you could look at it similar if there was a hurricane coming through and we closed for a couple of days.

Mr. Costello: Here's where I really have a problem with this. When Metz came in here, Metz was asked point blank went because the pandemic was at its peak and we asked him, "With the pandemic, are you going to be able to supply workers and everything else?" It wasn't you, I'll give it to you there, it wasn't you, but we were told, "Yes, we're a big corporation. We will keep the place going." So we were wondering why that was forgotten.

Mr. Porricelli: No, it wasn't forgotten. We're going above and beyond to support this account more than any other account in our organization. The amount of money that we're spending to send in the support and everything is tremendous and we're doing that because of the promise that we made to be able to give you the support that you'd need when you needed it. We still do that 100 percent.

Mr. Costello: I understand that you guys are out there, you're trying to give us good service, but you have to understand that we also have residents whose money we're spending. They're counting on us to represent them in the best way possible. As far as I'm concerned, when I ran for this job, I ran for it with the intent that I would do everything I could in order to keep prices fair and services high.

Mr. Realmuto: I just want to point out that I've never been happier with the decision the Board made of replacing the restaurant model, from a lease to a management company. I want to point out if we didn't have a management company and our general manager was in a bad accident, that restaurant probably would have been closed for the last month. So the fact that we have a management company supporting us and able to draw employees from elsewhere in the company is what has kept that restaurant open without the general manager.

Mr. Howison: I agree fully. I think you should be commended for the effort you have made. I understand, I have had a couple of bad experiences myself, but to Bob's point, this restaurant goes away if we don't support it. I would agree with the statement that Jill made, if this had been a hurricane and there had been damage, would we have demanded some sort of a credit? To me, it was out of your control and I appreciate your effort. Thank you.

Ms. Landgrebe: As we work together to get to the next level, we really look forward to hearing what the plan is, the timeline, and what we as residents can do to help support.

Mr. Porricelli: Sounds great. Thank you.

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

Mr. Plummer: Financials, Steve.

Mr. Realmuto: This is a different section on the agenda packet. It sounds like we're moving along to the section where I provided some analysis. Again, I'll try to be very brief. Basically, if you look at the first page labeled Ashton Tap & Grill Financials, monthly invoice revenue and expenses, I'm just going to point out that essentially that we were operating on par with the previous month. The previous month had improved substantially, our net loss that had been over 30%, bringing it down closer to 25%. So January and December were pretty much in line on a percentage basis. But if you look into more detail the line in the middle there variance from prior month, I analyzed January versus December. You realize that if you're looking at a monthly basis, December was five weeks, January is the only three weeks. That makes an analysis on a whole month more difficult which is why I break it down to averages, so let's take averages per week. The good news is that the total revenue per week went up significantly by \$1,700 per week. So revenue is moving in the right direction and that's for January, I hope it will stay in February. The net deficit actually got a little bit worse. A lot of that is to do with the overhead of that four weeks versus five weeks. I'll also point out that there were a lot of credits that Metz gave us in December, so in some ways it's almost not a fair comparison because they didn't come back this month. So I think if you look at the actual performance financially, January was even stronger than the numbers would otherwise indicate. Let's move on to the next page of that. Second page Ashton Tap & Grill weekly, what you get there is a little insight to what we're going to be seeing next week when we get the invoice for February. Well, the only thing we have there is revenue, we don't have anything on expenses, but I'll bring your attention to the restaurant net sales. So that's essentially just the restaurant sales, not catering after any discounts. What you see there in the last three weeks starting the week ending January 29th then the following two weeks in February, it's starting fairly strong with net sales of \$12,400. But what you see is it increasing by

\$2,000 per week. That's how quickly the new management has been able to turn around this restaurant. We're basically seeing the revenue increasing by approximately \$2,000 a week. The point is, at least on a revenue basis, the financials are improving. They're not where they need to be for this to be sustainable long-term, but they've made a lot of progress and I'm hoping when we get the February invoice, with everything else being equal, you should see the percentages go down because there's overhead in this. So the more the revenue goes up percentage labor go down a little bit. Bottom line is then that deficit should continue decreasing if we continue to support the restaurant. That's essential. So get the word out to your neighbors, they did just launch a new menu, there's a lot of new choices there, and I understand in addition to that, there are going to be essentially daily specials of food that might not be on the menu on a regular basis. If you're not already signed up to get the email about that, then you could stop by the activities desk and get signed up and let's all make this work.

Mr. Plummer: Thanks, Steve. You touched on two important points that struck a chord. One was that revenue is trending up, which is what we have been concerned about. The second one was that in December, Metz did give us some credits of things for whatever reason. Whether it was closing, whatever it was, they did give us some credits that went to our accounts. So we have been getting some stuff back from the management company in regards to that fact.

Mr. Realmuto: Because they didn't have to give us that by the way. They were voluntary, but it was due to many different things.

Mr. Plummer: I guess what I'm just touching is, they have given us some stuff back in regards to working with us in that regard and realizing that there has been some issues.

Mr. Realmuto: We're not talking about small amounts. I think for December at least, it was close to \$15,000.

Mr. Plummer: Yeah, it was 15,000.

Mr. Costello: Has there been any increases in pricing over the past few months?

Mr. Realmuto: In pricing for what? In the restaurant?

Mr. Costello: Yeah. Food, liquor?

Mr. Porricelli: Well, with the new menu the pricing did go up a little bit.

Mr. Costello: So that could be why the numbers are looking better?

Mr. Porricelli: No, that just started this last week.

Mr. Costello: You only increased the prices in the past week?

Mr. Porricelli: Yeah, with the new menu introduction.

Mr. Plummer: Okay.

Mr. Plummer: Thanks, Steve, for the analysis. Thank you, Mike.

Mr. Porricelli: Thank you.

Mr. Plummer: You're more than welcome to sit around and watch the wheels of the CDD turn slowly.

Mr. Porricelli: It would be my pleasure.

Mr. Realmuto: I should have commented on the very last page there, you will see not only how the finances are improving, the net sales per day, they're pretty much in line with the guest counts. There is a graph there that shows the line having turned around and started to go up. I guess that is actually revenue, but still it is going up on guest count basis too. I'm a little concerned with the reports I've heard in the last week so we need to fix those problems and bring people back and get headed in the right direction.

## **SIXTH ORDER OF BUSINESS**

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

#### **A. Consideration of Resolution 2022-04 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Mr. Plummer: Next item on the agenda, is the new business consideration Resolution 2022-04 directing Chairman and District staff to file a petition amending District boundaries.

Ms. Carpenter: I can jump in on this one.

Mr. Plummer: Thank you very much.

Ms. Carpenter: I did a short memo just to explain to the Board members that weren't here. When we acquired the golf course, it was discovered that three of the holes for the west course are in Lake Ashton I, so as a part of the Interlocal, we agreed that Lake Ashton II at their expense would decrease the size of the Lake Ashton I CDD and those holes will go into Lake Ashton II CDD. They started the process and the first part is a resolution that delegates the Chairman to sign the documents that are necessary.

Mr. Plummer: Comments, questions, concerns?

Ms. Landgrebe: Since I'm one of those that were on that side of the table when this was going on, I do have a question and I want to confirm, we are giving this but we're not getting anything and then the second question is how much land is in total? Which I think was in the documents we received. Then can we designate, because this land is very close to people's backyards, our members, is there anything that can be stated so that this land can never be developed at some future date so that it always remains green, golf or whatever the right terminology is or has that ship sailed?

Ms. Carpenter: The first question, I think, was that this was already negotiated that we would give those three holes so that each side would have their own golf course, so if one of the Districts decided not to proceed using it as a golf course, the other one will continue.

Ms. Landgrebe: No, I understood why.

Ms. Carpenter: But as to putting in development restriction, it's already in use as a golf course, I don't believe that we can renegotiate the deal to change the use of that. We can't change the zoning or use of a property. We don't have the authority under Chapter 190.

Mr. Plummer: Let me fill you in, the three lots, basically that set in front of that Eagle's Nest. When you look at the mapping that you were given, it shows where actual boundaries of the city went down through part of the Eagle's Nest and the Pro Shop. At the time of negotiations we felt that it was a better solution if that all was in with the same dark portion instead of trying to split property taxes and everything else that goes with that. That was the reason that was completed and the easiest way to do that was to convey the three lots in front to the West for use with the golf course and that way they had the land where their building totally set on their property.

Mr. Realmuto: There are at least two points I wanted to make. One is that Jan's summary basically says that the purpose is to transfer the three holes of golf course that are already part of the West course over, and that is part of it. But I'd argue it's probably that even the more substantial is that a piece of the Eagle's Nest actually at the front of the Eagle's Nest is also transferred. That's not mentioned in the summary, but I think we can all see from the pictures that's included. The second major point is that you have to understand that the land itself has already been transferred. We're only talking about

contracting the boundaries of the CDD in fulfillment of an agreement we have already signed with CDD II. The transfers of those areas made sense, though there's one thing that concerned me and I raised this already with one of Supervisors on the West. That is essentially, so now we have transferred and are suggesting that we contract our boundaries around Mulligan Road where the piece of Mulligan that we own and are responsible for maintaining surrounded on all three sides other than the intersection with Dunmore by property of golf course CDD II. I think it was an oversight that that wasn't transferred, it probably should have been. I had asked that they consider doing that. It would have been easier to do as part of the same boundary transfer. I think we're actually at the start of a process and we actually have to transfer the land to them if they agree to accept it. If that were included in the boundary it would need a transfer. I guess technically we own that property, but it's under 30 years lease, so effectively, it's being used. Anyway, that's why I thought that made sense. I'm concerned because it seemed like ongoing maintenance logically would make more sense so that they can control and decide what they wanted to do with it be there. None of this, quite honestly, is probably relevant to the motion that's going to be before us which essentially is to approve direction to request the city of Lake Wales contract the boundaries. I'm just pointing out that this is something that should have been persuaded and done.

Mr. Plummer: Let's go back to the resolution which just deals with retracting the boundaries program.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Resolution 2022-04 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

## **SEVENTH ORDER OF BUSINESS**

## **Monthly Reports**

### **A. Attorney**

Mr. Plummer: The attorney is first, Jan.

Ms. Carpenter: We didn't have anything other than this resolution. It was a nice quiet month.



**B. Engineer**

**I. Consideration of Quote from S&S Outlining Options for Removal of Unused Bridge**

Mr. Plummer: Next item is the engineer, Alan?

Mr. Rayl: Thank you. I've got a few things to present this morning. Mostly just for informational purposes. First thing is we talked with Robert about getting some updated budget numbers. These are two quotes that have come in during the last month. We received from Tucker their contract. Make sure you have that. We asked Tucker for a bid. They haven't given us a bid, but we took their numbers from that contract and considered backpacking that with the Triple A. The place we had the budget of \$60,000 or so for that paperwork is still an appropriate number. I think it would be a good idea to go ahead and work with Tucker on getting their contract adopted and see if we could get a number to compare with the Triple A bid.

Mr. Plummer: Is everyone familiar with the Tucker contract that we're talking about? That's under the bid that the Lake Wales city uses that they take from multiple bids. We fall within the parameters of governmental organization that can use those parameters as well. That's the Tucker one that he's talking about that generally comes in a little less than several of others that are out there. So that's the one way we would like to see as well with these two.

Mr. Rayl: Just to keep in mind the feedback contract that Tucker has with Lake Wales is mainly for larger quantities of work. That's where you see the cost savings. If we're doing smaller things, we may not be able to realize any savings there. We've been pretty successful with SNS with smaller projects in their wheelhouse.

Mr. Realmuto: Do we anticipate any additional work this year? You mentioned you recognize some savings, but they only bid on the larger projects. There's a minimum. I wonder if basically we should include all of the asphalt work we can anticipate within that Tucker contract and if they get it all done at once we realize some savings is really to be talking about. I'm asking what else should we do this fiscal year? Let's do it one time with one mobilization.

Mr. Rayl: It wouldn't work like that. If they're working in different locations, they're probably going to pull crews off. Then they'll have to be mobilized to different locations. We had some numbers come in on the next areas of pavement repairs.

Ms. Landgrebe: Alan, how many times are we talking about for that work? You mentioned Tucker doesn't usually do anything for less than 100?

Mr. Rayl: The piggyback contract that Lake Wales adopted is their contract with Polk County. Their unit costs are based on certain volumes of material for the job. You won't see the savings on the pothole repairs, but you will if they're running down the road.

Ms. Landgrebe: Steve, were you asking what other streets might be coming up that we can add into this one bid?

Mr. Realmuto: As part of the same job. The projects are considered individually. I think I have to believe that if something were fairly close like within a mile or something, if there's no additional effort or anything required that could be included. The question goes back to, what else might we reasonably anticipate doing between now and the end of September?

Mr. Rayl: I'll jump ahead to that. We have the next five locations of the repair work identified and the numbers came in on that. Not every contractor that we've asked for quotes, responds in a timely fashion. I don't always have multiple quotes to give you for every project contemplated, but I've got some here for the next period of payment prepared.

Mr. Realmuto: I noticed the date on these, it's about two weeks ago. I'd like to ask that these estimates be forwarded to us when you receive them and not wait for the agenda.

Mr. Rayl: What we do is we tried to compile them together and compare them against one another to make sure all bidders are bidding apples to apples. I understand your wishes on this, but this is the correct way to present these to the board. We review them, we edit them, and we try to give every contractor the opportunity to get them into us as they can because everybody is busy. So we're trying to allow them a lot of time to respond to us so I can bring you the most information possible. As I said, these weren't for action today unless the Board wanted to do otherwise.

Mr. Realmuto: I understand your desire to do that. The way I believe the bidding processes is normally handled is, you have a deadline for bids. Yes, I would agree that you should distribute before that deadline. But I have to insist that that information be provided to the Supervisors when it's made available.

Mr. Rayl: So there are two quotes, AAA and SNS for the next periods of pavement repair. Previously SNS seems to be more competitive on the smaller-sized projects. We haven't received a quote from Tucker. It may be something that per your request, we can ask them to, without their contract, we can ask them to consider these five as one project and see what that number would look like.

Mr. Plummer: Honestly, if they can do the five at the same time that they are doing the rest it could save us some money. It's obvious that the last two, if you just handed this, that there's a significant amount of difference between SNS and AAA as far as what their cost started at.

Mr. Howison: Would that be attributed to the fact that AAA mainly does asphalt and not concrete work, whereas the Miami curbs and these pavement repairs are more concrete work?

Mr. Rayl: It's hard to say. Concrete work is not AAA main thing. I think SNS is more of a small project, handyman size scale. But it's interesting, with what we received from both, AAA would come in a little over \$100 for both projects combined and SNS would be \$112 or something. We'll ask to get Tucker in that mix as well and we'll proceed accordingly. We have been working with the contractor to get the pond repairs addressed that are required as part of our SWFWMD permit ongoing statement of inspection recertification. We had an original quote from SNS which is the second page I've attached and they were at \$29,000 to do pond repairs. You can see that one large item of Pond 9 that had \$22,500. We met with them and explained what we are looking forward. That number is represented on the first sheet now and they went from \$22,000 to \$7,950. We still feel like they're over the scope of the work so we are going to revisit with them on that again. There are 5 different ponds we need to do repairs on. SWFWMD is very diligent about making sure we maintain the systems in the ponds and that we recertify the ponds for this kind of system that recertification is involved in about every 18 months. I'll be bringing that back to the Board next month, but you can expect less than \$14,000 for that.

Mr. Plummer: Can you give an overview of the bridge and then go into the final numbers.

Mr. Rayl: We had discussions with a bridge consultant and Chaz from SWMWMD. She sent us an email summarizing her thoughts on the work of taking out a portion or all

of the old bridge. There were two options considered. One was basically a structure at each end of the bridge, to keep anyone from having easy access to get out on there. The second option was a complete removal of the substructure. Unfortunately, there wasn't a big concern in that regard from SWFWMD about having to do work in the wetland. The request mainly was to keep the footprint as small as possible, walk equipment out in back on the same path reduces the amount of impacts that are made to the wetland. Again, we requested multiple bids from contractors but to date we have received one for demolition work. They incorrectly totaled this bid, it is either option 1 or alternate option 2, not both. Alternate 1 was the entirety of the bridge and their quote including mobilization is \$19,250. The alternate 2 which would span each end, was \$6,000. Additionally, we asked for a cost to replace the boards on an ongoing basis and in the first round knock out all the ones that we have identified and then go forward.

Ms. Landgrebe: When did you request these bids from various suppliers?

Mr. Rayl: I don't know exactly I think it was probably after we received the email from Chaz which was at the end of January. Then we knew what direction we could proceed in. We didn't know if we would need to do it from the footprint of the bridge which would complicate it.

Mr. Realmuto: Talking about the demo work, I only see one quote in front of us. The span that we are talking about has been closed I believe for the last decade or so. My question is are we required to do anything? Why not just let it decay naturally? It's not SWFWMD asking us to do this correct? So what is the problem we are solving by expending these funds?

Ms. Carpenter: I think the concern is you have something out there that could be construed as an attractive nuisance. Somebody could climb on, do something, and be injured..

Mr. Costello: I think in previous discussions, like Jan said, it was considered by us to be an attractive nuisance.

Ms. Landgrebe: \$6,000 is a lot of money though.

Mr. Costello: It certainly is, but by the same token a lawsuit could cost us a heck of a lot more if somebody goes out there and gets hurt.

Ms. Landgrebe: But you have 'No Trespassing' signs.

Mr. Costello: I know that. What happens is a person files a suit against you and you incur expenses of an attorney and everything else.

Mr. Realmuto: I hear a lot of what ifs, but it hasn't been an issue in the last ten years. I'm not sure what makes it suddenly rise to the top of our list.

Mr. Plummer: The original intent of this was just what was described. It could be an attractive nuisance. Our motivation was to get numbers.

Mr. Costello: Steve, you could sit there and say I haven't had an accident in ten years so I'm not going to have insurance.

Mr. Howison: I will say to your point that the cost of removing the entire bridge and substructure is \$19,750 and to just do the ends is \$6,500. A lot of people know that we had a loss in our family not too long ago from a nuisance. A 14-year-old boy decided to ride his bike down a hill, and there were signs. It goes sometimes beyond liability. Again, we got these numbers simply to bring it to the Board and we now need to make a judgement call. I don't see any urgency in doing this. I know Jan was going to look into it further.

Ms. Carpenter: Again, we don't want to discuss on the record the possibility for liability but I think it has been discussed before when this first came up and several times after that.

Ms. Landgrebe: But we also have ways of communicating. I'm under the impression you can't burn it with the fire department. Up north you could bring the fire department and they would burn it. SWFWMD probably wouldn't allow that but maybe there is something creative that could happen.

Mr. Realmuto: I have a question on the side that connects to the cart path and there is a board up across it. What is the other end? What does it connect to?

Mr. Howison: It goes to land. The old cart path from before the West course was built, there was a hole right behind those homes.

Mr. Costello: The course has been reconfigured through the years. What happened was the tee box was out at the end of the portion that we are talking about.

Mr. Realmuto: I'm not asking what it was. I am asking what it is. Is that the end? Is the end of that bridge the wetlands area that people aren't supposed to be in in the first place and difficult to get to? Does a concrete path lead right up to it?

Mr. Rayl: We cut off the concrete path when the drainage work was done.

Mr. Realmuto: I was wondering if it's reasonable to only do one side and reduce the cost even further. I haven't seen the area but if it's difficult to get to then that might be an option.

Mr. Plummer: It's not difficult to get to especially for residents or guests that live on the north end because it comes in behind their houses. Anybody could get to it from there. The one that comes off the other bridge where it T's, obviously there is a barricade that would keep you from driving a cart but not from climbing over and walking down it. To me, if you're talking about leaving the bridge or taking it out, from the safety standpoint take out 50 feet of the top boards so that there is no way to drive or walk on it. Then just leave the part that is out there to decay. I think the way it's set up, it's easy for someone to get on to.

Mr. Costello: As time goes on and it deteriorates it is going to get worse, it's not going to get any better. Like you said, somebody could very easily go over the barrier that is there. It's not as if it's a big barrier. They could end up getting hurt.

Mr. Realmuto: So for the quote in front of us there are two options. One is demo and hauling off the entire bridge for \$19,250 plus the mobilization. The other is the 20 feet on each end. The 20 feet on each end is that just the decking that is covered or is it something beyond that? Would removing the decking be any less?

Mr. Rayl: The superstructure in that 20 feet represents one span. They do say in their span about cutting off the support posts. So we would expect that for a span the posts would be gone. We should have nothing for the first 20 feet.

Mr. Plummer: If you just take the top boards off you still leave the strings which certain folks can walk down. I can't but some folks can. Alan said that he has easily accessed the bridge on both ends on foot himself and he is the most limber person we have.

Mr. Rayl: That's an astute assessment.

Mr. Realmuto: Thank you that helps understand the situation.

Mr. Rayl: This was requested to be looked into and you have the numbers in front of you.

Mr. Howison: We have three issues related to bridges that we wanted to speak about today. One we've just spoken of, the demo with the bridge. Secondly, during the inspection with the gentlemen from the bridge company and Alan and I, we looked at all the bridges and marked 40 boards that we believe need to be replaced. We also have a quote for replacing those 40 boards and that's \$6,900. Then finally, we have quotes for the pressure washing and sealing of the bridges to take place on an annual basis. Those numbers come out to about \$13,300. You don't see that here you'll see that in the Operations Manager reports. I don't know that we're going to deal with all of these right now, but at some point during this meeting, I'd like to address all three of those issues.

Mr. Plummer: You're suggesting that part of it is going fall under Mark's report when he gets to that. Would you like to move all three of these to that place to make a decision on it and a discussion?

Mr. Howison: I think it makes sense, yes.

Mr. Rayl: Just a couple more items. There has been a discussion of considering repaving the East parking lot due to the effects of the oil spill on the pavement. I had recommended that prior to doing that, that the Board consider having a new approach to where container is. That we either relocate it, isolate it, contain it or something. Would that be the first thing the before the parking lot because that could happen again tomorrow. I just wanted to bring it up because as of right now we're not taking any action in that direction, but that would be the first step I would recommend if interest is still there in rehabilitating that parking lot.

Mr. Plummer: To further describe what you're talking about, it's some small dyke that would keep that overflow from flowing into the parking lot. He is talking about mitigation.

Mr. Rayl: I think everybody knows where that container is. It's inside the dumpster enclosure. We can isolate it with a little curb around it, but you then also have to drain that area. If we leave it where it is, we would retrofit a drain to that area if we contain it in that space. Or we could create a new space off to the side where it can stand alone and if it overflows it can't get onto the pavement. It will still need the ability to drain. But we haven't really gotten into that, but those are some of the options that we thought would be the most likely ways to solve that problem to keep it from happening again. I would

recommend we do that first before we look at doing anything with the pavement to make sure it can't happen again.

Mr. Costello: So you're saying it's a tub that it would sit in and then you put a drain in so that should we have an event like that again it would have somewhere to go.

Mr. Rayl: Yes.

Mr. Realmuto: Do you have something in mind in terms of where it would go out?

Mr. Rayl: Well, I had never really studied that. You would want it to drain to that immediately adjacent lake, which I think is number 10. That's what those pods are for are to remove pollutants, they already get the oil and grease from the cars on the parking lot. That's what these water bodies are set up to do. It would be very purposeful directing the discharge from there, it would go to the storm water treatment area. If it served a purpose to create a new area there is land that appears that is outside the dog park. It looks like where the landscapers park their trailers. It could easily be connected with a drain. Maybe somewhere at the southwest corner of that pond, that would be a location for a standalone. That may be the easiest way to do it, because it would be easy to get a drain there.

Mr. Realmuto: Sounds like, if we want to pursue that we would need to direct Alan to come up with the design maybe to minimize expense, but getting the job done. I do think it's important to do that to prevent future occurrences than any real issues in the parking lot right now. It's important that we get this done to keep that from occurring again, baby steps. There are basically two steps. The expense to have you design something and then going out and getting quotes.

Ms. Landgrebe: He already knows the location.

Mr. Rayl: Right, that location. And I would envision this is like a mini version of a dumpster pad we just scale it down. It would be reinforced concrete with a curb around it on all four sides. Then slope the slab to a central drain. It wouldn't be very complicated at all to either design or build.

Mr. Realmuto: Let's go to the discussion. I would move to direct Alan to design that.

Ms. Landgrebe: How many hours will it take for Alan to create that? Or is that incorporated in what you do?



Mr. Rayl: It is incorporated. I kind of do anything the Board asks us to do. It's nothing out of the ordinary, this is something we design on commercial projects all the time.

Mr. Plummer: This is not a rare occurrence. I'm sure you've designed similar things in the past.

Ms. Landgrebe: So he might even have a template or something.

Mr. Rayl: There are usually dumpster pad details for different jurisdictions when you are doing a commercial project.

Ms. Landgrebe: Help me understand the process. Does an employee from the West part carry oil through the parking lot out to the this?

Mr. Plummer: It is physically taken out to the container and then the company comes and pumps that container out on a needs basis. Now, what happened to us down there was there was a failure. We believe there was a failure at the tank that caused the leak and there was no retention area so we could not move that so it went to the parking lot, and then of course drained to the area of least resistance.

Ms. Landgrebe: Now it's out by the Ashton Club?

Mr. Plummer: Right, and that's what we're trying to alleviate. We're not going to change the operation on how the oil gets there, only how it's held in its tank until removed from the property.

Ms. Landgrebe: There's no concern that from the building to the container, there could be a leak? I'm just concerned if this container now gets further and further away.

Mr. Plummer: Actually, it's going to be a little closer.

Ms. Landgrebe: Okay.

Mr. Plummer: There's not an issue, typically, getting it from the kitchen basically out there. It's after it is raised to a certain level out there that it has become an issue. Not that it's always an issue, but we had not found that it was an issue getting it out there.

Ms. Landgrebe: Okay, and then the pad would keep it from spilling out?

Mr. Plummer: Yes.

Ms. Landgrebe: Got you, alright.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, Directing District Engineer Alan Rayl to Design and Select and Area for Oil Storage, was approved.

Mr. Rayl: Just a couple more things to follow that. We were asked to look into this new mandate from the state. For us it only applies to the stormwater portion of it. Statewide, it's sanitary sewer systems and stormwater systems. But our sanitary sewer utilities are maintained by Lake Wales. So it is on us to conduct a stormwater facility's inventory and future needs assessment that looks forward at least 20 years if I remember right. We've done some research, there are some templates out there of some folks that already started on this. This is due by the end of June, we have to turn this in. I was asked to research what that would look like and after researching this, we are going to have to prepare a GIS map of the whole boundaries of the CDD. They do their own independent population assessment based on that. That's part of the requirements. In any case, I'll have to send that part to a consultant that I do a lot of work with, but what I'm recommending is the CDD budget \$15,000 for that effort. Just to check where we are running with the budget on this week here, to date, we're right about at 65% of what the Board budgeted for. We are \$7,000 or so under budget here to date. While this is a bigger effort that we have to do, it only has to be re-examined every five years. So once you do it, you don't go through that full effort again. You just update it every five years, you have to re-incur it but you don't have to do it all over from scratch. I wanted to temper that budget number of \$15,000 with the fact that we're under budget right now going forward. Hopefully that won't upset the overall budget.

Mr. Realmuto: I'm sorry, I'm not sure I followed that. This was an unbudgeted amount, so how is it not going to upset the budget by the end of the year?

Mr. Rayl: Because we're running under budget right now for what the Board had set aside for engineering.

Mr. Realmuto: I do have a question. You said we have to do that for all of the areas within the CDD boundaries. Are we talking about the existing boundaries or the new boundaries?

Ms. Carpenter: It would be the existing boundaries because it won't occur by June 1st when this is due.

Ms. Landgrebe: We said earlier that, giving that property over to CDD II is already a done deal.

Ms. Carpenter: It's within the boundaries of the CDD. It's for all governments, including special districts, so we do it in the boundaries. But Alan can look at it if it's significant. I don't think they're overly significant. If they're significant, you could put a note and footnote it, but I don't think it's going to make that much of a difference in the overall scope of the report.

Mr. Rayl: There may be a little bit of drainage infrastructure in that parcel by the Eagle's Nest, maybe a couple amendments or something. There are two ponds in the golf course piece.

Ms. Landgrebe: Are you doing this for Lake Ashton II as well?

Mr. Rayl: Yes.

Ms. Landgrebe: As long as it's covered in one or the other, with the footnote it's not going to be the significant difference in the scope of the work.

Mr. Realmuto: There's a difference. There's an issue with fairness here. I'm sorry. I'm going to ask if you can basically put a footnote in saying that these boundaries are in the process of being transferred and will be covered by the CDD in whose boundaries this will be.

Ms. Burns: The requirement for the report is that the District provide this report for all of the property within the boundaries. This boundary amendment will not be completed by June 1<sup>st</sup>.

Ms. Landgrebe: Can we get an extension?

Ms. Burns: No.

Mr. Realmuto: What's the penalty for not meeting the deadline?

Ms. Burns: I don't believe there is one that we're aware of.

Ms. Carpenter: It has to be submitted to the county because the county has a deadline of July 1<sup>st</sup>, so the counties are going to be looking for this to be timely submitted.

Ms. Landgrebe: But why don't we ask them? I feel like we've given the property over, now we're going to pay for this report.

Ms. Carpenter: I think the amount of time and energy to exclude it might be more than it will take to actually include those three or four inlets in the report.

Ms. Landgrebe: In the event the inlets need something, who's going to end up paying for whatever remediation work?

Ms. Carpenter: This is a report of what is existing within the District right now, nothing to do with overall maintenance, repair, or anything like that, just a report. It's a law. We don't have a lot of choice in doing this. I know it's frustrating for most of my administrative staff to do this.

Mr. Realmuto: The timing on this one is what's particularly frustrating.

Ms. Carpenter: It's very quick.

Mr. Realmuto: Well no, it's not just that. It's when this boundary contraction is taking place. Under the agreement, it was supposed to take place soon after the transfer. It was delayed by almost two years, so the timing is interesting in that regard. In any case, I want to be sure that it is footnoted so that someone reading this report knows that in the future, by the time they read it or might take action based on it, that these may be in the boundaries of another District.

Mr. Rayl: Part of the reporting of this report is a needs assessment. Also, you're looking forward at operation and maintenance costs, and that's exactly where that would come up. You identify these assets and say, there won't be any needs assessed or operation costs associated because it is being transferred to the other CDD.

Ms. Landgrebe: As long as that's clearly stated, because not that the CDD II would ever do that to us, I don't want in the future for someone to say, "Well, this was yours when this incident or issue occurred, therefore, you should pay for it versus wherever it's going."

Ms. Burns: They do already own this property. It is their property and their responsibility to maintain. But we need to note that it is included in the current boundary. If there was an issue with one of those inlets, it would already fall to CDD II as the owner of that property.

Ms. Landgrebe: Why can't this transfer officially happen before whenever that date is?

Ms. Burns: It's quite a long process. So we need to do two separate boundary amendments. It needs to go in front of the City of Lake Wales and you're in two different

jurisdictions. It takes a while to get on. It needs to be approved by the city commission and it's not a quick process. It generally takes a minimum of 90 days.

Mr. Realmuto: I think the point is that we're not interested in spending anything over there that's legally tied to just analyze what may be necessary to do in the future. The bare minimum legal requirement.

Mr. Rayl: That's it. That brings me to the end of the items I had for board.

Mr. Plummer: Any other questions for Alan before we move on? Hearing none, we will move on.

**C. Lake Ashton Community Director**

Mr. Plummer: Moving along the next item is in the director's report.

Ms. Wells: Okay. I'm just going to skip over the events and activities. As you can see, we've got quite a few activities going on, I will just point out one thing. The Lake Ashton Leadership Information Session on February 23<sup>rd</sup> went very well. We got some good feedback on that. There is a correction to the dates on the bus trips schedule, the Jungle Queen is March 17<sup>th</sup> and 18<sup>th</sup>, not the 10<sup>th</sup> and 11<sup>th</sup>. Also we have now expanded our monthly market to happen twice a month, so it's going to be happening on the second and fourth Monday and Wednesday, so for March it'll be on the 9<sup>th</sup> and 23<sup>rd</sup>. We're also in the process of exploring options for online ticketing software, we are working with the activities advisory group that we formed to get their feedback on that. In conjunction with that we're also working an event feedback from and again we'll be working with the events advisory committee on that. We will have our first meeting, it looks like it's going to be March 16<sup>th</sup>, we've thrown a couple of dates around so we can get the majority of people at the same time. So it looks like it's going to be March 16<sup>th</sup> for that. Also I did get confirmation while we're sitting here, we are going to meet with Metz management staff at 1:30 today after the meeting. Just stop me if I'm going too quick on something you want me to go back on.

**I. Focus 2025 Review**

Ms. Wells: Moving on to the Focus 2025 review, we did install a door opener since the last meeting over on the east entrance in the Clubhouse. The door opener itself when you push it seemed to work great at first, over time there's times where it works and times

where it doesn't work. When it doesn't work it's very difficult to open up the door, so I'm working with the contractor to see alternatives. For instance if the power were to go out or for any reason we need an easier way to open that door.

Mr. Costello: This morning it didn't work.

Ms. Wells: You have to hit it multiple times, it's not how it should be. It's probably a combination of things.

Ms. Burns: Why did they put one on like the one out front?

Ms. Wells: It's a different company that we use for it. It's got to be a setting that they can change, because the door to the bathroom is the same way. You can push it open. It's a little heavier than it was, but you can push it open with some more strength than before, but it's not as bad as that one over there. So something's not right with how they set that up over there. So we're working to get that corrected, we also continue to offer the overflow parking during high attendance and that's the basketball court and that seems to be going well. The signage is holding up, so we haven't planned to do anything different with that. Moving to the other information that I have listed here. We are a site for the city of Lake Wales municipal election on Tuesday April 5th, for precincts 519, 524, and 526. That does include all of Lake Wales residents here in Lake Ashton, they are able to come down to the ballot and vote for city of Lake Wales' mayor and commissioner, precinct for which his District 27, which is the District Lake Ashton is included in. We are going to be holding an informal candidate meet and greet, after Monday coffee on March 28<sup>th</sup>. I reached out to all the candidates that are officially on the ballot and have received word back from everyone except one of them. Basically I'm just going to introduce each candidate and then afterwards just invite residents to talk with them one-on-one to get more information.

Mr. Realmuto: Christine, you said that was March 28<sup>th</sup>?

Ms. Wells: Yes.

Mr. Realmuto: I see that the absentee ballots were in today's mail. It just seemed a little late.

Ms. Wells: It was tough in March because the 7<sup>th</sup> we had the neighborhood watch forum, the 14<sup>th</sup> we have Sheriff Grady Judd, which seems to be Monday coffees just

extended longer. Then the 21<sup>st</sup> we have the CDD meeting. So it's literally the only option available if we are going to do it in conjunction with Monday coffee.

Mr. Realmuto: Could we swap it with a Neighborhood Watch?

Ms. Wells: They had to coordinate with getting the Chiefs of Police here, so it's probably near to impossible to change that, especially at this time. It's tough too because we had to wait until they were actually on the ballot to be able to reach out to them. It wasn't official, I think until last Friday, the 18<sup>th</sup>. So we couldn't reach out to anyone before then. Then the paper section, the pathway coming in on Thompson Nursery Road, staff did remove a section of pavers, added some more fill, compacted it, and put some pavers on. We are going to continue to monitor that area, it is just a temporary fix until we can get a more permanent solution. We're also working on getting quotes for potential 2023 capital projects and updating the reserves, based on when they approve the 2022 projects, and there is additional information regarding paying the management golf course purchase and pathways. There's just a couple of pictures there, I just want to give a shout out to the Garden Club and Gene, the Barefoot Gardener, they actually donated all of the hedges that were installed around the Clubhouse at Pet Play Park. It looks really nice and everybody seems to love it. We're also working on getting some floor length mirrors installed in the fitness center restrooms and the hallway restrooms. Just something I wanted to bring up. We have had quite a few residents and visitors hitting our gates at the front entrance. It's meant to knock the gate off, and then you just put it back on. It's like a quick release. Knocks off, you really just have to replace the nylon bolt to get it back on. The main issues of having the LED lights is that sometimes it may hit it, it comes back on and works fine right away, and then they stop working later on. Right now security takes a report, gets information if you hit the gate on, but there's some times where there's multiple people hitting it a day. These gate arms are not cheap. Especially these LED gate arms. Is there a way for the CDD to charge someone who hits the gate? Does it have to be in what fees we can charge? That was the main reasoning in bringing that up.

Ms. Burns: I don't know if we can charge them unless there's actually damage to the gate. It can't just like you just hit the gate it's 50 bucks.

Mr. Realmuto: Well, there's labor involved. When you talk about hitting the gate, I think that there are at least some cases where it's knocked off that needs to be put back on.

Ms. Wells: All of the time. I think all of the time, it gets knocked off, and that's usually when they call to come help gate the back up.

Mr. Realmuto: So there is a legitimate expense that occurs when it's hit?

Ms. Burns: I think we can say if they knock the gate off and staff has to go put it back on it is \$50.

Ms. Wells: Then if you just happen to be the third or fourth person that hits the gate and it doesn't work anymore, then the replacement of the gate is just on that person who drew the lucky straw.

Mr. Realmuto: Can we do that by simple motion now or is it a longer process to be able to create that?

Ms. Burns: It's not a fee. If somebody causes damage and there is staff time to make repairs to that, we can go after them for it. If they knock it off and we have to get a whole new gate arm, generally that's something that is covered under insurance and we settle it that way.

Ms. Landgrebe: Maybe we need a new gate. A nice gate.

Mr. Costello: A big part of the problem, and this has happened several times over the last few weeks where I pull up to the gate, and the car behind me is in such a rush, he's pushing the button before I can even put my arm up to activate the gate to go up. We did have a porch pirate in here last year. I really wish that people would take that in mind and stop. Because they don't know who is in front of that. They may say it looks like John's car, or Bill's car, or Sam's car, but by the same token we don't know who we are letting into this community. So I really wish everybody would just slow down a little, stop at the stop sign, let the gate open, and then go through.

Mr. Realmuto: I think what we want to accomplish is to make people more aware that there is a real cost to us, and now it's going to be to you if you knock down the gate arm. We are simply providing direction to staff that they could go ahead and bill each occurrence of that appropriately.



Ms. Wells: We just wanted to bring it to the Board to see if everyone was on the same page as to what we do when someone does hit the gate.

Ms. Landgrebe: So do we have to provide a range of figures or just say it will be a cost?

Ms. Burns: I would just set an hourly rate for the staff.

Mr. Plummer: An hourly rate and product if you need products.

Ms. Burns: Correct. Yes. But we're talking about here is it just getting knocked off. If somebody actually hits it and there's an incident report and there's damage, that they are responsible for that and we're not absorbing that cost.

Mr. Plummer: Can we impound their car until they pay it?

Ms. Landgrebe: We can deny amenity use.

Ms. Burns: I think we can work with staff to determine what the hourly wage is and then we have an incident report when it's knocked off.

Mr. Plummer: Is the Board in concurrence that we develop a fee for that for each occurrence and then just bill the individual? Hearing no opposition, staff is directed to draw up the proper costs for that.

Ms. Burns: I will then send out a notice to everybody letting them know that that will be happening. Hopefully, that alone will get people to slow down a little bit.

Ms. Wells: I have been up there, and there have been some very dangerous situations up there, so whatever we can do to help will be great. Also, I did want to mention the police advisory committee, we have hosted them here before and they are going to be meeting at High Point Church tonight at 6:00 p.m. if anyone does want to go down and just let them know of any concerns that you may have. I just wanted to mention that. I think that is all I had for that.

Mr. Landgrebe: Uniforms and cost?

Ms. Wells: I know that when I had mentioned that, I think that Steve had said that any funding that they wanted you wanted them to touch on, and they didn't touch on it. So I don't know if we want to even talk about uniforms. I stopped because I know that Steve had said any funding requests would come from them directly when we were talking about the restaurant.

Mr. Realmuto: I just asked that when we look at the finances, we consider funding requests. I guess we never got to that.

Ms. Wells: I don't think they ever touched on it. I can touch on that because I did include it in my community director report. They are requesting uniforms for staff. The uniforms would just be the black dry-fit collared shirts with the Ashton Tap & Grill logo on it. They were requesting two shirts for each part-time employee and three for each full-time employee. Currently, there are 25 employees at \$21 per shirt. It would be 10 full-time, 15 part-time, which they calculated out to be about \$1,260. The restaurant staff was looking for it not to exceed \$1,300. There was \$2,500 built into the budget that was approved by the Board. I understand the budget hasn't gone exactly how expected. We did spend \$81 in October 2021 out of that budgeted amount.

Mr. Realmuto: Just on the financing end of that, in the budget they presented there's a line-item budget, and I assume you're correct that it was \$2,500 in there for uniforms. But they are so far in excess of many of the other expenses. We budgeted for a loss of \$110,000. They are on track to exceed last year's loss at the current rate. As much as things are improving and looking better, you look at the bigger picture and where we could wind up the year, they are in no shape. It raises the hairs of the back of my neck when I hear why we didn't spend any of this money when it was budgeted. Well, look at the budget as a whole, not just an individual line item. I am strongly opposed to expending any funds on uniforms. It's not going to bring in more revenue or increase our customer satisfaction in the restaurant. There are much better ways to invest into the restaurant. When it comes time, we might consider uniforms, but there's other controls we need to put in place about it. I don't know if we want to get into the details of that now because as far as I'm concerned, we shouldn't even be considering it.

Ms. Landgrebe: I agree with that. In fact, it's my understanding that uniforms that have been given out since they started have not even been returned. I don't know what we spent that 80 something dollars on, but I'm guessing we didn't get the shirts back.

Ms. Wells: I have no idea, to be honest with you. I know that they've mentioned they're looking to hire staff and maybe transitioning some staff, so it might be a good thing just to revisit once they've made the changes that they feel need to be made at the

restaurant. Are there any other questions on the community director's project report before the project tracking list?

Mr. Realmuto: Just one quick idea. I apologize because I usually try not to surprise people, but as you've been talking about the election taking place here and our desire of the restaurant to attract people from the outside seems like a great opportunity. Perhaps we can talk about encouragement, to do some better promotion or signage. I don't know if the rooms are going to be divided or how it's arranged. Certainly, there will be a place we could put a sign, and perhaps somebody with an I voted sticker might get a discount at the restaurant.

Ms. Wells: I'd have to check. I know that there's a lot of regulations on signage you can put inside the polling location, but I think that we can put something. We can capitalize on people not going through the right door. They always come to the main entrance. Maybe put a sign right there and then redirect them. But it's regulated on what signs you can put in the actual polling location.

Mr. Realmuto: Most of those restrictions are about campaign signs.

Ms. Wells: I'll check on that and see we can do. Absolutely. That is a great idea. I'll move to the project tracking list now. So the installation of the pool lift has been on for a while. Jared saw me this morning, I shared with a couple of you a picture of it. We have a temporary board in place to cover the area that we want to finish properly. He did test it. Jared himself got on the pool lift and put a couple of bags of sand on it with them. He said it was about 275 pounds and it worked properly. Went into the water and came back out. We're going to do a few more tests on it. It should be open this week, though. I want to call some of the people that have used it with staffed direction and have them test it and make sure everything's great before we move the pool lift over to the spa. Also, pressure washing and painting Thompson Nursery Road caps. We have concluded the pressure washing on that. I asked for an update on the painting and I haven't got one yet, but he did complete the pressure washing of all the caps. I hope everyone notices the difference. It looks 100% better in my opinion. We're working on that. I forgot to mention at the beginning, I added a new column to the project tracking list, a project manager. I'm going to be going through a lot of items that have my name next to it. Matt will be going over the things that have his name next to it when he gets up to the operation manager's

report. It's just a good tool for supervisors to know who's in charge of that project should you guys have direct questions regarding that. The restaurant redesign project, the painting is completed in there. I'm working with a resident volunteer on getting the acoustic panels recovered and working on side lighting and bar lighting. We are definitely under that \$8,000. If for any reason we aren't, we'll just wait until the March meeting and see. It's really close to that \$8,000, we did something a little different with the recovery of the acoustic panels. That involves some pictures being taken at Lake Ashton and put onto fabric and recovering the acoustic panels with a picture of printed fabric. I think residents would really like it, and it will bring the Lake Ashton feel to the restaurant.

Ms. Landgrebe: Do we have timing on that for completion?

Ms. Wells: Yes. I just spoke to her. We tried to get the finances together because if we needed to take a couple of panels and not put pictures on them but put plain fabric to come down on some of the costs. We're going to look at that, I did reach out to her on Friday for us to take a second look at that. I hope we go ahead and get the okay. The positive thing is they're saying that there's a seven-day turnaround, which I always get shocked nowadays with a seven-day turnaround and will be shipped to us within a week. So there's a quick turnaround for getting the photos printed on the fabric and sent to us. I just want to make sure we're not out of budget before we spend too much and then we don't have enough for the other items we want to get completed. The replacement of the restaurant awning is on the project tracking list as well. I think that's all I had. I think that's the next item on the agenda if you want to go that way unless you have any other questions.

Mr. Realmuto: The original purpose was to reduce the noise level in the restaurant. Is what we're doing consistent with that, and is there anything we can add to them while they're down? Put something behind it to enhance that even further before we put them back up.

Ms. Wells: I spoke with Lloyd because he knows people who have an acoustic background. I am nervous to do anything with the panels because they were constructed by professionals for that purpose to limit the sound. I don't have the background to start taking them apart and adding stuff in. I don't know if Lloyd wants to weigh in at all on that.

Mr. Howison: I'm going to say what I saw. Those are essentially boxes and within the box there's a matting material, and over that matting material the fabric goes. My understanding was we wanted those panels to be out from the wall about a half an inch to be most effective. You talk to another fellow and he says no you can flush mount those. To your point, I don't think there's much we can do to the panels as they stand that would make them more effective. They are prepared to mount them offset from the wall if that would make a difference.

Mr. Realmuto: With regard to the photos being put on top of it, that is modification. That is a fabric, so it shouldn't have a material effect on the acoustic characteristic? We have confidence in that?

Ms. Wells: That was a question I had. The resident that has been working with us, she has worked extensively with the company, letting them know what we're going to be covering them, and they said that it will not have any effect on it. The plain fabric that we're using on some of the panels is actual acoustic fabric that is going to go over that.

Mr. Realmuto: The photo company is delivering the fabric and then we're going to wrap this frame essentially?

Ms. Wells: Yes. The picture is basically printed to all edges of the fabric so it will be a wrapped canvas but with fabric.

Mr. Costello: One of the problems with that is, if you go online and look at that, you could have four different questions and get five different answers.

Ms. Wells: Exactly.

Mr. Costello: I think it's just a matter of the company that you're dealing with, as far as the effectiveness of it.

## **II. Consideration of Revised Quotes for Replacement of the Restaurant Awning**

Ms. Wells: Moving to the next item, this is re-presenting the restaurant awning proposals that were presented once before. We presented quotes to replace the restaurant awning at the November 15, 2021 Board of Supervisors meeting. At that meeting, a quote for \$7,999 from Sunshade Awning was approved. When meeting with the vendor prior to scheduling the installation, staff were informed that the price would need to be increased because a different method of installation would need to be used

that would result in more materials being needed and more labor being required to construct and install all of our awnings. It has taken us a little while to get those quotes from that particular vendor. In doing so, we decided to just go to the other two vendors that had quoted and get updated quotes from them as well so Supervisors have a fair comparison. The quote from Ard's Awning to recover the existing awning is \$20,865, the previous quote was \$19,500. The quote from Parker's Custom Canvas to cover the existing awning is \$19,770, and the previous quote was \$19,260. The previous quote, as stated from Sunshade Awning was \$7,999, and now that quote is \$17,000. If you read the Sunshade Awning quote, it explains what they are going to do to install. I guess it involves smaller panels being stapled to the existing rafters. They had some concerns when they went out seeing the caving in of some of it and felt that their vinyl would be rip and there's be costly repairs along the way. They revised their installation method, and it caused a drastic increase in the price. I know the Board originally approved a vote to get this done, I think because of the low amount of the quote. I had it as an outstanding project, so just bringing it back. Do you want us to move forward with one of the three vendors, or do you want to put the project on hold for a future date?

Mr. Plummer: Did we not also have questions about if we decided at a later date to extend or put curtains or whatever on it, what the impact to the original install would be? Wasn't that part of the questions as well?

Ms. Wells: It was, and we did reach out to the vendors and that would be no problem adding afterwards.

Mr. Plummer: It wouldn't impact anything?

Ms. Wells: We could do it in multiple sections and it would not impact the recovering of the existing awning.

Ms. Landgrebe: So do we really need to replace the awning?

Mr. Plummer: The awning that is there is like a sieve, when it gets wet and the water starts to pool just comes down through certain parts of it. I think we're changing materials. What's there is similar to vinyl.

Mr. Costello: Well is it in our best interest to maybe look at the existing framework that's up there in an effort to keep the water draining off the existing wall.

Ms. Wells: That's one of the things that they pointed out when they came out as they felt that the pitch was not steep enough. Which is why they wanted to do smaller panels to help offset that pitch not being where needed to be. The other two vendors don't see a problem at all, though.

Mr. Costello: Are we throwing good money to bad? Is it going to turn around and cost even more a year ahead from now? I'd like to see a fix put out there so the water is draining off of the awning properly.

Mr. Realmuto: I share your concerns Mike. I think that kind of a fix, though, would require essentially replacing the current structure that's there. Which maybe is what we need to do, but clearly that would be at a greater cost. Frankly, I don't put much stock in anything from a vendor that essentially refused to honor their quote says in their proposed solution. It sounds to me like an excuse rather than just increasing their quote. We have two reputable companies that gave us alternative quotes. The prices are not substantially higher. That's what we need to consider as a board. Do we want to invest even more in a real solution, or just replace the material which might solve the problem partially short-term, but we probably will be looking at it again.

Mr. Plummer: I think obviously changing, first of all, the material will help a little bit but I am concerned about the long-term. If the superstructure is part of the issue causing the ponding, this is the time to fix it and not after we go through another awning.

Mr. Costello: Precisely. Why would we do a cosmetic repair when we can do the repair properly? I think that maybe we should have somebody come out take a look at it and see what it really needs in order to drain it properly. If there's water sitting up there, I don't care what kind of material you have it's not going to do it any good, it's going to stretch it and everything else.

Ms. Landgrebe: At that point, we're looking at continuing to have an awning or something more permanent.

Mr. Realmuto: I think that is a question we seriously need to consider, and more than just rebuilding the existing awning. At least in one of the quotes there was a cost on what it would cost to extend the awning. I do feel that's costing us with the restaurant. When we go there if they have any seating in the shade then yes, we'll sit outside, but we're not going to sit in the sun. My point is we be expanding the outdoor capacity of the

restaurant by extending the awning that would come as something that needs to be considered with the larger picture.

Mr. Plummer: I think if you go to something other than a removable awning then it becomes an issue and a wind load. It takes an engineer to make sure that we get the proper superstructure that would handle the wind load that could possibly come across the lake.

Mr. Costello: You've got the wind coming off that lake. That lake is just an open area. There is nothing there to stop it. The wind is rather heavy in that area.

Mr. Plummer: So what I think I hear everyone is saying and I fully agree, is that we have to table this for now, and let's look harder at what the long-term solution would be. If we need to put it off until the next fiscal year then we will budget for it. The other thing I'd say, at the risk of sounding too pessimistic, is I'm we're not sure we want to invest a lot of money to enhance the restaurant until the restaurant enhances itself.

Mr. Costello: I agree with you and the other thing is, to me I think what you're saying is let's do your job right instead of doing it haphazardly.

Ms. Landgrebe: Correct me if I'm wrong, but you can only bring an awning out so far, if you go much further or try and extend it, it makes it weaker and all other kinds of issues from a structure standpoint.

Mr. Plummer: First of all, the extension that we were talking about was not on the end, not on the width. It's on the length.

Mr. Costello: I think that you have to look at the pitch and being able to support the area that's covered so that the water is going to drain off of the awning and not cause the problems that we've been having.

Ms. Wells: I will tell you last time I tried to get a quote on a hard roof structure, they would not give us a quote without engineering drawings on how to construct the hard roof structure, so that's something to note. They did quote a hard paneling to put on. The reason I did not present that, it was \$30,000 to put hard paneling on and there was zero warranty. You could do white hard paneling up there and it goes up to a 10-year warranty. Bronze is a zero-year warranty, white would be a 10-year warranty. It was also from the company that I agree with, Steve, I don't believe too much. I can definitely reach out to other. I just know we're going to run into that hurdle for our hard roof structure is that they



want engineering drawings prior to quoting that hard roof structure. Last time we did, I think, it was five years ago, that we found a previous quote from 2010 and I think it was around \$120,000.

Mr. Plummer: I think basically what we need to find out first is if just strengthening the superstructure and making that more supportive with whatever we put on top is the smartest way to go. That should not take engineering. If you're still putting a vinyl top on it.

Ms. Wells: I can definitely get another meeting with Parker and Ard's and just see their opinion on things. Parkers installed that awning originally, the one that's out there now.

Mr. Plummer: I would recommend that we have staff contact the awning companies and get some further input into how to make that last, or alternatively, other alternatives there may be.

Ms. Wells: We can definitely do that.

#### **I. Consideration of Surplus List**

Ms. Wells: I think the last thing that was under my community director report was the list of surplus items that was printed and given to everyone. These are all items that we have up in the attic. Do you want me to go through every item? I have a copy if you guys want to see it.

Ms. Landgrebe: Can we ask questions? Can we sell these? Can we have a Lake Ashton auction or something?

Ms. Carpenter: It's not overly clear, but no, not really. In the past, we donated to be able to take a deduction for donation. We have to have the established value of everything if we were selling it.

Ms. Landgrebe: What if just did an auction?

Ms. Carpenter: If it's surplus, it should have no value. I could go back to through the laws.

Mr. Realmuto: Jan, is there another mechanism for selling things that have value that the CDD no longer needs. I can't believe there's a law that says we have to keep everything that has any value over \$0. There's got to be a way to accomplish this.

Ms. Carpenter: I don't have that information with me, so I can get back to Christine on alternatives. We've gone through it before. I just don't know off the top of my head.

Mr. Realmuto: What I'd like to see you do is find the road for us to be able to essentially offer them to the public in the bid type situation. Something like a silent auction would be the least. And any variation of that, I don't see how that could be against the law basically.

Ms. Carpenter: I don't think we can do that but let me clarify and I'll get with Christine.

Mr. Howison: I think we still can declare a surplus, but I certainly think that one of our groups could claim it and then do the same thing.

Mr. Realmuto: If we declared them a surplus, we're allowed to throw them out, are we not? We could let residents know when they would be put out for trash pickup, and if they'd like to help themselves.

Ms. Burns: But understand the difference between selling or donating. If you wanted to put them out and let them pick them up, that's different than selling them.

Mr. Realmuto: I'm just trying to give residents first dibs on that stuff. It seems to me there are items on here with some value. For example, a portable AC if that's in working condition.

Ms. Wells: It's not working. That's what I was going to say. There are a couple of items. Some of the clay pots are broken. The AC is no longer working. One of the pictures, the cinematic picture is broken. Well, the frame itself is broken, the glass is broken on it. The other items are in decent condition. The floor mats are not of any use to anyone as well. The other items would be.

Mr. Howison: I make a motion to approve the surplus.

Mr. Costello: I will second it.

Mr. Realmuto: What does that mean now? What are our restrictions on what we can do?

Mr. Plummer: Staff will dispose of it.

Ms. Wells: I could reach out; I know who does the Trash to Treasure every year and see if they want any of the items. We've done that previously with some of the items we've surplused to see if we can donate so that charity so that they're able to make funds or any of the other 501c3s here or outside the community.

Mr. Realmuto: Clearly, there are some items that should be disposed of, but I'd like to give some of our charitable organizations the opportunity to benefit from this as well.

Ms. Wells: Of course.

Mr. Plummer: In the essence of time here, we have a motion to dispose of the surplus items made by Lloyd, seconded by Mike. All those in favor signify by saying aye.

On MOTION by Mr. Howison, seconded by Mr. Costello, with all in favor, the Surplus List, was approved.

Ms. Wells: That's all I had unless Board members have any other questions for me.

**D. Operations Manager** *(report to be provided under separate cover)*

**I. Consideration of Quote to Pressure Wash and Seal the East Golf Course Bridges**

Mr. Plummer: Next on the agenda is the Operations manager, Matt.

Mr. Fisher: Included under separate cover is the operations manager's report. There are a few things to discuss and I would be happy to answer any questions.

Mr. Realmuto: I don't have a copy of the report.

Ms. Burns: Let Matt make some copies and I'll cover my report. We can come back around to Matt when he gets back with copies.

**E. District Manager's Report**

*\*This item was taken out of order*

**I. Update Regarding TECO Deposit**

Ms. Burns: I had just a couple of items. The first was the update regarding the TECO deposit we discussed at the last meeting. The direction was to go back and look at the individual contracts to see if it specified anything in there. The only thing it specifies is what they told us that a deposit of estimated two months of usage is required. I think

we're at the same spot as we were in the last meeting, if we want to leave the bond in place or terminate it and then get the actual amount. It is starting to warm up, so if we're going to do it, I would say do it now or we can leave it in place.

Mr. Realmuto: As the supervisor who originally brought this up, it seems like there's significant risk. All the risks are on our end. That combined with increasing interest rates changed the financial equation a little bit, we'll look to drop it.

Ms. Burns: Alright.

Mr. Plummer: The only things that I obviously was out of the room for a second, if we could go back and visit the Bridge thing.

Ms. Burns: We didn't have copies of Matt's reports. We skipped Matt, we're going to go on and then go back to Matt while Steve's getting copies.

Mr. Plummer: So we are at District Manager's report?

Ms. Burns: Yes. We did the TECO deposit. Then the next thing that I had is a discussion regarding the budget workshop to see what the Board wanted to do about getting that scheduled. Some years the Board has decided to hold it in place of the April meeting and just do a workshop rather than a meeting. If we wanted to do both, Bob had mentioned that he wanted to do it as a separate day as opposed to just prior. I think we're a little bit too pressed for time. I did run a couple of dates by Christine when the room is available if we wanted to do that. I think the first thing is do we want to hold a separate one rather than that?

Mr. Plummer: The reason I asked Jill that question was last year's budget workshop we were limited to an hour of time and we quite frankly needed an excessive amount of time to do that. I asked for a separate day for the workshop for the budget, whether we do it in lieu of the April meeting as suggested by Jill is an option. Obviously, that makes May's meetings probably rather long with items that are leftover. But I'm not necessarily opposed to that if that's the best date that we can find. Discussion?

Mr. Realmuto: I guess I'll just say I do think we should have it on a separate day for the meeting because I think the budget merits that amount of time. Two hours, I would say.

Mr. Plummer: I agree.

Ms. Burns: Do you want me to give you the dates we were looking at?

Mr. Plummer: We need some time. Yes, let's look at the dates that you're talking about and see if any of those work and if they do that may be a good point.

Ms. Burns: The first one was March 29<sup>th</sup> at 9:30. It's a Tuesday. Tuesday, March 29<sup>th</sup> at 9:30. That day is a day where we didn't really have restrictions of things that were going on in this room or places that I had to be after. That was a more open-ended time. The other date we had was April the 12<sup>th</sup> at 9:30. I have a hard stop where I would have to leave at 12:30 to get to another meeting.

Mr. Realmuto: So we could do 9:30 and 12:30. That seems like that should be plenty, I hope.

Mr. Plummer: Well we can start at 7:30 a.m. too.

Mr. Realmuto: That is a Tuesday, right, so we're not interfering with Monday coffee?

Ms. Burns: Correct. Yeah. We tried to steer clear of Mondays for that reason. It would be the 12<sup>th</sup> from 9:30 to 12:30.

Mr. Plummer: I am available by 9 as well.

Ms. Burns: My husband's out of town, I have to drop my son off. I could probably be here by 9:05. If we do 9:00, I may be late.

Mr. Howison: Mike has a conflict on the 12<sup>th</sup> of April.

Ms. Burns: We'll have to bring it back. We looked at five other dates. The other option was the 13<sup>th</sup>, I think Christine said she could try to move an existing class that was already advertised. Then we would only have from 9:15 to 11:45.

Mr. Plummer: What if we did a regular meeting at the normal time and then do the workshop for the budget in the afternoon, after lunch. Hopefully the restaurant's open on Monday, we can all go have lunch, come back and do the workshop on the budget following that.

Mr. Realmuto: The regular meeting is, just to confirm, April 18<sup>th</sup> because that sounds like it's also Easter.

Ms. Burns: It's the day after Easter.

Mr. Plummer: My calendar tells me we also have a joint meeting that day. Well, that still wouldn't cause us a huge problem because we do our meeting, the joint meeting,

and do the budget workshop afterwards. It's going to make it a long day. We could do a shortened agenda for our meeting as well.

Ms. Burns: We could hold the workshop, advertise for the meeting, and if anything requires Board action, do that. At this point, obviously, it's a little bit out, we don't have anything listed. There was nothing on that schedule that had anything in April. Unless you guys have items.

Mr. Plummer: I have one other question. Are we limited to an AM time?

Mr. Realmuto: AM versus PM for me would vary based on the day of the week. Mondays are fine.

Mr. Plummer: Yeah, I think that will be for everybody but I just was curious about an afternoon workshop as opposed to a morning workshop. Thoughts Jill?

Ms. Burns: Yeah, that's fine. I can tell you I've got 35 other Districts and they're all meeting in April to budget. I'm very limited to probably three or four options.

Mr. Realmuto: The answer to your question, Bob, I would like to see it be on a different day as you've tried to keep these meetings relatively short. I think that's important because we do all start to fade and we don't give the same consideration in the third hour as we do in the first hour. I do think it should be separate. I don't think we want to do that to ourselves, three meetings in one day.

Mr. Plummer: Yeah.

Ms. Burns: I don't know. I can do Monday the fourth?

Mr. Costello: It's beginning to look like it makes more sense to do it in lieu of the April meeting.

Mr. Plummer: We probably ought to just give Jill our dates and see if any of those work.

Ms. Burns: We were trying to avoid Monday's altogether because of Monday coffee.

Ms. Landgrebe: Well Monday has Bingo too at night.

Mr. Plummer: Yeah. I think if we are talking PM, we are talking like one o'clock, two o'clock, something like that.

Mr. Realmuto: What time on the 4<sup>th</sup>, Jill?

Ms. Burns: I'm open, so I could do 1:00. I'm open that day in general. I could do one o'clock on the 4th. But Christine, could we Monday the 4th? Are there things already scheduled in this room?

Mr. Realmuto: There's a Monday coffee.

Ms. Wells: There is bridge at 12:30. Actually, I think they started at 12:45 and then bingo comes in at 4:00.

Mr. Plummer: I have a question, why can't we just immediately start following Monday coffee, let's start it at ten and we can go until 12:30. That should be plenty of time.

Mr. Costello: Why can't we eliminate morning coffee?

Ms. Wells: It's up to supervisors. I know that the residents had given some feedback. They might not be too happy about it but it's up to the supervisors ultimately. You guys make the decisions.

Mr. Plummer: One other question, what time does the bridge group get done?

Ms. Wells: They get done at 3:30.

Mr. Realmuto: what's the issue with between 10:00 and 10:45?

Ms. Wells: There isn't an issue there.

Mr. Plummer: I don't have any problem if you want to do it right after coffee. That's fine with me.

Ms. Burns: 10:00-12:30. Did you say they come in at 12:30?

Ms. Wells: 12:45 they start.

Ms. Burns: That's 2 1/2 hours, it should be more than enough.

Mr. Realmuto: Of everyone has done their homework I would hope there would be plenty dedicated for that time.

Mr. Plummer: Are we okay on April the 4th started immediately following Monday coffee?

Mr. Realmuto: We have to advertise the time. The advertised time will be 10:00.

Mr. Plummer: Well, you won't be able to start at 10:00. Unless coffee runs short.

Ms. Burns: Let's do 10:15.

Mr. Plummer: That sounds good. That's starting the process. Christine, do you know what's scheduled for that day? I guess we could ask that the schedule be kept. The budget is important.

Ms. Wells: It is. I believe Polk County Fire Rescue is coming to do a presentation on April 4th.

Mr. Plummer: If you schedule appropriately, that's usually not a long program. I think 10:15 works. I'd say you can set it for 10:00 and if we don't start until 10:15 is not a huge issue.

Ms. Burns: 10:00. That is all that I have.

**D. Operations Manager** *(report to be provided under separate cover)*

**II. Consideration of Quote to Pressure Wash and Seal the East Golf Course Bridges**

***\*This item was taken out of order***

Mr. Plummer: Now if we could have Matt's report.

Mr. Fisher: There are a few items we need to discuss. Applied Aquatic reached out and recommended grass carp be installed in pond GC7 and that's the pond along the 10th green on the East Course. We've had success in the past with these carp on the trial pond which is on the right-hand side exiting through the gatehouse. The plan of action is Applied Aquatic recommends installing 79 grass carp but to split it up into the two applications. There are a couple of reasons for this one. They have applied a full number of carp on the previous property. For whatever reason, those carp were not wanted by birds. Mother nature happens. The other reason is there is a cost savings. If the first half works, then we will not need the second half of the fish. A permit is required from FWC, that's Florida Fish and Wildlife Conservation Commission. There will need to be a barrier to prevent these carp from migrating out of this pond. In conclusion, the installation of 39 carps permitting from FWC and installation of a barrier, we ask the Board to approve a not-to-exceed amount of \$1,200 to get this project done. Any questions?

Ms. Landgrebe: Martin said there's a cost savings of fine of 79 carp. You're saying that 39 are \$1,200, but I don't see the cost savings if we do 79 and put the other half in a different pond.



Mr. Fisher: Right now, we're just recommending on the GC7. I've asked the guys at Applied Aquatic if they foresee an increase in price of carp and they do not. Right now it's \$18 a fish. Right now they're just recommending you do half.

Mr. Howison: When you said cost savings, I think you meant that the cost savings came from half the rationale and then, if they work, then we'll have to do the other.

Mr. Costello: You said that it's \$18 of fish, I think we've paid \$11. The prices have escalated.

Mr. Fisher: Right, and I mentioned, if these fish need the other half to control the vegetation, will the price stay the same and he said yes, it would stay the same.

Mr. Realmuto: So, the price at \$1,200 and includes other things other than fish clearly. At \$18 a fish, the remaining 40 carp if we have to do the full 79 is it \$720, is that correct, or are there additional costs?

Mr. Fisher: No, It would just be the cost of the fish.

Mr. Realmuto: That is 18 times 40 is 720. That's what I'm asking you though.

Mr. Fisher: Yeah, that will be it. They will put them in one portion at a time and the pond is so small they're making it 39, which is half what they recommend would do the job.

Mr. Costello: It did a phenomenal job. It honestly did.

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, the Installation of 39 Carp, Permitting from FWC and Installation of a Barrier, with a Not-to-Exceed Amount of \$1,200, was approved.

Mr. Fisher: Some facility maintenance updates, staff is cleaning the grout in the gym area, the men's restroom is completed and the area in front of ice machines is completed, the women's restroom is on the schedule for this week. Fitness Smith completed. The permitted and maintenance of fitness equipment, staff replaced a couple of light switches and dimmers in the game room. A manufacturing company was called to come to pick up six pool loungers. There are three more that need to be weld repaired, as soon as they return those, staff will touch up paint those repairs, and recirculate those around the pool. The majority of those are lightweight pool loungers, the frame is very

thin, so over time and slamming down on them and just the wear and tear they break on the armrest. It's an easy repair, but it just takes those loungers out for a couple of weeks. As soon as we get those back, we'll recirculate those and update the Board next meeting.

Mr. Realmuto: I just want to point out, I think there is at least one other major project I can think of that you got done at that. I wanted to thank you for that.

Mr. Fisher: Yes sir. I was going to go into the project tracking list and go over a few items. It's Christine's report. I'm designated as project manager on the project track. I was just going to go over that after my reports are done. To outline the cost, and the amount, it's 72 five-gallon drums with quite a coat on 18,000 square feet of bridge boards. That cost right now comes to \$6,046.56 of product, and this is from Home Depot. I searched for a competitive price, then was unable to on this product. I'm not sure if it's Home Depot specific. This Olympic water guard, that's what I could find. We already have tax-exemption with that company so it will just be an easy purchase via the internet.

Mr. Realmuto: Matt, just to be clear, this is for the materials. This would be in addition to the quote received for the labor from GMS, is that right?

Mr. Fisher: Right. GMS provided a bid for labor to apply to the sewer and power wash.

Mr. Realmuto: For reference, I don't think this is a larger brand that just doesn't have the supplies, of all sorts. If you are essentially looking for commercial quantities, Home Depot might not be the proper source. You need to go to a commercial source that might offer the drums that you're looking for.

Mr. Howison: It's likely to be the highest price that we are going to need to go to a larger supply house and buy that quantity and we should get a lower price. We have that pressure wash and seal quote of \$7,600 if we're willing to commit to the whole job, and then another \$6,050, let's say comes out to \$13,650. This is to actually pressure wash, so that's labor mobilization and equipment and then seal labor mobilization and equipment. They provide the equipment to do that, but we need to provide the sealer itself and that's right there. That's where that comes from. My recommendation would be to the Board that we approve an amount not-to-exceed \$14,000, and I think if Matt does some shopping for the sealant, we can probably get this down closer to about \$13,100 or \$13,200. We have \$32,000 total budget for bridges and cart paths for this fiscal year and

we're going to be talking about some other work that needs to be done on the bridges as well.

Mr. Plummer: I just want to get people on course here. Jill, I think you were still the District manager for CDD2 when they had it done, and I seem to recall here that this material cost was under \$3,000, wasn't it? Maybe Alan, do you know anything about that?

Mr. Rayl: Yes.

Mr. Howison: What kind of square footage or radius?

Mr. Rayl: Much less.

Mr. Howison: I know it's less than a third.

Mr. Plummer: As far as the equipment goes, I know we purchased the pressure washers. I want to understand what equipment actually means there, a tank maybe to supply the water.

Mr. Fisher: GMS owns a trailer, a huge water tank, and a portable pressure washer, and hundreds and hundreds of feet of hose will have to run to pressure wash these bridges deep into the course, so that's what I'm assuming equipment means.

Mr. Realmuto: I understand that pressure washing is necessary because of the amount of time that's passed since it was last done for the sealant to really get in there, I guess. But I'm wondering if we do it on a regular basis if we could avoid the pressure washing expense and if we replenish the sealant.

Mr. Howison: I think that remains to be seen, but we strongly recommend an annual program of maintenance. We don't know whether that means pressure wash every year or every other year but sealing certainly every year.

Mr. Plummer: Okay, what are we looking for as far as motion then?

Mr. Howison: My recommendation would be that we approve an amount not to exceed \$14,000 to carry out all of this work. We give Matt the authority to make that happen and direct Matt to find the least expensive source of water guards sealant.

Mr. Plummer: That works.

<p>On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, the Quote to Pressure Wash and Seal the Golf Course Bridges, with a Not-To-Exceed Amount of \$14,000, was approved.</p>
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Mr. Fisher: Just a couple of updates on the project tracking list. Steve mentioned, I appreciate the kudos, that Jared got out there and was able to work around traffic. I was a little worried, but he has managed to get those stop bars painted by that intersection at Mulligan and Dunmore, the intersection at Berwick and Ashley Club and the stop bar at Ashley Club Drive and Ashley Club Boulevard. I saw some crosswalks that are quite faded. Staff will get on painting those before next meeting. There are two crosswalks near the pro-shop. That's one question I didn't know. Are we responsible because there's a crosswalk on Mulligan Lane heading west, so we'll paint that one.

Mr. Realmuto: Hold on a second. I'm not aware of the crosswalk you're referring to.

Mr. Fisher: There's a hashmark crosswalk on Dunmore and Mulligan and there's another one going across from-

Mr. Realmuto: There is one across from Ashton Club.

Ms. Landgrebe: It crosses Dunmore.

Mr. Howison: That's across Dunmore.

Ms. Wells: It goes from 18 green to the putting green.

Mr. Ray: I don't think there's one on Mulligan.

Mr. Realmuto: In Lake Wales or in Winter Haven?

Mr. Plummer: It's in Lake Wales. It goes from the 18 green to the first entry, it goes from the end of the car path that goes to the pro-shop over to the other. That would be ours as well.

Mr. Fisher: That was my question.

Mr. Realmuto: I'm sorry. This is on principle. I move that you only redo the two on Dunmore, I don't see any need to do the other, it doesn't really serve us.

Mr. Fisher: Okay.

Mr. Realmuto: That's just my opinion. There's one supervisor. The Board might want is to discuss that.

Mr. Howison: I think the purpose originally would have been for people coming from the 18th green, particularly if they were walking, I think that's why that crosswalk is there.

Mr. Costello: Personally, I would prefer to learn a bit what it's going to cost, I would think that we will do it all.

Mr. Realmuto: For me, I guess it's not so much a matter of money, it's a matter of principle on the road and what's serving.

Mr. Costello: I would hate to see someone get hurt on your principle.

Mr. Howison: Okay. Steve made a motion not to do it, correct? Is that your motion?

Mr. Realmuto: I don't like the idea of negative. I don't even know why it needs a motion, but I'm okay with Matt doing the other two. I'm just saying I'm not okay with doing the one on Mulligan because it's really not serving our residents. It serves the golf course. It should be a golf course expense.

Ms. Burns: I would ask for a second. I think he's making a motion to not do it.

Mr. Realmuto: I'm not making a motion to not do something, I'm making a motion to do something. My motion is, if you figure they need it, I don't think the crosswalks are that bad.

Mr. Fisher: It was mentioned to me so I just want a Board direction on whether they wanted us to do that.

Mr. Plummer: We're going to try to get you some direction here shortly. Okay. I have a motion. How much time will it take you, in paint, to do that third one?

Mr. Fisher: Takes like 30 minutes across that crosswalk, so just staying there making sure it dries.

Mr. Plummer: I understand your point on principle.

Mr. Costello: I would like to make a motion that we do the entire job.

Mr. Plummer: We have a motion, but we do not have a second for that motion.

Mr. Realmuto: I'll drop them.

Mr. Plummer: Okay. I have a motion by Mike to do with all three crosswalks.

Ms. Burns: If Steve's dropping the motion, do we want just get staff direction to do all three to simplify it?

Mr. Plummer: Sure.

Ms. Burns: Okay, let's do that.

Mr. Fisher: Yes, ma'am.

Ms. Landgrebe: Do some of the walkways or the stop sign strips need another coat? I'm looking over at Muirfield area, the lane, and they don't look like they were done.

Mr. Fisher: We started those a couple of months ago. This wasn't that difficult in those areas there is less traffic. Any recommendations of areas you see, I'm more than happy to take care of.

Mr. Plummer: Okay. Do you have our direction for the three crosswalks?

Mr. Fisher: Yes, sir. That's all I have. Thank you, guys.

Mr. Howison: Before you go, I do want to deal with the other two bridge issues. We have a quote from SNS contracting to replace the 40 boards that we had identified during our inspection as needing replacement, and that quote, is a total of \$6,900. I'd like to get the Board's direction as to how you'd like us to proceed. My recommendation would be to proceed.

Mr. Costello: Replace how many boards?

Mr. Howison: Forty. As you recall or you may not recall, when we met with Leeway Bridges, and then when we did our inspection, Leeway Bridges pointed out that many of the Boards look like heck, but they have a good life, useful life, five years, at least, but Boards that show any evidence of rot need to be addressed now. We identified 40 boards where either they showed evidence of rot wear or excessive wear and we need to get those 40 boards replaced. This would include to furnish and install and get those boards in, and pressure treat those boards. If we are going to do it, I'd like to do it before we pressure wash and seal the bridges.

Mr. Realmuto: That makes sense. Your decision point was essentially, as you said, those boards were either rotten or worn. I move that we approve the \$6,900 to replace the 40 boards.

Ms. Landgrebe: I have a question. Can this be done before they power wash and seal?

Mr. Plummer: Yes.

Ms. Landgrebe: Can we coordinate that?

Mr. Fisher: We meet Thursday, we'll chat about it.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Replacement of the 40 Bridge Boards for \$6,900, was approved.

Mr. Fisher: One more thing, I apologize. We did get the paver walkaway lights taken care of. That recommendation did go through. We did get the price match so that was listed on the budget amount final costs, so thank you, guys.

Mr. Plummer: Thank you, Matt.

Mr. Howison: The last bridge issue, and that is the demo of the abandoned bridge. Based on everything that happened here today, I'd recommend we table this another month and let Jan get back to us. This quote is good until when?

Mr. Rayl: I think about three days.

Mr. Howison: I know you had some real concerns about it.

Mr. Realmuto: What is she coming back to us on?

Mr. Plummer: I don't think there's anything to come back to us on.

Mr. Howison: If there is nothing to come back to us with, then my recommendation would be that we do the 20 feet on each end and that's going to cost us \$6,500.

Mr. Plummer: We have a motion by Lloyd, sorry, by Steve, to remove 20 feet of bridge structure on either end of the bridges at the first hole of the East course. Thank you.

Ms. Landgrebe: Alan, when could this be done?

Mr. Rayl: I will check and I'll get back to the Board.

Ms. Landgrebe: Is that something you can get back to Christine or Matt?

Mr. Rayl: Yes.

Ms. Landgrebe: Thank you.

Mr. Realmuto: Okay. Thank you, Lloyd, for coordinating that and making that happen. I know I have been on some of those issues for longer than my tenure on the Board.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Removal of 20 Feet of Bridge Structure on the Bridge Ends on the Abandoned Bridge of the East Course, was approved.

Mr. Realmuto: I have just one more thing for Matt. We received a complaint this morning from a resident about the pond and the area around it on Litchfield Loop. There were two issues. One was the condition of the pond itself, but also an issue that is wider than that was the condition of the CDD owned property. Frankly, there is one empty lot within our boundaries. That lot is kept better than CDD owned property in this area and others as close as the pond between here and the house. I'm just wondering what we can do to improve this.

Mr. Fisher: Christine and I are meeting with Dana, the Yellowstone supervisor Wednesday. We'll review that complaint and see how we can fix that. I met with Archie, the Applied Aquatics site manager this morning and his guy came in first thing this morning and treated that pond. I know you guys wanted a follow-up and I'll try to schedule that with the resident and the vendor. He wanted to know what can be done to prevent this in the future. I don't have the answer to that question, but I could get it for him.

Mr. Realmuto: Is this the pond?

Mr. Fisher: This is the pond. That is the algae photo that he sent.

Mr. Realmuto: Treatment is necessary and is covered under our contract, we just have to be aware of that.

Mr. Fisher: Absolutely.

Mr. Realmuto: It sounds like you will follow up and let the resident know what we have done.

Mr. Fisher: Yes, sir.

Mr. Realmuto: I ask you to keep me in the loop for that.

Mr. Plummer: Can you explain how that occurred as you did for me this morning?

Mr. Rayl: Yes, so what Archie explained to me was with the weather transitions into spring, we're seeing higher temperatures, it was almost 86 degrees yesterday, so we're going to start getting algae complaints. Unfortunately, it's the nature of algae, as soon as the homeowners or landscapers start fertilizing for springtime, other nutrients will



go straight into the pond and the pond's serving its purpose. Unfortunately, it's unsightly and we try to treat that algae growth. But right now that algae, because the pond's so low, we haven't had rainfall, it will actually surface from the bottom of the pond. They call it knock-it-down-again, with copper sulfate. Then it will become dense and sink back down to the pond floor. It will dissipate once we get rain. Unfortunately, I haven't looked at the forecast, but like I said they came out this morning and treated it, we'll keep a tighter eye on it. I'll keep you updated. We'll mention that to Dana when we meet Wednesday.

Ms. Landgrebe: When you meet Wednesday, will you be looking at all the ponds as well?

Mr. Fisher: Friday, I meet with Archie, we will review other ponds. Unfortunately, I've had a personal issue and I've been out for a couple of weeks but I'll get back on task here, so Friday, I'll review them.

Ms. Landgrebe: Thank you.

Mr. Realmuto: The ponds were half the issue.

Mr. Fisher: Yes, sir.

Mr. Plummer: Great. Thank you, Matt. Appreciate it.

#### **EIGHTH ORDER OF BUSINESS**

#### **Financial Report**

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

Mr. Plummer: The next item is financial reports. Any questions on the financials? Seeing and hearing none, we will move onto the check run summary, do I have a motion?

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

#### **NINTH ORDER OF BUSINESS**

#### **Public Comments**

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

Ms. Burns: I have one that was turned in at the beginning. It is from John Robinson. Are you still here? Come on up.

John Robinson (4124 Ashton Club Drive): Good afternoon. I'm Sonny Robinson and I've been here for a few years. There was some confusion when I moved in and it's come back to bite me a little bit. I guess, I need to ask your help. When my house was built, it did not have a lot number. They sold me a lot, but the lot was too small for the house they sold me. The whole thing just spiraled up from there. Anyhow, I got my house built and I got a little lot but it wasn't really clear that there was a piece of land extending from the end of my house. That wasn't clear whose it was. There was a piece of shrub replanting on that by management to decorate the property when I purchased it. I had a water system put in. I've been watering that piece of land for 20 years and cutting it for 20 years, maintaining it. I also planted a couple of trees on it, where there was no question. Recently, they did a survey because I think of the golf course, which was never done prior to that. Now, I find out that none of that land is mine. I'm asking that possibly it be deeded over. The problem is going to be, if I ever try to sell my house, it's going to come up with a 50-foot tree on it, and also a 20-foot tree on it and I'm continuing to maintain it. I have a map here for those of you who don't know where it is.

Mr. Plummer: Give us an explanation of where you're at. What's your address?

John Robinson (4124 Ashton Club Drive): 4124 Ashton Club Drive, right across the street. The first house past the sales office.

Ms. Landgrebe: Some of these trees, are they on the walkway on one side or in the back view?

John Robinson (4124 Ashton Club Drive): They are in front of the house and also continuing with the problem, the golf cart is also on my property, part of it. Because they sold me a house with a lot that didn't fit, they found another piece of land and they squeezed my house in on it. But because of SWFWMD coming in there and planting all those trees which were not there at that time, everything was squeezed in the back of my house, where there was plenty of room, on the back of my property. They did literally move the golf cart off of it, but on the side of the house, they didn't.

Mr. Costello: This seems to be a problem that our attorney is going to have to look at it and maybe come back with an answer to us next month because it's simply something that I can understand your concerns. We are bound by whatever legal remedy we can give you. This is one of the reasons why we have an attorney sitting here.

Mr. Realmuto: I just need to understand clearly what the boundary issues are and then recommend solution.

Mr. Costello: I think, Jan would want to look at this.

Mr. Realmuto: Sonny, do you have a survey that shows the as-built where things lie or do we have that?

John Robinson (4124 Ashton Club Drive): I do not. I was never given one.

Ms. Landgrebe: I think you said, the survey was recently done, Sonny. When was that done?

Mr. Costello: This doesn't sound like an ordinary problem, it sounds like something that you're going to have to investigate further to come up to decision as to how we can remedy this.

Ms. Carpenter: Sure.

Mr. Realmuto: She's going to get the information out there about exactly what the issues are.

Mr. Costello: He's going to have to show.

Ms. Carpenter: We could go online and see where his property line is. He should have a title policy when he purchased the house.

John Robinson (4124 Ashton Club Drive): What did you say? I'm sorry.

Ms. Carpenter: Do you have the information from when you purchased your house, your title insurance policy? We can look up at the public records.

John Robinson (4124 Ashton Club Drive): I'm sure there is, somewhere.

Ms. Carpenter: That would be helpful. We'll take a look online at the property boundaries and I think I see the corners you're talking about that are part of the golf course, but let me look online and get the information on your acquisition and what the CDD owns so we have a good idea to come back with as to if there's an issue and a correction if there can be one.

John Robinson (4124 Ashton Club Drive): The other problem that I have is a very small problem, but over 20 years it grows. They never gave me proper watering system so all waters that I use to keep the grass alive, I have to pay a sewage fee for. That happens every week.

Ms. Burns: That's not a CDD issue.

John Robinson (4124 Ashton Club Drive): Over 20 years, that system is getting more expensive all the time.

Mr. Costello: That would be a contractor's issue.

John Robinson (4124 Ashton Club Drive): I understand. What I was saying is if I don't get it rectified, then I'm going to cut the water off to the lot.

Mr. Costello: I can't stop you from doing that but it's not one of our issues.

Mr. Rayl: You could contact Lake Wales Utilities and ask them to set an irrigation meter on a mitigation system instead of being connected by your house.

John Robinson (4124 Ashton Club Drive): I've already done that. They want \$2,500. Thank you for your consideration.

Mr. Plummer: So we need to work on the land issue so that we know how to help rectify the issue and you're going to get with him to get that accomplished; is that correct? Thank you very much.

John Robinson (4124 Ashton Club Drive): Thank you.

Mr. Plummer: Any other comments by the public?

Ms. Burns: Are there any other public comments? If so, you can use Zoom's raise hand feature to be called on now. I see none.

## **TENTH ORDER OF BUSINESS**

### **Supervisor Requests / Supervisor Open Discussion**

Mr. Plummer: Under supervisor's requests and open discussion, I have one thing that I want to say is, Debbie last time, you were not given assignments, and it's about to change. I think that the assignments are going to be as a liaison to the HOA.

Ms. Landgrebe: You will have to confirm what that means and what is expected.

Mr. Plummer: The second is working with the reserve study. Those are the two areas of responsibility. Liaison to the HOA is simply, if there's an issue that needs to be brought to us from them or we need something with them, you are the person that would do that.

Ms. Landgrebe: Thank you.

Mr. Plummer: You're welcome.

Mr. Costello: I attended the meeting of the newly formed community action committee. They brought up more things going on in this area than I can even believe as

far as the land in this area. We have so many projects going on that we didn't even realize. They asked us to consider signing off on three letters that they gave us, I gave you all copy of it. I gave a copy to Jan, she's going to review it. I know that I was talking to Jim Meccsics last night, and their attorney has a copy of it and he said that they would more than likely be contacting Jan in order for her to give a decision or to look at it, and see what changes or whatever. Even if we want to go forward with it personally, I think that it's in our best interest, but I am not an attorney.

Mr. Realmuto: Very good question. Who was contacting Jan?

Mr. Costello: Pardon?

Mr. Plummer: You said they would be contacting Jan. Who?

Mr. Costello: The counsel for CDD 2.

Ms. Carpenter: There are three letters from Lake Ashton and Lake Ashton 2. One is concerning the traffic signal at the entrance, one is concerning the Chain of Lakes Elementary School pick up, the backups, and one is about the new alignment for the US 1727 corridor. The suggestion is, the CDDs jointly sign letters on these positions. I will get with Sarah at LA CDD 2 just to get their feeling. The main entrance traffic signal seems like it could fall within the CDD jurisdiction since that is connecting to our road and that would fall within the jurisdiction of the CDD, but we can work with Lake Ashton CDD 2 counsel and get their feelings on it.

Mr. Realmuto: They were quite clear on that, the attorneys at the joint meeting, weren't they? It was certainly discussed. It was clear. If we wanted to go so far as to fund it, that would be within our jurisdiction.

Ms. Carpenter: The light, yes.

Mr. Realmuto: We can certainly send letters on anything we want to take a position on. There are no limitations on that is what I heard.

Ms. Carpenter: There isn't a limitation, it just if CDD wants to get involved and take a position when you know what your authority is. So Mike are you looking for information?

Mr. Costello: What happened was, when we went to the meeting, we were asked to present these letters. Like I said, my feelings are, Jan and the CDD 2 attorney, Sarah, can get together, throw it back and forth, see what they want to do with it, bring it back to us next month or whatever. As a matter of fact, we have a joint meeting next month?

Mr. Plummer: April.

Mr. Costello: April. All right. At any worry, bring it back to us. The amount of construction that's going on in this area is phenomenal. I mean it's like they open the gates and this is the second fastest growing community in the United States right now. We are going to feel the punishment of being inundated with all this. There's just no two ways about it. But I feel that we do have a right to see what we can do to move the issue. Right now, Thompson Nursery Road and I-27 are a nightmare. They are a nightmare. I think it is probably one of the most dangerous roads in the United States. So we do have a concern there as far as we're running through what's right in order to protect ourselves. That's where that goes. Once Jan and Sarah get together, they look at it, they can come back to us and say, "You know what, stay away from that or whatever." Whatever the two of them think.

Mr. Plummer: That's been the idea behind the letters is so that it's a total representation of Lake Ashton with both CDDs signing like letters and posting those so that we represent the entire community.

Mr. Costello: We're looking at a school going back there, we're looking at possibly a high school going back there which I didn't realize. We're looking at several residential communities. We know that we're looking at one across the street, which is probably from the looks of things, going to be quicker than we ever thought. It's going to put a strangle hold on us. If you go further down Thomson Nursery Road, there's some heavy construction going on in this area. So let's have the attorneys get together and take a look at it and see what they advise.

Ms. Carpenter: Is there a desire that it go out sooner than the meeting and if we're okay to wait until next meeting?

Mr. Costello: Pardon?

Ms. Carpenter: Is there the desire of the Board that these go out sooner if we come to a consensus that we both agree or do you want to wait until the next meeting?

Mr. Plummer: It's three weeks until the next meeting.

Ms. Carpenter: Okay. We will wait then.

Mr. Realmuto: I don't think there's anything time critical here. I just want to be sure we're clear on what we're looking for from our attorneys. What I heard Mike say is, we

want them to get together and come up with something. I want to be clear, I am firmly of the belief that the Board should be making its position clear to the attorney and the attorney's job is to keep us out of trouble. If we're doing something we shouldn't not to say malice. Again, I'm trying to clarify what we're looking for, but I don't think we should spend more money than we need to on attorney advice. We're not asking you to be a member of the Board.

Ms. Carpenter: This is a quick phone call with their counsel to see if they have any objections and why, and if we have any objections.

Mr. Realmuto: And you will bring that back to the Board?

Ms. Carpenter: Yes.

Mr. Costello: They are doing a phenomenal job. They've come up with things that I didn't even realize were going on. They're doing a phenomenal job. Let's allow the attorneys to go forward, look at it, come back to us and this way we can move forward knowing that we're not putting ourselves in a bad position.

Mr. Plummer: Okay. Any other supervisor items?

Mr. Costello: The only other thing that do have is, I had a resident come to me.

Ms. Landgrebe: Wait. In this third letter, I agree we should not want that road to become trafficked. What about the effort protecting our community some type of sound barriers when they start making that a four-lane?

Mr. Costello: That's something that quite obviously their meetings are open and they are dealing with things that are outside the community. So you should feel free to go to those meetings. That's first a concern to them.

Ms. Landgrebe: In this letter, should we not ask about sound barriers or something?

Mr. Plummer: I think that's something that we need to do at some point I don't know if this is the point. But I do believe that.

Mr. Costello: You've got to remember that one of the things that attracts you to Lake Ashton is when you're going down Thompson Nursery Road and you look over and see this community there. We start putting up sound barriers it'll look like a state prison.

Ms. Landgrebe: But you're going to have a road that comes almost to people's backyard.

Mr. Realmuto: I think, Debbie raises a valid point. The point of bringing these letters to us is for our feedback and to correct them. This is the first time I am seeing some of these. It sounds like they're going to be on the agenda for our next meeting. We'll have a chance to discuss it more, but it's a valid topic for us to discuss at each point but we don't have to. We could choose to do it individually and then we need to do it collectively as a Board since we are signing it.

Ms. Landgrebe: There's strength in numbers.

Mr. Costello: There's strength in numbers. They are contacting the other communities up and down Thompson Nursery Road. But in the meantime, we have growth that's going to be unbelievable between the next several years here. It's something that we're going to have to be proactive or reactive. I think they're doing a great job of being proactive at this time.

Mr. Realmuto: From what I've seen, you and the Board so far have this Board's support. We'll have to talk about it in the next meeting.

Mr. Plummer: Any other items?


Mr. Costello: Yes. The only other thing that I had, I had a resident come to me about the theater seats being low for people who are physically challenged in one way or another. Every one of us knows that it's easier to get down than it is to get up. We're sorting with Christine, you're welcome to go through it and we're going to move forward with something but I just wanted to say something so that the resident knows that we are working at it.

Mr. Plummer: Thank you, Mike.

#### ELEVENTH ORDER OF BUSINESS

#### Adjournment

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman