

**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, **March 21, 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
Debby 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
Fredo Rivera	Lake Ashton Tap & Grill Chef
Dana Bryant	Yellowstone Landscape

**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. I believe that we would like to make an addition to the agenda. Between item five and six is a report on the Amenity Policies, is there an issue with doing that?

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

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

Mr. Plummer: Next is public comments.

Ms. Burns: I have two here. The first one is from Brenda VanSickle. Brenda, come on up.

Brenda VanSickle: This is my response. Those of you who have sent an email about my unfortunate experience on March the 1st and asked if I'd had any follow-up from Metz. I told you no, but now I did receive a response. As all of you are aware of my last visit to the restaurant on March 1st for curbside pickup was a comedy of errors, culminating and discovering I had a burnt flat bread when I got home. I emailed Christine and asked her to email you all and Metz of what had transpired including the pictures. I received a call from Colleen Kelly two weeks after I sent my email. She was very polite and apologetic about my unfortunate situation. She said she would check with Metz and see if they could locate my credit card slip and refund me. We talked for quite a while. She thanked me for my email, otherwise she would not have known they offer curbside pickup and delivery. She was unaware of the allotted golf cart. She also said that she didn't have the staff for deliveries. She said she was figuring things out as I went over written procedures except for the contract. And everything was in the previous manager's head that was in the hospital. I express my concern that Metz was not supporting the restaurant as it should be. I would think that they would have standards and procedures in place. She was very defensive of Metz, even told me about all the extras they had provided. She educated me about the history of our restaurant. She told me it was an amenity that was set up to lose money. She said Metz is a fee for service contract and is not used to operate a restaurant like ours. They tend to do schools, hospitals, and businesses. She felt our restaurant should be operated as a private club, again at a loss and a monthly minimum. She mentioned the idea of having an account and billing at the end of each month. She was aware of the previous restaurant failures, so I'm afraid they are setting the bar too low. We have had a revolving door with restaurants, some with better food and service, but we've never had the potential to lose the amount of money that we have with this model. What is the motivation for Metz to be successful? They get

paid regardless. How far in the hole are you willing to go? I urge the Board to make your expectations clear, we should not be starting at square one with each new manager. Please hold Metz accountable. There should be written procedures and standards in place and all employees should be trained. They need to know what services they are expected to offer. There needs to be a standard quality control on food. Burnt food should never be served. That seems like common sense, but obviously it isn't. Just as servers should know about the food they serve, asking what is in the Cobb salad then being told "the usual stuff" is not acceptable or professional. We will never keep everyone happy but walking by an empty restaurant at lunch time gives the impression that there is a problem. If we want our restaurant to be successful, we need to support it. But the restaurant has the responsibility of consistently providing good food and services to earn that support. You hired Metz to manage the restaurant, they need to do the job or alternate options need to be considered. Time is money.

Ms. Landgrebe: Brenda, can you provide a copy of your letter to Jillian? Thank you.

Fay Wood (4029 Sable Loop Drive): Dear supervisors, my name is Fay Wood. I live at 4029 Sable Loop in Lake Wales. I need to address this; I've had over the last year, lots of people come to me with problems. After discussion with many over the year, very important information has come to light on behalf of Lake Ashton and its residents. Some are really trying to make the restaurant work, and I agree with that, but it can never work the way it is. Most residents were against the agreement that was struck with Metz. Whomever agreed to this gave Metz Company the most generous contract many of us have ever seen. The CDD, meaning us, pays for everything but management, and including management fees. There's no mention of any performance measures, metrics, or penalties thereof. No matter whether they do anything wrong, bad, lose money, people leave, people need to be replaced, we're responsible. Simply put, other than professional reputation, there is nothing that compels them to excel, meaning Metz. Nothing. It's not the employees, it's Metz. We must end this one-sided agreement and either strike a fair deal for Lake Ashton or move on. We cannot afford financially, morally, or as a team to put up with this any longer. I'm asking you to stand up, be counted, and help us make the change. Thank you.

Mr. Realmuto: I assume we can respond under the restaurant update section rather than now.

Mr. Plummer: Yes.

Ms. Landgrebe: Can we get a copy of that too? Your comments? Thank you.

Mr. Plummer: Is there anybody online?

Ms. Burns: If you're on the Zoom line and would like to make a public comment, you can use Zoom's raise hand feature to be called on now.

Mr. Plummer: No comments. Any additional comments, I mean.

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

#### **Consideration of Minutes from the February 28, 2022 Board of Supervisors Meeting**

Mr. Plummer: Moving forward, we have consideration of the minutes from the February 28th, Board of Supervisors meeting. Are there any additions or corrections?

Ms. Burns: Just one note from the transcriptionist. She said the quality of the recording was not great, so if you see any issues, just let us know, but they had a tough time on it. I think Christine was bringing a recorder as a backup for that next time, so if the Zoom recording isn't great, hopefully we'll have a backup that's a little better. Just to let you know that they had a little bit of tough time.

Mr. Plummer: Additions or corrections? If not, I'll entertain a motion to approve the minutes.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Minutes of the February 28, 2022 Board of Supervisors Meeting, were approved.

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

#### **Restaurant**

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

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

Mr. Plummer: The next item on the agenda is the restaurant.

Ms. Wells: Hopefully I don't say everything Mike was going to say. I just wanted to give Supervisors a quick update. We did have a meeting with Jeff Metz, Maureen Metz, Mike, Bob, and myself on February 28th, and I sent everyone a follow-up as to what was

discussed at that meeting. We had another meeting on March 16th or 17<sup>th</sup>, it was last week. I'll just give the main topics that we talked about, training current and incoming staff more efficiently, effective campaigns for internal marketing, campaigns for external marketing, and about the general manager's status. I'll let Mike touch on more details of this, but just so Supervisors and residents know, we've been talking to them about concerns that have come forth from Supervisors and residents, in regard to service and consistency, and then as well as staffing and training of the staff. I won't say much more. Mike has more to say.

Mr. Porricelli: Good morning. I quickly, want to give you an update of at least the staffing section of the restaurant. I want to introduce Chef Fredo. Fredo is our new executive chef moving forward. He started yesterday. Do you want to take a second and just talk a little bit about your background?

Fredo Rivera: Good morning, everyone. My name is Fredo Rivera. I have about 11 years of fine dining experience and eight years in catering, so I hope to bring a lot of creativity and events for you guys. You just give me the encouragement and I'll listen to your concerns here today. As I touch tables, when you guys come to the restaurant, I can hear more about what you are wanting and needing, and I'll try to implement that into the menu and into the restaurant.

Mr. Porricelli: Thank you. In addition to Fredo, we have also hired a new cook, Lucia, a new bartender, a new server, and a couple of new dishwashers. We're making a lot of change in the staffing. Of course, when we talk about hiring new people, we talk about training, so yesterday we had a three-hour training where Colleen spoke about a lot of different things. We did a great training, steps of service, and just how to be an overall better server. Thank you, Colleen, for that. They spent three hours yesterday going over all of that training. That's just continued training for what we do on a normal basis. We're also looking at reorganizing serving stations for speed. I know speed has been an issue, so now we have stations in the restaurants, so the servers have different stations that they're responsible for so it's not, "Where do you want to sit? Okay, you can sit over here and the server will take on that table." So it gives a little bit more of accountability and also it allows people to help each other a little bit more when they walk through the restaurant. Again, marketing. We talked a lot about marketing with Maureen. Our

marketing team has been doing a fantastic job of sending out the announcements on a daily basis, the weekly updates, any time that we have a change in service, they're sending those out pretty fast. We're definitely keeping up with the marketing, we want to continue to market to the outside. Now that we have Fredo onboard and we have a good team in there, we're really looking at marketing to the outside as well. Our brunch now has been one brunch the first Sunday of the month. I know we have some opportunities to do a little bit better with brunch going forward. I think we're marketing a little bit better now. I know Fredo is going to bring a great brunch this month, and we also have a Mother's Day brunch coming up. And I have Easter and Mother's Day. I do want to address a little bit of the concerns. I can look at those and address everything in writing, it was a lot of information. But I do want to say Metz is here because we made a commitment to make this restaurant great. Multiple times they've said Metz is just making money, and it's a one-sided agreement, but the reality is we're spending more money for the support and everything else than we're actually making. So we're actually doing this at a loss just because we made the agreement that we're going to stay here and do a good job. We're going to continue to do that. We appreciate the support. I know you know we've had some challenges, but we're going to continue moving forward. I look at this as a great partnership and I hope you guys do too. I thank you for all your support. I appreciate all of you letting us continue to make this right.

Mr. Realmuto: I just wanted to say, I wish residents could have more insight into what goes on behind the scenes. You might feel more comfortable with things. I will say I've seen a dramatic turnaround since the end of December. Now with the hiring of a new executive Chef Fredo, we have an entirely new management team, from Mike, the District manager, on down. Well, we had a general manager, they're currently interviewing for a replacement for Ed, and an executive chef. That's the management team at the restaurant, as well as some supervisors. I sympathize with you, I eat at the restaurant too and I know the challenges they've gone through, and I'm with you at least the long-term on what you said financially. I'll address that more when we get to the next section with my analysis. I've seen a lot of positive changes, for the first time really. Basically since Mike came onboard, I feel they're part of the team to do what we want in a restaurant here. They're really working collaboratively with us. I do believe they have spent more

than we've paid them in an admin fee over the last couple of months. I don't think that was true up to that point. They've bent over backwards, and to those who say, "It was a terrible idea to have a management company," essentially, it's our restaurant and they run it for us. I have to point out that given some of the issues we dealt with, if they happened with just a private owner here, that restaurant would have been closed for weeks more than it was, and we wouldn't have been able to deal with things like employees walking out in the middle of their shift, or a lot of the challenges raised with the hiring environment and COVID and Metz being able to backfill from some of their other managed properties. I think so many advantages to that have really come to light during this time and I don't know if everyone appreciates that. So thank you.

Mr. Costello: Question, what has the turnover rate of employees been over the past year-and-a-half that you're here?

Mr. Porricelli: Well over 70%.

Mr. Costello: This is one of the things that we had looked at when we hired Metz, was the length of time that people were staying with the company, and it was nowhere near 70% turnover at that time. Do you know the reason? The other day, you couldn't open the bar due to the fact that you didn't have a bartender. We're losing money on that. You said that you had a three-hour training session, I guess we're paying the employees for that?

Mr. Porricelli: Yes. Absolutely.

Mr. Costello: In a year-and-a-half how many people did you have come in?

Mr. Porricelli: She said all of the service staff except for one.

Mr. Costello: We paid for three hours. These people should have been trained seriously a long time ago. When I was working training, if you put a new person in, individually you train them and it was on the job training. We are paying three hours to, I don't know, how many employees. As you can tell by the people who came here, they are a little bit upset about paying a high price. Somebody said to me, it's less than it was. But still, if I was in business and I was using \$10,000 a month, I think I'd be out of business really quick.

Mr. Plummer: Turnover lies on employees. What has it been in the last three months as opposed to the previous time? Has that changed?

Mr. Porricelli: It's been high as well. Times are different now. If you look at any restaurant across the country, the turnover rate is high. It's just the way that it is right now. We're no different than anybody else. We don't have a magic wand where we could hire different people than any other restaurant business. We have the same struggle as everybody else. We're working through that. Yesterday was a big bar training, that's something we have to do every year, that's mandatory by the state. Those things, yeah, we have to do that all the time and additional training we needed that so we brought them into training. I don't see an issue with that.

Mr. Costello: One of the things that you just said is that you have no magic wand. When your company was looking at commitment and I know you weren't here at the time. But I forget his name. I think Mr. Brown.

Mr. Porricelli: Jeff.

Mr. Costello: He was proud of the fact that your company is able to retain employees in good times and bad. Then I realized times have been bad, and I realized there's a huge turnover in jobs. But by the same token, hand people \$10,000 a month bills, and right now, that's down. I can only imagine what it's going to like two months from now. I'm not trying to be malicious in what I'm saying. What I'm saying is, can we really afford to have a restaurant at that kind of money? I don't think so.

Mr. Porricelli: Like I said, I spent more than \$10,000 last month to have this restaurant running. I feel your pain. I'm right there with you. We're doing as much as we can to be able to make this right. Sometimes, for example, on Friday night, the chef walked out. We could have shut the restaurant down, but instead, this was what Metz promised was that we would find somebody that I had that night fly in from Fort Myers. It costs me over \$1,000 to open this place just to make sure that we make people happy. I feel we're doing our part.

Mr. Costello: That's part of doing business. Always expect the unexpected when you're doing business.

Mr. Porricelli: That's what we did.

Mr. Costello: Fine. Don't tell me that you spent \$1,000 because we're spending \$70,000 a year plus.

Mr. Porricelli: So are we.



Mr. Costello: I don't know how you gave that contract up then. If you're losing money, I don't know how you gave the contract up, that's like the salesman who always tells you when you're buying a car that, "we're losing money on this one" I don't believe you for a second.

Mr. Realmuto: I find myself in the opposition. No one has advocated much stronger to the restaurant being on a path to break even. I strongly believe it does need to eventually get at least close to break-even to be sustainable here and in all fairness to the restaurant. This Board of Supervisors approved the budget for this fiscal year. That was a loss of \$110,000. Quite frankly, I'm concerned that because of prior losses, even though I believe we're heading in the right direction and I'll cover that in more detail in the next section. I believe everything is trending right by leaps and bounds actually. But my point is that we didn't budget for less than \$110,000 because of previous losses. I'm concerned that we're going to lose even more than that if we don't take the steps, I see them taking to not have the magnitude of the losses we've had in the previous five months of this year. That said, a loss of \$110,000 for a year is almost \$10,000 a month. So that shouldn't surprise you. You voted to approve a budget that included that. Frankly, I was in favor of more cost-cutting measures that would have reduced that. But it's not fair to complain about the loss you approved the budget for, in my opinion.

Mr. Costello: The problem is the fact that we right now at this point on this fiscal year have already lost at least \$71,000. Over the next five months, if you think that we're not going to lose another 40,000, you're fooling yourself. We're going to lose that by July. I'm being conservative in that figure. We're going to lose that money by July. I don't see how anybody can back a situation where you're losing \$10,000 a month because if this was your business, guess what? I think you'd shut it down.

Ms. Landgrebe: Let me change the atmosphere for a minute. Because I will say that many of us are trying to support the restaurant. We end up paying for it one way or the other. I will say Luis did a very nice job at the Friday buffet. I look out and I see several folks here. Thumbs up. He did a good job. He came in rightfully so and I'm glad to have the good chef show up. You're backpedaling and having to move forward. Sometimes when there's been so many issues, the backpedaling, the foresight to move forward is more challenging because you're going to walk through that muck first to get to the other

side. Last month, we talked about additional things that can be happening. We're looking forward to a good brunch. Brunch, not a breakfast buffet. The more information you can provide, the better because part of that challenge was folks didn't know whether that included a drink, no drink, a mimosa or whatever. I think you know that. We talked about you all opening up on Mondays. I realized now we have a new chef, and here we go once again. Now we're talking another 30 days, another 60 days, not doing it. It's like you got to deal with both. Where are we at with some of those things?

Mr. Porricelli: Yeah. Right now we're not looking at opening on Mondays. Until we get the staffing right and service right, it will cause more issues than it will do any good. We don't want to open on Monday and not be able to service them properly. We have to make some of those decisions. We know that we want a lot of things. Everybody here wants something different. We can take that into consideration, but operationally, we can only do certain things at certain times.

Ms. Landgrebe: Then I'm going to suggest that you all create a 30-day, 60-day, 90-day plan of measures, that then we can measure success versus not success. Is that okay?

Mr. Plummer: Anything else? We move on to the financials, Steve. Thanks, Mike. Appreciate it.

Mr. Porricelli: Thank you.

Mr. Plummer: Keep up the good work.

Mr. Porricelli: Appreciate it.

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

Mr. Realmuto: Moving on to the financial analysis I provided in the agenda packet. I'm going to walk you through this just to help explain the reasons for my optimism. Again, no one was more critical on the financial end of things than myself. I'm a numbers guy, so I think the numbers speak for themselves if you understand the details that are behind them. I'm going to try to very briefly walk you through the financial analysis. I realize a lot of you probably don't have this in front of you. It is in the agenda packet and I'm sure it will be in the wrap-up report that Christine sends out after the meeting. But basically, the first page of this analysis lists things like retail sales for the restaurant, total revenue, and

then some of that actually is saving us that money rather than costing us money. But again, I do agree with you and maybe I'll look at including a year over year or a month. We can look at the month of March this year versus the month of March last year. That's the only way I can think of doing any comparison and I will try to see what I can include in next month's agenda packet to address that.

Mr. Plummer: Thank you. I would like to say that since we have changed all of the management that we have, things had been obviously looking better from that standpoint and your numbers are proving some of that as well. As far as working with them and having some positive outputs from their meetings and things like that, I think that has immensely improved from where it was six months ago. Just from that standpoint, I think we have a management staff now that has the finger more on the pulse of the bottom line than we had before. I really appreciate that.

**SIXTH ORDER OF BUSINESS**

**Update on Joint Amenity Policies -  
ADDED**

Mr. Plummer: If there are no other restaurant issues, we'll move on to the next item on the agenda. That is the one we added with the agenda it is the Amenity Policy and I believe you all have a copy of that handed to you prior.

Mr. Realmuto: Yeah.

Mr. Plummer: That's what we added to the agenda. I think Steve, you wanted to address that, correct?

Mr. Realmuto: Sure. I wanted to give a Joint Amenity Policy update on here for a number of reasons and you all have in front of you the first draft essentially of that. I don't expect to go over that page by page today or ask to approve it. I wanted to get it out there so you understood that the work was ongoing and being done and have the opportunity to get feedback. I'll talk about that in a second. But first, I wanted to say that the work done the last few months, consisted mostly of requests by Christine and Mary for small updates to meet our changing needs in our facilities, as well as some minor editorial changes. I actually finished incorporating those in the very first draft late last night that I shared with the committee. Now for those of you who aren't aware, the Joint Amenity Update Committee consists of myself representing our Board, Angie Littlewood representing the CDD II Board, as well as Christine and Mary, our amenity managers.

We're going to meet tomorrow to go over those. These are the ones we previously talked about and any other omissions or errors that need to be corrected. There's also, from what I understand a number of additional major updates requested by at least one of the supervisors in CDD II. I actually have not received those in writing, which is why they're not incorporated in here nor did we fully discuss them. I suspect Mary will bring them to the meeting tomorrow. We'll be going over those. So those are not here for you. But I think there's enough here, first of all, so you can review them and provide feedback and that's why we're doing that is probably the best advice is to talk to Christine and give your feedback since you can't talk to me. We can incorporate those in the meeting. The other thing is what I would like is direction because there were some comments made at the CDD II meeting about the way this could drag on and the last update took some 18 months, I believe. Well, I believe the changes we need to make and have been requested by our amenity managers are pretty much well included here. I'm sure we'll come up with a few more things at the meeting tomorrow. But they're fairly straightforward. I believe we could be in shape to essentially approve those types of changes at our next meeting. We could get them out to you after our meeting and they could be on the agenda to approve the amenity update at our next meeting. Then if we hold the joint CDD meeting for both Districts as planned, assuming there were no remaining issues with those more straightforward updates, we can approve the amenity policy with those at our joint meeting that's currently scheduled for April. How do we deal with the other major changes? My suggestion is that those are more policy issues that the Boards need to decide what they want to do and once that's been decided and written down, that's the point where the Joint Amenity Policy Committee can include those decisions that have been made for these major changes into the policy update. But to have the group of the four of us do that on our own, I don't think is well advised. Basically the path I'm recommending and I'm looking for feedback on, is that we move ahead with the smaller changes and that the other major changes essentially proceed in parallel as Board items that they need to be brought to the Board and discussed as a separate agenda item. Once they're settled, we can incorporate them in another update. Any feedback on that?

Mr. Plummer: Yeah. A couple of things. I appreciate the update and the work that the committee has done. In addition, we have a request from CDD II from their Board

meeting which was, I believe, last week. They are requesting that we delay the joint meeting from April the 18th to May 16th, which would be same location and same time as it was on the 18th, it would be held here as well. They're asking you for that so that they've got that extra 30 days to work on the issues that Steve talked about. I realize Steve has a different idea on the timeline, but that was their request. I told them I would bring that to this meeting for the Board to discuss whether they wanted to delay that a month or what they wanted to do and that's exactly what we've done here. Discussion?

Mr. Realmuto: I think I've already mentioned that if we want to proceed with the update and get it out sooner rather than later, I would like to see us go ahead with the meeting and not cancel that meeting so that we can get this in motion because I believe it needs an attorney's review, Jill can speak to any other hearings that it needs. I don't see a reason to delay what we have.

Ms. Burns: I'm flipping through right now just because I have not seen this until this morning. None of the suspension determination policies or the rates are changing, is that correct?

Mr. Plummer: We've already made rate changes, right?

Ms. Burns: That is correct. The non-resident user-fee, correct. There's nothing that's changing that would change any of the rates listed. I'm flipping through, I haven't seen any yet, but obviously it is pretty long.

Mr. Realmuto: Not currently with what's in there. No.

Mr. Plummer: But there's one correction. They're not requesting to cancel the meeting; they're just asking them just to postpone it 30 days.

Ms. Burns: The reason I'm asking is because of any of them are changes to suspension and determination policies or to rates. We need to advertise a 30-day curing on that. We don't have time to do that for April if they are just minor changes like this says shirts and shoes must be worn at all times. That's something the Board could do by motion; we do not need a hearing on that. If you're changing how, you would suspend somebody's amenity privileges or if you're changing any of the rates, that requests a hearing.

Mr. Realmuto: There are minor wording changes to the update on suspending amenity policies. They are things like including a notice to supervisors that the warning

has occurred. There's a section on that. I encourage you to look at it and Jan also and let us know if that's going to require a hearing.

Mr. Plummer: There is a rate of change for non-resident members.

Ms. Burns: We already held that hearing so that's already been adopted.

Ms. Landgrebe: Well, actually, I have a question because I know when you did increase it, there was discussion about increasing it more, but it couldn't happen because of the hearing and stuff. \$4,000 seems like nothing for a non-resident and I know no one is taking advantage of it. But in today's environment, everything is being tested and things are happening that we never thought would happen. Are we considering increasing it even more than \$4,000?

Ms. Burns: My suggestion would be because like you noted, nobody is taking advantage in it to wait until you add other rate policies or changes so you're not incurring the cost of the ads for a public hearing for something that isn't really being used and we just did increase. If you wanted to look at it when we're maybe doing referential increases or something like that, perhaps that's a better time.

Ms. Landgrebe: How much does it cost to advertise?

Ms. Burns: It's about \$500. It's not much.

Mr. Costello: The thing is, like you said, nobody's ever used it. Why don't we wait until somebody comes in and buys the \$4,000 thing and then next year, we can raise their grades?

Ms. Landgrebe: It is always too late when you wait.

Mr. Realmuto: For the record, Debby, it was only a couple months ago that we raised it from \$2,400 to \$4,000 and there were bounds to that. We can't just pick a random number. The discussion that took place there set it there because it seemed at the outer bounds of what was reasonable and could be defended quite frankly.

Ms. Landgrebe: Right. Because we were talking about what does a resident pay in assessments and it can't be significantly over that is my understanding.

Ms. Carpenter: It's a balance, the special benefits they receive has to equal the cost. It's a statutory requirement. That's where you look at, what you're paying now etc., and what they get for it. It does require more than analysis.

Ms. Landgrebe: It's just a question.

Mr. Plummer: Okay. Back to the question about changing the meeting date. Let's get that up, on or off the table. One way or the other. Jill, how long is it going to take for you to be able to go through that or Jan needs to be able to go through those for you?

Ms. Burns: I just looked right now. It doesn't look like it's material. It's sending notice to supervisors. I don't think that would be anything that would require a hearing from this suspension privileges.

Mr. Plummer: Since the request came from CDD II to change the meeting. I think I can see a hand raised back there from one of them. Let's let him speak here and see if we can understand.

Bob Zelazny (CDD II Supervisor): To Steve's point, there are some recommended changes to suspension, punishments, terminations and things like that in our recommended things. If that's the case, then it requires to have the 30-day notification, so we couldn't do it on April 15th anyway. It seems to be premature now to try to set a date when Steve and Angie haven't even met yet to incorporate our input into theirs. Like I said, there are recommended changes from our side on punishment, termination, and things like that.

Mr. Realmuto: For the record, I haven't seen what those recommended changes are yet. No one on the committee has.

Bob Zelazny (CDD II Supervisor): That's because you guys haven't met yet. You're scheduled to meet this week. But the request to have the Boards work together was two months ago. Now, where you have the meeting today, we're now pushing up against 15th April. If you haven't had a chance to review our input, and there's not a lot of substitute changes in the front end because you remember that each Board can change their own amenities without the other's approval. If you change bocce ball, we'd have no input on that. If we change pickleball, you have no input on that. However, the front part of the amenities policy, which talks about general amenity policy and procedure and things like that, that needs to be agreed upon. Part of that talks about suspensions and things like that. We have made substantive changes to that. That's going to require, according to Jillian, an announcement to get it approved.

Mr. Costello: I make a motion that we change the date from April the 15th to May the 16th.

Mr. Plummer: Actually, it's April the 18th to May the 16th.

Mr. Costello: Whatever.

Ms. Burns: I just want to note one thing so the Board is aware as far as the time, that is your budget hearing. We could meet and then continue with this. Not your budget hearing, your preliminary budget.

Mr. Realmuto: I am concerned with the time being available for that and I'd also point out that what would be coming before the Board and that is not what you have in front of you, but it's likely to include the Board major revisions, again, that we haven't even seen yet. I don't know that we're going to be any more ready then because you will have just had the meeting that we hold. Which comes first, by the way? Is it the joint meeting that comes first or our meeting?

Mr. Plummer: Ours.

Mr. Realmuto: Okay. So we will have a meeting before that. But again, the changes are going to be much more substantive and I'm not sure we will have reached a resolution on that for that. It sounds like with these changes, you would need to hold a hearing on them and we won't.

Ms. Burns: Normally what we do, is we approve a resolution that sets the hearing. We wouldn't generally just go ahead and place the hearing without the Boards approving that. If you want to hold a meeting in April or May, whatever month you decide, we present the rules and then the Board would select the hearing date.

Mr. Costello: Does CDD II have a meeting that month?

Ms. Burns: In May?

Mr. Costello: Because I know they don't meet every month.

Mr. Plummer: Yes.

Mr. Costello: Okay. Why can't we do it after their meeting? Then the next two meetings, we'll have it here instead of over there?

Mr. Realmuto: Because we will not have met.

Mr. Plummer: We don't meet before that.

Mr. Costello: That's right. They meet the Friday before us.

Mr. Plummer: Correct.



Mr. Realmuto: Before we vote on the day change again, I'm fine with it if that's what everyone wants to do but understand that one of the issues that Bob brought up at their meeting was that he was concerned with this dragging out and taking too long and he wants to get it done. The path I proposed with approving the smaller changes first, we'll get it approved, potentially like that, whatever day we hold the meeting, it will get it approved at that meeting. Whereas I'm suggesting that with these more major changes, I suspect we're going to be discussing them over time. It's going to take a lot of back-and-forth review by the attorneys, etc. That's dramatically increasing the timeline. If your desire is to get it out sooner, I would encourage the path of essentially moving ahead with the minor changes and proceeding with the major changes in parallel because they will take longer. The choice we make on the date of the meeting will essentially decide that. You're also choosing, I think, the longer timeline for the bigger update.

Mr. Plummer: When's the date of the next quarterly meeting after April? Will it be in July?

Ms. Burns: July 15th.

Mr. Plummer: My point here is going to be if we move the joint meeting from the 18th to the 16th for this one particular topic and we don't have enough time in that time to get it accomplished, it's only two months until the next one. It's not like we've kicked the can down the road six months or a year. We could move it back. Have our amenity policy come on the July meeting as opposed to the April meeting. Will that rectify the issue of the timeframe? Does that give time to add the things that she said weren't in the original that are yet to come, does that give time to do that?

Mr. Realmuto: It remains to be seen, since I haven't seen them and the committee hasn't. I want to try to understand what Bob's proposing. I think you're saying we go ahead with the April meeting to discuss those new changes and then we would basically make whatever changes we felt were necessary and then move forward for the goal being to have the hearing and approve it at the July meeting. Is that what I heard?

Jim Mecsics (CDD II Supervisor): The optimal is for you to meet first since you haven't met yet with your committee. Everything is just working from what you'd like to have on that. Your committee has not gotten any input from Mary, standby, for Christine or Mary. We asked you very nicely if we can delay it for one month so we can do this and

do it right. Not doing it half piecemeal and do it properly. Now that's the question at hand. If we have a meeting in April, we will not be coming there from the stance of our Board members not having had information back from the community that you and Angie are supposed to be working on.

Mr. Realmuto: I got to make a few corrections. First of all, the committee has met several times.

Jim Meccsics (CDD II Supervisor): I'm sorry, sir. I have to correct you on that. I asked Angie at the meeting, you did not.

Mr. Realmuto: I don't want to get into a back-and-forth here. It sounds almost like we're having the joint meeting and you can see how this is going to go. This Board needs to be aware of my frustration in that I have asked for this information from Mary. She has it all clearly because she mistakenly thought the meeting was a week earlier and showed up prepared for it, I asked her for the information at your meeting on Friday and told her that if she got it to me this weekend, I would include it in the updates that were being made to the Joint Amenity Policy. A few hours after the meeting near the end of the day, I sent her an email request and she said she would by the way. I sent her an email reminding her not to forget to send me those updates so that I can incorporate them in the draft I was sending out. Sunday night came and went and those updates never came. I've asked for them again to be sent to the committee so we all have a chance to read them and review them prior to coming to the meetings so we can speak intelligently about them. To date, I still haven't received them. It's been a little frustrating to be able to do something when you're not given the information. That's been the problem and I want our Board to understand that. I also want some clarification from the attorney. We have two members from another CDD here, essentially discussing CDD business.

Jim Meccsics (CDD II Supervisor): We did not discuss CDD business. You say that one more time.

Ms. Burns: Let me just add one thing. We add language in the notice that says at this meeting there may be two or more members of the Lake Ashton II CDD present so that if they get up and give public comments, they're covered under the Sunshine Law, we do the same thing for you guys at Lake Ashton II. This is a publicly noticed meeting and that is noted in the ad. So he's okay.

Jim Mecsics (CDD II Supervisor): Thank you.

Ms. Carpenter: Just from an administrative standpoint, we need to notice that at a hearing they have adopted a resolution to set the public hearing so whether it be April or May, that could be said for July for the actual public hearing, but whatever time it's in substantially final form is when we set the hearing. If April is too soon, then May might work a little better if we're just getting changes now, which will give the Board time to talk about it at the April meeting but that's up to you. But just so you understand the timing.

Ms. Burns: Regardless of if we do it April or May, it's because we have to announce the date of the hearing at the meeting, it's going to be the July meeting where it's adopted.

Mr. Plummer: It's going to be July here regardless if it takes a resolution.

Ms. Burns: Assuming the Boards aren't in favor of going forth with the suspension and termination changes to the policies, then yeah.

Mr. Plummer: If it's that case, then my recommendation is that we meet in April and discuss any issues that need to come up with the idea and moving forward with the July meeting for final approval.

Jim Mecsics (CDD II Supervisor): We asked, and you vote.

Mr. Costello: To move the July meeting to June?

Mr. Plummer: Well, I suppose you could.

Mr. Realmuto: May I suggest we wait and see what the proposed changes are? It seems to me to be pretty immature if you're trying to set a hearing date if we don't even know what changes proposed are on the table and when we're going to be ready, it's going to have completed whatever reviews are needed by the attorney, etc. I think we'll have a much better picture at the April meeting but until then I don't think it would be a good idea.

Mr. Plummer: We're still not addressing the joint meeting.

Ms. Landgrebe: Did you say May 16th we have a budget meeting first?

Ms. Burns: It's the preliminary budget.

Mr. Plummer: The budget meeting is April the 4th. That's when we're going to see the workshop.

Ms. Burns: The meeting where you're going to be approving.

Mr. Realmuto: The May meeting is preliminary budget meeting where we have to set a cap for an increase. We should not be able to change it after that. That was usually the meeting we spend the time finalizing. If we do the work on April 4<sup>th</sup>, the May 18th meeting shouldn't be that busy.

Mr. Costello: In the workshop we're not going to be able to vote on anything. So we have to wait until the May meeting in order to finalize the budget and set any increases that we are looking at. We cannot vote on anything at the April 4th meeting.

Mr. Realmuto: Granted that I only have one previous budget meetings experience, but my experience last year was that even though we put up all of the time upfront, Debby you were there and saw all that, there were a lot of changes introduced to the budget at the May meeting, so that meeting took quite a while and most of it was dedicated to the budget.

Ms. Landgrebe: So potentially we're talking about joint meeting coming back and we meet.

Mr. Plummer: First of all, a year ago that budget meeting was in joint with a regular meeting, which was an error to start with. By having a workshop this year, we should work through all of those parameters about those questions in that workshop and not necessarily doing it like we did a year ago.

Ms. Landgrebe: I was just trying to figure is the 16th the right date or is there a different day for a joint meeting that would work better for us, so it's not a 9:00-5:00 meeting. That's all.

Mr. Plummer: The options are leaving it on the 18th, moving it to the 16th, not having one in April and just having one in July. There are all kinds of options there for that but the request from CDD II was to move it from the April date to the May date so that there was an extra 30 days to work on that prior to presenting it at the joint meeting. That was the reasoning behind the request of which I think we have a motion.

Ms. Landgrebe: Yeah, we do have a motion. My question is instead of the 16th meeting is it possible to do at a different day that week? I'm fine if guys want to do back-to-back.

Mr. Plummer: I would do it all on the same day, get it over and done with.

Ms. Landgrebe: Okay I recall the question.

Mr. Plummer: You're going to have to reiterate the motion.

Ms. Burns: It was to move the meeting to May the 16th.

Mr. Costello: We determined that wasn't going to work so I will withdraw the motion.

Mr. Plummer: For now, I think we've decided it will work.

Mr. Costello: If it's going to work, I'll reinstate the motion that we have the meeting on May the 16th instead of April the 18th.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Moving the Joint Meeting to May 16, 2022 at 11:30 a.m., was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Monthly Reports**

#### **A. Attorney**

Mr. Plummer: Next on the agenda is the attorney's report and I see there are consideration of a couple of joints letters as well.

Ms. Carpenter: Yes. This is much less controversial. Last month, two letters came from the Community Action Committee, actually there were three letters. One was about traffic at the Chain of Lakes, one was traffic on the 27, the new corridor, and one was about the traffic light going to be or proposed to be placed outside of Lake Ashton. Sarah Sandy, the counsel for Lake Ashton II and I reworked these letters to make them that the Board of Supervisors had received community input and then these letters are being sent by the Board due to the residents' requests. We worked through this, Lake Ashton II approved these to go out on Friday, subject to this District approving the letters to go out when they're in good shape to go.

Mr. Plummer: I think at a previous meeting, we discussed the attorneys looking at those and depending on what came to us would be the decision in this meeting. I have gone through both letters and nothing throws up a flag to me that we wouldn't want to sign and approve them all. Discussion?

Mr. Costello: The only thing I can bring into it is that I had spoken to Ms. Miller, who is the head of the committee. Without going into detail, I was told the other day that things are changing. I guess, they're changing somewhat rapidly. Am I correct in saying

that, I'm not sure yet? But there is the potential that things are going to be changing at a lot more rapid of a pace than what we thought. I think it's very important that we support these people. Tomorrow, I believe, you have another meeting at one o'clock. Hopefully, we are going to have use to Monday morning coffee on Monday. Hopefully, we can progress and let people know that we have concerns.

Mr. Realmuto: Mike, you're not suggesting that anything would change our desire to send out these letters, are you?

Mr. Costello: Not at all. I think that we should proceed forward with signing the letters. I'm pretty sure that CDD II will do the same.

Mr. Realmuto: They already have.

Mr. Costello: They already have, okay.

Mr. Realmuto: This is our first opportunity to weigh in on these letters. The first time that we've seen them, they were provided, I think, after the agenda packet was initially out. I agree with Mike, I support the committee's work. I think we should definitely approve them. I do have one suggestion for a minor change to the letter to the School Board that, I think it adds weight to the letters. If you have the letters in front of you, it's to the third paragraph where it currently reads, "as the Boards are made up entirely of Lake Ashton residents," I would like to suggest replacing, "entirely made up of Lake Ashton residents," which doesn't seem particularly forceful, and replace it with, "as the Boards represent over 3,300 Lake Ashton residents."

Ms. Carpenter: That language came from the committees. We tried not to change anything we didn't have to change. I don't think that's overly material. I don't think Lake Ashton II would care. If you could make it subject to counsel for Lake Ashton II, okaying the change, I don't object. But it will depend on them caring if there was a slightly immaterial change.

Mr. Realmuto: It's a friendly suggested change that I'm suggesting. It might just give the letter more weight and then I'd invite the committee to come up and give their input on it. Again, I'm not going to not vote for it one way or the other. It would be subject to a new term.

Ms. Carpenter: But we already had Lake Ashton II approve it in this form, so any change would have to go back to them.

Mr. Realmuto: Actually, they approved it subject to changes with the chairs, I was at that meeting.

Ms. Landgrebe: Actually, since this letter goes to the School Board, Lake Ashton other than we're just the moneybag for them, for the School Boards.

Mr. Plummer: I think we gave the attorneys the opportunity to write these and make these in language that we should follow.

Mr. Costello: I think they're going to realize that this is a sizable community. I'll make a motion that we approve the letters and maybe send out as written.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Sending the Letters to the School Board and City/County, was approved.

Mr. Plummer: Anything that follows that?

Ms. Carpenter: Nope, that was it. Anything else I've handled in my normal work.

Mr. Plummer: Thank you very much.

**B. Engineer**

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

Mr. Rayl: Thank you. I have a few things for the Board this morning. You should have the outline that we gave to the meeting director to put in front of you. Since last month's meeting, we've received one additional vote from a contractor for the Berwick work and then the Suarez rating that you see here that they were the highest received to date. I don't know, but I would speculate that may be reflecting only prices that are ongoing in the market right now. I did since last meeting send over Tucker's contract that we've discussed before, I sent it to Jill and Jan. That is their contract with Polk County that Lake Wales has adopted that piggybacks consideration for this Board to do the same. In round numbers, it appears that if we also adopted that contract, we could have the opportunity to have a lower vote for this work than the three bids you have received, but that's up to the Board. If you want to take the time to wait to see if the Board wants to adopt that contract and then we can apply those rates for that work. Then also, Supervisor Landgrebe sent some information to Christine. Christine forwarded it to me about

considering extending the work through the complete limits of Berwick instead of stopping at the first intersection. If we extrapolated the lowest bid, that we have in hand which right now is AAA, with a round number, \$66,000. If we extrapolated that out to the end at those same rates, it would add about \$25,000 to the total project cost. Just to give you a ballpark of what that would do, so it would take potentially a \$66,000 project and change it to a \$91,000 project. But all of those options are here before you. We've recommended the initial scope of Berwick to be reworked as that was the area that has the most severe defects in it. That's where all of the trips in that particular neighborhood come together at that point and everyone has to travel that southern leg of Berwick. Just present this to you for your consideration if you want to discuss other options or incorporating Tucker in this, then we can, however the Board wishes to proceed.

Mr. Howison: I may have misunderstood, but I thought we were going to Tucker already.

Ms. Landgrebe: I did too.

Mr. Howison: I understood that from our last meeting.

Mr. Rayl: We don't have a bid from them.

Mr. Howison: Right. But I understood that you were going to go out to Tucker to solicit a bid.

Mr. Rayl: We have and we haven't received one. But what we did receive from Tucker was their piggyback contract from Polk County to Lake Wales that we also can adopt if the Board chooses to do so. Then we can incorporate those rates that they've established.

Ms. Carpenter: Could I recommend in the future that all the proposals be put together with your recommendation so the Board gets all the proposals at the same time? I think a supervisor asked to get some ahead of time. But from a fairness perspective, I'd really prefer the engineer to hold them all, present them in the forward package with your recommendation because it's confusing and I don't want any of the opposers to feel that they didn't realize what they were looking for. Hopefully, that's okay for the Board members as well.

Mr. Howison: I agree. I would also say that from a philosophical standpoint, I tend to believe we piecemeal too much. I would love to see the entire Berwick reconsidered,



get it done once and for all. As we move into some of the budget work, you'll find that I'm recommending similar approaches to all of our roads.

Ms. Landgrebe: Let me say this, I totally agree. But I think, all of the engineer documents need to be in before and available in the agenda packet. Now the reason I suggested we all do Berwick, initially, I had thought it was more for cosmetic purposes, aesthetics reasons, because it makes sense to do a whole road instead of a partial road. I was told we don't do things for aesthetic purposes. However, I happened to be on Berwick the other evening, and there is a lot of reasons why the whole road should be done. Cracks raising up around manholes. There's a lot of damage to that whole road. I agree with Lloyd we need to look at these as whole projects, not segments. This particular one, I don't know how often the engineer checks these roads to see when they need to be done, but certainly all of Berwick needs to be done. I also thought that Tucker's proposal would be here. I don't know how you get them to bid timely.

Mr. Howison: If I understand, we now have the piggyback contract, so you can extrapolate probably what their costs would be. Let's compare apples to apples though before the partial Berwick paving. Were you able to calculate what Tucker would have charged?

Mr. Rayl: They would be somewhere in the neighborhood of \$51,000 if we applied everything appropriately out of their piggyback contract and into Supervisor Landgrebe's point, I did the pavement evaluation. I believe it was about a year and a half ago. I did that by walking every foot of curb line in Lake Ashton. Every road I went up and down. As I said, the number of trips in the southern segment of Berwick caused the greater amount of defects for that segment of the roadway. Each just like Pebble Beach or Ashton Club, each segment gets affected by how many trips made at that to a certain point.

Ms. Landgrebe: Do you do this walk through every year and half?

Mr. Rayl: No. Because that's used as a benchmark to establish the current state of the conditions of all the roadways in the community, then we spend a year or two or three years making those repairs in the most egregious areas. Our recommendation was that they revisit that maybe year 3, or 4-5 to CRE areas that were bad, are they're getting worse or are they just stabilized? If stabilized, then you have the question, well, is it

something we can live with or just something we will spend \$90,000 on or that type of thing. So the Board can make an informed decision.

Ms. Landgrebe: So in a year and a half, the southern part of Berwick has deteriorated considerably?

Mr. Rayl: No. I don't think anything has changed significantly from where we evaluated it a year and a half ago. We've gone around the community and made some specific spot repairs in some locations where there were some curved lines and inlets. But I can't say I've seen any area change significantly from how it was initially rated back then. There was alligator cracking, there was longitudinal cracking. There was settlement around sanitary manhole structures that has reflective cracking around it that you noted in the photos that you sent to Christine. Not out of character with a lot of the other pavement defects in the community. It's just that northern segment was not as bad as the southern segment, so we felt it was appropriate to provide it there because of that. If the priority is more for complete roadway, then that outweighs that and those other defects can be repaired, the southern segments.

Mr. Realmuto: I'm a little confused. We spent a lot of money having this engineer's report, which by the way, it was at least a little less than a year because it was since I was on the Board. I was a few months in. Whatever the exact time frame, it's relatively recent. It was an extensive report. I think it was around 600 pages and more on the roads. That cost us quite a bit of money. In the past, some Board members response has been that we pay our professionals to make a recommendation, we should follow their recommendations. Now, I'm all for considering what makes sense given the specific conditions of what you're talking about. If you're proposing essentially spending a third more, to pave more of the road, I'd like to understand what the extenuating circumstances are that merit that in this case, that same argument could be applied to many other projects.

Mr. Howison: You're right. Here's my concern, and looking at the reserve study and long-term budget, when you look at the roads, what we see is very low expenditure for two or three years and then it peaks to a \$90,000 or \$200,000 expense in one fiscal year, I'd like to see us smooth that out. These roads have a useful life. I think Alan has said 20-30 years in general with maintenance. I just, from a philosophical standpoint, feel

like we're best served by flattening out those expenses over time. The best example, I'll give you with the Ashton Club Drive, when you get east of the clubhouse, that road gets much less traffic than heading west from there.

Mr. Rayl: Yeah.

Mr. Howison: In that case, I would think that you would look at just doing that western portion up to Dunmore because the other area gets much less traffic. In the case of Berwick, you're going to have to go back at some point. You can either tie that into the Turnberry but that has to be done in the next few years and make that project bigger than or you just do it now. It's a matter of judgment. It's not a big deal to me, but my preference would be to go in and do the work.

Mr. Realmuto: I certainly understand the desire to level it out so that expenditure doesn't peak in one year. But I think one of the things we need to consider, because it's not a bottomless pot of gold that this money is coming out of, so it'd be great if we could do everything, and have unlimited funds available. The question is, what areas have the most immediate needs now? Again, I'm for leveling it out on so spending the \$90,000 or whatever it takes for road maintenance. But the question is, are there other areas that are more in need? For example, you pointed out Ashton Club Drive, I mean, it strikes me, there's some areas actually to the east. I'm sure it gets less traffic, but there are some areas that seem more deteriorated. I just want to suggest that we based the decisions on what areas we repave on the engineer's report, and the areas that are consistent with needing that work to be done.

Mr. Howison: Right. The southern portion of Berwick was the lowest scoring.

Mr. Realmuto: Where's the area that you're proposing extending it to in that rank?

Mr. Howison: I don't think that it was ranked. I don't think there was number ranking for that other area.

Ms. Landgrebe: Let me just say the reason I suggested or sent pictures is because I was surprised that that back portion North, South, wherever it is, at Berwick, there are lot of cracks. The manhole there is raising and cracked around it and it looks like it's been patched. I don't even remember what we spend on patching. There are weeds growing up through pavement. So if you were going to be paving it, it just makes sense. This needs it too. But you guys take a look and see.

Mr. Plummer: I have a question about the Tucker situation. Even though we could reduce the numbers based upon what their overall contract is, do we still need a legal binding contract before they would start a project like that? Or could we do it from the numbers in the agreement?

Mr. Rayl: I think we would have to fully piggyback their contract to incorporate those rates. I don't think they would bid the project on the market.

Ms. Carpenter: We would adopt it by resolution.

Mr. Plummer: I understand that's adopting the agreement, but do we need a separate contract for that particular repair?

Ms. Wells: It would make sense unless they object, it would make sense to do that as well.

Mr. Plummer: You can't just take their numbers from the resolution that you're going to do to accept there?

Ms. Carpenter: Right. You can take the numbers, but you'd still want a contract.

Mr. Plummer: That was my point. We still need a contract one way or the other?

Ms. Carpenter: Yes.

Mr. Rayl: It doesn't stop the Board from still going with any other contract. Or say, they say, we could honor those rates, but you're six months down the schedule. That doesn't keep us from going out to somebody who can get the work done sooner.

Mr. Plummer: I understand, but I was just simply working from the numbers on a bid or quote or whatever you want to talk about as opposed to extrapolating those numbers out of the resolution.

Mr. Realmuto: Alan, I would ask what the ranking was on that extended area they're proposing. But I'm also curious what they say the second and third most needed areas would be.

Mr. Rayl: Well, I didn't study it before I came, but the area actually mentioned Ashton Club out in front of the clubhouse is, I think, in the Top 3. It was just defined as a segment as Supervisor Howison says East of here, and a much lower number of trips that have the same deterioration.

Mr. Howison: Yeah. Ashton Club Drive was the number 2. It was rated at 39.5, while Berwick Drive was rated at 18.5. But the Northern portion of Berwick was not separated out in that rating.

Mr. Realmuto: I guess, it seems to me, it would be more prudent to do perhaps that number 2 and the recommended portion of Berwick, which was number 1, especially if we could do that all at once. That would achieve the goal of leveling things out and attacking those areas most in need.

Mr. Howison: It's a pretty good-sized expenditure, doing it that way. My estimation for the Ashton Club Drive section is 2,500 feet would have been in a \$70,000 range anyway, and it probably would be higher than that based on these quotes that we've gotten. I want to understand the Tucker thing. Can we make a motion to adopt that today or does it have to be a resolution that is presented at the next meeting?

Ms. Carpenter: It would be best to have a resolution and also see what contract they're going to require. If you need the work to be done, we could, I suppose, do it by adopting a resolution delegated to the chairman and we bring it back to ratify.

Mr. Howison: Berwick Drive isn't going to cave in in the next 60 days. I mean, it's not critical that we act on this today. If we could save what really would amount to be \$15,000-\$20,000 I'd suggest we put this on hold for right now, deal with the Tucker contract and move forward from that phase. Understanding that all of these quotes are going to be out of date, so they're likely to go up.

Mr. Plummer: What I'm hearing is we want the resolution at the next meeting to be able to approve there.

Ms. Carpenter: Yes, to quote, piggyback onto the contract of Polk County and then some contract if we can have from them what their form of contract would be.

Mr. Plummer: Okay. Then we can move forward with the project once we have that in place.

Ms. Landgrebe: So can I ask a question about the project and when it does happen? Because the only way of getting up to Ashton Club is traveling on Berwick for all those little side roads. What they do have, do we open up the Berwick gate? I'm just wondering.

Mr. Rayl: That's a means and methods question the contractor would have to include that with what they give us as schedule to how they would keep that accessible to the residents, how shutdown it will be. But most likely they would do one side at a time and use flagging to keep traffic going to the South.

Mr. Plummer: That would not be a unique situation for them to deal with that on a daily basis.

Ms. Landgrebe: Just for us.

Mr. Plummer: Yeah. It is not something new for them to be able to do that.

Ms. Landgrebe: Okay.

Mr. Rayl: We'll work on getting that piggybacking accomplished and we'll also reach out to Tucker and let them know that we're doing that. Moving on, I'd mentioned to the Board last month we were continuing to work with the lowest bidder on pond repairs needed for SWFWMD Certification which is past due. They still had a cost that was higher than what we know that the work should end up costing. We met with the contractor again, and I was close but in the minutes, I said expect \$14,000 to come back and they came back at \$14,200. I would request the Board to authorize S&S to proceed with the pond repairs for their bid that was included in your package at \$14,200 for ponds 1, 2, 9, 10A, and 11.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Quote from S&S for \$14,200 for Pond Repairs, was approved.

Mr. Rayl: Thank you all. We'll reach out to S&S and also try to get a schedule to Christine. Next on the bridges, the Board took action on that last month directing the partial demolition and also the repair work. We kind of stepped back from that and let Supervisor Howison, and the golf course and the contractor coordinate between the three of them on when that will be scheduled.

Mr. Howison: We don't have a final schedule. I've asked Christine to schedule a meeting with the contractor, with the golf course, with Supervisor Zelazny, and we'll get that thing scheduled. I have talked to Ron at the golf course, and they're very supportive and cooperative in putting together the schedule. There shouldn't be a great deal of

disruption. There should be almost no disruption for the partial demolition of the abandoned bridge, the one bridge that would likely cause the greatest short-term issue would be the one at hole number one on the east, but all the other repairs will go very quickly. Thank you.

Ms. Landgrebe: Does that also include not just replacing some of the Boards but also includes power washing and ceiling?.

Mr. Howison: Yeah, all of those things that we approved last month.

Mr. Rayl: On the next item of payment repairs, we have not received any further quotes from contractors. I would say if we wanted to pursue these, we'd need to reach back out to S&S and see if they could still honor what they provided back then at last month's meeting we did. There wasn't any appetite expressed for pursuing that at that time.

Ms. Landgrebe: Does Tucker also do that work?

Mr. Rayl: Yes, and I'm providing the quotes from the contractors that are responding to our requests, and we try to keep it open for them and basically let them know that they've got until the meeting to give us a number if they're interested in work. That way, I can have the opportunity to bring the greatest number of responsive bidders to the Board. We have asked Tucker. We have asked Suarez. We're going after that same group. We're always continuing to look for others that have an interest in work. I think right now, everybody's busy and it is just getting on a radar.

Ms. Landgrebe: How could we get Tucker to be more engaged, or how do you do that?

Mr. Rayl: Volume of work. I have got a good relationship with the folks over there, obviously. I'm going to reach out to them, let them know we really like to see them do work. It will help if we adopt their contract that demonstrates that. We are typing it. The next item I have on here is the pavers. We're continuing to coordinate with Matt and Christine and working on solutions there. Matt and I were talking earlier about some work he had done there this weekend. We've talked about it because we don't know everything that's under the ground out there. I don't think something we haven't done yet was calling until we locate like you see with the paint the flags. If there are some lines there that we don't have records of, don't have any knowledge of, we could find them located in that

fashion, and we could look in that direction to see if we can find where the disruption in the sub-grade is coming from that's causing the failures with the pavers on the surface. As of right now, we are looking to eliminate things, but we haven't found the source of what's causing them right now.

Ms. Landgrebe: So what's Matt been doing is really a band-aid?

Mr. Rayl: Yes.

Ms. Landgrebe: What's the plan to get to the root because you've got ponds on either side? Is it a stream running underneath?

Mr. Rayl: No. I mean, we found evidence there is a water source there. We don't know where it's coming from. As I said, we are continuing to eliminate what is not causing it but we are yet to find what is causing it?

Ms. Landgrebe: So what do we need to do to find out? I mean, you could spend years just eliminating this, eliminating that. Maybe not years, but.

Mr. Rayl: We're going to do this #811 call utility locates, and we're going to see if it shows up any lines that we didn't know to date exists there, and that would be the next direction we could look to see what they are. See if they're compromised.

Ms. Landgrebe: Is there anything we can do in conjunction with that? Because I hear you saying that you think it's a water source, Utilities is a lot more than just water. I just think we have to adjust.

Mr. Rayl: I just think the pressure lines in that area, storm sewer, and gravity sewer, or things like that would have that effect unless there was a collapsed line, and it would really reveal itself if that was the case. We're seeing soil get pushed up above the surfaces of the pavement. You'd see a pothole like a sinkhole going down because that soil will be traveling through that compromised pipeline, and I've seen that. So I will bring back an update to the Board to take the next step. We also have some quantities to get a bid on the Pond 8 repair, that same area where the bank was washing out. The maintenance supervisor identified that a while back. The pond bank is very close to the car path, and there's slopes eroded, and there's some undermining to the car path we're getting contractors to repair that. We're working on that storm water needs analysis that's due at the end of June. It's pressing along. The last item I have is after last month's meeting the Board directed us to look at creating a new area for that oil container to be located. We



took some survey shots in the area that was discussed near the pond adjacent to the parking lot, and we're preparing that. We don't need to go to Lake Wales or anywhere to get any plan approval on that. When we get our plan complete on that, we'll get some bids from contractors as well.

Ms. Landgrebe: So will we have that for next month? Because I know you've been working on that for a while.

Mr. Rayl: No. We were authorized to proceed with the last month. We took our survey shots and are putting the drawings together. I wouldn't say we've been working on it for a while, but I can bring back contractors to give us quotes. I'll have a plan they can give us a quote on, and if I can get a quote back from them in time for next month's meeting I will.

Ms. Landgrebe: Then on that bank erosion, I'm sorry. When did you say that's going to happen?

Mr. Rayl: We measured up the quantities of filter sod and some flowable fill under the cart path to fill the void on the cart path. We've got those quantities put together, and I think we're going to send that out to get bids this week.

Mr. Costello: Have you looked at the bank erosion behind the building here? It's not a pond. There it is. Up here. By the 12th tee. We're having a problem back here with bank erosion. It is getting worse. We had some work done on that right before Irma came through, and it seems like it's back to the way it was prior to that. It's getting to a point where you're going to have the same situation. If we don't do something now, I think it's probably going to be that much more work that's going to have to be done if we don't take a good look at it.

Mr. Rayl: I will check that out before I leave today. That's all I have to for the Board this morning. Does anyone have any questions?

Mr. Realmuto: I just wanted to say thank you for giving us the quotes ahead of the meeting, that was very helpful in helping things move along. I think I heard you say, you tell the contractors they have until the meeting to submit bids, maybe that's part of the problem. I like to have it all together in one packet so we have everything in front of us. But the deadline should be the deadline for the agenda packet being put together not the meeting itself which is basically one week prior. Can we do that?

Mr. Rayl: We ask them for quotes. I don't normally say, if you don't give it to me by this, you're out of it. I try to keep it open ended so I can come in here with two or three bids instead of zero because I gave them a hard and fast deadline. I get them when I get them from them, I don't really have a whole lot of control over that. But I don't try to let it run down to the 11th hour either.

Mr. Realmuto: No, I understand. I'm just suggesting we set the expectations as being we'd like them the week before, again when the agenda packet goes out. Personally, I'm fine with getting whatever you have in the agenda packet, and then if any trickle in, you giving it to us then.

Ms. Carpenter: Well, from a pure administrative standpoint, the agenda is supposed to be out seven days before. So if you could ask them to do that, and the fact that others will be in the agenda packet does give a delayed person an advantage if they look at the agenda. You really need to push them all for the agenda package.

Mr. Howison: I have one other item. Alan, you and I talked about it last month after the meeting, the intersection at Ashton Club and Dunmore, I think you'd indicated that that's about a 50-foot radius turn, much greater than you'd normally see. What it appears to have done by making that Y turn is just create an acceleration ramp where people ignore the stop sign more so than they do elsewhere. I'd like to ask you to take a look and see any idea how much it might cost us to trim that back to its original 25-foot radius. I'm throwing this in front of the Board because if we don't want to spend the time, that's fine. But I do think that if you were to just sit at that corner, you would realize that many vehicles just fly around the corner. They don't even pause.

Mr. Plummer: I've spent a significant amount of time at that intersection, and you're right. It's used like an on-ramp, that's what it is used as. The thing that concerns me the most about reducing the radius is what that does to RVs and the few semi-trucks that make deliveries down there. Obviously, that's going to tighten that corner up when you do that.

Mr. Howison: It would, and it would be the same radius turn that they have coming out of some of the RV home streets, although I'll acknowledge that there's more traffic at that intersection and it would mean that an RV might have to stop and wait to make that turn. I'm open to any other suggestions, but I think it's a safety issue there.

Mr. Realmuto: First of all, I acknowledge the safety issue. It's a problem of people not stopping at stop signs. I'm not sure if the ramp contributes to that or not, I don't know how we determine that. With regard to the RV issue though, you mentioned it was no worse than some RV homes. I'd like to differ with you there. The intersection is at a 90-degree angle, the RV home driveways are all angled for exactly that reason.

Mr. Howison: I'm not talking about driveways. I'm talking about onto Dunmore, let's say from your street, that radius is about a 25- or 30-foot radius turn, probably 25.

Mr. Costello: Biggest problem with that is a lot of these RVs are what you call Cat-4, the wheels are behind you, and what you have to do in order to turn, you have to go into the intersection as you're making the turn so you do need the wider part of the road.

Mr. Howison: I don't dispute that, but we've got residents that are concerned about their personal safety. I came very near getting hit at that intersection on a golf cart about a year ago. I have heard other people's anecdotal stories about what has gone on at that corner. I feel like we've got to do something. Whether it's paint yellow stripes if we thought that would help, or whether it's truly to hit people up. I mean, there are an average of about 27,000 vehicles that go through there every month, that corner, whether it's bicycles or golf carts. But I saw a 10-minute video of the Lady 18-holers and one actually tried to pass a truck that stopped. Somebody is going to get hurt. We have to do something.

Mr. Costello: I hate to say it, but if you're not going to stop at a stop sign, you're not going to stop at a stop sign. I can understand, and I completely agree with you that you're taking your life in your hands on a golf cart sometimes out here because some of these people, they just don't care. They are in a rush, I don't understand it, they're retired.

Ms. Carpenter: It sounds like it might be time to call the City of Lake Wales and see if they can have an officer or some of those signs that remind.

Mr. Howison: They have been out here racing, you got to hear the number of tales.

Ms. Carpenter: Okay.

Mr. Howison: But I don't know what to do and I don't know what to do for the residents that live there that raised this issue to me. There are times that they just can't get out of their driveway.

Mr. Realmuto: I mean it is a busy street and that is one of the stop signs where people do tend to roll right through. Quite frankly, the one that's even worse is right here

on the Boulevard onto Ashton Club. You just watch people, almost no one stops. I think we do need to come up with a solution to the problem. It's not unique to that particular intersection but those may be the Top 2.

Mr. Plummer: Obviously, you're going to be hard pressed to change the radius of the curve and have that cause people to stop. There's basically only one way to get people to stop, it's called enforcement. It's not real popular. I understand what you're saying because I've stood there in that driveway and watched them come myself. So I understand exactly what you're talking about. I'm just not sure changing the radius will get people to stop there.

**C. Lake Ashton Community Director**

Mr. Plummer: Next item on the agenda is the Community Director. The floor is yours, Christine.

Ms. Wells: I'll try to make this quick. The Community Directory Report was included in the agenda packet. Just wanted to touch base on a couple of things. The Events Advisory Committee had its first meeting on March 16th. It went very well. Not everyone was able to make it into attendance, but the people who did we had great conversation and they had a lot of headway, I think, with some of the things we were discussing. We have follow-up meeting on April 11th. We are still exploring the ticketing software. I need to get the link out to everyone so they can look at the demo at home that we've explored for that. We'll get some more feedback on our April 11th meeting. Karaoke is scheduled for the outdoor patio for March 27th I know the ad of the LA Times didn't have anything scheduled for that time, so marketing is working on sending out some advertisements, letting residents know that there's going to be karaoke on the 27th on the outdoor patio. I did have some numbers from brunch on March 6th that they had the first brunch. They had 82 residents in attendance. We got some feedback from the brunch regarding it wasn't a true brunch and some advertisements could be done to let residents know that there's drinks included so we can get a greater attendance. They've done that for the upcoming brunch. We are having election on Tuesday, April 5th, here in the clubhouse ballroom, and next Monday morning after coffee, we're going to have a candidate meet and greet for all candidates that are running for office for the City of Lake Wales. We also

are working on getting the acoustic panels recovered. I just need to get a proposal and pay it for the fabric that we're getting and so we can get those recovered and get those installed as soon as possible. Matt and Jared are working on a plan for hanging them. The way that they were hung before, we're going to have to change because we're changing the orientation of some of the acoustic panels. The project tracking list, the installation of the pool lift. We did have some residents attest that it's a little low. We got a quote from MJ's landscaping to install a concrete pad with rebar that's going to raise it just slightly. It was a quote for \$320. They're going to be doing that this Thursday and then we'll re-install the pool lift. It was just a little low for some of our residents. We're going to move forward with that.

Mr. Realmuto: Christine, just a quick question. If we raise that, will it still get low enough at the water mark?

Ms. Wells: Yes, it will. Jared is going to be a master at pool lift after this. If there are any questions anyone has about pool lifts, just see Jared and he'll be able to answer all your questions. Pressure washing and painting the Thompson Nursery Road caps I told you guys at the last meeting about pressure washing and I got with them. It is looking more towards the end of April before he can get painting those caps. We're keeping an eye on that. In regard to the restaurant patio awning, we did meet with Harper's Custom Canvas as discussed at the last meeting to see if there's any structural changes that needs to be made. He did recommend there's some support bars that are on some of the trusses out there now. He recommended installing those court beams, if you would, or support bars along the whole front of the awning so it doesn't create the pockets where they're created right now. Where you see the pockets of the water gathering, there'll be support beams that will support the vinyl so the water will run right on. They said that the current structure, if we're going to install canvas again, that we would need to redo the entire structure because it's not pitched properly for canvas installation. If we're doing vinyl, they feel with the addition of the support bars, it would allow us to not have that pocketing along with vinyl because vinyl doesn't require a steep of a pitch. I did get a revised quote from them and it's \$24,700.

Ms. Landgrebe: Just for those bars?

Ms. Wells: It's for the bars and the vinyl. They recommended also doing it in two sections so that they could pull the vinyl a little bit more to tighten it. That's the quote for that. It is the exact same vinyl before that. It's the option too of doing it in sections if we want. They can do it one section. They just said if we split it into two sections, that would allow them to stretch it a little bit more.

Mr. Realmuto: If we divide it into two sections, will it be between the two sections?

Ms. Wells: They had said that they were going to install some flashing in that area to where it wouldn't be able to do that. Flashing would be blended with the vinyl and you would barely be able to see it. The vinyl is a matte vinyl. We'd ask him for a sample. I hadn't got it by today, but he did have a sample book with him. It's a matte vinyl. It's not shiny vinyl like circus tent. He had some nice, pretty, bright, orange vinyl. If the Board wants to consider moving forward with that now or we can table it depending. I just wanted to bring information back that we talked about in the last Board meeting.

Mr. Plummer: What's the Board's pleasure?

Ms. Landgrebe: Just for clarification, we're talking about the awning out there. In the original budget, I think our quote was like \$8,000 before lots of stuff happened. Now we're talking \$24,000.

Mr. Plummer: I think you have the numbers correctly.

Ms. Landgrebe: Just checking.

Mr. Costello: You have to take into consideration supports.

Ms. Wells: That was what he recommended adding to it is the support bars. If you go out there now, you'll see that on the far ends, they have the support bars. They're not on the section that's closest to the end of the pitch of the awning. It's back a section. He's recommending putting them at the very end so that that's where the water is pooling right now. Where you see those pockets, he actually called them bellies, I guess it's the term that he used.

Mr. Costello: In other words, if we do it without the supports, we're looking for another problem three years down the road?

Ms. Wells: Possibly.

Mr. Realmuto: I don't know. It's vinyl. It's not a solid roof, so there's always going to be sags because that water is going to accumulate and when the wind comes, it's going

to get pitched over. That's the nature of a cloth or vinyl awning. Moved out by stretching and using vinyl, it'll help it a little, but it's still going to occur.

Ms. Landgrebe: I'm sorry, Christine. I happened to be there. I wasn't planning on it, but that's why he suggested the bars going across each segment as a support because it will actually keep it lifted, so maybe they might belly down a little between, but they will be pretty close.

Mr. Realmuto: It will be more smaller pools.

Ms. Landgrebe: Yeah, he said too that vinyl would work on the pitch we currently have, that's why, versus anything else.

Mr. Realmuto: What we currently have is anything else.

Ms. Wells: He said he didn't recommend the current structure with Canvas on it. That vinyl, we would not experience the issues that we're experiencing now. He did bring up an option to have a hard insulated roof. It only comes in white with a warranty. It's the same as the other vendor. If you get a bronze or a decorative color, they don't have any warranty for it. It only comes in white, which I didn't think the Board would like to have.

Mr. Realmuto: Residences have probably installed something similar to the white and then covered them with the asphalt shingles, which is what the HOA requires. I don't know if that's a possibility.

Ms. Wells: I did not ask them that question. I can ask them that question.

Ms. Landgrebe: Probably in hundreds or thousands of dollars. I'm not saying I'm surprised, but those bellies, I'm not seeing water drip through. I'm actually not seeing anyone sit outside when it rains.

Mr. Costello: Do you want to test it?

Mr. Plummer: There is a reason they are not sitting at that table.

Mr. Realmuto: Having taken shelter there during storms from the pool, and I can tell you it does drip. I would not want to be eating my dinner there having the water drip in my food. It's been that way since it's put there. It's nothing new. I think it'd be a nice improvement and eventually needs to be done. I just take pause at the amount, and these are the projects that I would feel more comfortable doing, at the earliest near at the end of the year when we see what our funds are looking like or pushing out to the following year.

Mr. Plummer: If I understand you correctly, you're suggesting we push it into the budget year instead of making a decision today?

Mr. Realmuto: That would be my recommendation yes, because it is a large sum.

Mr. Plummer: It obviously needs to be done whether we do it in this budget year or other budget year.

Mr. Realmuto: It should be budgeted for next year's budget. I think it was in this year as well, but not at this amount.

Ms. Wells: Matt will give you guys an update on the carp. We're working on that as well. They signed the permit this last week. They submitted to FWC as well as stop bars painted and crosswalks painted. I'll let you know the locations that are done with that. Then I just had the quotes that were included from Yellowstone, and Dana from Yellowstone is here at the back hiding. No, he's not hiding. He's available. I'm going to go through, and if you guys have any questions for him regarding any of these quotes, he's available to answer those. I'll just start with the first one, and this is one that was sent out separately. It's for the installation of the Dwarf Ixora and Blue Daze around the fountain at the entrance to Lake Ashton. There was a picture included in the last page of the community direct report that shows what it'd looked like at the mature stage. The quote is for \$825 and that's for installation of the Ixora hedges around and Blue Daze in the front in that area. You're seeing a few Yellowstone quotes all in one month just because in the next few weeks it is going to be prime time for planting, so these are projects we've talked about over the past few months that we just wanted to wait until we're actually going to be doing the project to present it to the Board. We do have a plant replacement budget of \$7,000 on the budget, and I don't have the financials right in front of me. I don't know if we've used any of that plant replacement budget yet to know how much we have to work with for some of these projects.

Mr. Howison: So the proposals dated December 20<sup>th</sup>, it's still valid?

Ms. Wells: Yes, sir.

Ms. Landgrebe: Why are we going to put flowers around the fountain outside upfront of the guard house? I'm just trying to understand.

Ms. Wells: Right now, there's dirt there, and we did have hedges there a while ago and they were removed. We've waited. We could do something else with that. We just



thought with adding the perennials, we have annuals up there as well, but it will give a great pop around that fountain to have the Ixora like we have around here with some color at that area.

Ms. Landgrebe: Why were the hedges removed?

Ms. Wells: I know at one point that they were having some difficulty with the hedges growing in that area. I did talk to Dana, he's actually taken over the maintenance of our fountain since that. He's assured us that whatever we plant there won't be killed from what he's using to maintain the fountain. If it is, he's promised to replace it.

Mr. Realmuto: To be clear, there's currently nothing around the fountain, and it was part of a longer-term plan, I think, to replace that.

Ms. Landgrebe: Do you think we could think about getting a nicer spray of water instead of just shooting up?

Ms. Wells: Debby, that's one of the things that I have on our capital project list, and we'll talk about that at our budget workshop, is the refurbishment of that. We could get a nicer looking fountain there with maybe not doing too much work. It may not even be a capital budget when we get done with it by just changing the way that the water sprays.

Mr. Realmuto: I would be making the same suggestion that we wait, but that's when you get out of the prime plant that exists, so it seems like if we're going to do it, now's the time to.

Ms. Wells: Jill can confirm that we haven't used anything in our plant replacement budget of \$7,000.

Ms. Landgrebe: I have some more questions.

Ms. Landgrebe: Thank you. Sorry. Why wouldn't we just do the blue ground cover because that grows over a foot high?

Ms. Wells: We can do whatever the Board would like us to do. Our suggestion was just to do a hedge look around it with flowers on it like we do in the circle drive just to make it cohesive. There is no Blue Daze currently up there, so I would shy away from putting Blue Daze all the way around just because it'd be another new flower up there now whereas we have Ixora to where it blends with the current landscaping and the Blue Daze would just give it a pop of a different color on the front.

Ms. Landgrebe: So the orange would be?

Ms. Wells: That's Ixora. It looks exactly how it is in the front of the clubhouse and in front of the fountain. It'd be exactly the same. It's the Dwarf Ixora, so it wouldn't go higher than the fountain itself.

On MOTION by Mr. Howison, seconded by Mr. Realmuto, with Mr. Howison, Mr. Realmuto, Mr. Plummer and Mr. Costello in favor and Ms. Landgrebe opposed, the Plant Replacement Around the Fountain, was approved 4-1.

Ms. Wells: I'm hoping I'm going in the same order as you guys have. The next one I have is the Bromeliads installation here in the center island of the West parking lot. We installed rock in that area when we did the rock install throughout the entire community, and in that area, the rocks have just fallen off the slope, so we're suggesting removing the rock from just the center area, leaving it in the end caps, but removing it in the center straight away. Moving that to the bottle brushes just outside of the tennis court and those tree rings, and then in that area planting Bromeliads. It's difficult in that area to plant something because of the root structure with the trees that are currently there, so Dana's suggestion would be Bromeliads. They will almost attach to the root structure as well to give it a nice look there, and actually he did a little discount double-check for us, and that quote went down to \$2,775.

Ms. Landgrebe: Two thousand what?

Ms. Wells: 775.

Mr. Plummer: Each of you have observed the rocks in the area that we're talking but it has become very much a hazard for folks trying to traverse between the West and East side of that lot. Not only from stepping on them or their pile, but also what falls off and is on the other. I've seen some situations that could have been significantly worse than they were. I think removing those rocks is a good idea. Any other input?

Mr. Realmuto: The quote in front of us, I want to make sure I'm looking at the right one, is \$3,300 and it is reduced to \$2,775?

Ms. Landgrebe: I'm wondering if we have a bigger issue over here. I agree that we need to pull the rocks out, they're very tempting to skip across the lake rock. But apparently, those trees, Christine explained to me that those roots are coming up. To me,

that's a bigger issue because folks are going to walk through these plantings. There are a couple of little paths there, but it needs a couple of more. But it was explained to me that you can't because of the roots because at least one of the paths are tipped. I'm not sure planting flower plants, whatever they're called is going to resolve the issue. I think that we have a bigger issue and we need to address it. At some point, I don't need to know what could happen. I guess Alan could probably tell us what's coming up I don't know.

Mr. Realmuto: Dana is here who's going to be doing the work. I was going to ask if he could do something to take out some of those roots that are causing the larger issues, particularly around the pathways. He's shaking his head no.

Ms. Landgrebe: I asked that they're too close to the tree.

Ms. Wells: Dana can correct me if I'm wrong with this. I think if you'd remove some of the roots, it may kill the tree. You can come up here and talk.

Ms. Landgrebe: Come on up.

Mr. Bryant: Yeah, it's hard to tell based on the age of those trees, and what little we see. Which ones are actually the support roots and which ones are secondary? Chances of just grinding down those that are on the surface and causing the issue. Probably just going to damage the tree eventually. It might not die right away; I think a couple of years. But then all of a sudden, you've got the tree dies.

Mr. Costello: Dana, what are the roots eventually going to do to the area around it? I mean there's curbing and everything else.

Mr. Bryant: Destroy it.

Mr. Costello: That's what I'm assuming. I mean eventually it's going to cost us money to repair whatever the roots destroyed.

Mr. Bryant: I'm honestly very surprised that you don't have more issues with curbing and the pavement. Traditionally, oak tree roots are long and surface-bound, and seek water wherever they can find it.

Mr. Costello: Usually they go out as forest the branches of the tree? Eventually, we are going to have the curbing and everything else. What is your suggestion? That we remove some of the trees?

Mr. Bryant: Remove them all. I love trees and I think they make nice shade in the parking lot. Luckily, unlike houses that have them in the front yard, that people find their driveway is being pushed up and septic tanks being disrupted, you don't have that issue there. You're just going to be fighting the asphalt being constantly pushed up and buckled. That is such a narrow island. You could put other trees. We've done it in the past where we've gone in and removed 20-year-old oaks that people had planted and then they came back and realized that might have not been the best choice and you can put in Crape Myrtles or other trees that tend to go down.

Mr. Realmuto: I would suggest that what's cheap is perhaps not putting any trees in there, eventually, would it be a viable long-term path to basically either cut them down or grind the woods because you probably don't want to try picking that up. We'll let them die naturally. But I don't know, but my point is it wouldn't be a viable choice. It doesn't make sense to go ahead with this plan, realizing that the trees will eventually die or we'll need to remove them.

Mr. Bryant: Well, that's the case. It's like okay, how long? It's a \$3,000 investment for how long? It's an aesthetic. I'm not trying to take money out of my own pocket. But you're going to spend \$3,000 to aesthetically approve an area that you're already talking about possibly removing trees. If you remove the trees, that's the wrong plan because that plan needs the canopy of the trees.

Mr. Costello: The problem there is that it is a \$3,000 project, but it's going to cost \$6,000 worth of damage, if we don't do something about it.

Male\_5: The plants won't, so yes or no, those plants aren't going to hurt a thing. The Bromeliads are air plants, the plan is to put the Bromeliads down and scratch the surface wherever we can, put soil enhancement over the top of them so they have something to grab onto and root. They'll grow up those trees. They'll grow up oak trees. Bromeliads won't cause issues. It's the oak trees themselves that are going to be a long term.

Mr. Realmuto: Listening to you, it sounds to me like, if our plan is to eventually remove the trees, this is not necessarily well advised to do that. Maybe it would be best if we ask you to come up with another plan. Prepare for the tree removal, and then putting something in there that would work well without the trees there.

Mr. Bryant: Absolutely. If you're looking at that \$3,000, you might as well. It might be \$5,000 to \$10,000, but now you're solving an issue.

Mr. Plummer: If you'll come up with something, we would appreciate that and we'd like to thank you for helping us get to the root of the problem.

Mr. Realmuto: Pun intended.

Ms. Landgrebe: If we remove the rocks because that needs to happen, and there's a plan to position them somewhere else, will you put dirt over there? I hate to see dirt. People are going to walk through because there's not enough walkways. Now, are they going to stumble over roots?

Mr. Realmuto: While removing the trees, we could cut the roots and fix the pathways. This sounds like a discussion for another time. Let's not get ahead of ourselves.

Mr. Costello: We need to make a decision on how we're going to move forward.

Ms. Landgrebe: So, we're not doing anything yet about it?

Mr. Plummer: My question is going to be, what would happen if we would move the excess rock and get that stuff out of there and leave a very minor amount that's reversible, if you will.

Ms. Wells: That's like what we're just talking about. The issue we were having before with the mulch is the mulch would wash away because it's in a sloped area. If we could get a shredded mulch that he said will maybe stay a little bit longer, and not just wash away. That's the reason we replace a lot of mulch with rock is we were just having some areas where it was just washing away quickly. That's definitely one of them, but he said that we can get some shredded mulch so we can go ahead and move forward with removing the rock, putting it on the tree rings, put some shredded mulch there until we come up with a greater plan. That is if the Board wants us to move in that direction.

Mr. Bryant: That is much more aesthetically feasible. When I say shredded mulch, it's the same coco brown that we have and that we're using. But because it's not Pine Bark it actually sits a little bit better.

Mr. Plummer: I think it depends on what the time length of us moving forward with the rest of it is. If we are going to do that in the very near future, I wouldn't spend money

putting anything in there. But if it's something that is going to be a year or 18 months down the road, then you might want to.

Mr. Realmuto: Can we start with just removing the excess rocks so that it is not in the parking lot and a potential hazard?

Mr. Plummer: Let's get the rock out and see what it looks like. Let's start there. Let's just get the rock out, and then we will make a determination after we see what we've got, when that's gone.

Ms. Wells: Dana has just said too that he can get us a quote by next meeting for a new plan for the trees.

**I. Focus 2025 Review**

**II. Consideration of Quotes for Plant Replacement and Irrigation Repairs**

Ms. Wells: The next quote in your packet was for the irrigation rehab on Aberdeen. It's regarding the irrigation that irrigates the bushes along Thompson River behind homes on Aberdeen. The current irrigation there is non-functioning. There's a poly irrigation pipe there. Dana was suggesting replacing the poly irrigation pipe with PVC, and install sprinklers there. We just had to remove several dead bushes there. It's not getting proper irrigation, so we are running into an issue where we're getting dead bushes there in addition to their age. It's part of a bigger plan moving forward, as to first fix the irrigation that's there; and then second, replace the dead bushes that we've had to remove in that area to get that area back to where it should be looking. The quote was for \$4,515.68 and there are 92 sprinklers.

Mr. Realmuto: I'm sorry, what was the amount, Christine?

Ms. Wells: \$4,515.68.

Mr. Realmuto: Okay.

Mr. Fisher: The East side has a poly pipe that runs. There are two valves on either side of the gate, and actually a lot more fence line to the West. But it only has Maxi jets that shoot at base of the pillars; whereas on the East side, there's irrigation for the wax myrtles. Wax myrtles are old, tired, and they're scrub, and they're dying on their own regardless of the irrigation. Irrigation that was installed, probably as a cost-effective matter, its poly pipe running along the surface so you wouldn't have to trench anything. It

was very economical at the time. Problem is, rodents can smell the water, and they just follow it. Now you have holes throughout the entire length of the poly pipe that make it unusable.

Mr. Realmuto: I want to understand what plants the watering supports.

Mr. Fisher: Bushes that are inside of the fence, on the East side of-

Mr. Realmuto: Are they high enough to be a sound barrier?

Mr. Fisher: Yeah, they are on top of the fence. Some of them have been replaced with bottle brush. We've talked about systematically replacing some of the gaps. There are several gaps in that fence line that we could put bottle brush, but you certainly wouldn't want to do it and just bet on mother nature.

Mr. Realmuto: Would it make sense to wait until the plantings that need to be replaced are done so that you don't damage the irrigation when you're pulling things out and replanting what needs to be there?

Mr. Fisher: Yeah, six- and one-half dozen. But yes, we could give you a quote on how many plants need to go in. No sense putting the cart before the horse.

Mr. Realmuto: I was just trying to establish this. It's not an issue doing the plantings after the irrigation? You're not concerned about that at all? Okay.

Ms. Landgrebe: Sixteen hundred feet covers about how many houses down?

Mr. Fisher: That covers the whole East end.

Ms. Landgrebe: It does? Okay. Because I noticed that a lot of whatever hedges are there, they are either really leggy or dead, so it looks like all that's going to have to get replaced.

Mr. Fisher: Little by little. What we could do is, wax myrtle is a forest weed, we can cut it down to two feet, it would come back. I have in other cases, cut it down to the base, flesh cut it; give it a couple of years, it'll be back.

Mr. Realmuto: Christine, what do we have left in the irrigation budget?

Ms. Burns: We've spent \$649 of the \$3,500.

Mr. Realmuto: Given rainy season is coming up, is there something we can refer to the end of our fiscal year? If it makes sense.

Mr. Plummer: I understand, we are going to table that.

Ms. Wells: The next item was the plant removal of the west side of the pool. We have some Ligustrum bushes that have died in that area as well. They're becoming leggy, all of the bushes. We're getting to that point where some of the landscaping that's been installed from the very beginning is in need of replacement. There is an option of just replacing those Ligustrums that are there, but you'd have five brand new ones and a mix of, how many are there? Total of 24 that are gone. It's at the end of its useful life, the other 24. The recommendation was to remove the Ligustrum bushes and Boxwood bushes that are in front. There are several of those that are dying as well. Disposal of the bushes then installing Augustine turf in its place. I do have another quote as well, I can grab really quick. If the Board doesn't want to install St. Augustine there, we had another quote to install Arboricola, which is the green and yellow variegated hedge that you see throughout the community. There's a lot around the clubhouse as well, as well as oyster plants in the front, which is what you see on the end caps. I'm going to grab that off my phone really quick. You have two options for that one.

Mr. Realmuto: While Christine is doing that, I am curious with the cost of that other option would be. My only concern would be replacing with the St. Augustine, because you have them trimming, it eats into the wall so I don't know if that would be advised.

Ms. Landgrebe: The bushes have to come out because they're dead.

Ms. Wells: To install the Arboricola and dwarf oyster would be \$1,300. It's \$1,080.85 to install St. Augustine and \$1,300 to install hedges, the green and yellow variegated hedges with the oyster plants. It's two options.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Installation of Hedges for \$1,300, was approved.

### **III. Consideration of Quotes to Replace Two (2) Ellipticals**

Ms. Wells: Moving on is the quotes for ellipticals. There was a memo put together with quotes. The quote received from life fitness is for \$8,598.88. They have offered to give us a \$600 trade-in credit for the current ellipticals, which brings the price down to \$7,988.88. The quote received from Fitness Services of Florida is for \$9,600, there was



no trade-in credit offered from them. Then Fitness Smith is \$9,574.50 with the \$400 trade-in credit that they offered to us for the ellipticals. There's \$10,000 right now allocated and the replacement of the current ellipticals as capital project in the fiscal year '21 budget. According to the reserve study that was done in 2017, the useful life of the cardiovascular equipment is 5-10 years. We replaced these ellipticals in 2013. We're right at that 10-year mark next year. The two quotes for Life Fitness as well as Fitness Services of Florida, or for the same elliptical, there's lots of options out there, so we just asked the recommendation on a piece of fitness equipment that would be suitable for a 55 plus community, and they both recommended the Life Fitness Activate elliptical with cross trainer. Fitness Smith, they do not deal in Life Fitness equipment, so they recommended the Octane XT3700. The differences between those two machines are a one-year warranty on labor. The Octane has a three-year warranty, whereas the Life Fitness has the two-year warranty.

Mr. Realmuto: Christine, on the lower quote, I think the one on the same machine, the lower one, how long is that quote good for?

Ms. Wells: June 9, 2022.

Mr. Realmuto: Short-term.

Ms. Wells: Yes. They're all short term lately.

Mr. Realmuto: As the budget guy, I just want to remind the Board, even if we budgeted an amount for items, there's other items that are over budget, just keep that in mind. I don't have a strong opinion one way or the other on this one other than the only reasonable amount, in my opinion, is to capture the price so it doesn't go up on us. I'd lean towards approving it.

Ms. Wells: It's under budget as well for that line item.

Mr. Howison: You said that the only difference is this is a one-year warranty versus a two or three.

Ms. Wells: There's a two-year warranty on the Life Fitness, two-year warranty on parts and one year on labor. The Octane has a three-year warranty on parts and one-year warranty on labor. Same labor warranty, one extra year for parts.

Mr. Howison: Okay.

Ms. Wells: We currently have Life Fitness ellipticals as well.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Quote from Life Fitness for Ellipticals in the Amount of \$8,598.88, was approved.

Ms. Wells: I have just three quick things. These three things were not on my report. We did receive the mirror that was discussed at last supervisors meeting. It will be installed today in the fitness in a restroom, and as well as one of our laptops recently crashed that we use. You can see we have one here. Both laptops that we had were really old. One of them has since crashed so we're down to one. I was hoping that the Board would give us. I've been looking online, it's probably the cheapest place to find them. The one that we looked at recently, it was under \$500, so I was hoping that the Board could give us an approval to not exceed \$500 for the purchase of any laptop.

Mr. Plummer: That's one for general use like here at the meeting, not any particular employee.

Ms. Wells: Yes, we use them for the lights, we use them for Zoom. Recently, this is the one that's been in the closet that streams the music throughout the clubhouse. We've had to take that away. We would move this one back to streaming the music out of the clubhouse since it's the older one, so we'd have a newer one that we use for streaming movies, for doing the light system here, and Zoom meetings.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Purchase of a New Laptop with a Not-To-Exceed Amount of \$500, was approved.

Ms. Wells: The last thing was, I've been working with the garden club, they're looking at possibly doing a fundraiser for Arbor Day to raise money to plant a tree or two in the pet play park. I told them that I would first need to bring it to supervisors to see if they were onboard because we would take over the maintenance of those trees once they're installed. They are researching trees that would not drop leaves as often, and one that would provide shade in that area. I told them I would bring the idea. It's still not

confirmed from them, but since when they want to do is before the next meeting, I figured I would see what the Board thought of the idea before they moved forward with it.

Ms. Landgrebe: Who would plant the trees, us or the garden club?

Ms. Wells: It would probably be the garden club that would do it, but we're still talking. Usually, we try to support them in whatever way we can.

Mr. Plummer: You want to make a motion to accept the concept and have a final report prior to anything else?

Ms. Burns: We could just do the staff direction on it. I think she can work with them to facilitate the project.

Ms. Wells: So that's okay to let them know that they can move forward?

Mr. Plummer: Yes.

Ms. Wells: That's all I had unless anyone has any other questions.

Mr. Plummer: Anything else for Christine? If not, Matt, with the Operations Report.

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

Mr. Fisher: Included in the agenda packet was the Operations Manager's report. We started things off with the aquatic maintenance, as Christine mentioned in the project tracking list. Applied Aquatic installed a barrier to the outfall. He sent pictures over. It looks good. It's made out of PVC and I'll include pictures in my report next month. This is pond GC7. This is along the 10th green. So the application for the permit, it was submitted. I saw the email, so we are waiting for approval from FWC, usually it takes 30-60 days for that approval. Once we get that in our hands, then Applied Aquatic could go ahead and order those fish and get those installed. I'll keep everyone updated on that as I learn about it. Next thing, Pond E7, it's located on the southern portion of Litchfield Loop, it had an algae bloom. I received the email from a resident about this and it seemed like it happened within a few days. Everything surfaced to the top. Applied Aquatic treated it the same day. I've actually drove by a few times and it looks like it's gone way down after the couple of treatments of copper sulfate, so these are going to be more prevalent because of the warm weather we're getting and fertilizing yards, all that nutrient goes into the plants and they're just doing what they're designed to do. Once those blooms happen, Applied

Aquatic treats it. Usually, it goes away fast, but sometimes these algae blooms can be hard to control.

Mr. Realmuto: That's covered under the existing contract?

Mr. Fisher: Yes, sorry. Algae treatments every two weeks, and that's under the contract, so when we call it, they'll come out. No charge and we treat whatever we see. I do include the treatments on site in my report as well. Next is the Facility Maintenance and Field Services update. The staff did pressure wash the pavers around the bocce courts and touched up paints of various furniture pieces. Staff painted the crosswalk on Ashton Club Drive located near the tennis courts, it came out nice, included a picture of that. Staff installed some metal clip plates to some doors that are high traffic areas. It's got a lot of people kicking the bottoms of the doors, we're getting tired of magic erasing them, and it looks good. We did a lot to the doors going into the lobby of the ballroom, Jared did a good job on that. Staff did repair a broken door at the pavilion and the screen doors. I don't know if it was left open during a windy event, but it seemed like the hinge broke loose from the framing of the pavilion door, so we fabricated a metal piece that attached the door back together, so everything's good down there. A couple of dates. It seems like every few days I'm getting hold of Gill's Manufacturing to deliver our furniture, but I'm just at the point right now I may just go pick it up. Everybody seems to be crazy busy, so I believe he did inform me that our six pool loungers were ready, I'm just going to go pick them up either tomorrow or Wednesday and see if I can get him to commit to picking up the remainder I have. We have three pools loungers that still need to get welded and get those back on the pool deck, so I'll update Mike on that. Last update, staff did call in to see if there are any other suppliers in the area. I was informed that Home Depot was the only supplier. We went ahead and ordered 67 5-gallon drums, that being how many they had on hand. They are actually being delivered today. We're hoping they come on pallets so we can direct them where to put them. We did contact Clayton and get his time frame of availability and he's about four weeks out. As Christine mentioned, we're forming a meeting with all parties involved in this project. To wrap things up, we included a general maintenance forecast of what we're aiming to get done before next Board meeting, so pressure washing items, the circular drive, the car wash, the pavers outside the ballroom and the pathway leading to the west parking lot looks dark with algae

and touch up paintings and furniture into another crosswalk. On the project tracking list, there's one item, the Horseshoe pits, we just had postponed the backboards because of the resident volunteer that's been helping with that, so we're really aiming to get that completed before the next Board meeting. I just got to get a few more material items wood-wise and that should be done by next Board meeting. Any questions?

Ms. Landgrebe: The carp prices, will they stay the same? They're not going to increase it?

Mr. Fisher: I'm sure they're fixed.

Ms. Landgrebe: Thanks.

Mr. Realmuto: Matt, quick question on the east door by the conference room there and the opener. That door always seems to be broken or having problems. What's the progress status there?

Mr. Fisher: The update on that is we've sent an email to the contractor to have them come fix it. It's finicky when you push the buttons as you mentioned, but also, they're not getting paid until they fix it. But as to a quick fix, until we hear back from them, I don't know of a way to quick fix it. We can give them a call.

Mr. Realmuto: I think it was actually broken. It's gone beyond a finicky. Maybe you need to pick up the phone and talk to them or something more than an email. I'm glad to hear that we haven't paid it yet.

Mr. Fisher: I'll go down there and investigate there.

Mr. Plummer: Matt, thank you for your report. Thank you for all you do.

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

Ms. Plummer: Next on the agenda is the District manager's report.

Ms. Burns: I'm going to keep it brief and just tell you that the budget workshop is April 4th at 10 o'clock, and that is all I have.

Mr. Plummer: April 4th at 10 o'clock.

Mr. Realmuto: Very quickly, Bob. Jill, in preparation for that, you're going to be providing us with the first draft of the budget before then.

Ms. Burns: You'll have it before the April 4th.

Mr. Realmuto: There was a change, I think I'd like to see, and I wanted to bring it up here to get the Board's feedback on it. I would like to ask that you move the restaurant, basically, the operations that we're currently taking out of the capital reserves to the general fund. I think it makes the budget a lot easier to understand and manage that way. For example, we're about to move into the financial reports that you provide and looking at the general fund, it's very useful. We have the adopted budget amount, the prorated budget amount, the actuals, and the variance, but basically, we don't have that for what we're spending on the restaurant. I think by moving that into the general funds, and since it's pretty clear to me it's going to be an ongoing expense, hopefully, we'll reduce it, maybe even turn it positive, but to manage the budget and understand where we are throughout the year, I think we really need to see it in the general fund as opposed to taking it each month out of the capital reserves and assuming that's an infinite pot because it's not, and it makes it very hard to do the capital reserve funding, as I'm sure Jan can attest working on that.

Ms. Burns: I think we talked about this last year when you asked Sharon and there was a reason that she provided why it was done that way that I think you said made sense and you said to leave it. I can't remember what it was. I can go back through my emails and see.

Mr. Realmuto: If there's a reason, maybe you and I can work on it offline, but unless there's a really good reason, after having tried to work with it that way for a year, I think that's the way it needs to change. It's an ongoing expense just like everything else here in the clubhouse. I can't see why we wouldn't be able to do that. Let's take it offline, but what I'm saying is the budget you present to us for our workshop, which is coming up in two weeks, I guess, unless one of the supervisor's object or we find something else that I'd like to see it set up that way. I wanted to give Sharon an early heads-up.

**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: Financial reports. Any questions before we get to the check run summary? None. Next is the check run summary.

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

**NINTH ORDER OF BUSINESS**

**Public Comments**

Mr. Plummer: Next item is public comments.

Margo Stevens (4356 Ashton Club Drive): This is probably a question for Alan. My name is Margo Stevens, I live at 4356 Ashton Club Drive, lot number 131. Alan, in our cul-de-sac down here on Ashton Club Drive, there is a rather large yellow arrow pointing North, it has a disk in it. I don't know what that means and I'm asking you, have you seen it? Do you know what it is and why is it there?

Mr. Rayl: I haven't seen it yet, but I will see it right after this meeting.

Ms. Carpenter: I live on the cul-de-sac. If you would like to knock on 4356 door. I would love to know.

Mr. Rayl: Yes, ma'am.

Mr. Plummer: Any other comments, anything online?

**TENTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor  
Open Discussion**

Mr. Plummer: The next item is Supervisor's request or open discussion.

Ms. Landgrebe: I just wanted to give some comments on the reserve study. Lloyd kind of took my thunder because when my first thought at looking at what our current document has was, oh, my gosh, who did this, and how, and why? Because everything is bundled together. So Christine and I are in the process of unbundling and separating. Part of that is because as I look at that through the years, there were some years where we were going to get hit with like \$600,000, \$700,000 \$800,000 in one year and I'm like,

oh, no, we're not going to do that. We're trying to be constant with assessments and then jack up a large amount and then it's like a roller coaster. Unless you guys have some objection to that, this would be a work in progress. We're working on more of a summary to start with the budget, but I won't be able to have everything broken out to my satisfaction by April 4th. Does that make sense?

Mr. Realmuto: It makes sense in that I understand what you're saying, but that's a big issue because that's a key component of the budget. I think we need to have the Capital Reserve Study done for that workshop. In fact, I've been talking to Christine about this. It needs to be done prior because it feeds into the budget. I can't present a draft of that until we have that done. I suggest that we do the work that can be done at the time frame that we have and then the changes can go forward from there. Last year, we had this set up month by month so that the Capital Reserve Study was done in time to feed into the budget.

Ms. Landgrebe: I understand and I just got it last month. So we're doing our due diligence. We're working very hard and we will have what we have. Certainly, for the upcoming year, we'll have really I think pretty good numbers. It's the years following, so this will be a work in progress, and to expect someone to have it done in such a short time frame is impossible.

Mr. Realmuto: Maybe there's a misunderstanding. What needs to be done is the part that feeds into the next fiscal year's budget. That's where the priority needs to be.

Ms. Landgrebe: Of course.

Mr. Realmuto: The other work looking further out, certainly can happen anytime throughout the year. You talked about doing something with the Capital Reserve Study to level out expenditures. That's the whole purpose of the Capital Reserve Study and the Capital Projects fund is you build up the funds in the Capital Reserve Project fund so that the money is not coming out of the general fund, so that's what provides the leveling function. It's not what's actually expended from it.

Ms. Landgrebe: Trust me, guys.

Mr. Plummer: Anything else? If not.



March 21, 2022

Lake Ashton CDD

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman