

**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, **April 18, 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

**The recording started late and began during the public comment period. The first two items were summarized using the meeting notes*

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 presented the meeting agenda and asked the Board if there were any additions or corrections.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Meeting Agenda, was approved as amended.

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.

Resident (Unidentified): I feel this is necessary. I would like to speak about the restaurant. I've lived nearly for 18 years, seen a lot of restaurants come and go, seen a lot mostly go, and I'd like to see one stay. At this point, I can only say good things about what have happened in the restaurant recently. The people have been wonderful. The wait staff, the manager that was here, I hope he comes back, is awesome. And the food was delicious. It's like the restaurant used to be many years ago. And I look forward to that remaining if we can somehow financially do this. Let's do it.

Ms. Burns: Thank you. Brenda VanSickle?

Resident (Brenda VanSickle): My concern is the restaurant also, and I've also seen a lot come and go. My concerns with this one is at what cost do we want a restaurant? What are we willing to pay? What other amenities are going to suffer if we are pouring all the money into this one? I want you to consider your budget, please consider that very carefully. I think the majority of people would like a restaurant here. On a positive note, I had a lot of bad experiences with this particular restaurant. I got a flat bread the other day that wasn't burned. It was actually edible and it happened rather quickly. I did not wait over an hour, and it didn't take multiple trips or anything. So I can see that as a positive, but I'm not willing for my rent to go up \$350 or more to support a restaurant. I've got other concerns like the boulevard, those magnolia trees that have looked really bad for quite some time. I know in the past I've asked about those and we're talking years ago when I was on the Board, I asked about those and was told they were doing just fine. I think there's also the root problem that we had over on the west parking lot. If you take a look at them, they don't look like magnolias otherwise. I know when we first moved in, coming in that boulevard is what sold us and now it's looking sad. But I'd like you to consider all of the amenities when you're considering the budget and not just throwing money into a black hole. Thank you.

Ms. Burns: Thank you, Monty?

Resident (Monty): My comments also are regarding the restaurant. I'd like to go on record as opposing this restaurant simply because I don't feel it's an amenity. I don't feel I should have to pay for a restaurant or subsidize a restaurant when you can go outside, get better food, cheaper, and more of it. That's pretty much all I have to say is I want to go on record as opposing any kind of special assessment, anything that requires us putting money into the restaurant and to give someone a no fail contract they can't lose money on I think borders on ridiculous.

Ms. Burns: That's all the public comments.

Mr. Plummer: Are we up on Zoom?

Ms. Burns: No, not yet.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the March 21, 2022 Board of Supervisors Meeting and Summary of the April 4, 2022 Budget Workshop

Mr. Plummer: The next item on the agenda is the minutes from the March 21st Board of Supervisors meeting. Are there any additions or corrections?

Ms. Burns: The workshop summaries stating who was in attendance and such is also included.

Mr. Plummer: Okay. So we have minutes and the workshop notes as well.

Mr. Realmuto: So the motion will be you approve the last CDD meeting minutes, as well as the workshop. Is that correct?

Mr. Plummer: That's correct.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes of the March 21, 2022 Board of Supervisors Meeting and the April 4, 2022 Budget Workshop, were approved.

FIFTH ORDER OF BUSINESS

Restaurant

A. Ashton Tap & Grill Update

Mr. Plummer: The next item is the Ashton Tap & Grill update. Mike?

Mr. Porricelli: Good morning. First off, I want to give you an update on Ed because every time I come somebody asks, he's actually doing really well. He's home now. He's learning how to walk again. He emails me every day. He's thinking about all of you and I appreciate your thoughts and prayers that you guys do all the time around here. Let me get to the Ashton Tap & Grill. We're currently still looking for a GM. We're still going through that process. In the meantime, we're going to have one executive here on staff to help the labor and that's going to be a chef at this time. That's going to save us immediately some dollars going forward. I think the new chef is doing very well, I've got a lot of compliments about him. As requested last month, I put together a 30, 60, 90-day plan. It's a suggestion to close an extra day starting next week. I've put Tuesday on there. We also talked to Christine about potentially doing Sunday and moving entertainment. We can look at both of those days since brunch is hit or miss. We're creating new marketing campaigns for the restaurant. We're in local papers now at Lakeland, different Facebook groups and we also have advertisements that we have sent out in the local community. Also going around is a letter from Metz when we first opened about splitting half the losses. Just wanted to let you know today that I confirm that we're going to honor our commitment and pay Lake Ashton \$18,923.50. We will be sending in a check for that amount.

Mr. Costello: Excuse me. In the beginning you said if losses exceeded a certain amount that you would refund. Christine and I were going through the book that you all had sent and it said that you would refund losses over a certain amount. Is that what this is?

Mr. Porricelli: Yes, that's correct.

Mr. Realmuto: How's that amount calculated and is that for this month that you're referring to?

Mr. Porricelli: No, that was for the first year that we were open. There was a letter sent from Jack, the salesperson at the time that said, "Anything that you lose over what was budgeted to a certain amount that we would split half the loss up to \$40,000." There were a lot of things in there that we looked at, things that shouldn't have been on there. Contractually, that should not have been on the invoice, but we did not worry about that. Whatever Christine sent us, that the Board has sent us that said, this is what the losses

were for the first year, we took that amount and split it in half and since we committed to doing that. Half of the losses up to \$40,000.

Mr. Realmuto: For the first year of operation?

Mr. Porricelli: Yes, for the first year of operation.

Mr. Realmuto: What was that amount again?

Mr. Porricelli: \$18,923.50.

Ms. Landgrebe: What about the second year?

Mr. Porricelli: We're still on the second year.

Ms. Landgrebe: But is that the same deal?

Mr. Porricelli: No.

Mr. Realmuto: That amount so far has not been reflected in the financials, is that correct?

Mr. Porricelli: It will be a check received from Metz.

Ms. Carpenter: Just as a reminder because this is a bond financed facility the management contract can't have a sharing of profits and losses, so this was not part of the contract. This is a rebate coming back from Metz for something other than the share in losses. This is not part of the contract.

Mr. Costello: In reality though, we have lost money on the year so it's not as if we're making a gain.

Ms. Carpenter: A management contract can't share profits or losses. It can't be a sharing because it's government property and you cannot share with a private entity. Or perhaps a reduction of the management fee as Jill suggested. Reduce the management fee by that amount for the year.

Ms. Landgrebe: For last year, not this year.

Mr. Realmuto: We realize that the term of the restaurant contract does not run concurrently with our fiscal years so it spreads to both.

Mr. Plummer: There was some confusion there exactly how that was going to come. We've talked about applying it to the management fee for this year or as a check.

Ms. Carpenter: We'll talk to GMS and the accountants just to make sure it gets coded properly.

Mr. Plummer: Okay.

Mr. Porricelli: All right, so that's the update for the restaurant. Any questions?

Ms. Landgrebe: On your 90-day goals, I'm just going to look at this for the moment. Well, let me just talk to the Board first. I have to think about how to word that but, okay, happy hour. Why are you pushing that off 90 days? Why not start right away? Happy hours, not happy days.

Mr. Porricelli: We have happy hour currently. I was just putting additional things, additional marketing campaigns throughout the days.

Ms. Landgrebe: Okay.

Mr. Porricelli: It's not that we don't have happy hour right now. We're looking at happy hour now to actually extend happy hour at the moment, to make it a little bit longer and more drink specials because obviously we're looking at the costs as well, so we're going to have to increase cost because cost is rising. We've seen over 25% increase in our costs. So we have to look at both pricing and food and liquor, but to be able to get people in the door, we obviously are going to have to do more specials. That's not going to get pushed out to 90 days. That's just a certain campaign that's been happening at that time. The reason for the extra day closed, just so you know, it's because the one extra day allows us to have a certain amount of people on shifts instead of splitting up two shifts throughout the whole week. Right now, that is what is causing us a lot of overtime and then you see on the financials that's really hard on us, that is 4% that is overtime right now, so being closed that day will not only save us a little bit of food costs, but also will save us a lot on the labor costs because they will have to run the overtime.

Ms. Landgrebe: I still don't understand why you're closed on Mondays when that's one of the busiest days in our community in this building and repeatedly it's been said to you and repeatedly ignored. Is Tuesday the slowest day, is that why you're picking Tuesday?

Mr. Porricelli: A lot of the times the slowest day fluctuates. It's different a lot of times throughout the week. We obviously cannot do the weekends, as Monday being closed, Tuesday is next to each other makes the most sense food-wise, to stop from wasting and everything else we get delivered on that second day so there is not food or anything else hanging out for two days or anything that's perishable. So that's why we looked at, now we're closed Mondays, or Sunday closed or on Tuesday close to make the most sense.

Ms. Landgrebe: What are your slowest days?

Mr. Porricelli: Tuesdays and Wednesdays.

Mr. Howison: So what about closing Tuesdays and Wednesdays and opening on Monday? The thing is, a lot of the restaurants outside that community, are closed on Monday. Particularly some of the nice ones. Would that work for you guys?

Mr. Porricelli: Absolutely. Starting next week, we can close Tuesday and Wednesday.

Ms. Landgrebe: There are some things we have to assess but having Mondays open would be fabulous.

Mr. Costello: I had spoken to Ed during the short time that he was here, and he had even come here on Monday night and people were actually here playing bingo. Some of these people get here at 3 o'clock in the afternoon, and I'm sure that it could probably enhance whatever the sales are going to be. Actually bingo only re-opened, I think in October or November. It may have been, I don't remember, but you have a group of people here that could be utilized in the restaurant and all that, and you would always say that Tuesdays were the slowest days, yet we were closed on Tuesdays just didn't make a whole lot of sense, so I have to agree that Tuesday and Wednesday would be a much better choice.

Mr. Porricelli: I'm completely fine with that. I agree with that.

Ms. Landgrebe: Guys, we have to let Bingo know that no longer will they be allowed to bring food in or sell food.

Mr. Costello: You know what? They've made those announcements in the past and tonight, I'll see John DeWinkler who runs it and I'll tell John the restaurant's going to be open and we have to make an announcement that they are not going to bring any more food in.

Mr. Plummer: My question is, do we want the bingo organization to work with the restaurant as far as providing the sandwiches or whatever that they sell back there or the drinks or whatever?

Mr. Costello: They have done that in the past.

Mr. Plummer: I mean, that may take more than a week to get that worked out, but I think that's a good idea to allow the restaurants to actually have the food service and the bingo that night and see how that works.

Mr. Costello: You don't sell candy bars or anything like that. The only thing they do sell is they do sell pizza.

Ms. Landgrebe: But they can do commissary food. You can do that, instead of candy.

Mr. Costello: What don't we get with John DeWinkler and form some sort of agreement with them?

Ms. Landgrebe: The next question I would have in regards to that is who is going to enforce that bingo players are not bringing food and drink? It's a consideration that we have to adhere to.

Mr. Costello: You're right and I agree with you. I have seen people when I have been here for dinner and affairs and all that. I have seen people come into this ballroom and they know that they're not supposed to bring any alcohol. But sooner or later somebody breaches in their pocket. They don't give consideration to the fact that we could lose our liquor license over that. So who's going to stop them from bringing the food in, I would have to say the bingo workers are going to have to tell them look at here, throw the food out or leave.

Mr. Realmuto: They should be tasked with that just like we have security who pay attention to the pool and roaming patrols. I believe we could do the same with them on bingo nights and make sure they agree.

Ms. Landgrebe: I think we have to take it a step further and say if they do bring it in, then they can't come, but we have to be willing to take that stand and say "no." and if you do it, you're out of here.

Mr. Plummer: Mike is going to have that meeting with John and talk to him and work it out, so he can work it out with the restaurant.

Mr. Realmuto: Back to the restaurant, I do agree 100% that opening on Monday presents many opportunities that we've noticed today. One of which is Bingo and we need to get on the same page and get all the parties on the same page with regard to that. We do need to set the line somewhere. Clearly, our restaurant could provide pizza, so it

doesn't increase the cost behind what we're bringing in. But there's a lot of opportunity there. But it's not just bingo. It's the entire day. Lloyd already mentioned the fact that a lot of other nice restaurants are closed, so that alone should bring in more people. But it's also the fact that basically we have people here in the mornings or whether it's for a CDD meeting on Monday coffee. There's a lot of folks in the building. Perhaps that could be a time to do some low labor type breakfast, maybe not. But the point is there are people here that are here all morning, some of them don't leave until lunchtime, so there could be specials for people that attended things like CDD meetings. I know sitting here for two to three hours, they might be hungry. Those kinds of things. I just noticed that a lot of activities tend to get scheduled on Monday right after morning coffee. There's really a lot of opportunity. Maybe working together with Christine, you can capitalize on some of that. I'm 100% behind opening on Monday and closing Tuesday and Wednesday, so thank you for that.

Mr. Porricelli: Absolutely. I would suggest maybe if we don't want it to start next week, maybe closing Wednesday next week and keeping the schedule like this Monday and Tuesday and then giving you another week if you need more time to speak to the bingo party. But I would suggest making a move as fast as possible because we obviously we want to stop the losses as quick as we can.

Ms. Landgrebe: Can we make this happen within two weeks from now?

Mr. Costello: I don't know I have not talked to John, I don't foresee a problem with it at all, but I think it's more a matter of fact that I would like to talk to John directly. I can brief John on what's going on and maybe you could get together with him. It's a lot of easier year when there's no middlemen. If you leave me your card before you leave, I'll let you know once I've spoken to John, I'll call you tomorrow.

Mr. Porricelli: That sounds great, let's also do that. I definitely will.

Ms. Landgrebe: Then the other question I had is in regards to the contract. I don't feel that we should pay the full management fees if we are going to close multiple days a week.

Mr. Costello: If that's in your ballpark, Mark?

Mr. Porricelli: I'd have to talk to corporate about that.

Ms. Landgrebe: Well, please do because the contract was for seven days a week, I believe.

Ms. Carpenter: Yeah, it would come back to the Board for any changes.

Mr. Porricelli: I can ask.

Mr. Plummer: We appreciate you carrying that back and reporting on whatever your organization decides in that regard.

Mr. Porricelli: Absolutely.

Mr. Plummer: Other items?

Mr. Realmuto : Before Mike sits down, I think there's a lot more on the table here that we need to have a sense of before we move over the rest of the budget later in our agenda. As you all know, Mike had presented to us several budget alternatives looking forward to the next fiscal year, starting October 1st. Frankly, our Board meeting concerns what's going to happen the rest of this year. So far, we've covered half of our fiscal year. The first six months, in terms of invoices, we are presently in the 7th month. We're going to need to talk about where we are going to wind up and we think we may wind up this year, or perhaps we could go through the financial overview, but I think I get a lot of insight there. But I want to make sure we circle back and come back to the budget because we need to make a decision there. If not at this meeting, I think we certainly need to provide direction on what we want, and just any changes we might want to see. Pick one of the options or resend it back for further revision. What's the Board's pleasure? Mike, do you have any updates or do you want to move into the analysis before coming back to the next year's restaurant operation budget?

Mr. Plummer: I think move on to the analysis.

Mr. Realmuto: I'm ready to do that.

B. Presentation of Restaurant Financials for March

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

Mr. Realmuto: I'm referring now to the restaurant analysis which was included in the agenda packet and also provided to you. I think it's printed in color, actually, so if you have that, it's the one at the bottom. It says, basically provided by Metz, and the very first page of that is at the top is the Ashton Tap & Grill financials. These are the numbers

essentially that come from the invoices we receive each month. In those, I totaled both the FY2021 numbers, so you see at the top of that, for example, the net deficit in our last fiscal year I think the end of September, was \$225,896. I guess you could think of that \$18,923. I think it was coming back as reducing that deficit. But we're still in the over \$200,000, you're going to have to take into account that adjustment. This analysis is done essentially looking at the immediate, the current fiscal year, and again those numbers come from the invoices. But I tried to highlight some of the changes. The bottom line on the FY2022 to date, which is again as of the March invoice. So there's a line in the middle labeled FY2022. I bring your attention over to the net income or deficit. That's essentially the bottom line. This month, we saw a bill deficit of over \$25,000, which represents 27% of the income. Actually 127%. In other words, we spent 127% of what we brought in. That's a dramatic change from what the previous month was of 10,000, 6, or 700. Last month was essentially our best month in terms of deficits this fiscal year. This month was our worst month by far. I'm very concerned about that. Especially after seeing the income rise. That's where the part labeled variance from prior month comes in. March was a five-week month. The previous month, February, was a four-week month. You need to be aware of that when looking at the monthly numbers. But with this charge shows the variance from prior month, if you look at something that factors that out, such as the average per week, or per day choose your number. You'll see that the average per week or the average retail sales, these are sales in the restaurant itself, rose by just about \$5,000, a week versus the previous month. Catering was substantially less. But even with the reduction of over \$10,000, and in catering revenue, we still have \$2,342 per week in income. You see their daily numbers there. The problem is, if you look over on the expense side on the total expenses, which I've also circled and highlighted in red, we spent \$5,258 a week more, than in the previous month. In other words, the deficit increased \$2,900 per week. I just don't understand that variation from week to week. Clearly to me it indicates that we are not adequately controlling expenses. They seem to vary widely. Now I've gone over the invoice in detail and identified a few things that are not done as they shouldn't be, including the omission of some catering sales above \$1,600 that will be credited next month, things like that. We are watching this very closely and identifying errors. But the concern remained, we're not coming anywhere near

meeting the budget that was presented to us last year. The budgeted losses for the year, this fiscal year were supposed to be \$110,000. If you look at the FY2022 the total, you'll see that as of March, we've already lost \$96,787. We're probably already over, because we're in the month of April, of course. We probably already hit the \$110,000. If we haven't, we will soon. That begs the question, we have six months remaining this year. How much are we going to lose in the ensuing six months, from April through September, that we have not budgeted for? Even figuring at best case and then every subsequent month is going to be as good as we've done in February, which was our best month. We're still going to lose more than another \$60,000. That money has to come from somewhere and quite frankly, what we've been doing is robbing the capital projects fund. That's why that is less than half of where it was or should be. My question, I guess for Mike and Metz is, I'm concerned about this year before we even look at next year and where are we going to be. What do we realistically expect to end the year at given the changes we've talked about?

Mr. Porricelli: I think it's really hard to tell and we don't know what we're going into, what the season is going to look like. I mean, I think if we make the changes that we're talking about with one less salary associate, that would be almost \$2,000 savings a week.

Mr. Howison: If we look at the last month, I see food costs were 40.8%. Labor costs, 68.3%. In the restaurants that you manage, not the institutional places like colleges and so on. I know you guys have some Applebee's and some others. What does labor normally run in a restaurant like that as a percent of overall revenue?

Mr. Porricelli: Usually in the thirties and forties.

Mr. Howison: Why is it so high here?

Mr. Porricelli: Because of the number of sales compared to how many people it takes to open. So in our other words, think about Applebee's for example, the amount of traffic coming through there is tremendous. You're still using the same amount of labor to feed that and more people, so it makes your labor costs lower.

Mr. Howison: Let's talk food costs. Everybody here knows that inflation is killing us and even when we go back to the budget that you put together last September, some of the inflation was unforeseen, so we get that. But what can Metz do as an organization to

move food costs down as a percentage of revenue. I guess I should ask first. Take that Applebee's again. As a percent of revenue, what would you expect food cost to be?

Mr. Porricelli: I would say at one of my other restaurants, we brought about 30% food cost. However, we do hundreds of thousand dollars in alcohol over the year so that offsets that number a lot.

Mr. Howison: Well, I'd be shocked if we didn't do pretty heavy alcohol this year.

Mr. Porricelli: We did one event that was \$150,000 in liquor alone. It's a little bit skewed. The majority of other businesses that do serve food and a little bit of alcohol as special catering, usually is close to 40%.

Ms. Landgrebe: Mike is there any inventory control going on? Because when I see jumps like that in numbers and I see the very nice buffet yesterday running out of prime rib, I have to wonder who's walking out with it.

Mr. Porricelli: We do inventory every week. We have somebody come and audit the inventory. Every time we have somebody come in and they come and audit the inventory.

Ms. Landgrebe: Is it outsider auditing?

Mr. Porricelli: At least once a month usually. Every time that I have a manager come in here, we audit it, certainly from the outside.

Ms. Landgrebe: They're not seeing any losses?

Mr. Porricelli: It's always off a little bit but nothing huge.

Ms. Landgrebe: It could be a little bit all the time.

Mr. Porricelli: I'm not saying nobody is stealing.

Ms. Landgrebe: I am not saying it's happening. I'm just wondering, you are looking at 29% and now we're talking 41% in one month.

Mr. Porricelli: Last month I did have a good amount of catering. But it's a big jump.

Ms. Landgrebe: Then running out of it yesterday?

Mr. Porricelli: Yeah.

Ms. Landgrebe: It's not like they were giving hefty slices, slivers is more like it. Just from the law enforcement aspect I am just wondering.

Mr. Porricelli: Are you saying that someone's stealing our property?

Ms. Landgrebe: I'm not saying that I am just wondering that the dramatic costs are significant.

Mr. Realmuto: If you look at that column on how much is spent on food, the percent does vary widely from a low of 28%, or even 29% last month of February to the 41% in March. I just don't understand the dramatic changes. I know that inflation generally has driven the prices up, but again, to me, it's percentages that normalize that. In order for a restaurant to stay in business, that they're not in business to lose money. If your costs go up, at some point, you need to adjust your plan or prices to cover your cost. In the situation Metz is in, is that we're providing a facility at no cost, so there's no rent, there are no taxes, you don't pay any utilities, you don't pay for equipment or maintenance of that equipment and repairs. I'm trying to take this from the 50,000-foot level and look forward. My question for Metz is, given those subsidies outside of the restaurant operating budget and given the fact that you operate other restaurants, presumably at a profit because no one's going to stay in business for too long losing money, including us, do you feel it's possible to operate this restaurant close to break-even, or is that a pipe dream, and should we give up now?

Mr. Porricelli: No I think it's definitely possible if we make major adjustments. With the cost rising, with the labor rising, I think that's why we have to make dramatic changes very fast, we need to look at the pricing, we're going to look at when we close, and we have to continue to keep evolving. If we needed to make more changes going forward, we'll need to do that, especially in the summer.

Mr. Costello: Everybody here has gone over the increased expenses that we have and all that. One of the things that I did look at was your sales. January 2021, your sales were \$69,995. January 2022, you went to \$41,168. That's a 28-30% difference. February you did a little bit better. The only thing is I checked and February was four weeks instead of three last year, and in March you were down by \$7,287. Why are the sales coming down the way there are? I realized in the beginning. I'll give January, the fact that you were new here and it was a honeymoon period, everybody wants to see what history is all about, but our sales are going down. They're not going up.

Mr. Porricelli: You're saying from March last year to March this year we're down \$7,000?

Mr. Costello: Yeah, it was about \$7,287.

Mr. Porricelli: I don't know what happened back in March of that year. I know that a lot of the changes that we made exactly haven't come on. I think that people are starting to come back. I haven't heard very many complaints lately.

Mr. Costello: Them coming back is not being reflected in the sales because the sales are down.

Mr. Porricelli: But they were down to \$40,000 in August, September, October, November.

Mr. Costello: We have to expect that because nobody is here in August, September or October. That's to be expected.

Mr. Porricelli: I think we're going to continue an upward trend honestly.

Ms. Landgrebe: In a way, you may not be hearing more complaints because a number of folks and I heard some of them today, some are losing confidence or have lost confidence. Some of your regulars come in and draft beer, for instance, isn't available or they're told, you can't get this. We're between meals right now, so you can't order. There are things that are happening that I don't quite understand why.

Mr. Porricelli: I don't know what you're talking about, but I do know that across the whole industry, we're having trouble getting beer, draft beer especially, any liquor. We're having a lot of distribution issues. I don't know what specific instance you're talking about.

Ms. Landgrebe: It sounds like Sunday afternoons when they have entertainment is a great draw for folks, but then you have folks who come and just sit and listen to music and don't buy anything. So I don't know if you're talking about a small cover charge to come in? And then that includes like a beverage or something.

Mr. Costello: A lot of places do this. They'll have small cover charge of let's say \$5, \$10 and you can get your first two drinks on that and this way here you're drawing the people in and you're making sure that you have something to cover your expenses.

Mr. Realmuto: On the topic of, especially you're talking management of the restaurant and it's pretty clear to me that we're at a disadvantage not having a full-time manager, it lacks consistency, and frankly, in some degrees, Mike has really stepped up here, it lacks accountability, at least on the general manager's part because they're not consistent from week to week and no one is going to be here come the end of the month

or a year, that kind of thing. I believe if they can find a permanent qualified general manager, we will at least have someone to go through that is responsible for that. Right now the District Manager Mike, is the only one who provides that, and this is not his full-time responsibility. We do not pay his salary directly, just the management fee. I think that could go a long way towards helping it and I trust you Mike, to hold that person accountable for correcting some of the problems you've heard about. We were going over the financials now. I'd like to bring us back to that, but I'm sure all of us have a little idea and we could convey those either to Christine to be relayed to Mike, or to Mike directly. But this might not be the best forum for that in the interest of time. Supervisor Costello mentioned a lot of the differences from last year. They're there in the figures. I think it was during the budget workshop, you raised this also, Mike, and so I added a graph to my analysis that compares essentially the month to month and the previous fiscal year and this fiscal year. I'll continue to do that going forward. But just to follow up, we were only three months into it. Two of the months we've done worse. Some of that might be attributed to the fact that the restaurant is new and people wanted to see what it's all about. There was a lot going on there. One week actually in February we did better this fiscal year, this February.

Mr. Costello: You did the weeks. Go through the difference in weeks.

Mr. Realmuto: I think the weeks are the same from month to month. It's always the third week, that is five. The month-to-month comparison is valid if we're comparing year to year, the same month of the year. That's just there for your information. I'm not going to walk you through the rest of this. You see all the weekly numbers there. I'll just point out, looking at the weeklies, that's a little more current because it's more current than what we were presented with in the invoice in terms of revenue. Mike mentioned things are improving and need to continue to improve. That's generally true, I believe, at least in terms of income. It is not true in terms of expense and that's what they really need to double down on and control. The other concerning trends is on the very last page, net sales per day appear to have leveled off and perhaps even be trending down. That's also a concern and some of that's going to happen because of the season. I understand that, but it shouldn't have happened this early. That's what we expect to see happening toward the end of April and into May which is generally reflected in the May invoice. That's

something we've got to look at, the reasons for it and correcting because if we don't, I'm not sure how you're going to be able to make the same goal of limiting the deficit to no more than \$10,000. Where all of this leaves me, in my opinion, is that essentially the way we've been operating, it seems Metz has essentially a blank check in terms of expenses. We're responsible for paying any of the expenses you incur and it's not been predictable what those are going to be from one month to the next. That leaves us in a real dilemma. We need to somehow limit that or we risk a detriment of our finances, I guess I'll leave it at that. It's fine to say, I don't know if people are willing to accept an additional \$60,000 in lawsuits, we're probably halfway into that. I'm wondering if that's in consideration of those difficulties would be willing to, in the past I've always said just take more seriously the budget and that you should not be exceeding that budget. In fact, I thought there were terms of the contract that required approval for exceeding it by more than a certain amount. Jan might be able to speak to that.

Ms. Carpenter: Yeah, there is a provision that was added at the end that for any material change of the budget, the CDD needs to approve and that was a 10% increase in the budget, it needs to come back to the Board to approve and that Metz would agree to come back to the Board if there's going to be any material changes, which how to make that work as an operator, we'd have to talk through whether it's the end of the month and you see these increases are going forward for next month's budget, but it is a provision in the contract.

Mr. Realmuto: My point of raising that is to bring that to your attention and hopefully, pay more attention to that. I don't know what the logistics would be of implementing or enforcing that, but I think we need to take that seriously. I believe we did essentially get a month-to-month budget for last year for this fiscal year, but in the budget you presented us for the next fiscal year, it's a total for the year, so I don't even know how we would do that other than when the year was over.

Ms. Carpenter: The contract talks about an annual plan. That would be built into the budget, so it contemplates a monthly budget so there is a way of allocating. I think that is something to talk about for future budgeting and perhaps for the rest of this year to make sure there was a monthly budget that falls within the budget or at this point the amended budget.

Mr. Realmuto: I guess what I would ask for, if the Supervisors are in agreement is perhaps amended budgets or revise the budget that we were presented with last April for the remainder of this fiscal year so that we can track how we are doing against the budget and ensure that it's in compliance with that 10%.

Ms. Landgrebe: Again, I'll ask, where's the accountability to enforce that so that we're not losing all this money? No one is taking accountability and it's an open blank check.

Mr. Realmuto: I agree with you. Let me throw this out there. I don't believe there is any accountability. The bottom line is we're responsible to pay the bills.

Ms. Carpenter: This was the difference between a management contract and a different alternative and the management contract is you pay a manager and you pay the costs. That was part of the contemplation although the budgets that came in, obviously, are not the budgets.

Mr. Realmuto: All of our other contracts, including with management companies such as GMS, they only have authorization to spend a certain amount. They are not authorized to spend more than that. This contract is very different.

Ms. Carpenter: And food and beverage you have a cost of goods. GMS can cap their time of meetings and I think they even have in the contract that meetings over a certain time period can be charged in most of them, but you don't have a cost of goods and you don't have a depending on the clientele. That was part of the discussion of changing to this format. Again, there was also the problem with a lease, which is a profit and loss. You have to go through a bond analysis whether a lease could be used again.

Ms. Landgrebe: Certainly, you're not suggesting that just because we're in management deal that we should absorbed a 100% of losses without any accountability, any stringent or parameters or boundaries.

Ms. Carpenter: That is what a management contract is, that you pay the management fee. In this case, you pay the expenses. The budget did not take place, did not occur, and the budget results were not what was anticipated. That's why there's a 90-day ability to cancel if this is not working.

Mr. Costello: I think you made it perfectly clear before that we're not allowed to accept anything on the losses.

Ms. Carpenter: We can't share profits and losses with a private entity.

Ms. Landgrebe: Wait a second, you're saying in any management company for a restaurant, we have to absorb 100% of the cost? And that you cannot, in the contract, put a parameter that says, they've got to be budgeted and meet that budget?

Ms. Carpenter: They have to meet the budget, but they can't share profits and losses because we are a government and this facility was financed with taxes and bonds. To be a valid management contract, there cannot be a sharing of profits and losses.

Ms. Landgrebe: Then how do you make them meet the budget?

Ms. Carpenter: You terminate the contract if it doesn't work.

Mr. Costello: So can we renegotiate this contract?

Ms. Carpenter: Yes. We can give a termination then work through that.

Mr. Costello: I think we're at that point where we're either going to have to renegotiate this contract and get it to a workable situation or we're going to have to move on. This is unsustainable that we're losing the money that we are losing. Two to three people came up here today, and they didn't give the restaurant sparkling reviews. We have to do something in order to get a restaurant in here and I would want to see a restaurant, but we've got to get people in here who are going to at least keep people happy.

Mr. Realmuto: I agree with you, Mike. That's why I added to the agenda the restaurant contract. I think you touched on the two alternatives. We would have to negotiate a change in the contract that limits our liability. Although I believe what Jan said is true as far as it goes in that we can't share profits and losses. We have another contract with a management company that caps our expenses. Our contract with GMS essentially limits our liability to them at the amount budgeted. That's the way it's working and that's how that amount changes. Our expenses will never exceed. They can be lower than, but they will never exceed the amount that's been budgeted. That's what the contract says.

Mr. Costello: When you look at this contract right now and you've brought it up yourself. We're going down to five days and yet we're paying the same price that we were paying when we were going for seven days. There are so many variables in this contract that are not being met to our satisfaction, quite honestly. The only way I can really see

doing it is to sit down with Metz and renegotiate the entire contract because something isn't working.

Mr. Howison: But that what you just said is why you can't compare a GMS contract with this contract.

Mr. Costello: I didn't.

Mr. Howison: Because you've got a cost of goods sold. You've got a variable, labor.

Mr. Realmuto: I'm not suggesting that they are comparable. I used the GMS contract as an illustration in that there's not a legal impediment to having something like that.

Ms. Burns: We're not sharing losses in that scenario. GMS has assumed all the losses. We're not displaying them to the Board, so we're not sharing losses in that contract.

Mr. Costello: You're limiting them.

Mr. Howison: I'd suggest though that we've gone through the analysis. We've got an agenda item to talk about this contract and I'd suggest that we let Mike go and talk about those things unless we have more questions.

Mr. Realmuto: We haven't really gotten any presentation of the budget. Did we want anyone to talk about the budget options we were presented with and what we're going to accept or what's closest and then give them further direction on that? Because I don't know that we want to accept it with the contract provisions.

Mr. Howison: I agree with that. I assume that it is under the other agenda. That's fine.

Mr. Plummer: It can be discussed now.

Mr. Realmuto: Mike, did you have anything you wanted to cover on the budget, your recommendations or improvements we can make on that? I guess we can wait to hear. When we're talking about the contract, what you might bring back in terms of limiting our expense so that we can have more confidence in the budget proposed.

Mr. Porricelli: I can talk to them about it. I don't know what that will look like. I don't have any agreements like that in my area. I'd have to see what they're willing to do and then I have to come back with you. Budget-wise, I think you got the email that I sent that spelled out the three different budgets. They're all very aggressive. The first one is

obviously keeping the same hours, raising prices and limiting a little bit of labor, and actually adding some catering on top of it. Second one is closing the second day, which we can hopefully do if you're all in agreement starting next week, beginning on Wednesday, then we can switch the days going forward. Then the third one is considerably less labor, which would be one salary associate instead of two.

Mr. Realmuto: Hopefully, the Board can come to a consensus about what to do next week in terms of the day's closing. I thought that what was suggested was closing Tuesday and Wednesday. Maybe we can close that topic. Is there anyone not in agreement with that, or not in support of that?

Mr. Plummer: I thought we were already in agreement.

Mr. Realmuto: The budget I looked at most seriously that was presented was the lowest cost one for the benefit of the public. This was only distributed to the Supervisors, I believe, Sunday night, but what we're talking about is as Mike's already described it, a budget where they'll be closed two days per week with less salary and labor essentially. I have a lot of questions or things to ask you. Mike, it's probably best handled offline, but again, for the public's benefit, the bottom line on that one is we had asked them to come up with an option than limited deficit to \$70,000. That budget shows the net income or deficits was \$75,531. They came pretty close to that. Other supervisors to comment on it or follow-up on individual line items with Mike? I know I intend to. Mike, my main problem with it isn't the budget in that amount. It's the confidence in that amount for the year given that that amount was \$110,000 for this year and it's clear we're probably going to be \$50,000 at least over that even though we can keep the deficits to \$10,000 per month going forward.

Ms. Landgrebe: I think I heard you suggest that each one of us individually should talk to Mike? That is a lot of mouths getting in his ears.

Ms. Burns: I thought we were looking at the options so that we could incorporate that into the budget that's getting presented at the next meeting. I think we need some direction from the Board today or between now and the May meeting in order to input one of those options into the proposed budget you're going to approve.

Mr. Realmuto: That's what this discussion is about. What number GMS is going to include in the proposed budget. That's what we eventually have to come to. I would

recommend sticking with the \$70,000 but think there's more work to be done in terms of making ourselves satisfied with that, but that's what's on the table now.

Ms. Landgrebe: I am not happy with that one personally.

Mr. Plummer: What I'm hearing is, we obviously need to work with Mike on getting the proper one and the budget set so that we can have after the next budget meeting which is our next known meeting so that's a month away.

Ms. Landgrebe: I like the dollar figure, I just don't like the operational implementation that is not going to work.

Mr. Realmuto: I'm not sure what that means unless you'd be referring to the individual line items that comprise that budget and result in that deficit. There are two ways to approach it, one is to give your feedback to Christine. She can't relay whatever any of the other supervisors have said to her to each of us but she will get a sense of what the Board's desire is and can relay that to Mike.

Ms. Landgrebe: Well, if this is a budget then why isn't a lawyer working on this for us or a contractual thing?

Mr. Realmuto: As you said this is a budget thing, that's a financial area. Expertise isn't necessarily financial as in contract. The contract is on the agenda for this meeting and we can get to that. But we're talking about the finances.

Mr. Plummer: We're talking about the budget as well. We're talking about this point. I think that probably Steve, if you're working with the total budget, it would be best if you work with Metz on this budget to get the numbers to where you feel that they're best suited for the budget and making the loss or gain or whatever work needs to be.

Ms. Landgrebe: I agree. I think it'd keep it at that \$70,000 but this implementation needs a lot of work.

Mr. Plummer: I think that Steve, if you'll work with them on the numbers and anybody that has any input that needs to go to Steve or through Christine.

Ms. Howison: If you can get the labor cost down just five points, we're very much at break-even on option three. I guess because we're still looking at the lowest labor percentage at 51%. I don't know what you can do to lower anymore, but if we get that down to 45%, we are at break even.

Ms. Burns: So Steve is going to work with Mike to come up with a proposed budget version that will be implemented.

Mr. Plummer: Be presented.

Ms. Burns: Be presented in the next meeting then the Board can make that decision.

Mr. Realmuto: To be clear we're not approving any of these budgets, we will work toward that.

Ms. Burns: You'll be able to rely to us.

Mr. Realmuto: If supervisors have anything now, at this meeting, I guess you could save it until the end of this day or give it to Christine but then I won't necessarily have that in my discussions with Mike. Additionally, I just want to say I agree with you Lloyd about that labor 5%, bottom line. I also have a lot of questions about the interactions between the different versions of the budget, why things go up and down. But I can hash that all out with Mike if that's the Board's direction.

Mr. Plummer: I think moving forward, that's the best way to expedite. The issue is to make sure that we have that in a timely manner and get the budget presented at the next meeting.

Ms. Landgrebe: I just have thought another question. So Steve's going to work with Mike?

Mr. Plummer: Correct.

Ms. Landgrebe: Is Christine part of those meetings for continuity purposes?

Mr. Realmuto: I have always tried to include Christine in the meetings. Her schedule is probably tighter than mine and so sometimes I find it easier to set up the meetings.

Mr. Plummer: That's the goal.

Mr. Realmuto: I think we've built a level of trust where I'm not concerned.

Ms. Landgrebe: no, no it has nothing to do with trust.

Mr. Realmuto: Well, it is my concern considering past management. I'll leave it at that.

Mr. Plummer: I think that Christine will make every effort to be at those meetings as well.

Mr. Realmuto: I don't know if we moved up the discussion regarding the contract or essentially deferred it to be tabled to the next meeting because there's even more which we need to talk about there, that's clearly going to be part of our discussion too. Because it's more than just budgets. The budget is only as good as it is followed in there.

Mr. Plummer: It's on the agenda, so it's something that we're going to get to. We're moving on from the restaurant. Seeing no additional. Thank you, Mike.

Mr. Porricelli: Thank you.

Mr. Plummer: I'm sure Steve will be in touch.

SIXTH ORDER OF BUSINESS

Old Business

A. Update on the Status of the Lake Ashton Joint Amenity Policy *(requested by Supervisor Realmuto)*

Mr. Plummer: Under our old business, the status of the joint amenity policies.

Mr. Realmuto: This will be very brief. I just wanted to let the Board know that the committee, which includes myself and Angela as my counterpart from CDD2, as well as Christine and Mary, we have met twice since our last meeting. I was the editor of the document that produced two revisions. We have another meeting scheduled for tomorrow to go over all of that, and there will be input. So that is very active and moving forward, that's all I have. If anyone wants to see the current state, Christine has a copy so she can provide that.

Mr. Plummer: Any questions or comments?

B. Discussion Regarding the Proposed Fiscal Year 2023 Budget and Capital Projects *(requested by Supervisor Realmuto)*

Mr. Plummer: Moving along, the next is a discussion regarding the proposal of fiscal year 2023 budget and capital project.

Mr. Realmuto: I had it added because clearly it was a leftover from the workshop that we hadn't gone through the capital project list essentially and come up with one. So I think we need to do that. I believe Christine provided that last night or this morning. Essentially what we need to do, the end result of this is to have a total for the capital projects budget, which for all of these items in the list Christine presented us with, that would be \$542,000. Hopefully, it was clear from the budget workshop and what we have

in the capital projects fund and are anticipating to have, those numbers are even worse now. If we continue with the restaurant on the present course, they're going to be even lower. We won't have that much money in the capital projects fund to fund that. We will have less than half of that. So I think we need to keep that in mind and that sets the context as we go through this. Basically, I think what we need to do is make a decision on each of those. We include this or we don't include this in the capital projects on the budget for FY2023.

Ms. Landgrebe: We have to note that there's no shoreline restoration amount.

Ms. Wells: We have an amount now.

Mr. Realmuto: I think Christine put this together and made several updates from the last one, maybe we can allow her to present it and then go through it line by line.

Ms. Wells: I brought backup for all of the amounts that we have here too. So if you have questions on each specific project, I'll be able to answer those as well. The first one is the ballroom renovation. I did update and give the amounts for each aspect of that project. It's for a total of \$105,000. It includes replacement of carpet, new fans, ballroom kitchen refurbishment, which basically just involves removal of a couple of cabinets to install a commercial size refrigerator in there, and new paint, as well as replacing the dance floor. Do you want to make a decision on each one as we go or do you want me to go through the whole list and then?

Mr. Realmuto: Do you want her to go through the whole list and then we'll have to go through it again to make a decision about each of them, or we can cover each one as we go through it?

Ms. Wells: On the sheet too, there's an option to complete projects in this fiscal year to fiscal year '23 budget, add to a future fiscal year, or remove the project from consideration.

Mr. Realmuto: Christine, I think we definitely like you to pause after each one so we can ask questions. My question for my fellow supervisors is do we want to make a decision at the conclusion of that? It might be more efficient, that'd be my preference.

Mr. Plummer: I think to expedite the procedure, making the decision after each one is the best way to go and not go to the end to start over.

Mr. Howison: The justification for the ballroom renovation, is there a return on investment? Are we losing bookings because they stayed in the ballroom do you think and to what extent?

Ms. Wells: I do not believe that we're losing bookings due to the state of the ballroom. What it came from is that the carpet for the ballroom was set for being replaced last fiscal year, and I believe Supervisor Realmuto suggested that we may be look at doing an entire ballroom refurbishment due to the fact the carpet was on the reserve study to be replaced. If we're placing those two major items, it might be a good time if we want to change the paint or do any other type of renovations in the ballroom, we can do it as one big project.

Mr. Realmuto: I think it should be done together for those reasons. One of the things that we actually have later on our agenda is enclosing the activities desk. It wouldn't make sense to replace the carpeting and then do something like that, for example.

Mr. Howison: The fans, is there something wrong with the fans?

Ms. Wells: They are intermittently working. They replaced parts of the fans. They are the original fans that were installed. That's why Matt and I are recommending those be replaced. It's just we've replaced solid parts we probably can replace on them. Some go really fast or off, there's no level of turning the fans on and off. Part of the recommendation is \$7,500, which is a high number, would be removing of the two fans that are closest to the activities desk. If we do close the activities desk, we obviously have to remove the fan right over the activities desk, and the one just on the other side because there's never really anything over there, so it would just be the 15 fans.

Mr. Realmuto: Would this be the first time the fans are being replaced, Christine?

Ms. Wells: Yes.

Ms. Landgrebe: And they would be more updated in regards to various levels of speeds? Because now people complain they're either freezing or they're sweating and they're at the same table.

Ms. Wells: Exactly. A lot of them are low or off, or high or off, there's no continuity.

Mr. Realmuto: I just want to say that when I went through this list, I placed each of them in one of three categories. One is, it would be prudent to do, meaning it really needs to be done now or we might save ourselves money by doing it now. It's basically

maintenance, things that need to be maintained. The middle category or two, is things that we do if we have the money in the budget to do. Then third is nice to have things that are new or things that could easily be put off. In my mind, this one, the ballroom renovation falls, I really like to do it, but given the large amount, I think things like repaving need to take precedence over it, and we have a limited amount of money, so I put this in the middle category, and I don't necessarily want to include it in the capital projects fund, but if we did, I would not want to see the money expended until we knew where we were at the end of the year of 2023.

Mr. Plummer: Obviously, no matter what you put in the capital budget, you're not going to spend it until you actually decide to do it. Even if you left this completely in there, it's still not going to be done until you sit here and you realize there's enough money to do it.

Mr. Realmuto: That's true, but it sets an expectation. Let me just reveal that my goal is to have this number be no more than \$240,000. When we total the numbers up, we need to come up with something that doesn't exceed that. That's what I'm working towards. That's the way I'm thinking of it.

Mr. Howison: Before we go forward, can you just give us the number for the shoreline?

Ms. Wells: Yes, the shoreline restoration, Alan is getting a couple of quotes. Based on the linear feet that we did the last time we did it, it's 160 linear feet, and it ranges in price from \$70-100 per linear foot, which would be \$11,200-16,000, somewhere in that range.

Mr. Realmuto: I think we said we're going to make decisions on each of these. If there's any you feel we need to table and come back to because you want to see what something later comes out of, we could also do that. But again, my preference would be to not include this one at this time.

Ms. Wells: Would that need to add to a future fiscal year?

Mr. Realmuto: Yes, definitely. It would definitely be the add to a future fiscal year.

Mr. Plummer: Let me ask you a question. If the fans are becoming a maintenance issue, you could just do the fan issue and it's not like you're messing with the rest of the decor, if you will.

Mr. Realmuto: I absolutely agree with that. The fans don't seem tied to the general renovation, so I would certainly be in favor of including the fans.

Mr. Plummer: You might want to drop that \$105,000 down to \$7,500 to do the fans and have that portion of this out of the way.

Ms. Landgrebe: Well, we could just separate it out. The other thing to consider is the kitchen refurbishment for a commercial refrigerator.

Ms. Wells: If we're looking to do more catering events, I can tell you right now, it's going to assist the restaurant in doing more effective catering by having a larger refrigerator there, where they can prep things and have them stored in there. We will keep the same refrigerator freezer that we have and have a commercial refrigerator as well. It'll just be the removal of some of the cabinets and installation of a commercial refrigerator, so they'd have a full commercial refrigerator and a small refrigerator for ease.

Mr. Plummer: I would make my suggestion to do the fans and the kitchen refurbishment.

Mr. Howison: That would be \$11,500 in fiscal year '23 and \$93,500 in the future year, does that make sense?

Mr. Realmuto: It does, and I'm in favor of that, but you're saying the amount you have for the kitchen refurbished is \$4,000, does that include the commercial refrigerator?

Ms. Wells: It does. I actually looked with Debby when we were doing the reserves study and looking at different amounts for things and I actually went a little high for that one. I think the one that we looked at was about \$1,700. We can't put a large commercial refrigerator in there just because of the space, I wouldn't want to take out too many cabinets, so it's on the medium size.

Ms. Realmuto: In light of that information, I would be in favor of including the \$11,500 in this fiscal year that we're discussing and deferring the rest to a future fiscal year. That would be the amount to complete. The \$11,500, we move over to your FY2023 budget, and the \$105 minus the \$11,500 we would be down to \$93,500.

Ms. Wells: We did add the complete project in fiscal year because last time we were working on this, there were some projects so supervisors wanted to go ahead and take care of it immediately, which is why you see that all in there.

Ms. Realmuto: We always have that option as we get closer to the end of the year of doing that.

Ms. Landgrebe: We'll update the reserve study as well.

Ms. Realmuto: Great. Are we in agreement on that? Can we move on?

Ms. Wells: The next item is replaced carpet and tile, and the craft room, cavern, media center, offices. I'll just go down the line, it would be replacing the tile that's in the craft room with the LVT, the luxury vinyl tile. In the cavern, maybe replacing the carpet with luxury vinyl tile. In the media center, again, replacing the carpet with luxury vinyl tile, as well as offices. Then in the game room, I have replaced carpet in the game room with carpet. I did speak to the leader of the Billiards League that's in there quite often. He did say that they could do the luxury vinyl tile in there as well, there would just have to be something put underneath the tables to prevent them from sliding. That's an option as well as carpet or LVT, I believe they're pretty close in price. The price that they gave us was \$27,351.59 and that's again on a state of Florida contract to do all of those rooms. I rounded it up to \$30,000 and put it into the budget. They did recommend doing them all at once to save on mobilization fees for it and the materials.

Ms. Landgrebe: As we were working on the reserve study, to me, it made sense just to get rid of the carpet. They age so quickly and it creates other allergen possibilities. With the vinyl, it's so much easier to clean, which I think Matt and Jared would appreciate. Hopefully, we could match what we currently have, so it gives a very good look.

Ms. Wells: Doing that also would eliminate the transitions between the embroidery, so it will effectively eliminate trip hazards from the transition stress.

Mr. Realmuto: I know one of the major differences between the hard flooring, even the vinyl and carpeting is sound. Especially with us moving to using some of these, particularly the game room is a multi-use room where there may be multiple groups in there, is there any concern about how that would affect the sound levels of noise in the room?

Ms. Wells: They weren't overly concerned about that. They were more concerned about adding a third pool table into that room to accommodate the additional players they've seen. But I had told him that I was recommending carpet. He said he wouldn't see a difference with either or, just we need to add something so they don't slide, but other

than that, he didn't seem to find a difference. The luxury vinyl tile that's out there it's a layered vinyl tile, so it has sound absorption built in. It's obviously not as good as carpet, but there is some sound absorption built into that.

Ms. Landgrebe: We have decorations on the walls and some of those rooms have drapes or curtains in which would absorb.

Mr. Realmuto: My question is when does the reserve study contemplate replacing them?

Ms. Wells: It was soon.

Ms. Landgrebe: I believe it was 23.

Ms. Wells: That was ballroom included with that on 2023 and the reserve study. They basically included all the carpeted areas. The tile for the craft-room obviously is included, it's not set to be replaced until 2030. That was part of a larger project.

Mr. Realmuto: To be clear, the \$27,300 that he quoted is to conclude replacing the carpet slash craft-room, correct?

Ms. Wells: Yes. It's to replace the carpet in the game room. The carpet in the card room, the tile in the craft-room, and the carpet in the media center, and then the carpet within the offices, Sheila's office, my office, and the activities office.

Mr. Realmuto: But that sounds to me like we'd be proceeding with the plan by including this in the FY2023 budget.

Mr. Howison: I just remind everybody that if you want to get down to 240, we need to eliminate 317,800 from this list. We're going to conclude that amount of 30,000. In 2023 capital budget.

Ms. Wells: The next is replacement of two treadmills last budget year, it was recommended to split up the replacement of the cardio equipment to keep aligned with the reserve study and replacing 50% over the span of ten years I believe. It would be the replacement of two treadmills so we replaced the two ellipticals that are ordered, it would be two treadmills in fiscal years 23 and then the other two treadmills in fiscal year 24 if that is what the Board would like to do.

Ms. Landgrebe: This is one of the items that was for that reserve study so that every year we're rotating.

Ms. Wells: Then it will be a year where we can take a few years off because they'll be all over there.

Mr. Realmuto: Any further questions on this or objections to including this? Include that refers to. Other than that, it brings us to the next item.

Ms. Wells: The outdoor pool and spa refurbishment. It would be the tile replacement on the pool. I have pool-tile replacement but it also includes spa tile replacements. Pool and spa tile replacement and resurfacing, which is a total of \$65,000 and then if Supervisors would like to add an additional handrail on each stairs entrance, it would be an additional \$1,800 which would bring the amount to \$66,800.

Ms. Landgrebe: These are updated numbers?

Ms. Wells: That's the number he gave me on.

Ms. Landgrebe: Which is frightening because I don't know many vendors that are keeping their word past 30 days. Some of them are down to 10 and 20 days.

Ms. Wells: Yes. This quote is good through June 28, 2022

Ms. Landgrebe: If you take a look, the pool needs work, it would've been nice that during COVID when we were shut down to drain it and what not but we couldn't, so I would promote that this happen.

Mr. Realmuto: My pool friends aren't going to like me. I feel a little like Nixon going to China. But there are parts that definitely needs to be done than the upper tile definitely needs to be done. But the major part of that quote I think is the resurfacing that it doesn't strike me as in any way urgent over this time period. I do know they should be done together. I just wonder if other than general inflation costs are we really looking at any additional costs if we postpone. This is a rather large item and it seems to me we might be able to reasonably postpone because I don't think that the resurfacing is really necessary yet it's the tile that everyone's commenting on and some other enhancements. Some people may want additionally handrails. I would suggest if we're looking to cut numbers from this. This is the place we could defer for at least one year.

Ms. Landgrebe: I will disagree.

Mr. Costello: A couple of years ago didn't we talk to people from Pool and Spa and they didn't really feel that it needed to be resurfaced.

Ms. Wells: They did not think that when we are closed for COVID they did not think that it needed to be resurfaced.

Mr. Costello: Yes, at that time, and that was only two years. We really need to look at a bill of \$65,000 at this time.

Ms. Wells: The pool vendor recommended doing it together. We'd still have to close the pool and drain it because if they got one piece of tile into the pool, they would have to close the pool down. He recommended doing it all at once since you're going to be draining the entire pool and closing it. He was also afraid that by draining it, and now the surface is exposed to the sun while they're doing the repair on the tile, that it would be way more at it. He really doesn't want to do it to be honest with you, I shouldn't say he doesn't want to. I'm sure he wants to make money, but it's a lot of work and everybody is short of staff right now.

Mr. Costello: Have we looked at anyone else?

Ms. Wells: We have not. When we're getting budget numbers, I usually just get one quote. It's definitely on the high-end, so you'd be safe with the \$65,000. If the Board approved to move forward with the project when we actually go to do the project that's when we would get our 3 quotes.

Mr. Plummer: To expedite this let's just leave that blank, move on down and see what at the end of what we need to come back and cut.

Ms. Landgrebe: Okay. But I want to remind you this is a very high amount.

Mr. Plummer: I'm not opposed to doing it. I just want to see where we are with the rest of the numbers.

Ms. Wells: I did want to just mention too that it is not that we have to do it because it's in the reserves study but it is in the reserve study to be done in fiscal year 2023 for the pool finishes, the amount was obviously a lot lower than what we received.

Mr. Realmuto: Essentially, we're tabling this. We'll come back to it.

Ms. Wells: Sure. Then we have the Lake Ashton shoreline restoration, which I just gave a little bit of information on that. The range is \$11,200 to \$16,000 for that project.

Ms. Landgrebe: Do you feel like this needs to be done this coming year, Alan?

Mr. Rayl: No. I wouldn't say that. I have not evaluated the shoreline and I also wanted to mention that I haven't looked at that link but I know we did 160 feet some years

ago. It was just mentioned last week. I went out and checked it out and saw that something had been done because you can see the remnants of the materials installed there. What we did was we looked into what similar shoreline restoration products are going for today. As Christine said, we got feedback on that number while sitting here. I don't think it's anything like that. We are not in danger of losing that cart path when I understand it's close there, but we've got a few feet of slope and bank safety. I'd like to evaluate it and see if we want to do that same length or lesser length or what. We can bring back a recommendation.

Mr. Howison: Did you look just behind the clubhouse or did you look along hole three on the east course and hole five on the east course?

Mr. Rayl: Didn't look at any of the golf course holes. Only this area behind the clubhouse.

Mr. Howison: Maybe we ought to take a look at those.

Mr. Costello: Are you talking about the area between the second green and the third tee box?

Mr. Howison: No.

Mr. Costello: Because it floods all the time.

Mr. Howison: Yeah, I'm talking more between third tee and very near the bridge. It seems pretty close. I don't know that it's threatening the cart path but I just assume to get your opinion on that, same is on five. Just as you're coming to that little bridge that cuts across to the fairway, it's pretty close in there as well.

Mr. Realmuto: So just to be clear, the area being quoted here, is behind the clubhouse, and the two areas you mentioned would be in addition to this?

Mr. Howison: Yeah.

Mr. Costello: Some of the areas are simply that we have a severe amount of rain, that's where the problems arise. Some of them, back here is close to the cart path.

Mr. Howison: I feel like three and five, maybe two, but we'll just take a look.

Mr. Plummer: I think we leave the \$16,000 where it is for the moment and move forward. Because I think you're going to need to do some things with that in the next year.

Ms. Landgrebe: Put it in for this year?

Mr. Plummer: Yes.

Ms. Landgrebe: This next year, 2023?

Mr. Realmuto: FY2023, yes is what we're talking about.

Ms. Landgrebe: It seems that for the reserve study, we should look at and add something almost every year, because we had a lot of shorelines.

Mr. Realmuto: I think the approach we took of dividing it up and referencing the specific areas will help. So this is one area and the other two Lloyd just mentioned.

Ms. Wells: Later on in the list, you'll see that we have \$10,000 for pond repairs as well.

Mr. Realmuto: I don't know if anybody on the staff is keeping track of these and adding them up as we go, but I think what we are going to need is the total.

Mr. Howison: We are at \$67,500 so far.

Ms. Wells: The next project is the walking paths to the garden. It would essentially be a pave or walkway that goes from the sidewalk. Trying to give you some direction. Just west of this entrance here, basically where the sidewalk curves and goes out to the parking lot. It'd be a paver walkway there. This quote does include a retaining wall as well. It's a high amount. It's \$7,000. There is no sloped walking area to get to the garden now there's only stairs and then grass. So it would be a more stable walkway there.

Ms. Landgrebe: When you think about it, and if you ever sit down near the chess set, many people cut through all the greenery and the plants to come down. It is a rather steep slope and some folks tumble down. Then from a handicap perspective, someone wheeling a wheelchair or whatever, the only way for them to get near the chess set would be to come down the stairs or cut through the Veterans Memorial and still have to push a chair around. Otherwise, they'd come all the way around where the shuffleboards are and walk that way. The walking path, is it critical? No. Is it going to save other things including the ground from all dirt that slides down? Yes.

Mr. Realmuto: To me, clearly, it would be nice to have, but if it falls into that category, I think. I'll leave it at that. I think this should definitely be deferred.

Mr. Howison: Do we get any requests from the residents on that?

Ms. Wells: This has come up a few years, it always gets pushed along. It has been a subject that's come up many times.

Howison: By residents?

Ms. Wells: Yes.

Mr. Costello: I think at this time that's something that we could push back.

Mr. Realmuto: So is the consensus to add it to the future FY?

Mr. Costello: I think so.

Ms. Wells: The next item is the main entrance fountain rehab. Basically, it would include, I put \$7,500 in there it was the recommendation from Dana from Yellowstone, \$7,500 to \$10,000. It would include a new motor and pump, some different spray nozzles to give a little bit more artistic effect I guess, at the main entrance just to heighten up the beauty of the entrance to Lake Ashton.

Mr. Costello: Are we having problems with the existing?

Ms. Wells: Yes, we are. If we do not move forward with this project, we definitely are going to have to replace the motor and pump. So we're babying it along until we find out if Supervisors want to go forward.

Mr. Costello: What would it cost to replace the watering pump?

Ms. Wells: I don't know. I know it's not \$7,500, but I'm not sure.

Mr. Costello: Well I don't imagine that it is.

Ms. Wells: Matt said about \$2,500.

Mr. Costello: \$2,500, so it would be a third of what we were looking to spend here.

Ms. Wells: That's just a placement number. We can keep it with whatever budgeted number the Supervisors give to us. Dana said we can go as grand as we want or we can keep it a little lower scale, just do a couple of different changes. We were thinking about some illumination behind the words Lake Ashton, just so that it's illuminated and help with the lighting in the front area as well.

Mr. Realmuto: Are the pumps currently working? Any difficulty?

Ms. Wells: They are. The breaker keeps tripping, so there's something wrong. We've had Kincaid come out and check electrical wiring. They are recommending replacing the motor pump. Matt said it's about \$2,500 for the pump and motor.

Mr. Realmuto: I mean pump and motor aside, this seems clearly in the nice to have category that could be deferred. If you want to cut \$250,000, it needs to come from somewhere, I'd suggest this is one of the areas it could come from.

Ms. Wells: We can see what we can do as far as fountain rehab and keep it within the clubhouse maintenance budget.

Mr. Realmuto: Perhaps we should add \$2,500 to a FY2023 budget or you can take it out of this one. It needs to be done.

Ms. Wells: It would need to be done in this one if we're not planning on doing it, I'd rather just get the pump and motor replaced now.

Ms. Landgrebe: It comes out of something, a different area in the budget. So \$2,500 from the maintenance could get pushed off.

Mr. Realmuto: In terms of the columns what I hear you saying is we add the \$2,500 to the completed this FY.

Ms. Burns: I think what she was saying is that it's going to be completed out of the O&M, not transferred from capital.

Mr. Realmuto: This doesn't say where the money is coming from.

Ms. Landgrebe: Well, that \$2,500 would come out of that.

Mr. Realmuto: It's available.

Ms. Wells: I'll have to look at the financials and see what we have left on our clubhouse maintenance budget.

Mr. Realmuto: We all half-way through the year so I suspect there is enough the rest of the year. I don't know how that would affect the amount for a future FY. Or if it is something that we should put on there.

Ms. Wells: We can just move \$5,000 to the future. Which, moving to the future basically just has me move it to a different spreadsheet and we look at it again next year and decide if we want to put it on next year. It just keeps moving along. The next item is the gate operators with LED gate arms. I went with the higher amount. Let me pull the amounts really quick.

Mr. Realmuto: Did we not just see an invoice go by saying that we just replaced two of the gate arms.

Ms. Wells: Replace the gate arms, this is to replace the gate operator itself. It comes with gate arms. I asked him if we could get it separate, they come with gate arms.

Mr. Realmuto: So how much did we spend for each of the gate arms?

Ms. Wells: They were about \$1,000 each.

Mr. Realmuto: \$1,000 each?

Ms. Wells: A little bit over that. \$1,200 maybe.

Mr. Realmuto: That was for two?

Ms. Wells: Each.

Mr. Realmuto: Yes, but we replaced two, we have four gate arms.

Ms. Wells: We've replaced two of the longer arms and one of the shorter arms. The invoice would be coming shortly on that one. This is to replace the gate operators themselves and they just come with gate arms by deal.

Mr. Realmuto: So we would have spare gate arms.

Ms. Wells: We would have spare gate arms.

Mr. Realmuto: Just so I understand, for one gate, the gate arm is \$1,000 and if you replace the whole thing that comes with the LED gate arms it's \$5,000?

Ms. Wells: It's \$18,760 for four arm towers, two 12-foot arms, and two 15-foot arms, including the four LED light kits, as well as eight detectors and eight detector harnesses, just breaking down their invoice. So it's actually \$18,760, I just rounded to \$20,000.

Mr. Realmuto: I'm trying to get to the cost per gate and it is around \$5,000 a gate.

Mr. Plummer: Are any of them in more need than others? I mean, do we need to replace all four at the same time or can we do it later?

Ms. Wells: I'm sure that if I asked Ian, he would probably agree that you'd want to replace probably the entrance gates together and then maybe do the exit gates in the future fiscal year. But I could check with him to be sure. I'm not sure to be honest. I could be completely wrong. It could be the exit gates that need to be replaced first. I'm not positive.

Mr. Costello: We could cut this to \$10,000, do half this year and half next year?

Ms. Wells: You could definitely.

Mr. Costello: It would probably be the logical thing to do.

Ms. Landgrebe: Why do we have to replace both of them together if they're working?

Ms. Wells: It's a recommendation from the reserve study to replace these. We have replaced a motor not too long ago, so obviously I wouldn't recommend replacing that one right away because we just replaced the motor. I would just get Ian's recommendation on

it. They do monthly gate inspection, so they'd be able to tell us which ones are nearing the end of their useful life. It may only be one that we need to replace. They can use the existing operators as well as existing arms, so it's just replacing the tower so we wouldn't have to replace anything else, so we could even do one. We may only have to do one. I just don't want to recommend one, two, three, or four, and then say that all of them are working.

Mr. Realmuto: I'm not in favor of actually replacing things that are working fine today. I'm currently budgeting for that in case we need to.

Ms. Wells: Sure, I agree.

Mr. Realmuto: It shall only be replaced when it's necessary.

Ms. Wells: Agreed. Definitely.

Mr. Plummer: Obviously, you can put it in there and it goes a whole year and you don't need it, and we don't spend the money.

Mr. Realmuto: The question is, what are we going to budget for this year in FY2023 or beyond? Does splitting it half and half makes sense or just one?

Mr. Plummer: I was going to say split in half, to two of them one year and two in the next year, so it'd take your \$20,000 to \$10,000.

Mr. Realmuto: So we're talking about \$10,000 in FY2023, and \$10,000 in the future?

Mr. Plummer: Yes.

Mr. Realmuto: Okay.

Ms. Wells: The next item is front entrance lighting. It's been something that's come up again over the years. It's recently come up at a Monday coffee meeting, a resident made that as a suggestion. Matt may be able to talk a little bit more to this. He met with Kincaid. The total was \$22,699 and I rounded it up to \$25,000. I know it does include some additional up-lighting for the palm trees, so it would up-light the entire palm tree just to illuminate the entrance to Lake Ashton a little bit better for residents.

Mr. Costello: Didn't we do that?

Ms. Wells: We illuminated some of the columns coming down Thompson Nursery Road, coming east and west. I believe there are three columns that are illuminated there to show off the entrances so we just enhanced that. If you've come at night, I mean, most

people know where it is, but there are times you could easily go past it. There's not a ton of light up there, but Matt met with Kincaid, so he might be able to talk a little bit more on what they quoted.

Mr. Costello: How many lights are with this LED?

Ms. Wells: The quote, there's 12 mini-LED landscape lights. Then there's 12 accent lights. If you saw this quote, you would see why I have Matt to explain this. You want to explain it, Matt?

Mr. Fisher: Basically, this was just a recommendation from Kincaid. All this summed up to be pretty much the same as we have over there. But these lights that he's recommending are higher-quality, higher lumen LEDs. For example, the two palm trees that are on either side of the Medjool palms. The spotlights that he would recommend would be a nice palm frond light that would shine all the way to the palm frond.

Ms. Wells: It's brighter, essentially.

Mr. Fisher: Right now it's just shining down.

Mr. Realmuto: Essentially this item is to replace the existing lighting and make it brighter.

Mr. Fisher: Exactly. Because what we've heard are concerns that you pass by the community.

Mr. Plummer: You're just lighting basically the foliage and plants that are out there and we're not doing any overhead street lighting basically to illuminate the intersection itself.

Ms. Wells: We want to show what's going to happen with the traffic light situation.

Mr. Realmuto: You mentioned the traffic light, that's a good point. I understand that a traffic light is scheduled to be installed, I think that they said 2024. It seems to be clear to me that is something that is an enhancement and replacement.

Ms. Wells: It is.

Mr. Realmuto: It is not actually lighting the intersection, it's lighting our walls and trees basically.

Mr. Howison: When was the last time we did the bocce courts?

Ms. Wells: The renovation that we've got a quote on, I cannot tell you. It hasn't been since I've been here. I know that we replaced the carpet on the courts itself. So they

added some base layer, compacted it, added the carpet approximately three years ago, 2-3 years ago, about three years ago.

Mr. Howison: Yeah, that's what I thought. What would this include?

Ms. Wells: This does include that. This is the contractor I'm still trying to get to fix the door opener on the=is side, so I haven't been able to get back to him on this side. I need to get him to remove that part out because the \$25,000 does include replacement of that carpet, which I do not feel needs to be done. I did meet with the bocce group. They don't feel it needs to be done. Something needs to happen to the base layer though, so that's what this includes, is replacing the base layer, compacting it. Currently the side boards are warped. If you go out there and look, you can see the boards are wavy looking. There's nothing for the boards to connect into. There is just gravel in-between the boards and then there's papers. So this will include a concrete curving around the courts, and then the boards connecting into the court, so new boards as well.

Mr. Howison: I do know that the surface of most bocce courts are refurbished.

Mr. Costello: One of the biggest problems was brought out to us because, like Christine said, we did speak with the people from bocce court, and one of the things is people who I guess are new to it. The lob the ball. What's happening is when they throw the ball it has enough weight that it's just deteriorating the smoothness of the court, and they're are not as serviceable. I mean that's a big part and it proved the way they were explaining it, I don't know if that's right or wrong.

Mr. Howison: I don't know that any of us play bocce but it's an every other year thing for most bocce courts.

Ms. Wells: Any other questions I probably couldn't answer, Roy is here if you have any questions to ask him in regards to that. But basically, it would be including the installation of crushed granite for the new deck fill. That does include the artificial turf so that would come out. Basically, it's just adding the new boards on the side concrete to attach the board's replacement of the fill. The carpet is a big chunk of this too. I would say it's probably about \$9,000 just to give a rough estimate on the carpet replacement.

Mr. Costello: One of the biggest problems there I think is the side boards on it. They're warper.

Ms. Wells: There's nothing to nail into them. That's the difficulty, is there's nothing to nail into it.

Mr. Costello: Like I said if from what we're understanding, the use of the courts has become much higher than.

Ms. Wells: It's definitely increased. In the newsletter we had to designate a day for open play for the community, it's gotten so busy.

Ms. Landgrebe: Can the bocce club fundraise?

Mr. Realmuto: I think we have the leader there, do you want to give them a few moments to speak?

Ms. Wells: It's up to you guys. I just had him come up because he was actually here when we met with the contractor. He has some background in that field as well. When we met about what we could do to the bocce courts just to make them a little bit better. It's up to the Board if you want to give him some time.

Ms. Landgrebe: You've made this decision before?

Mr. Plummer: I think we can let him speak.

Resident (Unidentified): When I met with the contractor, what he's going to do is take all the boards off, pour concrete curbing around the whole perimeter and reattach boards and a rubber bumper, also take up the carpet. What's underneath it is crushed shells. They're going to put granite, pretty much like dust, and compact it, and I do think we could reuse the same carpet because we're not changing the dimension of the courts at all. That was the price and we probably knock about \$7,000 or \$8,000 off the cost if we use the carpet.

Mr. Costello: One of the questions that I have is, once they do this, we were told people are lobbing balls. Would we be able to re-roll this ourselves once it's done?

Resident (Unidentified): I think we could get a contractor maybe with a vibrator to come every couple of years and compact it like they do on sub surfaces when they're pouring concrete. But again, it's crushed shells and to change that I had a price from another contractor for \$56,000 to basically make them concrete with a rubber mat on top.

Mr. Realmuto: The current underlaying of crushed shells, can that be compacted and what would the cost be?

Resident (Unidentified): I think what happens is they break down and they actually sink and pivot. If you roll a ball now, you'll see that every day it rains, they go a different direction. So adding the dust, I think, will harden it up a little bit and make it better. But I think every couple of years we could probably have it compacted.

Mr. Realmuto: I think one thing we need to understand is the cost of the ongoing maintenance, I think you have mentioned every two years might be, so we can consider this issue.

Ms. Wells: I can find out.

Mr. Costello: It's cheaper to maintain though than to redo it all the time.

Mr. Plummer: I don't like the idea of \$56,000, but I do understand that concrete with a rubber mat, there is no ongoing maintenance except for replacement of the carpet every 7, 8, or 10 years.

Mr. Realmuto: I do understand that the bocci courts are some of our amenities that are very well used and it has increased tremendously since COVID, basically. I do think we want to support amenities that are well used by our residents. But part of my concern is a larger concern and that is, I believe when the courts were initially installed the group raised the money for it and covered the cost. I don't know if at the time I wasn't on the Board, but I don't know if anyone asked the question, what is this going to cost going forward? I would suspect the answer was something along the lines as well, they have to be resurfaced for not much money. What we're dealing with now is a desire that's been expressed by many groups for each of their favorite amenities to get the amenity installed at whatever cost they're able to provide. The CDD says, "Okay, this is not costing us anything." Then we come back five or 10 years later and say, "This isn't working and we really want it to be this and we'd like you to pay for it, essentially. " I guess I have some trouble with that. I wonder if some fundraising couldn't be done to contribute to any enhancements, things that are new. Then I think what the CDD should expect to cover is the year-to-year maintenance cost of it, but not huge improvements. We are talking about a significant sum there if we go with the concrete, which might make sense from a maintenance perspective going forward. I don't know that this needs to be done in FY 2023. I think definitely we need to invest in it, but I'd like to see what the members of the group can contribute as well and what shorter-term options might be in terms of

maintenance leveling out of the court, compare what the minimum would be. I think we've heard what the middle optional is, which is the \$25,000 cost, and what the high-end but long-term probably prudent option of \$50,000 to make it concrete and rubber. Sometimes we take into account the contribution that the group itself is making and the effort being put into that.

Mr. Costello: Approximately how many people use the bocci courts?

Resident (Unidentified): We had about 85 people in the tournament. It's used pretty heavily three days a week as an organized group.

Ms. Landgrebe: Remember, we keep our amenity costs, our assessments really low compared to other communities. So I see no reason not to suggest to various clubs to consider fundraising to enhance the amenity.

Resident (Unidentified): I'll take it back to the group and see what the feeling is.

Ms. Landgrebe: I hope it's the original folks who did spaghetti dinners and various other things.

Mr. Howison: I don't disagree, but I wonder if we should put some funds in for this year, if the group could raise part of it.

Mr. Costello: My other thing is, we look at refurbishing the pool or how many people use the pool? Are we asking money when we're looking at putting in the pool table in. We're not asking for money from them.

Mr. Howison: Exactly.

Mr. Costello: We haven't done it. It's passed practice that we have maintained whatever amenities we have.

Ms. Landgrebe: Then we need to increase our assessments.

Mr. Realmuto: I agree. I agree that the CDD accepted essentially the maintenance responsibility for it, but what's being proposed is an improvement, not simply maintenance. We're talking about replacing the wood trim, the concrete curbs.

Mr. Costello: Redoing the pool it's in the same category and we don't charge people to go to the pool.

Ms. Landgrebe: No, it's not.

Mr. Costello: Yes, it is.

Mr. Howison: Sure it is.

Ms. Landgrebe: To have the tiles and the cement not cracked, is a basic maintenance.

Mr. Howison: If you're a bocci players to have the boards not warped is a basic, and the base fixed as well. I'm not thrilled about spending a lot of money now, but this is an amenity that this community agreed to maintain or at least support.

Mr. Plummer: I think we need to take care of the amenity. If they want to raise it to the level of the concrete underneath it, maybe they can help in that regard. But we ought to maintain what we've done and make them useful.

Mr. Costello: How many of you think the same? I don't want to spend the money on anything, really. You know that the alternative is, if it's for free, it's for me. But at the same token, we should be maintaining what we have out here.

Ms. Landgrebe: Maybe basic maintenance, but again we're talking about.

Mr. Costello: We'll do basic maintenance of the pool then too.

Ms. Landgrebe: Then we'll come to your house and swim.

Mr. Costello: Come on over. I don't care.

Mr. Realmuto: I think we should move along. The question really is, what amount we want to include in the FY2023 budget or beyond. I feel inclined to suggest a partial compromise and maybe include \$20,000 with the idea that they might come up with the balance.

Mr. Howison: They also said that if the carpet isn't replaced, we could save about seven grand, so maybe let's go \$17,500.

Ms. Wells: This quote too is from October 2021.

Mr. Howison: Maybe we put 20 in.

Ms. Landgrebe: Well, we don't need to cover, so they can reduce that.

Ms. Wells: Agreed. We just have to get a revised quote. I didn't realize that they included covers because when we met with the contractor, we told them the covers were fine, they agreed the covers were fine. I actually didn't notice that it was in there until recently. We just have to go and get a revised quote on it, but Supervisors can come up with the amount or I can come to the next meeting with a revised amount to consider.

Mr. Realmuto: The actual number, I think you said was \$22,000

Ms. Wells: It was \$23,732. It's approximately \$11,866 per court.

Ms. Landgrebe: Both courts have warped boards?

Ms. Wells: I can take anyone out there that wants to see it. When we went out with a contractor, they explained it to us.

Ms. Landgrebe: The covers were how much?

Ms. Wells: I'm not sure. I was just throwing an amount. Roy said 7-8 thousand I had said nine. I think it's somewhere in between there.

Mr. Plummer: The quote is a year out. I would say we put 20,000.

Mr. Howison: If we don't have to spend that much we won't obviously. Believe me, I don't want to spend any of this money. I will say that I'm going back that we've approved \$30,000 for flooring that could probably last us another year if we really needed it to.

Ms. Landgrebe: Roy when you go back to the community, I'm hoping that the bocci club will consider, if we want to enhance this method at the bottom in the rubber pad. You've got to get folks like spaghetti dinners or something. So talk to them. Thank you.

Mr. Realmuto: Sounds like we're ready to move on.

Ms. Wells: Sure. The next item is on the opposite side. It's the tennis court color coat. It was an item that was in the reserve study to be done last year and I believe Supervisor Costello met with the tennis group. They agreed that they could go another year. I'm not sure. I can go either way with the tennis court when looking at it. I don't know if we want to get with the tennis group again. Shuffleboard court was on the same schedule to be refurbished and I know we looked at that area and it did not need to be refurbished which was taken off from last list. I have not had any complaints about it. I know we need to get out there and pressure wash. We're trying to take care of some areas around here. We can go out there and pressure wash.

Mr. Costello: When we spoke to Phil and it was probably at least a year ago. He agreed that it could go another year or two. We had somebody else who, I want to say this woman I thought was a professional tennis player or something. She had looked at it, and she said that it wasn't that bad and the biggest part of it is the safety hazards. That's where my concern will be if it's a safety hazard, that's one thing but I really think that we could probably put that off until the following year.

Ms. Wells: I would agree. I would think though, if we do put it off until next year, we'd really strongly want to look at doing it next year. The purpose of the color-coat is to

protect the surface so we don't have to do surface replacement so often. So I would think if we do put it off, we'd want to seriously consider doing it next year.

Mr. Realmuto: I really think the decision point is when it needs to be done to protect the court. It's not as much a cosmetic thing. It's a maintenance thing.

Ms. Wells: It is wearing off because I know there was an area that we had tried a pressure washing technique and it did not work and you can see that area is now faded. So you can tell that it's breaking down some, but I do agree that it could possibly go another year.

Mr. Costello: One of the biggest things there is that the lines on the court, and all that, you have to be able to tell whether the ball is in or out.

Mr. Realmuto: So you said this can wait a year, Christine are you saying, you're suggesting putting it in the future FY? The same amount is in the future FY column.

Ms. Wells: The next is Ashton Club Drive repavement. The only change I made from when it was presented at the budget workshop is I just took the amount more in line with what the reserves study had stated. It was \$103,000 and some change in the reserve study based on the \$41 per linear foot that we have for current pricing. So if we do get the tougher contract though, I believe that will go down even more from what we have here.

Mr. Rayl: If we're looking at Dunmore, if you take the length from Dunmore to Ashton Palms it's almost 3,700 feet, above 7/10 of a mile. If you apply that \$41 a foot which was based on the Triple A top quality asphalt bid from 1,600 feet of Berwick. Again, that bid is getting a little bit of age on it. Extrapolate that out and apply it to that length on Ashton Club you're at about a \$150,000.

Ms. Wells: What was that number again? How many linear feet?

Ms. Landgrebe: 3,700 feet.

Mr. Rayl: Right under 3,700.

Ms. Landgrebe: And Alan is that because the rest of the Ashton Club you don't feel it needs to be repaved like the one close to the cul de sac?

Mr. Rayl: The score from the inventory, I have a version here on the western section of Ashton Club, it was a 39.5. Then if you go from Ashton Palms to the end it was

a 79. There was significant difference and that's based on the trips that are on the road. Significant difference in the defects that were noted in that section.

Mr. Howison: Just to point out, we have saved \$161,500 dollars so far by eliminating certain columns. If we move this up to 150,000 then the total actually moves now from 557 to 6018, which means we need to save \$361,800. \$150,000 will take us a long way toward that. But it means that we're going to need to pack capital budget into the coming fiscal years. It also gives us a little leeway to make decisions. We still have to talk about the restaurant contract and in total that's maxed. So I would suggest we move this out.

Mr. Realmuto: My only concern with moving it out is to my layman's observation of the condition of the road in various areas, some specific areas are in much worse shape than others if you consider the whole distance to Dunmore. I'm thinking of a couple in particular, directly in front of the clubhouse where there's a lot of spider webbing. I remember when the pond level was higher, you could see water percolating up. I wonder if there aren't specific areas that are going to need attention sooner as to help avoid damage to the underlying surface rather than consider a complete repavement. That would be my concern with differing it.

Mr. Howison: Well, I agree. But if we accept this, then we're way out of whack. We're not going to meet your 240,000. That's all. My question is, can we reduce what's being repaid into.

Mr. Rayl: Steve, you're correct the area out here from the clubhouses is the worst segment of the road in its entirety. You could turn that into an area of repair instead of a wholesale rehabilitation of the whole street. You look at a smaller area of this clubhouse and use that on your normal pavement repair budget.

Mr. Howison: If we were looking at the Berwick section still, could we consider doing Berwick and then from Berwick, perhaps to Ashton Palms, something like that? I understand the numbers would change.

Mr. Realmuto: But that would be the most heavily traveled section of the road.

Mr. Costello: The only thing there is, a lot of your heavier stuff, the heavy RV's turn in that way. This is one of the things you have to take into consideration as far as the

deterioration of the road. Coming from my house over the year, I don't see that many problems.

Mr. Howison: Good point.

Mr. Realmuto: If you look at the number of houses that are serviced by both Berwick and then going east of the clubhouse, that's a significant number. That's probably roughly I would suspect that at least half, if not more.

Mr. Howison: But we've got a set budget, so maybe we go ahead and throw 75 or we just pick a number. It's not going to be exactly right, but at least we get something in the budget.

Mr. Realmuto: The thing is it would seem to be prudent to do it at the same time as Berwick and it's contiguous and you can't argue it's two separate projects.

Mr. Howison: Right.

Ms. Landgrebe: I think you have to include Berwick to Dunmore, go from the clubhouse to Dunmore.

Mr. Realmuto: I respectfully disagree as the engineer said, the most serious problem is right here in front of the clubhouse, and I think the area between Berwick and the pond is the most important area that has to be done. Is there a way to get an estimate for that Alan and what we include where?

Mr. Rayl: Yes.

Mr. Realmuto: What would that amount be?

Mr. Rayl: To be determined by the contractor. But I can look at it, looking at it right now it's about 1,700 feet from Berwick all the way to the edge of the Palms. I remember some of that deteriorated section was East of the clubhouse. But we could take a look at redoing Berwick to the Boulevard and then Boulevard to Ashton Palms.

Ms. Landgrebe: Why don't you just do it to the clubhouse?

Mr. Rayl: Because the clubhouse doesn't matter, it matters what area of the road is deteriorated. So we would look at that.

Ms. Landgrebe: The parking lot. That's what I mean.

Mr. Rayl: This is pretty bad right here.

Mr. Realmuto: I have a question, are we planning on doing Berwick this year? So we're talking about essentially putting the \$75,000 complete in this fiscal year and

deferring the rest for the future. Is that what we're talking about? By not doing it this year, it's more like capital.

Mr. Howison: Then we get more mobilization and so on.

Ms. Burns: The \$75,000 in the current fiscal year and the rest is for the future.

Ms. Wells: We're getting down to the contingency funds that we normally have. It's HVAC for \$27,000. We normally put in 25 for any AC replacements. We increased it slightly just due to inflation.

Mr. Realmuto: Just so we don't look past the previous item, I want to make sure Jill recorded this. The Board's consensus was \$75,000 this year and add to future fiscal year 75k. Is that what you got?

Ms. Burns: Yes.

Mr. Realmuto: The HVAC amount has been pretty consistent.

Ms. Wells: It has, and it's one of those things we only use if we need to use it. We haven't gotten close to using all of ours this year either. It's there if we need it.

Mr. Realmuto: Objections to including that in the capital budget?

Mr. Plummer: No objections. Next item.

Ms. Wells: Okay. Next item is asphalt and curb line repairs \$20,000, which was recommended by the District engineer at the budget workshop.

Mr. Realmuto: These are the kinds of things that I think we have to budget.

Ms. Wells: Okay. Just tell me if you don't want something budgeted there and we'll go from there. I'll just assume everything is being added to the Fiscal Year 23 budget. The next item is golf course pathways for \$10,000, golf course bridge maintenance for \$30,000, pond repairs for \$10,000, and paver maintenance \$11,500. That amount came from the reserve so I'm just going to stop on that one because we haven't put in that one in the contingency fund in previous budget years. The amount is coming from what's recommended in the reserve study for any pavers. It's the entrance way as well as the circular drive and surrounding areas, is how it's listed in the reserve study.

Mr. Realmuto: Will that amount cover all of it?

Ms. Wells: No, it would not. We just basically took that amount and broke it up. It would not cover that. I think the entire amount was around \$300,000, which I don't think they would ever be a time where we would need to replace all the pavers in that area. I

do see some areas at the main entrance on the exit side that may need some repair. Obviously, we would not use it if we didn't need it. They're starting to separate a little bit like we saw about five years ago, six years ago. So we may need to come in and do some maintenance in that area.

Mr. Realmuto: We went through three items really quickly and I did have a question about the golf course bridge maintenance for Lloyd, I guess. Do we need the full \$30,000 or could we get away with say half of that? I'm just wondering if it's being contemplated.

Mr. Howison: It's uncertain. The program that we defined called for pressure washing and sealing every year. Sealing is absolutely necessary every year. There's no compromising on that. We don't know whether we're going to need a power wash each year or not. We've lived without it, but that's why it's included in there.

Ms. Wells: It also includes replacement of 40 boards.

Mr. Howison: Yes, replacement of the boards.

Ms. Landgrebe: A year?

Mr. Howison: Yeah.

Mr. Costello: That's up \$5,000 from last year?

Mr. Howison: It is up \$5,000 from last year.

Mr. Costello: But I mean with inflation and everything being the way it is.

Mr. Howison: Actually it's down \$2,000, because we had \$7,000 in general fund and \$25,000 in capital. So we've actually reduced it \$2,000.

Ms. Wells: Yes.

Mr. Realmuto: So it sounds prudent to include in the budget.

Mr. Howison: But let's try not to spend it if we can help it. Just talking about pavers, I don't know if anybody else goes to the ATM machine, but I really need one line to be longer than the other. I keep feeling I'm falling into the street.

Ms. Wells: The next item is pond repairs for \$10,000. That amount was recommended by Alan. We were at paver maintenance \$11,500 and then restaurant equipment is \$16,000, which again, we normally budget \$15,000 for equipment replaced and we just increased slightly due to inflation costs.

Mr. Howison: If we were to approve all of these from HVAC down, we would pay \$297,000 and we still have the pool outstanding for consideration?

Ms. Burns: It does include, I think you're also putting the \$75,000 which is coming from this fiscal year, not 2023 as well for Ashton Club.

Mr. Howison: I'm leaving that in this fiscal year.

Ms. Burns: Okay.

Mr. Howison: If we include that \$75,000, we're up to \$372,000.

Mr. Realmuto: You and Jill are in disagreement on that.

Mr. Howison: We will get together.

Ms. Wells: Well, while they're working on that, I had a note down here because when I did talk to the leader of the billiard's league, they mentioned the additional table again. We do have the option to get an additional table now. It's a used table. The most it would be is \$2,900 depending on what we want to cover it with to add three tables into the billiard room. There's a couple of options. We can use the current setup. We would not need to do any electrical repairs, we would just need to add the table, add lighting, and we'd have to find another place for the poker tables or there is a plan that he had drawn out that includes all three tables in a different configuration that would allow the poker tables to stay there, but that would incur electrical fees because we'd have to move the lights. I believe it's going parallel to the walls.

Mr. Realmuto: Before we get into the fees and how it would be positioned, because the question of whether or not we want to make this improvement and if it would be an improvement or an addition. I think I stated before and I've tried to be consistent between groups on this, I'm much more inclined to support it if they're contributing to it. For example, I think you mentioned we can get the pool table for \$2,900. If they were able to raise half of that maybe, or all of it. Then that's something that I'd be much more interested in rather than having it come from an already very tight budget.

Ms. Landgrebe: I think one of the thoughts with that is with the card tables, poker tables, whatever they are, consider making a media room or a multi-functional room.

Ms. Wells: The only reason I was even bringing up the pool tables here is if it's just the pool table, that's something that probably doesn't even need to be in the capital project list. If it's moving of electrical, it's a little bit bigger project. So I'll just go back to the leader of the Billiards Group and just let him know, see if they're willing to do any fundraising to get that item.

Mr. Realmuto: My question again, having skipped to over paver management and restaurant equipment on paver maintenance, do we really want to include that in the capital projects fund or do we have some amount available that could come out of repair and only address what absolutely has to be? Again, I don't think we need to replace pavers, unless there's an issue with them. We've experienced those before, but they tend to be very limited areas as opposed to wholesale replacements because people think they're getting old and faded.

Ms. Wells: I agree we could go down from \$11,500. If we do need to do something at the entrance way, it's not something that's going to be able to be covered under our maintenance budget. The couple of items that Matt's working on in the Circular Drive, where there are some pavers that are sticking up, that's easy stuff that we can take care of. I think you could come down from \$11,500. I don't know if you want to get rid of it completely. Obviously, right now it doesn't need to be done, but anything could change in six months to a year. I don't want you guys to not have planned for it.

Mr. Howison: Where are we with the numbers.

Ms. Burns: I have \$219,500, not including the \$75,000 that was slated for current year. If you include that, it's \$294,500. So for everything that was added to fiscal year 2023, I came up with \$219,500.

Mr. Realmuto: That includes the paver maintenance and the restaurant department?

Ms. Burns: Yes, but not the pool.

Mr. Plummer: Let's go back and look at the pool. We left everything else the same as it was. We're leaving the pavers as is. Let's go back and look at the pool. I'm trying to meet Steve's number.

Mr. Realmuto: I guess it depends how conservative we want to be. Remember, if we don't spend it this year, it's in the capital reserve fund for next year.

Mr. Plummer: We talked about not doing the resurfacing of the pool. We talked about just doing the tiles, which would use the \$66,000.

Ms. Landgrebe: But you can empty the pool, so are we back to do we want to replace the carpet?

Mr. Howison: Yes, what about the flooring? Move the flooring out one year and then do the pool? I don't know, but it just strikes me that the flooring sounds ridiculously bad.

Mr. Plummer: You're suggesting delaying the flooring?

Mr. Howison: Replace carpet, tile. Leave that alone for a year and then do the pool. That would allow us to do the pool pretty closer together.

Mr. Realmuto: I believe the pool doesn't need to all be done at the same time.

Ms. Wells: I do too.

Mr. Costello: How much are you putting up to redo the pool? You should be cooking spaghetti or something in order to raise money to redo your pool. I'm sorry. If we're going to do one thing for one group, we're going to do it for every group.

Mr. Realmuto: When they were asking for an additional spa, I believe it will be right. But I don't believe you're right necessarily.

Mr. Costello: They're not asking for anything additional. They're asking for maintenance on what's existing.

Mr. Realmuto: Lloyd's proposal sounded very reasonable to me, the floor could be more easily deferred than the pool maintenance.

Mr. Howison: We can do it all at the same time with the ballroom, and maybe somebody cuts us a break.

Mr. Costello: In all seriousness now, how many bids do we have on resurfacing that pool?

Ms. Wells: Right now? We have one. So it could be a lot less than that. It could be more than that.

Mr. Costello: More than that.

Ms. Landgrebe: Yeah, but understand why we only have one. Because there's no vendor. They all know we're budget tight. They're not going to give you their best numbers for a budget, if they're even going to respond. So we went with what numbers Christine could get, then whenever we approve, she'll go back, whether it's for wherever and get the best up-to-date prices, which will probably only be valid for 10 days, and we have a meeting not for months.

Mr. Costello: Maybe we're going to have to have an emergency meeting. We've had it before.

Mr. Realmuto: I don't think there's an emergency in the pool, but if we didn't take care of the pool items, there would probably be a lot of maintenance that has occurred in the last year with tiles falling off and then we need to reattach one at a time, and that uses our staff time. Part of the pool proposal is to add an additional handrail above each stair entrances. That's an improvement. We've gotten along with what we have for a long time.

Mr. Costello: That's a safety matter.

Mr. Realmuto: Hasn't it not been a safety issue for the last 20 years?

Mr. Costello: It has.

Mr. Realmuto: I hear there are residents having an issue with the loose covers on the handrails, and that causing more of a problem than the lack of an additional rail. If we were going to do it, maybe put it one. Why do we need two?

Ms. Landgrebe: We have a lot of older people. People are aging. You may be aging younger than we are, but people are aging, and watch them when they're going in. It is a struggle. We need the handrail.

Ms. Wells: If you're thinking of getting it done anytime soon, you don't want to do it when you're doing this.

Mr. Plummer: Quite frankly, I'm aging as this meeting is going on. I think that what we should do is basically Louis said, take out the carpeting and correct the complete pool issue and move forward, and that's a little over 240.

Ms. Wells: We could shave down the paver maintenance.

Mr. Plummer: I think you just leave it alone.

Mr. Realmuto: We can see as the year goes on.

Mr. Plummer: Again, if it's in here, it doesn't mean we spend the money. It's a budget. We're okay on that? Next item on the agenda.

Ms. Wells: There are a couple of changes to the budget itself. I did get the numbers back for the 6% increase on lake and pond maintenance. The mitigation areas are going to go to \$41,594.40.

Mr. Realmuto: For everyone's benefit, we're under the budget on Section B, I believe. Section 6B.

Ms. Wells: Lake and pond maintenance is \$49,544.40, and the mitigation, which should be right underneath there, is \$41,594.40. I confirmed those amounts with Applied Aquatic. Then there was an additional change with the security fee; Bob, did you want to talk to that? I can give them the amount once you give some background.

Mr. Plummer: Discussion with the security folks, obviously, they're starting to look at the minimum wage increases to meet the standards, and instead of waiting and putting in that full amount, their suggestion was putting in part of this years and part of it in the next year to meet that amount when it gets here so it's not a headache on the other budgets.

Ms. Wells: It's an increase to \$310,273, that would be the annual amount for security.

Mr. Plummer: Yeah. The thing it does is it helps them with retention as well.

Ms. Wells: It's a five percent increase.

Mr. Plummer: It also gives them part of the wage or the minimum wage that they have to get.

Ms. Wells: The minimum wage goes up in September 2022. They thought it would help with retention and recruitment of any new security officers.

Mr. Plummer: Any further discussion? Hearing none, we will move to the next item.

SEVENTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Contract with Metz Culinary Management *(requested by Supervisor Realmuto)*

Mr. Plummer: Next item on the agenda is the Metz contract discussion.

Mr. Realmuto: Looking at Metz's contract, this was put on here a week in advance of the meeting so we had the opportunity to discuss and make decisions on that. During the budget workshop, I think Supervisors talked about perhaps making changes to the contract. This will be the place to discuss that, as well as if we wanted to take more drastic options. This would be where we can do that. I don't think we want to take anything too drastic on that.

Mr. Plummer: We had pretty much entered into the plot of that discussion earlier in the meeting. I don't know if there's anything else that needs to be gone over at this point.

Mr. Costello: I think at this point, the one that really we should be asking the question is our attorney as for as, what do you feel could be done in order to bring everything? There's been so many changes to what's going on. Like Debbie brought up we started at seven days, we're down to five days, just so many variables here. Are we better off contacting them and seeing if we can sit down and just review this entire contract and see what we can do moving forward?

Mr. Plummer: First part of that is we did a task Mike with talking to them about that exact information. So until we get our reply back, I'm not sure where we go with this conversation.

Mr. Realmuto: Strictly from a financial perspective, my concern is with predictability. That's what I'm concerned about. Even with the best estimates of what he suggested that they can stick to be \$10,000 a month, we are \$60,000 over our current year's budget. So my discussions with him are going to focus clearly on the financials and predictability and certainty about what the worst case is going to be in holding them to that.

Mr. Costello: As far as predictability goes, I was away last week and the other night when I open it up and looked and I saw that we're spending \$25,000 this month alone. And look potentially, summer is coming; it isn't going to look any prettier. We have to do something in order to define this contract a little bit better. I'm not blaming them, I'm not blaming us. All I'm saying is, we cannot continue to spend people's money the way it has been spent. This is ludicrous. If this was a business and you own it, guess what, you better have some really deep pockets because we're spending a lot of money. I want to see a restaurant here, but I want to see it to be the one that is affordable. When you've spent \$200 per household, and you haven't even eaten a meal there; this is not a five-star restaurant. Don't get me wrong, I don't expect one, but I'm saying we've got to bring this into reality in some way, shape, or form. The only way I can proceed doing it is through having our attorney contact them or getting her opinion at least as far as what can we do in order to bring this into reality.

Ms. Carpenter: There's two options. As you said, there's a 90-day termination for no cause for any reason whatsoever. So if the Board chooses to go that route, that's what you can do. There's also a provision for dissatisfactory performance, that if we in writing

tell them, we are just satisfied with the performance, they have 10 days to respond. That's probably what it sounds like the Board is leaning to a formal dissatisfaction, laying out the budget, and then negotiate, and I think Steve with the financials is already planning to be discussing with them. But it doesn't make sense to do a formal "we're dissatisfied" so they know that there is a chance of termination.

Mr. Costello: Sorry to interrupt you, but unlike when this contract was written, I would like to see our attorney in there. I know it's going to cost us to have you do it, but I would like to see you involved in any action with this contract.

Ms. Landgrebe: Let me ask the tough question. I think we need the right attorney who has dealt with restaurants and stuff. Jan, I know you've been great.

Ms. Carpenter: I have a degree in hotel and restaurant management undergrad, so I have experience in the financial side of a restaurant business. In negotiating our leases, we represent one of the large theme parks in Orlando, so we do quite a bit of restaurant leasing. I do have the expertise.

Ms. Landgrebe: Are all those leases similar to this one where we pick up everything?

Ms. Carpenter: This is a management contract. This is a tax issue that would have to be approved by tax attorneys. A management contract is very different from a lease. It has to meet the requirements; it cannot be sharing of the profits and losses. It is a flat fee for managing and then who pays what expenses are listed out. This is very typical.

Ms. Landgrebe: When you look at who pays for what? We pay for everything, so what is it they pay for?

Ms. Carpenter: That's part of the negotiation in a management contract. We own it, we operate it, they come in to manage it.

Ms. Landgrebe: But wasn't it part of the contract as to who does what and it was you who were charged with that contract?

Ms. Carpenter: No, I received a budget. I negotiated the contract but based on the budget that was negotiated outside. I didn't negotiate who did what.

Ms. Landgrebe: It seems we have things for clarifying. It seems like we need a better who does what.

Ms. Carpenter: If they're willing to do that. This did start from where Metz normally goes, but I think that's discussions that Steve and I could have with them or Steve at least would begin with discussions, and then we come in and try to figure out and negotiated with their counsel.

Ms. Landgrebe: My concern with the Supervisor being in charge of them is it didn't fare well last time that happened. How do we not fall into this?

Mr. Costello: This is what I am saying. This is why I want the attorney to be in on any negotiations that go on from the very beginning. Like Jan just said, she has a degree in hotel management or whatever.

Mr. Plummer: I think we all agree. We can go back and beat ourselves up about what we did, but we're moving forward and Steve on the money side and Jan on the legal side, if they can get together and work that out.

Mr. Realmuto: I have no objection to Jan being involved. I think Mike and I might want to have a more informal discussion to start just to see if we're on the same page and direction and then bring Jan into it. I have no problem with that.

Mr. Costello: You've got to remember that from the time that we started with Metz, these numbers, and I get the pandemic report of it, the only thing being is that I remember asking them point blank, will the pandemic affect? They said no we are a big corporation. But the numbers have changed so dramatically that quite honestly if somebody would have told me it was going to look like this, I would have said no way, we just can't do this to our residents. In reality, we're doing it to ourselves.

Ms. Landgrebe: Our residents have to take a portion of the blame as well because we can be nitpickers but on the other hand, we've had lack of consistency. We can go over all these things.

Mr. Howison: There's no need to rehash everything.

Ms. Landgrebe: We'll just say we're going to have Jan to be an active participant and listen on her expertise as well.

Mr. Plummer: I think we've agreed to move forward in that regard. We can continue to rehash it here, but I think we've decided that Jan will be involved and Steve will be the numbers person and we'll go forward there. Obviously, any final decisions come back to this Board anyway.

Mr. Howison: That addresses how do we not make the same mistakes. Because it comes back to the Board.

Mr. Plummer: Exactly.

Ms. Carpenter: As part of that, I think we can give a formal written notice of dissatisfaction. I think they certainly have heard this but we've never complied with our obligation under the contract to give written notice. It isn't a termination, it isn't anything, but it is a formal written notice.

Mr. Realmuto: But the only reason for doing that is to allow the option to terminate in 10 days. That seems to me, to be unnecessarily escalating things at this point. We have that option in any meeting. I'm not sure I feel the need to do that.

Ms. Carpenter: But this is actually a different provision of the contract and this is one that Metz has requested in their contracts. I think because we're going to be asking them to stick to the contract in certain areas, that we should be sticking to the contract and give the formal notice required by the contract. Again, it's not a termination. This isn't keyed to that 10 days of default, this is just that we are dissatisfied and giving a written notice.

Mr. Costello: This is protection for ourselves.

Ms. Carpenter: Yes.

Mr. Howison: But I should remind you also that we have, for the past 30 days, asked for and gotten a 30, 60, 90 plan. We've also made a decision today to close on Tuesdays and Wednesdays. I'm fine if we need to do the 10-day notice, but I think we also need to look closely and see what the results are.

Mr. Realmuto: Let's be clear, this isn't a 10-day notice Jan says.

Ms. Carpenter: No, this is not it. We can hold off if the Board wants.

Mr. Plummer: My opinion is to hold off on that letter and see how this other works out before we go that route. I think that trying to work with them and at least show that we have good faith in working with them, we expect the same thing from them.

Ms. Carpenter: I can attend meetings by Zoom and do what I can to keep the cost down as well.

Ms. Landgrebe: Thank you.

Mr. Realmuto: I think that will work. I've heard everything the Board members have said and I agree with most of it, so I've got direction. I just want to say that I'm looking strictly at the financial pieces. I have no desire to put myself in the position of managing a restaurant, I absolutely decline that. We're trying to get on the right track financially, I'll manage that with no more.

Mr. Plummer: We know which way we're going in that regard. We'll move on to the next item on the agenda.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

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

Ms. Carpenter: I don't have anything else this month.

Mr. Plummer: That's the kind of report I like.

B. Engineer

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

Mr. Rayl: I'll try to keep mine brief. I would say one thing that Jan and I have been working on, we're meeting with counsel from CDD II. Sarah got back with us in email, she has requested some maps on our side, and there are some maps I'll be doing on their side as well.

Mr. Realmuto: I'm sorry. What is this in regard to?

Mr. Rayl: The District golf course, the District limits.

Mr. Realmuto: What was Alan's involvement?

Mr. Rayl: We had to compare some maps and legal descriptions.

Mr. Realmuto: We have to or they have to?

Mr. Rayl: Both.

Mr. Realmuto: There was an agreement that covers who pays for these costs?

Ms. Burns: It's just legal.

Mr. Realmuto: Our only obligation is legal fees. I want to be sure if it's billed right by Alan.

Ms. Burns: Yes. Anything related to the boundary amendment is being billed, anything regarding the exhibits prepared to boundary amendment are being paid by Lake Ashton II.

Mr. Rayl: I just wanted to let you know I was working on it since it wasn't on my report that I provided for you. If you would see that report, there's a lot of things that have been completed so far. I can briefly go over them. Right now with Berwick, that failure at Waterford, the repair is underway. The asphalt has been removed; you can see some of the void that was there in the base. I did not see the contractor out there when I stopped before the meeting but we're monitoring that work. Also, we're inspecting the last area to be repaired on our ponds that will allow us to complete two certifications back to SWFWMD. I'm going to go look at that after our meeting today. I think we've covered the bridges. The demo has been completed and we've discussed that. It was actually done with less disturbance in the wetland area as we had expected. That was good. We recommended today and I think we sent it to Christine and Jill, the contractor invoice needs to be paid for that work. Then the schedule for the board replacement I understand is the week of May 23rd and 27th when the course will be closed so those efforts are being coordinated. Nothing new on the pavers at the entry other than we recommended to try to coordinate with the golf course on pressure testing. There are irrigation lines in the area so we are seeing if there are any leaks identified that way. I'm working with Christine on my own and Dave Wilson with the golf course to coordinate that. The area reported at pond 8 near the entrance that we had some erosion on the pond. We've requested bids for contractors to repair that, and that will include filling the voids in the cart path and we will put down sod to restabilize that soil. We're continuing to work on the stormwater needs analysis that has to be submitted by the end of June. Nothing really much there, it's just assembling of data and costs starting with expectations and future maintenance. Regarding the cooking oil container we've got a design for the new area to relocate that container, where it would be isolated. If there's ever a spill onto the pavement it will drain away from there and we'll be getting that out to contractors. It's going to be concrete work at the inlet and some pipework. That'll be about it. We'll be sending that out to contractors to get bids on this week and I'll report those back to the Board as soon as they're in hand. Then I had under pending projects just normal all other things. We don't have anything

set up yet for any next round of pavement repairs. I've been coordinating with Jan across this last month, and Tucker Paving, on their contract piggy banking that we discussed that at previous meeting.

Ms. Carpenter: So the board knows, I did put together a resolution and got all the required information to do it legally, it took a little teeth pulling from Tucker but we have the information. All we need now is the proposal for whatever work they're going to do and you will have a resolution for the next board meeting.

Mr. Realmuto: Didn't we say we're going to do them together and the work that we talked about doing the \$75k we allocated for Ashton Club Drive would be done at the same time as Berwick?

Mr. Rayl: Yes. We can go out for bids for that to be the new complete project. My understanding is what we had previously which was Berwick from Waterford South and then we would go on Ashton Club, from there to Ashton Palms.

Ms. Carpenter: If we're going to use the piggy-bank concept then we just need a proposal from Tucker for the Board to approve and then we can do a contract.

Mr. Rayl: Unless you want more than one quote, otherwise we're only dealing with Tucker.

Ms. Landgrebe: Well isn't Tucker the negotiated county approved?

Ms. Carpenter: Yes, the county has already negotiated with them.

Mr. Realmuto: And that contract price that was the lowest price, so I don't see a need to.

Ms. Landgrebe: So that would be one price then.

Mr. Rayl: We would ask them to do that as one project.

Mr. Realmuto: Yeah, I think that makes sense. Let's do it, make it happen, one mobilization charge.

Ms. Landgrebe: Will they just do it, like here's the Berwick portion, here's Ashton Club portion, so that we can keep them recorded?

Mr. Realmuto: That's simply a question of a linear feet, right?

Ms. Landgrebe: Well that's with Alan, right?

Mr. Rayl: We'll apply the lengths of each segment that's been approved as appropriate.

Mr. Realmuto: I did have one quick question on the bridge repairs. You said it was going to go from the 23rd to the 27th. Does that include the pressure washing and waterproofing after the boards are replaced?

Ms. Wells: Yes.

Mr. Realmuto: Okay. Thank you.

Mr. Rayl: That's all I have for the Board today unless you have any questions.

Mr. Plummer: No further questions for Alan.

C. Lake Ashton Community Director

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

I. Focus 2025 Review

Ms. Wells: The community draft report was included in the agenda packet, just for the sake of time, if anyone has any questions on that, I didn't have anything specific to point out. Anyone have any questions on the community director report? The project tracking list, I just had a couple of updates. The horseshoe pit refurbishment is done and completed on Friday. I want to thank the volunteer who helped us tremendously with that project. Put in a lot of time and effort in that, so I definitely want to thank him as well as Matt and Jared. A lot of time was done with that. I think the last thing that we have to do is just fill in the old pits with a couple of pieces of sod. But the new pits are completely done and ready for use. The restaurant redesign project, they're in the process of recovering the panels that are going to be recovered in plain fabric. They've recovered two of them already. They're scheduled in the craft room today and tomorrow to continue recovering those panels, and as we get the fabric panels done, we're going to try to hang them as quickly as possible.

Ms. Landgrebe: I believe the volunteer heading there put a request out on some of the social media sites.

Ms. Wells: Yes. Any volunteers that want to help in this effort, definitely would appreciate any volunteer help. The applying of the sealant is going to happen on the 23rd through the 27th, so we'll put out some media and include it in the LA Times letting residents know that the bridges would be closed out to all pedestrian traffic. Essentially

that would be the entire course. It's during aerification. We've coordinated that with the golf course so they may be sending out blasts as well regarding that. Are there any other questions that anyone had on the project tracking list? Bob, did you want to move on to the next quotes.

Mr. Plummer: Yes.

II. Consideration of Quote to Enclose the Activities Desk

Ms. Wells: The next item is the enclosed activities desk. This area, it was tough to try and put a memo together to explain but I've talked to everyone here including some residents about the project. I'm going to turn around now and I'm going to point a lot. Essentially where you see the office, it's already there with a big window. As tall as that is it goes up to the ceiling. It would connect into there and go basically to where the hutch is; if you cut off that countertop where you see the storage containers, that's about how long it would go. There will be a door cut out somewhere to Sheila's office. A half door going to the lobby would be in what is currently the media office. Basically if you cut Carolyn's desk in half, the eastern portion would be an office, the Western portion would be another storage area. It would have double doors similar to this facing this side of the room. It would be a smaller storage area but big enough to store stacks of chairs and such. We'd be gaining a small storage space enclosing the area, so right now you wouldn't see that or hear that. I know it's been something talked about over the years as far as sound coming in during activities, by bridge a lot. I know there's some bridge players in here. It would just formalize that into an office area. The only thing that we may add to this after talking to some people is possibly a door so that Carolyn will be able to get out of her office into the ballroom and out. The way the current plan is in this quote is the only door in would be the half door that's going to be in the lobby area. Then you go into the smaller office and then into the other office. Did I explain that to where everybody understands?

Ms. Landgrebe: Help us understand why another door, like Sheila's office only has the one door. Why a door into the ballroom?

Ms. Wells: The only thing I was thinking is with having the offices basically stacked on top of each other, the plan would be is that the volunteer would be in the current media office that's there now, and if there is no volunteer, Carolyn will be in there. In the instance

that there's a volunteer there and Carolyn versus if they're dealing with someone at the door and Carolyn having to get out that way, she could get out to the right and not disturb what's going between the residents and the volunteer. Again, it was just an option. It's not included in this quote, so it's just an option. We could keep it just how it is, one way in and one way out like Sheila's office. Sheila's office is one office. This would be essentially two offices.

Ms. Landgrebe: It goes all the way up to the ceiling and the walls.

Ms. Wells: It would hook into the ceiling. The contractor recommended that. The ceiling would come down, but we wouldn't have to do anything with the fire suppression system so they recommended just connecting into the current ceiling tiles.

Mr. Realmuto: The change would be that residents would now be interacting with the activities desk through the door in the lobby rather than in the ballroom and that eliminates all the noise.

Ms. Landgrebe: I'm just trying to understand the side door.

Mr. Plummer: The side story is if there's a line of folks in the volunteers working with Caroline could get out of her office and go take care of whatever and not be interrupted by those transitions.

Ms. Wells: Or if there's an instance where there's nothing going in in the ballroom, then we get to handle residents from both sides.

Ms. Landgrebe: But then if you do that, you eliminate the whole purpose of closing off, whereas Caroline could help the volunteers in the front.

Mr. Realmuto: My only concern, Christine, I think I expressed this to you before is by utilizing a half door like Sheila's as the space where residents interact with the activities desk. It's a fairly narrow space. Certainly much narrower than, I'm guessing roughly ten feet or so that's available now. I wonder if it needs to be larger or a window with a shelf in front of it, that literature would be left on like we do now in the lobby. Instead of having a door, maybe in the lobby maybe it's just a window and the door would be in the ballroom checkout to Caroline's office.

Ms. Wells: We could do that as well. That's definitely an option. This is a way to close it off from the foyer when that office is closed, there's not a window. You're going to have it blind in and things like that. That area is very small right there. It'd be tight to do

possibly a double door. We may be able to do a larger door. It's a possibility. It's just that area is very small when we're looking at the foyer. I'm trying to visualize two doors there. We can't go right up to this, there's a fire extinguisher out in the foyer. We couldn't go right up to that. We need space for that. You have to really look at it from the foyer area to see it. It's close. I was wondering the same thing. I forgot who brought that up but I was speaking to one of you and you brought that same item up, it's going to be close and it's just because we have that fire extinguisher there. We can't go all the way up to the door or all the way up to the wall.

Mr. Plummer: The fire extinguisher can be moved. It just needs to be in the same general area.

Mr. Realmuto: Again, the concern is not limiting the space available for interaction to one person, which is what a width of one door does. So if we can address that.

Mr. Plummer: I think that's a very good thing. A lot of times there are two folks dealing with the folks at the activities desk and if we put them out in the hallway, we want to do that. If not, the line will be down in the other hallway somewhere.

Ms. Wells: I would say it's going to increase this price obviously. The doors like he's saying is the biggest issue. I have tried to get feedback from him because if you see on the quote it says we only guarantee pricing for 10 days. So I recommend if Supervisors. Do you want us to move forward with that is to approve possibly and not to exceed amount that we can look at adding that double door there and move forward with this because time is of the essence with construction projects? We had two contractors that would not even come up and give us a quote, flat out told us no.

Ms. Landgrebe: One more question. Where are residents going to get photographs taken?

Ms. Wells: That was the other idea with having the door to get into Caroline's section. It would be done in the same section so either they would come in through the lobby or come into the ballroom. But if we do have just the one entryway, they could just come in from the lobby area.

Mr. Realmuto: The question is, what would you recommend, a not to exceed amount of \$25,000 to cover the door to Caroline's office and the larger door to the hall or whatever because the solution is window to the lobby.

Ms. Wells: It should. He was concerned about the doors. So I would feel more comfortable with like a not to exceed 30. He was very adamant these doors especially. This would be similar to what we'd have was a double door like this here. Is that what you're looking for?

Mr. Howison: Why don't we look at something like 28?

Mr. Realmuto: We need an amount now.

Male_55: I heard Lloyd make a motion that we approve and not to exceed amount of \$20 and I'll second it.

Ms. Landgrebe: We now need a motion

Mr. Realmuto: Yes, we do. I'll make the motion that we approve not to exceed amount of \$28,000 and Mike you're the amenities and facilities guy. So working with Mike as well.

Ms. Wells: If for some reason it's over that amount, which I don't anticipate it being, I will just come to the board.

On MOTION by Mr. Howison, seconded by Mr. Costello, with all in favor, Enclosing the Activities Desk Not to Exceed \$28,000, was approved.

Ms. Wells: Just so I have clarification, do the Supervisors want me to do the door from what would now be Caroline's office into the ballroom or not do that.

Mr. Plummer: Yes.

Mr. Howison: Yes.

III. Consideration of Quote to Raise the Cinema Chairs

Ms. Wells: Moving on to the next item. Supervisor Costello had brought up some concerns from residents about the seating height in the cinema. While Semco was here to give us a quote on enclosing the activities desk I had him take a look at it. The recommendation that he had was to install two layers of wood, 2 inch by 12 inch lumbar under three rows of seating, and to paint the wood black. For three rows, it's \$3,500. We asked him to do some other options, to do just two rows which would be the back two

rows. Obviously, we'll work from the back to front. So three rows would be the back, three rows. If we do just two rows, it'd be \$3,000. If we did all five rows it would be \$4,300.

Mr. Howison: What's the concern? I don't get the concern.

Mr. Costello: The concern is we have people who have physical disabilities. The seats are low. Myself, when I sit in a seat sometimes, the older you get it's hard to get up. Quite honestly, I can understand the concern there. Especially people with disabilities you really want to have concern for them. Like I said because people like myself without disabilities could use a little bit higher of a chair. The money that's involved, even the \$4,300 I don't think is super expensive, I think it's well within reason in order to assist our residents.

Mr. Howison: So they're just the seats themselves.

Mr. Costello: They're more or less going to put them on a pedestal, from what I understand.

Ms. Wells: The wood would go underneath where it's screwed into the platform now. I would tell you too when they measure the seats in the ballroom to that, it was not off by much, so this is going to bring it higher than the seat in the ballroom.

Ms. Landgrebe: I think we have bigger issues than the cinema. You're right. When you sit on you are almost sitting on the floor, and then I watched some of the folks that have challenges and having the two-by-four or whatever they're going to use could to be a problem with tripping and whatnot. Not to mention the folks who come in late and then disturb everyone and they get upset.

Mr. Costello: They're going to still come in late and still going to disturb everyone. The wood is not going to obstruct the travel area of going into the seats. I mean you're going to still be able to walk in the same way, the only thing is it's going to increase the height of the chair by 12 inches. Like I said, so many of the residents here they have disabilities. Like I say a lot of times getting into this seat isn't hard, getting out is.

Mr. Realmuto: I don't dispute the concern or the need certainly. Even someone as young as myself has trouble getting up from a low chair or car after sitting for a while. So it's definitely something I think would benefit residents. My only concern is just it not being planned for in advance and sticking with our budget. As usual, I try to be fair to everything that comes up for consideration. Where in the budget of this is going to come from?

Ms. Wells: Probably clubhouse maintenance so we may be slightly over.

Ms. Landgrebe: I wonder if we shouldn't wait because at some point that room needs to be renovated with the chairs.

Ms. Wells: We renovated it in 2017. I believe it's the original chairs they were just reupholstered. So that would be another option as well is to replace the chairs.

Ms. Landgrebe: Let's do some electrical work that needs to be done in there.

Mr. Realmuto: Our immediate concern is replacing the projector on the next page. But there are other things that would also come as club house maintenance. My other question is, is this really an urgent need, or can it be planned for by including it in the budget for next year?

Mr. Costello: How much money at this time is left in there for doing this type of work?

Mr. Plummer: You might as well go to the next item because they're both about the cinema.

IV. Consideration of Quote to Replace the Cinema Projector

Ms. Wells: The next item is to replace the projector, again it was renovated in 2017, so that's when the projector was replaced. We are seeing some issues with the projector. We've gotten quite a few complaints that the picture is very dark and that's after replacing the bulb. There have been times where it has been intermittently shutting down. We're not sure why, they were watching a show in there and literally it stays on for five minutes and turns off. We have no idea why. We've had Sound Waves come in here, they always attribute things to age, especially with technology. Technology changes, you put something in and immediately it changes. The quote here is a recommendation from Sound Waves. They're always going to recommend the most up-to-date technology. Me personally when I'm replacing technology, I always replace with the most up to date because it'll still be up to date for a little while. It's a 4K Pro UHD projector for \$4,999, with installation it's \$5,294.

Mr. Realmuto: Technology aside though, are they telling us the projector can't be repaired? Because I understand that the complaints about it being dim occurred after the lamp was replaced, is there a chance that you've put in the wrong lamp?

Ms. Wells: No. They didn't. They replaced the bulb. They can only replace the bulb for that projector. We got complaints before that's why we thought it was the bulb. Because usually when the bulbs getting down to the end of its useful life, you can see how many hours are left, you'll say hey, the bulb needs to be replaced. Even once they replaced with the brand-new bulb, it still was happening.

Mr. Howison: Shutting down intermittently is going to be a heat problem. It's going to be either the motherboard or it's going to be one of the boards.

Mr. Realmuto: It's not repairable, that's what I'm trying to confirm.

Ms. Wells: Not that we have determined yet, so unless someone else knows how to repair it, we haven't found a way.

Ms. Landgrebe: I'm just going to propose we buy the new whatever this is, a laser projector not to exceed \$5,300.

On MOTION by Ms. Landgrebe, seconded by Mr. Howison, with all in favor, Replacing the Cinema Projector Not to Exceed \$5,300, was approved.

Mr. Howison: I'm going to make a motion that we try to approve not to exceed \$4,500 for the seating adjustments but move it into the Fiscal Year of 2023 budget.

Ms. Burns: Including that rough estimate in the capital projects for 2023 is another plan.

Mr. Howison: How urgent is it? I know it's important.

Mr. Realmuto: I do think it would benefit residents and should be done. The question is does it need to be done right now or can it wait.

Mr. Plummer: Did the contractor that we approved, the same contractor for that is here. Do we get a better deal because he will bill that all at the same time while he was here or if we do that part and defer this part, will that increase that because he has to come back?

Ms. Wells: He did not tell me he was giving you a better deal for doing both projects. He did say, you'd get a better deal by doing all five rows right now if you did the five rows at one time versus doing the three now and he come back and doing two more.

Mr. Howison: Why don't we talk to him and see if we can get a better deal doing it all, and again, we can approve not to exceed and Mike, you work with Christine and Semco.

Mr. Costello: How much money do we have there?

Ms. Burns: The adopted budget for clubhouse maintenance is \$57,600. Through these financials at the end of March we've spent \$21,800.

Mr. Realmuto: At today's meeting we approved the exact amount that was close to 30 for the enclosing the activities desk.

Ms. Wells: That's a capital project. There is 26,000 the capital project.

Mr. Realmuto: We have six months left in the year.

Mr. Plummer: I think the question is whether you want to do all the five rows or you want to do two and see how that is.

Mr. Realmuto: It's a minimal additional cost to go from the two rows to the five rows. Mr. Plummer: My comment is if you do all five rows you have changed them all. If it doesn't work, that means you take them all out. You give some options for folks who want to be in a lower seat or a higher seat if you don't change them all out.

Ms. Wells: He recommended the three rows when he came in. If we're going to do it, he didn't recommend doing all five of those.

Ms. Landgrebe: The quote is expired.

Mr. Realmuto: By a few days, yes. I'm hoping if it's the same contractor we'll maybe even be able to negotiate that down, so I'd rather stick with what was quoted. He has a strong incentive.

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, the Quote from Semco to Raise the Cinema Chairs Not to Exceed \$3,500, was approved.

Ms. Wells: That's all I have unless Supervisors have any other questions.

D. Operations Manager

Mr. Fisher: Included in the agenda package is the Operations Manager Report. Under aquatic maintenance I did include a picture of the barrier that was installed in the

outfall structure, so that will be interesting to conclude that so we can see what it looked like. I did get update from Applied Aquatics. All documents have been submitted to SWFWMD, they had no opposition to the plan, and Applied Aquatics is waiting to hear something from FWC any day now so that they get the go-ahead and order the fish. I'll update the Board at the next meeting on that. I did include a before and after picture of the pond located on Litchfield Loop. Last time we recorded some algae presence and we notified Applied Aquatics. They treated it and it seems to have come around pretty well.

Mr. Realmuto: Matt, quick question. I believe that was a resident that actually complained about that and is who initiated this; I wonder do you drive around the neighborhood occasionally so we catch some of these before resident complaints on it?

Mr. Fisher: Yes, sir. We do a monthly ride around with Applied Aquatics' site manager. Unfortunately, we missed that one until it was presented, the Applied Aquatics guys should be more vigilant because they're on-site a lot of more now, summer months are coming. I'll see what we can plan. Included under the facility maintenance and field services update, Seth is doing a of lot exterior pressure washing. The before and after pictures are great. As you can see in the pictures, we did have Jared do the entrance to the East to get the grease and the grime off and it came out looking good. Maintenance project forecaster, staff will be pressure washing the gate house, the restaurant patio. We'll be tackling another crosswalk at Mulligan Lane and we are planning on painting the front of the stage and the staircases before the next Board meeting. Any other questions?

Ms. Landgrebe: I see it says it will be pressure washing, do you have dates so that folks know ahead of time?

Mr. Fisher: Sure. I put that in there just because it wasn't completed when I did my report, but I can sit down with Jeremy, formulate a little bit more concrete dates for the forecaster.

Ms. Landgrebe: Can you update us on backdoor?

Mr. Fisher: Yeah, absolutely. The backdoor as residents know, Board members know, if you manually push it open, it's very difficult but then it catches and it'll open itself and the buttons are hit or miss when you push them. It maybe takes three tries. Staff is continually reaching out to the vendor that installed that. They have not been paid and will not be paid until that's fixed. I'll be with Christine on what the immediate future remedy

is if we don't hear back from them. But as of last Friday, I shot them a text and email, and phone call but I haven't received a response.

Ms. Landgrebe: Well Matt, you've been trying to have a discussion with them for quite some time. More than a month or two? When was that initially installed?

Mr. Fisher: I can't remember off top of my head. I want to say three months ago, but I can get a definite date.

Ms. Landgrebe: But I think it's time that another vendor comes in and sets it up like we have on all the other doors or something. But this is a real challenge for many residents.

Mr. Fisher: I understand, and I was looking at prices to just install a new stainless button ourselves. But that wouldn't be wise right now because if I did that, my scare would be they would come back and try to get their payment. I was just waiting and see if we can get a hold of them and have them take care of that.

Mr. Plummer: We have not paid for those yet. We are still holding the payment until they get it correct.

Ms. Landgrebe: But they are not responding at all.

Mr. Plummer: I understand they're not responding. The next thing we can do is have our attorney send them a letter.

Ms. Landgrebe: Can we not just go to another vendor and have them do it?

Ms. Burns: I would give them the opportunity to rectify the situation since we're withholding their payment, that's generally the route that we would take, and then if we need to have somebody come in and fix it then we could withhold that from their payment.

Mr. Realmuto: Deb's point is, it has been a while and meanwhile our residents are affected. Is there a way we can set a time limit on that or give them a deadline to at least respond on that remedy?

Ms. Carpenter I'm not sure what the contract says but it would make sense to contact them and tell them we're withholding payment until they restore the thing.

Ms. Landgrebe: Okay so are you saying you should send the letter?

Ms. Carpenter: I think that the District manager should send a letter now first to say that we're withholding payment, please contact us ASAP to remedy and get paid and

then see if they respond. It may not have gotten to the people, that will realize they haven't collected payment.

Ms. Landgrebe: You're saying no written anything was sent to them?

Ms. Wells: Yes. There have been multiple emails.

Mr. Costello: How much money do we owe them?

Ms. Wells: It's about \$950.

Ms. Landgrebe: But even the button is cheap.

Mr. Howison: You're right. The problem with bringing in another contractor is that we haven't given them the opportunity in their eyes, to remedy the situation in which case they're still going to come after us for the money.

Ms. Landgrebe: In your letter then can we request that this to be taken care within the next 10 to 12 days? Because this is ridiculous.

Mr. Howison: We can demand.

Ms. Landgrebe: Demand. I like that.

Mr. Fisher: Perfect. Any other questions?

Mr. Realmuto: Just wanted to say, great job on cleaning the pavers and the concrete. It looks 100% better.

Mr. Fisher: Absolutely, I was thinking it's satisfying to see the difference or rather enjoy the cleanliness. Thank you.

Ms. Landgrebe: I have one more question Matt, sorry.

Mr. Fisher: Yes, ma'am.

Ms. Landgrebe: The pool lift, is that complete?

Mr. Fisher: That's a good question. We were using NJ's. Again I have not received a contact back from them. They were scheduled the past two Thursdays to take care of it. The weather interrupted that and I've contacted them again. But I had the bright idea, since we've agreed to have Semco take care of the construction additions, I wonder if they'll take care of that slab for us while they are on site. I will try to get a quote and maybe include that in the facility maintenance budget.

Ms. Landgrebe: Help me understand, you have a vendor?

Mr. Fisher: We did. NJ's landscaping was the initial vendor I had reached out to before we had entertained the enclosure of activities desk. He agreed. We had that quote

approved, and he's gone MIA. I can't reach him at this time. I messaged him this morning and said I need to hear back from you or we're heading in another direction. That's where we're at with that unfortunately. It's just the way times are.

Ms. Landgrebe: We need to find someone who can do it properly.

Mr. Fisher: Yes, Semco is a construction company that is going to do work for us now and we can reach out to them and see if they are going to be willing to do that project for us. Unless there are any other ideas?

Mr. Plummer: It's a difficult world navigating the vendors at this point, we understand that. We just need to get most of the projects completed.

Mr. Fisher: Yes

Ms. Landgrebe: Yes. Reach out.

Mr. Fisher: Okay. Thank you.

E. District Manager's Report

i. Update Regarding Insurance Response from Oil Overflow in Parking Lot

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

Ms. Burns: I'll just go through it really quickly, first I have an update on the insurance response to the oil in the parking lot. We received a letter back from the Green Star insurance agent saying that they didn't find any evidence to support the allegations where damages were as a result of their operations, and that they denied any liability for the alleged damages. In speaking to Jan regarding this response, I don't know that the District has any proof for investigation that would give us any legal standing to go after them. What they're saying is they believe that it was damage arising from the insured's own operations.

Ms. Landgrebe: Did our camera show anything? Any proof?

Ms. Burns: We don't have any concrete proof that it was defective or anything like that.

Mr. Realmuto: Other than the fact that they've replaced it, right?

Ms. Carpenter: You generally can't use after the fact replacements as any evidence. We don't have any evidence. We really don't have anything to be able to substantiate to make it work the money.

Mr. Realmuto: At this point in time other than the cleanup expenses of our staff labor and the washing and some of the absorbing. The expenses to date at least have been minimal. It's not clear to me that we need to take any action in the parking lot. This is probably one to just let go.

Ms. Landgrebe: We don't need to continue using this vendor or is there another vendor? What does that mean?

Ms. Wells: My recommendation was not to, to go with a different vendor, but it would be the responsibility of the restaurant to set up a contract with them. Unless you want that responsibility to be on us, we can do it.

Mr. Plummer: I would say, let's just contact Metz and have them change the contract to a new vendor and let's just part ways with the one that we have the issue with.

Ms. Burns: Alright.

Mr. Realmuto: It's my understanding the contractor owns the container, is that right? We have to coordinate because obviously they need a container to dump.

Mr. Plummer: Correct. That will have to be in coordination.

Ms. Wells: I'll work with Metz.

ii. Announcing General Election Qualifying Period (Starting 12:00 p.m. Monday June 13, 2022 and Ending 12:00 p.m. Friday, June 17, 2022)

Ms. Burns: The last item I have is announcing the general election qualifying period. We have three seats that are going to be up for election this November. It's Seat 2, which is currently occupied by Bob, Seat 3, which is currently occupied by Mike, and Seat 4 which is currently occupied by Debbie. They are all up in November. Any residents interested in qualifying for those seats can go to the Polk County Supervisor and Elections Office between Monday, June 13, 2022 and Friday, June 17 at noon, and get information from the Supervisor of Elections on what you need to do to qualify. Any questions regarding this can be directed to the Supervisor of Elections. That is all that I have.

Mr. Plummer: Do we have any questions for Jill? If not, move on to the financial reports.

NINTH 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.

Mr. Realmuto: I don't have any questions. I just note and thank GMS for making the updates. These are the numbers until the end of March. You might notice the check run summary is noticeable shorter than normal. That's because of the period since the last time we were presented with one. I certainly have no questions at all about that.

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

TENTH 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.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

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

Resident (Brenda Van Sickle): My concern was several Supervisors suggested when residents who came up and spoke about different things or different things that need to happen, that they needed to fund raise. First of all, I would like to say that we have some industrious groups that did a lot of fundraising and we can thank them for our bocce courts. We can thank for our Veteran's Memorial. They gave those things to our CDD and I think they've made our community a lot nicer, but expecting them to fundraise from normal maintenance, I think that's beyond expectations. We all pay our annual assessments we expect that to cover that. My concern is money you're throwing in that black hole. For those of you who would like to see fundraising, when is the fundraising for those losses going to be held? Thank you.

Resident (Jake): I hate to take up more of your time, but there was an issue behind our house, and I think it's pond 7. I'm not sure. Last fall, we made you aware of an issue at that pond. A fellow neighbor put in a pool and the ground that was dug up, he dumped it on a property belonging to the CDD. So the pitch from the top, down to the bottom was such that the grass cutting couldn't go over that. What has happened this past month is that Applied Aquatics, when they were doing the spraying of the pond, previously they would go three quarters of the way around and then come back around the way they went because they couldn't go on that area of the pond where the fill was put in. Well, this guy tried to go across that area, and what happened was some of the chemicals got spilled, he got stuck there on the slope, and finally worked his way out. But the machine itself killed it. It could've been a bad accident. But if you look at it now, you can see where the chemical spilled, all the grass is dead. Combined with that, the fact is that the grass cutters and the pond maintenance people come in one way and they go out the same way. What happens is it's getting rid of a lot of the grass and there's just dirt there, and I'm worried about erosion now when rain comes in August. So I don't know how to correct the problem, but there's a potential for a hazard to be created there.

Mr. Fisher: I know what he's talking about.

Mr. Howison: Matt, give me a holler and I'll come on.

Mr. Fisher: Okay.

Mr. Realmuto: Just on Jake's comments. It sounds like part of the problem is a neighbor violated CDD property? We want to look at having them restore it to the condition it was in prior to there.

Ms. Burns: Do we know who did it?

Ms. Wells: Yes.

Mr. Plummer: We do know who did it.

Ms. Burns: Let's have Matt look and see what the issue is and then if he can get us the information on what was done, we can send letters and start from there.

Resident (Jake): Apparently, they did not do due diligence when this project was approved and there wasn't any follow-up on the site. That's where the problem stemmed from.

Mr. Costello: There had to have been an inspection by the town, I would imagine, when the pool was done.

Mr. Howison: Probably so.

Mr. Costello: I'm just saying I really thought they would've come up with that problem.

Mr. Realmuto: Hopefully, after we investigate it and they're contacted, they'll make it right. If not, there are other avenues to pursue and to ensure that happens.

Mr. Plummer: Any other comments?

Ms. Burns: We've had very limited Zoom participation recently, so just been talking to Christine. We wanted to bring that up and see if that was something we wanted to continue to offer. It's a lot of staff time to get this all set up.

Mr. Howison: I got two text messages today during this call that people either couldn't get into Zoom or they had no audio.

Ms. Wells: We were having some audio issue.

Mr. Realmuto: If we're not getting participation, I'd be fine with dropping it, except for the fact that it's a chicken-and-egg problem. If people can't hear, then there's no benefit if they can't hear what's being said. So that would be my only hesitation in cutting it off. Problem sounds like it's on our end.

Ms. Burns: So previously during COVID, the Zoom link was advertised as part of the link. We were almost required to do it. We're not required to provide this in any way, shape, or form. We don't have to provide an opportunity for public comment remotely. These are all just things we continue to do as convenience for residents. Just because we have offered this as a Zoom link, we're not necessarily required to continue to provide it. So I think the understanding would be that, as far as this technology and being able to offer that, and we continue to do so, we'll obviously do the best that we can, but there's no guarantee that there will not be technological problems or sound issues.

Mr. Realmuto: Understood. I just want to point out I suspect the next speaker might want to speak to this, but it's not just people who attend this with Zoom meeting live and watching the proceedings, there's those who watch the recording afterwards to consider.

Ms. Burns: Generally, it's always been that if you are interested in coming, you attend it in person. That's obviously the best way to get the information.

Mr. Costello: The thing there is if you have people with limited mobility. I would think that we would want to include everybody, so maybe we could continue running with the expectation that we're going to do our best, but we can't guarantee it.

Ms. Burns: We'll continue to provide Zoom.

Mr. Realmuto: Residents should understand that it's on a best effort basis. I don't think we need to vote on continuing to do something that we've been doing. Do we have another speaker?

Mr. Plummer: Go ahead.

Resident (Unidentified): Just as Steve alluded, I do post all the videos on lakeashtonliving.com, and there is nice amount of people who go back and watch the videos. Especially if they hear about something that happened at the meeting, they will then follow up and watch the video.

Mr. Realmuto: Do you have any numbers for us or the numbers that have watched the last couple of meetings?

Resident (Unidentified): Between 10 and 18, which, if we're coming back to watch a meeting, is decent.

Mr. Realmuto: Doesn't matter. There's a number of people that watch the recording and wouldn't be able to without it.

Mr. Plummer: Anything else? Supervisors' requests and open discussion. Hearing none,

TWELFTH 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