

**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, **July 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

The following is a summary of the discussions and actions taken at the July 18, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Plummer: The next item on the agenda is the approval of the meeting agenda. Are there any corrections? There was a corrected agenda, did everyone get a copy of that? The only correction on that was just moving the order.

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.

Mr. Realmuto: I have none.

Ms. Burns: I also have none. We can go to the Zoom line if anybody on the Zoom line has a public comment on anything on the agenda, you can use Zoom's raise hand feature to be called on now. Hearing none, we will move on to the next item.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the June 20, 2022 Board of Supervisors Meeting

Mr. Plummer: The next item is consideration of minutes from the June 20, 2022 Board of Supervisors meeting as they were presented electronically. Are there any additions or corrections?

Ms. Burns: I did get a comment from Debby over the weekend, it was not a substantial change. It was a minor change.

Ms. Landgrebe: It is just to correct the spelling of my name. It is with a "Y".

Mr. Realmuto: I just want to note, when they first came out, there are a lot of minor errors. I just wanted to note for the record that the transcription will not be 100% accurate and only the recording will be of what actually took place. Trying to correct every one of those is too time consuming.

On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, the Minutes of the June 20, 2022 Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Restaurant

A. Ashton Tap & Grill Update

B. Presentation of Restaurant Financials for June

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

Mr. Plummer: Next is the restaurant information.

Ms. Wells: Can we talk about it now or during my report?

Mr. Plummer: Let's do it right now.

Ms. Burns: While Christine is walking, I will ask the question. Do you want us to remove this portion of the agenda after this meeting?

Mr. Realmuto: We have not received an invoice from them for June. It's necessary to discuss it when we do. So I would just like to be sure before we remove it.

Mr. Plummer: I think we can reduce the number of sections because it will just be down to the invoice. It should be the only thing to discuss about it. Go ahead, Christine.

Ms. Wells: Okay. This is part of my Community Director report and it's on page 4. We did form a restaurant focus group at the Board's direction from the last Board of Supervisors meeting to get thoughts on the next steps with the restaurant. Their first meeting was on Thursday, June 30th. The next meeting was on July 14th, and every Thursday until the last meeting, which is scheduled currently to be August 11th, which is the Thursday just before the meeting that the report is due to the Board. At the last meeting the group decided to do another short survey to kind of gauge residents' interest on what they would like to see in the restaurant space. That was sent out, I believe on Saturday. We received around 500 responses so far. So I'm going to compile the data from that. We're going to talk about it in this meeting which is this coming Thursday and the deadline for that is the following Wednesday. Not this coming Wednesday but the following Wednesday. There will be paper copies available at the information wall starting tomorrow for anyone that doesn't have access to the survey electronically.

Mr. Costello: I spoke to you earlier today. That problem where people are not getting the electronic copies. We need to do something to make sure everybody is receiving their emails.

Ms. Wells: Anyone that has not received an email should contact staff. I know that there have been some that said they're not receiving it. We go in on our end and everything looks good from our end. We've been taking some residents completely out and putting them back in and we have verified email addresses. It doesn't appear to be a problem on our end. Maybe a problem on their end of the email.

Mr. Costello: Maybe we could work with them and just make sure everyone is getting them.

Ms. Wells: Definitely. If it was an issue at all they should contact either our staff or the HFC staff and they can help them start receiving emails.

Ms. Landgrebe: It does appear though that when you removed a person and added them back in, then I believe it does start working again. So whether or not it was a glitch that happened when there was a power outage or whatnot who knows, but that process I believe seems to fix that.

Ms. Wells: The other problem we had was where people accidentally unsubscribe because they don't want to receive emails from one particular location and it unsubscribes you from all the emails and then the only way to get you back on, I can delete you and switch you back on. The only way for subscribe to be back on is to click that link to re-subscribe and a lot of times that re-subscribe link goes to their spam or they don't recognize it because they're coming down here to do it.

Mr. Costello: I've had a lot of things that I should have gotten and I never saw it, but I went to my spam and there it was.

Ms. Landgrebe: Yeah. I think something occurred around the beginning of July as well which could've caused that.

Ms. Burns: Most of the people who've I've seen have issues are AOL emails for some reason, we get a lot of people who say they do not have them and are using AOL. That seems to filter them and wants to spam them. Gmail seem to be okay, but it seems to be an AOL issue.

Mr. Realmuto: Christine, as you may know, we're getting a lot of feedback from some residents about the restaurant. So for residents who may want to provide additional feedback beyond what the survey is asking, can you advise them the best way to do that?

Ms. Wells: I've had some emails being sent to me already since we sent the survey out about residents who want to give additional information to the focus group. Anything that I get I try to save and present it to the focus group so that we can talk about it at the next meeting.

Mr. Plummer: If I'm wrong, correct me. Doesn't the survey have a place for comments at the bottom?

Ms. Wells: It does.

Mr. Plummer: And additional comments to the survey?

Ms. Wells: Yes, sir. We also are reconciling inventory and I want to thank Matt, Jared, and Sheila they have been doing and still are doing a lot of work with reconciling

inventories in regards to the food that's leftover and liquor. So the food inventory and liquor inventory, that is complete on our end, the smaller inventory I believe is still being worked on but almost complete. So we should have that done very soon. There were some transfers that were done from Metz for liquor, beer, and wine of items that they're going to purchase at cost to move to a different location. So I have those inventories as well. I haven't had a chance to analyze them. I will tell you that the majority of it is frozen food, beer, wine, and liquor. There are some perishable items in the refrigerator and walk-in cooler that I don't know if someone wants to work with me after meeting or sometime this week to figure out what we want to do with those items that are in the walk-in cooler. There are some items in dry storage as well. For example, there are gallons of salsa and five containers of mayonnaise. Things like that they aren't necessarily going to go out of date in a week, but they may not be in date by the time we figure out the restaurant. The frozen items, there's a lot of freezer, so we just need a plan of action for what we're going to do with the inventory that's there. On the perishable items, those are items that will go bad, so you probably can figure out whether it's a first-come-first-served or lottery just take them because that's perishable and it'll go bad, so that we'll figure out a way to get to that.

Ms. Landgrebe: Can we donate it?

Ms. Wells: We can donate it if somebody will come get it but I don't have a way to take it somewhere. We don't have a refrigerator truck. If there's some way to donate it, that will be even better. We have had some people ask if we can do some type of marketplace and the items that are leftover sell them.

Ms. Landgrebe: Do we have to sell them at cost?

Ms. Carpenter: Yeah. I'm assuming you want to try to do that.

Ms. Landgrebe: I was thinking of more.

Mr. Plummer: You can add shipping and handling.

Ms. Carpenter: You are not out to make a profit, you are just out to get rid of the inventory.

Ms. Landgrebe: Right. But we are paying administrative fees for our staff.

Ms. Carpenter: Again, you can add a dollar or two for administrative, but you can't mark it up 50% trying to make a profit.

Ms. Wells: We can plan this together when it's available, the cost for it and set it out there and anyone whose interested can.

Mr. Realmuto: If there is a dollar value, although there are some alcohol items that they are purchasing at cost, because there's a considerable amount but they weren't interested in it. I suspect our options are limited with regard to selling that.

Ms. Carpenter: Yeah. I mean alcohol, it would be nice if we could hold it. We could use it for a caterer or someone as opposed to selling it to residents because we don't have a license to sell alcohol, so we need to be careful on how we dispose of that.

Ms. Landgrebe: However, couldn't we hire a licensed bartender with insurance and then sell?

Ms. Carpenter: We could sell it to them. We can't just be giving it away.

Ms. Landgrebe: We can hire a bartender who is insured and we have a function and that be a cash bar.

Ms. Carpenter: It's still our alcohol.

Ms. Landgrebe: So we'd have to sell it to them, so they could sell.

Ms. Carpenter: Yes, and we could figure out a way to make it attractive to them but we want to sell it to them so we're not liable for it.

Mr. Plummer: I think that's a great idea. I think there are some logistics that have to be worked out with that but I think that's a good idea.

Ms. Wells: Is there anyone who would want to work with us to get rid of this? I am assuming you want us to hold onto the liquor, beer and wine? And just get rid of perishable items? I do not know what to do with anything that is open. We are looking to do catering next year, could we just do that?

Ms. Carpenter: We do not have a liquor license so we cannot be handing out alcohol at all. Anything open would fall into that category.

Mr. Plummer: You're asking for one of the Board members, I normally would do that, but I'm getting ready for this trip, so that's not going to happen. Mike has said yes, this year and Debby said yes, this year.

Mr. Realmuto: Anything that is not perishable, I think we should hold onto it in case we get another restaurant in here.

Ms. Wells: We then have the final invoice for June 2022 restaurant operations, we have not received yet. We should have received it last week and I checked myself, we have not received it. I'll keep checking throughout the meeting to see if we do receive to discuss it. We have received the final investment invoice for \$41,000.

Mr. Realmuto: I'll just briefly comment about that. That investment invoice is for the \$60,000 contribution they made at the restaurant start-up. It is refundable should the contract be canceled. For the five-year or sixty-month term. Basically, they were open for 19 months, including December. We paid the full management fee for the month of December. Essentially, \$41,000 represents \$1,000 per month times the remaining 41 months of the contract. It appears to be correct. I would prefer, as I told Christine, to see the final invoice which would include all of June before we pay it. But it does appear to be right. I don't necessarily have an objection to paying it. I don't think they're going to owe us money from June so I'm not concerned, we could just go ahead and pay it.

Ms. Landgrebe: I understand that. My concern is that damage is not finalized yet. I'd like to wait until we have all our ducks in a row and to see if we're able to recover anything from that before we pay them.

Mr. Realmuto: Could you use the final invoice to reconcile all that?

Ms. Carpenter: Yeah. That will be the appropriate way.

Mr. Plummer: Since we have the invoice for the \$41,000 that seems to be correct, I don't see a reason to pull that payment. I think that it would be wise to hold the June invoice at least until the August meeting and then do exactly what we said and go through all of the reconciliation. Are we all in agreement? We don't have a rent agreement. We've got the \$41,000 and then hold on to the other one until the August meeting.

Ms. Wells: Sounds good.

Mr. Realmuto: I'll just comment here that, and I don't want to jump into the budget. But I did ask staff, including our CPA to estimate things. One of the things, here is the budget. That takes into account the \$41,000 for June. That's going to be the same deficit.

Ms. Wells: I did ask for them to include an invoice backup, and a general ledger from everything relating to the invoice just so we can go over the debt and make sure that it's charged correctly. We did also seize propane deliveries and have turned off all the appliances as of last week. We also are scheduling the required inspections and getting

it cleaned. We will get that done while the restaurant is closed. Basically any time that we are in transition period, we try to go in and get everything set up so if you guys are ready to get something else there, there's no lag in getting certain stuff. There are some appliances that will need a little bit deeper cleaning. There was a gentleman that did a deep clean for us after the last restaurant was here. I could reach out to him and see how much it would be.

Ms. Landgrebe: I'm assuming that we would get charged back to Metz for cleaning?

Ms. Carpenter: That's a normal wear and tear item. As she said, that was left in acceptable condition. It was not in poor condition.

Ms. Wells: You guys also will see Caroline has been working really hard on getting some food trucks scheduled here, we had our first Sunday Fun Day here yesterday. We had 120 people. We had a food truck out. It went very well. Residents would like to see food trucks again from what we are hearing. We also are looking at doing some pop-up events. We know it's not a pop-up restaurant, but we're looking into that option and seeing what we can do and working with other caterers to provide food options. That's all I have.

Mr. Realmuto: One questions, you mentioned that we shut off the propane at the restaurant, we currently have two refuge pickups a week and I thought that was due in part to the number of perishables, is there a possibility that we could use that number of pick-ups and therefore that expense?

Ms. Wells: I plan on reaching out to those services this week to see if that is possible.

Mr. Plummer: Anything else in regards to the restaurant? Thank you, Christine.

SIXTH ORDER OF BUSINESS

Old Business

A. Reserve Study Review *(requested by Supervisor Landgrebe)*

Mr. Plummer: Next on the agenda under old business is the reserve study requested by Debby.

Ms. Landgrebe: Well, let's take a closer look at this reserve study. Here is the binder that each of our supervisors received.

Mr. Realmuto: For the audience, that was also included in the agenda package.

Ms. Landgrebe: The purpose of this was to take a look at what we originally received back in 2017. Then we'll move forward to where we currently are, as well as taking a look at potentially where Lake Ashton is headed. We received these numbers on Thursday. I realized they were maybe a little bit of a surprise. But I wanted to make sure you all have background information and a lot of supporting documentation to help us with the decisions to go forward. I would like you to look through everything and then we can have discussion. I am going to ask that you hold your questions and comments, maybe jot them down if you haven't already, and then we can discuss that at the end. I just want to use one of my disclaimers. I don't claim to have all of the answers. But I do have a lot of questions. I'm so thankful for all of the help from Christine and Sheila who helped me put all of these binders together for you. Trust me, it's a task. So let's begin this term. If you note, the original survey was done in 2017 and you can see from the supporting documentation which was provided to give you the foundation of where we were in 2017. What was in reserve study as well as responsibilities the CDD had. Now I want to explain two terms that I'm using which are bundled and unbundled. This purpose is again the original survey. Everything was grouped together, bundled. For instance, all the groups that are in the community, the clubhouse, pavilion, shuffleboard area, guardhouse, that was all one. Unbundled is the opposite, which is something we started to do when I was asked to look into the reserve study. We started off bundling some of the items that made sense, then it continues. We will continue that. That gives you your basic foundation. I know the report was pretty detailed. You can see from the original survey the inflation rate was at 1.5% which is what the reserve study folks had recommended. Remember this was a professional group. I believe they are called Reserve Advisors. They identified based on that survey and those responsibilities of the CDD at the time that an annual contribution of \$328,000 were made. Now, if we look at that document of the survey I should say, it's apparent we've got a lot more going on right now. Our next survey, we'll see is quite a bit lengthier because we started bundling items and certainly have added additional responsibilities. I do want to say as we move to the reserve study as 4%. I do want to say at the time that we printed a lot of this documentation, after that it came to my attention that for fiscal year '22, the beginning reserve balance was \$361,998. Not what was indicated, the \$486,307. The transfer

amounts were \$349,813, not the 328. That's an update which is not on our document. However, I'm looking at directionally where we're headed so even with the newer numbers, they'll be put in, and they will make it look worse. But directionally, it's still the same direction. Still, I want to backtrack to refresh everyone's memory that there's another disclaimer. I was appointed to the Board earlier this year, but I was asked to look at the reserve study, so I started looking at the research study and this documentation. I started having unbundled in red and noted, and additional items that are not part of the original study but are certainly part of the CDD responsibilities, are also noted in red. Then also in the direction of the Board, potential purchase of solar street lights was included to look at to now for when TECO's contracts are up. At that point, inflation started to climb. It moved the inflation rate to 4% from the original 1.5%. No increases have been made to the original \$328,000 recommendation by the original reserve study. I didn't feel that was my function, but something for us to look at. So that's all listed on that. The main picture is each fund plan, the cash-flow page. That will show you directionally where we are heading or where our reserves are headed. I think that explains how we came up with 4%. Some of the changes and causes again from that original study, are caused by continued use of the original survey as a working document without updating to a different degree. Adding the newer amenity responsibilities to the CDD without increasing or adjusting reserve contributions on a continual basis, as well as including the purchase of the East golf course by our CDD and the responsibility of additional bridges, ponds and pathways. We all know those items were in need of maintenance even before we purchased them. I will say also in the 4% document with solar street lights, that staff is looking at the cost of replacement for pool lights and poles as well as bocce lights and poles, because we don't have an appreciation value or an updated cost of what those will cost over time. When we get those numbers, they will be added to the various documents. Let me mention the backup documents. There's a segment in yellow and that pertains to the metal fencing along Thomson Nursery Road. Because one of the questions I have is, as that road is expanded, do we need to replace that fence and pull those out and in between the columns and add a cinderblock or something more solid versus the metal fencing? So that's in yellow for another discussion point. As I started to have these items unbundled and add what already the CDD is responding, it started becoming clear to me

that directionally we may need to relook at things that I am starting to see red. I raised some concerns, granted I am on a learning curve. But I have to say I am thankful to have sat in the audience for multiple years and have read previous agenda packets despite the hundred plus pages at time, as a resident, because of this learning curve would be so much greater. I also admit that last month, maybe I didn't have all the information accurately or say things properly. But trust me, I have a very good business mind and do have concerns that I want raised and hopefully we can address them. So data and dates were updated based on the information we have, and then you can see the funding plan or that cash flow page. You can see with increasing inflation to 4%, any added amenities and directionally where we could be headed. Then what happened at that point the world went crazy. Things started flying all over the place going up and the boat got rocky but we have got to keep moving. We move to currently, you all were at the last Monday meeting, and a very prominent financial person in the area reconfirmed that inflation is at 8.6%. None of us have a crystal ball. We don't know where inflation is going to head in the future. But for the moment, it is at 8.6%. You say to yourself, "so why did you do 8%", and I'll tell you honestly why, because the 8.6% was just a little too scary to move into so I said 8 is a decent number and maybe that can be an average at some point, I don't know, but that was the number that we did. So we move to what does it look like for Lake Ashton if we move to 8.8% with solar lights. Again, that funding page pretty much gives us the view. Directionally, the causes still remain the same. There were items that have been added to the CDD that were not accounted for in 2017. Some of them we did not even own at the time, like the Pet Park, lights at bocce, lights at the pool, and again the multiple bridges, pathways and ponds, and also the golf course that we added. The expansion to Thompson Nursery Road is now glaring us in our face. Even if we don't go with solar lights, they say plan for the worst and pray for the best, there may be other alternatives. We don't know at this point, but I think that we can all be assured that we doubt TECO when the lease is up is going to keep it around at the same rate. That gives you an idea of where we are with solar. It is a lot of work going from survey to survey and changing different things. We went back to the 4% without solar, again just to see what it would look like. Again, remember solar street lights present the large upfront expenditure. Over the contract of 4 years, when a different group of light's lease comes up, right now

it would appear that to replace the current lights and post with solar would run about \$4,700 a post and light. That does not include maintenance for them.

Mr. Realmuto: Does that include installation?

Ms. Landgrebe: I believe that it does include installation. Is that correct, Christine?

Ms. Wells: I told them what we were doing, they sent that price.

Ms. Landgrebe: I think they said up to \$5,000. Between \$4,500 and \$5,000. We went in the middle. Then you can see the only changes in 4% and 8% without solar is really just the solar street lights. You can see from the cash flow or the funding plan what that looks like. Again, just directionally. With 8% it just highlights things a little more quickly. This is a starting point for a discussion or a renewal of what many of you who have been on the Board for a while already know because you have lived and dreamed and breathed this stuff. That is the view with solar lights and without solar lights. Again, we don't know where inflation is going. I really hope and pray it is not that 8% becoming the norm. Right now, we don't know. Based on the reserve study recommendations, we talked about capital projects. On the capital projects page, there is a list of what we looked at and the pricing we looked at and then we realized we did this months ago when things were not as hectic. What is it going to look like when we actually are ready to implement next year? Hence why you see those columns of being added. Here is what was proposed to approve and here is what we looked at saying we would spend and what is that cost potentially going to look like in the future. Again, for our information, to help us better plan for where to go. But that gives you a look, and then what I wanted to do is, what could this be? I just wanted to make that one page that shows a five-year where some red numbers could look like just real quick summary. I really wanted to see this more as potential possibilities. This is a watch-out, a call to action. It doesn't mean this is what the outcome will be, but based on what I currently know, they could be. I don't have a crystal ball. We can't predict the future. We don't know what the average inflation rate will be or is, but we know where we're currently at. We do have a responsibility to our residents, we're also self-conscious about that. Not just our current ones, but our future. I think the time to look now, maybe the next 5-10 years into the future is something we should seriously consider. I told you I asked a lot of questions, and here they go. How can we plan for some of these on top of everything else? How do we plan for some of these

unexpected things and things that we are aware might happen, but having to take them into account. For instance, all of the construction going on around us, there have been animals that live in those preserved areas. Well, they can't be preserved if they are being constructed on. But what about wild boars that get on the golf course and start ripping it up, what do we do, how do we have money to plan for that stuff. The front boulevard, pavers dipping whether it's there or somewhere else. I'm sure there are other issues that have the potential. The oak trees out here that the roots are growing up, that could potentially start uplifting the parking lot. I know the purpose of the reserve study may not be to plan for those things, but somewhere that falls. I'm also wondering, do we need a new updated professional reserve study or based on the information we have, is this something we're able to do inside? Do we revisit the capital spending we are thinking of for next year? I don't want us to underestimate costs and then we can't do what we want or is good for the community because we did not plan for it. I also want to mention that managing four various reserves studies is not realistic. Do we want to look at what the inflation rate is that we want to use? 4%, 8%, higher, I don't know. I know I have a lot of questions. Mike happened to mention do we even want to do it? Do we plan for it, and go with the alternative? Do we replace the metal fencing out on Thompson Nursery and start that process? We need to have a plan. Even things like the awning. We have pushed that off. Do we need to look at that? There are other things coming down that we need to look at. For instance, I attended the first aid emergency classes and we talked about AEDs, maybe we need to explore having more than one AED that we have at various points. But with that, you might also be able to work with some of the organizations or with the HOA to help with. Those are some of the questions. Also, I'm wondering is there a better way to monitor and maintain the assets to extend their life expectancy? The operations team does a good job of trying to stay on top of things. They really do, and this actually has helped extend the life on a number of our items. We certainly want to consider beefing that up and how to do that, is there a cost to that? Are there some more efficient equipment that we can use? I know a lot of residents are changing the original hot water heaters to more efficient ones. I'm just raising questions. Residents keep saying they want a restaurant, at what cost? We really need to start discussing what are the parameters of a successful eatery. I'm also wondering do we plan a workshop to discuss this stuff as

opposed to taking up a whole meeting. I also want to reemphasize to everyone this is a snapshot in time. I don't want residents freaking out and saying they are going to sell, saying that Lake Ashton is going under, no we are not. We've got a very responsible Board, we've got responsible supervisors coming back on Board, but I'm just raising a lot of questions. Now, I'm going to start to close, I'm going to ask you, do not kill the messenger please, that I'm just presenting some potential aspects. I believe that we as a Board will band together and work as one. Individually, we can't work together because of the Sunshine Laws and various other aspects, so everything we do is done in a meeting, which can be scary at times.

Mr. Plummer: Well, first of all, I realized it took a significant amount of time and effort to put all of this data together, thank you Debby for doing that.

Ms. Landgrebe: And Christine and Sheila.

Mr. Plummer: Yes, everyone had a great part in it. I think the information you have given us and the questions have given us some ideas of what we need to think about with which areas may or may not want to go with. I saw some microphones being picked up so I know there are some questions. I would like to open that now. Mike, you are first.

Mr. Costello: One of the things I question is that we are paying out \$126,000 a year to rent light posts. To me, this is ridiculous. We have in here that we are looking at solar powered lights. Christine, you and I spoke with Barry, and he said we could get a similar light to what we have and the cost was going to be approximately \$1,800 a light.

Ms. Wells: Yes.

Mr. Costello: Now all of a sudden, we start putting solar into it. Now, you even told me the other day that the bill to power these lights is like nothing to what we are paying in rent. We are talking about approximately \$60,000 a year for the entire power?

Ms. Landgrebe: For the whole property approximately.

Ms. Wells: It is a little more than that.

Mr. Costello: We are paying \$126,000 a year to rent light posts. Do you rent the light in your living room? I don't. I would love to see solar powered lights if it could reduce the cost even more. Let's get rid of the biggest problem, and that is \$126,000 we could get rid of if we just put normal street lights out there. Am I right or wrong?

Ms. Landgrebe: LEDs probably, right?

Mr. Costello: Okay so LEDSs.

Ms. Landgrebe: We can't break the contract, right?

Mr. Costello: No, we can't. But in 2026 when the contract is up, we don't have to renew it either. If we get somebody good to negotiate a contract, we can go in there and say, "Here is the deal, do you want half or none?"

Mr. Realmuto: I think we can spend a lot of time talking about what we need to do as far as the street lights go. Everyone is right, the cost on the street lights is very significant. Mike, you mentioned that we pay \$126,000 a year to rent them, I didn't break down the total cost, that might just be the rental charge and may have electric excluded from that. I did look at the most recent bill I had available, from May, and basically extrapolated from that, it cost us over \$175,000 a year with total costs and taxes. Electricity and everything. It is a significant expense. Debby, you made a comment that they could raise the price when our lease is up. I am assuming it is in the lease, but apparently, they have raised the price considerably, it has gone up just since December's bill compared to May. All costs have gone up for lighting the past 6 months, so apparently, they can increase the cost. Who knows where we will be in 2026. I would like to come back to the lights. I think there are a lot of questions in the discussion that need to take place.

Mr. Costello: The only reason I bring that up is due to the fact that when I look at this that you gave us, one of the driving forces in this is the street lights.

Ms. Landgrebe: I don't think that you can ignore the additional ponds, bridges and pathways either.

Mr. Costello: I am not saying that you can ignore anything.

Ms. Landgrebe: Why can't we break the light pole lease?

Mr. Realmuto: Can we come back to the lights? I think that is a whole topic in itself. It maybe even needs to be scheduled for another meeting. I know you want to get direction on the reserve study. I want to address the rest of the reserve study questions. We can circle back to it, I have more comments as well. First of all, a couple of comments, you may be under the impression that the reserve study has not been updated since the original company performed it in 2017. I can't speak to the years before I became a supervisor, but I do know I worked with Christine to update that and have it presented at

a meeting in 2020 and we at least looked at it. It certainly was not nearly as extensive of an update as you have done, and I thank you for that. It is one of the many ways the Board benefits from having active supervisors dedicated to a particular task. I just wanted to be sure no one was mistaken about that. You mentioned the quote of inflation at 8.6%, unfortunately I think it is over 9.1%. Those are monthly numbers. They are recent and more monthly. What the reserve study looks at for the inflation rate is the average of the 30-year period. Quite frankly, given where things are now, I actually talked to Christine about if we could use a varying inflation rate because maybe it will be in the neighborhood of 8-9% for the next year or two. But it's unlikely to remain there more than five years. We would have to talk to an economist to get a professional opinion. I would be fine with using a higher number for the next couple of years. But that number compounds just like mortgages. It really skews the numbers to the point, I believe, it makes them meaningless, as you get further out into the reserve study so you may consider that. If the purpose of the reserve study is to focus more on the shorter-term, the next few years' budgets, maybe a higher number is appropriate, but it needs to be moderated to where we think it will be on average.

Ms. Landgrebe: Yes, and I was not quite sure what we wanted to do because it is true, we need to be sure of the plan but we also need a long range too like 5-10 years, but we can't forget 30-40 years because things are still going to need maintenance and replacement. We want to have the funding available for those Boards then versus huge lump sums.

Mr. Realmuto: Right. Just in case people are wondering, you hit a little bit on the reasons for this of why we are where we are. We can't be in a deficit situation. The reason we ended up here is we did have a number of major unplanned purchases. It was over \$200,000 for the golf course, that is what hit us right away. It is water under the bridge, it is done and we paid for it. That is not going to impact us in that way again. What is going to impact us is the restaurant. Quite frankly, that is close to \$400,000 that came directly out of the capital reserve fund. That is the reason the balance in the capital reserve fund is not where it was anticipated to be. Despite that we contributed more last year to the capital reserve fund than was called for by the reserve study. It doesn't come close to making up the restaurant deficits. That is what in history has impacted us and why the

balance is what it is. Looking forward 10 years or more, the purchase of the golf course and our picking up responsibility for the cart paths and bridges, those bridges are going to cost us millions of dollars to replace in total over the years. In my opinion, that is the long-term concern.

Ms. Landgrebe: Which is why I brought them up. ‘

Mr. Realmuto: I just wanted to bring that to everyone’s attention. I guess that is it for my comments. You mentioned having a plan for things. There are individual areas where we plan for things, that is why we put a certain amount to replace the HVAC system for example. There are always unexpected things that come up which is basically when they have come out of the capital reserve fund, which is why it needs to be adequately funded. I have more I would like to say about the street lights, but I would like to encourage other people to comment on the rest of it before we go there. Lloyd?

Mr. Howison: I just have a few things. One, to Steve's point, we're going to have unexpected occurrences. We can't help that. Each of us in our area needs to be looking down the roads as best we can. You asked a question, "Shall we consider a professional reserve study?" Frankly, I think what you've done, negates the need for at least a couple of years. Do we want to revisit the capital plan? We want to revisit the capital plan monthly to look at current events. That's just an ongoing responsibility. In terms of assumption, the solar, the fencing, the awning, the real assumptions that I think we need to apply for the purposes of looking at the assessment. Now, go back to this inflation rate and they go back to considering the solar lights or whatever. I went through and did what you did, and took the Excel spreadsheet and just played some games, "what if" games with it. In my past when budgeting, I always try to look at worst case. I always try to look at the worst case for revenue, the worst case for expenditures. In doing so, again to Steve's point that applying this 8% for the 25 years, it compounds. So you get down the road in 6-7 years, and it's of very little value. I point out that if we were to increase the assessment this year, or next, that also compounds. In a manner in that, if we would to add \$150,000, let's say based on a roughly \$150 assessment increase. That carries each year. That 328 becomes whatever it comes. In any case, it strikes me that we can make an increase this year. I don't think that it needs to be \$300. If we were to look at \$150, this year, \$150 next, which is painful for everyone, our taxes are going to be going up. Everything is going up.

What that would do, it would keep us worst case solar 8%. It would keep us in the black through 2027, give or take. It will allow us then to consider the things you have talked about. Look at the solar versus regular LED lights, look at where we can reduce expenditures based on maintenance, based on any number of things. I don't think we can make decisions. I plugged in things all the way out to 2041. But you go from ridiculous to the supply. My recommendation just based on your work, would be that we are almost forced to do an increased this year. We can kick that can down the road one year if we need to, but it's going to make it a little more painful next year.

Mr. Realmuto: I sense a motion coming. We are working on the reserve study, I see where you are going and that is fine, I certainly agree with you. It has become pretty clear that an increase is coming, not just from the reserve study but bringing the budget up to date as of the end of June. I would ask that we wait so we can get a current view of where we are today as best as possible and then discuss what might be appropriate for the assessment increase.

Mr. Howison: I will also say that I think this deserve a lot more attention and study over the next few weeks. I intend to kick the tires a little further.

Mr. Plummer: I agree. I don't know that a motion to the assessment numbers needs to happen at this meeting. I would suggest that you take the time to take the data that you have been presented, which is 30 to now and take the next month to look at it. As well as other issues that have been raised in this conversation as well. I don't think we would be amiss to make any decision today exactly about if and what that raise will be. I just do not think we are prepared to do that.

Mr. Realmuto: My question for the Board and I know Debby you did not want to maintain these different studies, I am not sure we are going to be able to give you direction at this meeting. My question for the Board, is do we want to take the time to at least start the discussion of a street light replacement? I had a lot of comments and questions about that. Do we want to make that an agenda topic at a future meeting.

Mr. Plummer: I think we make it at a future meeting.

Mr. Costello: There are simply too many variables there as far as we do not have any idea what it would cost us for just normal LED lighting out there compared to the solar

lighting. I think that we have to try and get a grasp of where we would be going with that before we can make any real decisions.

Mr. Plummer: I think if we do some of that research prior to a meeting, we could probably do it at a regular meeting and just know we are not going to spend an hour and a half on it. If we had the data in front of us, it shouldn't take that long to have a discussion I wouldn't think.

Mr. Realmuto: I believe staff took our direction from the last meeting as specifically to explore the solar light options. It sounds to me that to make an informed decision, the direction to staff needs to be a bit broader about that and to consider alternatives to leasing the lights from TECO, whatever those may be. I wonder if we have consensus on that so staff has clear direction on what to work to bring back to us, whether that is August or beyond that. That is what I think we need to consider what our options are. That could be solar lights or any other form of replacement.

Mr. Plummer: I am saying in one of the next three or four meetings. I don't want to push this down the road six months or a year. We can do that research and have that discussion and we will have a better idea. Depending on that decision, it may have a large impact on the reserve study as well. If you decide to stay with electric lights instead of solar powered lights, and the difference in cost, and those types of things. Until we have that information, we are not exactly sure where we are heading in that regard. If we do that research and bring that up when we get that available in the next few meetings, we will do that.

Mr. Realmuto: Absolutely. I agree with that.

Mr. Plummer: Okay, let's move to the next item.

B. Discussion of Fiscal Year 2023 Budget and Assessments *(requested by Supervisor Realmuto)*

Mr. Plummer: This says assessments but I think we could move that to the August meeting.

Mr. Realmuto: I agree with you Bob, I just wanted to leave it as an option on the agenda.

I. Ratification of Resolution 2022-06 Approving the Proposed Fiscal Year 2023 Budget, Declaring Special Assessments, and Setting the Public Hearing on the Imposition of Operations and Maintenance Assessments

Mr. Realmuto: What you have in your agenda packets was the budget that we directed staff to use after the June meeting. But some of those numbers are old. For example, the actuals in the agenda packet are from May, I believe, or maybe they're actually from April. So the bottom line is, I asked our staff and that is basically the CPA at GMS that handles our budget, to update things with the latest figures, and make things consistent. The packet that is labeled on the cover page, approved budget, fiscal year 2023, that is what I'm suggesting you consider approving as the resolution today as it has the most up-to-date information. I did not touch any of the numbers in that. They were all updated by Sharyn, what I did was highlight for your attention. I would like to take just five minutes to briefly walk through that so you understand what the differences are from the budget that was in the packet and what might have changed. Basically, the actuals were updated through the end of June, therefore there are only 3 months left. Those numbers were updated based on input from Christine on motions to be approved and the amounts we approved to do things. The bottom line there is the carry-forward. That's the amount that is projected to the left from 2022, to be transferred to the reserve fund is down to essentially \$41,300. That all that is the surplus currently projected to be coming in to the reserve at the end of this fiscal year. You'll also see, the right-hand column, there's yellow, is simply the changes. I just bring your attention to the fact, this would be \$300 increase by the way. This assumes a \$300 increase. We can lower it, but even with that, basically, you see the changes for the total revenue. The total revenue increase would be \$210,600 rounded. That's considerably less than the amount of the assessment basically because the carry-forward is less than it was the prior year. I made a minor adjustment under supervisor fees and associated expenses. They basically match the meeting expense. That's a worst-case scenario. I know some supervisors that work more or less overtime, the amount tends to change over time. That was calculated by the 12 meetings a year plus up to four joint meetings a year so that's a total of 16 meetings. That's not necessarily accurate but it's probably a good number to use in budget. It's unchanged from what it was budgeted for last year. That was the other change. If you look at total administrative

expenses, we're basically projecting an increase. This budget contemplates a \$17,000 increase in administrative expenses. Moving to the next page of total maintenance expenses. That's really where the increases have come, that the total of approximately \$71,000 in maintenance expense increases. The total expenditures increase over this year's budget is \$88,300. I just bring that to your attention so you understand the magnitude of that. That's essentially close to 5% of the amount that increased last year. We're already spending that, that's what I'm trying to tell you. So a 5% increase wouldn't leave room for any additional capital contribution. However, this budget is including the \$300 increase. The total other sources and usage contemplates basically that we would have \$472,000 at the end of 2023 to carry forward as a capital reserve contribution. Again, that is with the increase. The excess revenue line that's yellow, the \$41,300, that's where the number on the first page came from under revenue for 2023. The numbers in yellow at the bottom, again the \$300 per lot assessment would result in us raising a total of almost \$273,000. The \$300 represents a 15.25% increase in our current assessment. Any questions on that general fund budget before we move on to the capital projects? I hear none. The changes here, they are basically the differences of what we're going to have available under revenue with the transfer in and then moving down under the FY2022 capital projects, you see there we've updated the projected numbers. That's based on the amounts we've already approved, the biggest one being the \$127,000 plus for pavement management. All of those numbers warranted what was in the agenda packet. The bottom line is that essentially the numbers look worse actually than they do in the agenda packet. I just want to bring to your attention, and you can look at this in more detail for the August meeting. At the bottom of that page, is what was supposed to be the input from the reserve study. We did FY2022, that row was updated, so that's the most current information we have for FY2022. Debby, you can feed that back into the reserve study. Sharyn has made no effort to update anything beyond that, you see on the expenditures for FY2023 and beyond. She's only got \$200,000. That's really just a place holder and probably not accurate. That's where the reserve study would feed into the capital projects fund budget. look forward to updating numbers there for 2023. That is really all that I have. I just wanted other supervisors to have the same up to date picture

of the budget that I had. I would ask that when we did that resolution, that this be the budget we are approving. I believe it is for notice purposes.

Ms. Burns: Correct. Resolution 2022-06 is in here. Normally, this would have been approved when we approved the preliminary budget, but because the Board was not going to increase assessments at that time, it wasn't included. We added this to be ratified you gave us the direction to send the notices for the \$300 increase so that ad has already been placed and those meeting notices have been prepped for mailed notice as well. So really just administering it to approve the resolution based on the direction the Board gave at the last meeting is what this is.

Mr. Plummer: We understand that we need to have a motion to approve Resolution 2022-06 approving the proposed fiscal budget for 2023 year.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, Resolution 2022-06 Approving the Proposed Fiscal Year 2023 Budget, Declaring Special Assessments, and Setting the Public Hearing on the Imposition of Operations and Maintenance Assessments, was ratified.

Ms. Burns: Just one quick question before we move on from the budget, just for the staff direction. We have our budget hearing set for the next month's meeting in August. We'll prepare the budget to present to the Board. Unless there's direction otherwise, we are going to prepare what the Board directed at \$300 per unit. In order to avoid us sitting here going back and forth, I know we're not looking to get anything today. However, if we are thinking to do something that is less than the \$300, it may be helpful to have that discussion now, to give staff direction to present a budget that the Board is hoping to adopt. If we're not looking to do the \$300 a unit, then to have that discussion is now. The hope is that we present the budget in the August meeting and you say that looks great. We wouldn't want to be sitting here with the spreadsheet going back and forth. I think we want to have the clearest direction to the accountant to put together what we hope to adopt.

Mr. Costello: Lloyd, you said you had looked at it and plugged it in and you came up with different numbers?

Mr. Howison: But I did not have the adjusted numbers for the beginning of this period nor did I have this adjusted budget. I pull that back. I did do that, but I think it was based on faulty numbers. I would have to go back and look again. I have no problem, if it is the pleasure of the Board to look at \$300, I have no problem with that.

Mr. Realmuto: I just want to be sure we all understand. Jill, the reason you're asking us to do that is to avoid having to update budget yet again at the August meeting. We'll still have that option we wanted.

Ms. Burns: We would but we need to adopt the budget at that August meeting. I think the Board needs to be comfortable than what they're adopting and I find that if we are moving numbers on the fly at the meeting and inputting things that are not in front of you, that is not ideal. If there is an intent to go to a number different than the \$300, it's probably worth having that discussion now so that the budget presented to you is what you hope to adopt.

Ms. Landgrebe: Directionally, I think that \$300 is probably spot on considering the budget. You have seen all of the red going forward, whether inflation is compounded or not. There are a lot of unknowns happening. If we did that this year, that gives us some room as we adjust and update and have accuracy going forward.

Mr. Realmuto: But as you can see, adopting the full \$300 actually increases the capital reserve fund contribution very significantly, at roughly \$100,000. I am not saying it is not needed.

Mr. Howison: Well, we're not against doing something next year or the following year.

Mr. Realmuto: I wonder, if we can't have a philosophical discussion just to help those of us who might not be comfortable with the largest increase we can get. We just want to understand where we are going from here. We've already noticed that amount so we incurred the relatively small overhead expenses by doing that. If we were to basically pass a 15% increase, \$300, my question is, can we commit ourselves to finding expense savings everywhere we can? There are two ways to balance a budget. By increasing assessments, that's the money tree for all our residents ourselves. There's an expense side, and it is spending less, and I'd like to suggest that we put an equal effort into trying to reduce expenses. Do I think we're going to be able to find close to \$300,000 in savings

and expenses? Obviously not, but maybe for every dollar we increase the assessment, we can try to save 50 cents. I am just throwing numbers out there. What increases your assessment is when we vote to spend money on them expense side. Once we spend the money, we have no choice but to increase assessments, if necessary, to fund it. I kind of would like to see commitment and principle to look for every place we can save. If we raise our assessments 15.25% this year, maybe we don't need to raise them next year. No one has a crystal ball and can predict future, but I don't want to see that being assumed as a given.

Ms. Landgrebe: Can we shut the lights out, please? Seriously. I want to see how dark it will be if we start cutting costs.

Mr. Realmuto: That's a little dramatic. I'm sorry, I object to that. Come on, enough dramatics.

Ms. Landgrebe: Come on guys, we are not frivolous with the money. That is why we did not replace the awning.

Mr. Howison: I think that some people would take issue with that given the restaurant and the experience there. The reason I went about it the way I did is because it is difficult for me to say to a resident that we are going to increase by 15.25% this year. I would rather say that we're going to go 7% this year, and whatever percentage that represents next year, if it would work. We do have a couple of years, and remember that I based mine on worse case assumptions. I based it on 8% continued inflation, and going ahead with the solar lights, which Mike just said, there's a \$2,900 difference per light between solar and regular lights or LEDs.

Mr. Costello: We speak of inflation, and we spoke to him a year and a half ago and I am sure it is up somewhat, but I agree that it is time to look at what we are spending. I agree that the restaurant was nothing but a downfall for us. From now on, as far as I am concerned, no liabilities with a restaurant. Let them take on that because it choked us. I agree, there are things we have to be aware of, and it has been mentioned but it is the things we do not expect. All of a sudden you have dips in the road and everything else. I am sure Alan is getting killed with asphalt going up.

Mr. Realmuto: Let me throw this number out, since what we are talking about is what we want them to prepare the budget for. A \$200 increase would be just over a 10%

increase. Not out of line of what inflation is currently. Maybe that number would make more sense. It might mean we need to raise the assessments earlier, perhaps even as early as next year, but that would seem to be a justified amount based on inflation. Would it fund the capital project fund enough to refund a light replacement? Maybe not, but that is a decision that need to be made separately. What to do about it, and how much it is going to cost, and then funded once that decision has been made. That is my opinion.

Mr. Plummer: We have heard opinions from various corners at this point, we need to set a number so Jill can put the proper amount.

Ms. Burns: We wouldn't need a motion, it would just be staff direction, or if there is a group consensus that everyone is comfortable with.

Ms. Landgrebe: I would be comfortable if we do a \$300 and \$200 comparison. My concern is after 27.

Mr. Plummer: I think Debby is indicating she would like to see an option budget presented one with \$300 and \$200.

Ms. Burns: I think that is helpful. I will have Sharyn prepare two versions and we will call one "A" and one "B".

Mr. Costello: You are comfortable with \$300.

Ms. Landgrebe: it is a dollar a day.

Mr. Costello: I realize that. We have people sitting here though on fixed incomes. A dollar a day is a lot of money sometimes. To some of these people, we have to do everything we can in order to keep this assessment down.

Mr. Realmuto: You can rationalize it however you want by talking about how much it is a day. The bottom line is no one is getting a 15% increase in their social security checks. I am trying to keep the increase in line with what people will be able to manage.

Mr. Howison: I think we have made the decision. We have beat the horse enough. Let's take some time this month to look at the reserve study and maybe we can get some information on the lights, and be better informed.

Mr. Plummer: okay, you have the direction then Jill and we will have two options at the next meeting.

Ms. Burns: For the assessment roll, since there is a separate hearing for the assessment roll, we are going to go ahead and use the higher amount. If the Board goes

with the \$200, we will approve that subject to changing it just because preparing the assessment roll takes a lot more time. We will put the higher amount in the agenda.

Ms. Landgrebe: For clarification, for instance the spreadsheet that Lloyd did, is he able to share that with us before a meeting as opposed to all of us going and doing the same thing?

Ms. Burns: If it is going into the agenda package then yes. Similar to how you prepare that and put it in the agenda, we put it in so if he wants to prepare something to include in the agenda, we can send it out a week ahead of time with the agenda.

Mr. Realmuto: I know I would find that interesting if you are willing to do that.

Mr. Howison: I would be happy to.

Mr. Realmuto: We won't see that until a week before the meeting.

Ms. Landgrebe: Could we receive it earlier than that?

Mr. Realmuto: Do you think that would be useful for us? Or would you like the opportunity to update it before sharing it?

Mr. Howison: I do not feel like what I have done would be useful now based on what I learned.

Mr. Realmuto: Okay, so the intent is to provide that in the agenda package. I think that would be useful.

Ms. Landgrebe: For clarity for staff, you want them to explore other lighting options? Are we also going to look into the other fencing options?

Mr. Realmuto: Those are longer term questions than August, right?

Ms. Landgrebe: I don't know, Thompson Nursery Road is getting approved quicker, right?

Mr. Plummer: Right. They are longer term. I think the lighting is something we will work on for the next 3-4 months. I am not so worried about the next meeting at this point. Let's take the time to get the proper numbers and then present that so we have a better idea of which direction we go.

Ms. Landgrebe: After all of the work they have done between budget and reserve, they need a breather.

C. Update on Joint Amenity Policy *(requested by Supervisor Realmuto)*

Mr. Plummer: The next item is update on the Joint Amenity Policy, Steve.

Mr. Realmuto: Moving on to the Joint Amenity Policy update, both of our attorneys have told us that we cannot respond to questions raised outside of the meeting nor can we receive questions outside of the meeting. When I say we, it's the supervisor on the Joint Policy Committee, so either Angela or myself receiving feedback from other supervisors on their Boards. At the last joint meeting, we received feedback from both Debby and Bob Zelazny on the CDD II Board, and well, we've met three times since our last meeting in an effort to respond to that and get it out to each of the Boards as quickly as possible. What you have in front of you are responses to each of the questions that were raised. We could discuss them today. The intent wasn't that we necessarily spend a lot of time discussing it, but this was the only way we could get them to you before the next meeting. So this gives you a full month to look at them. You could ask Christine questions and then come back to the next meeting with anything you might want to discuss. Accompanying it is the latest draft, that responds to all of these comments. We have made a lot, and in many cases basically responded by updating the policies to address the concern.

Ms. Landgrebe: I see a lot of reds, so are those the new updates?

Mr. Realmuto: The red lining is every change from the last approved amenity policy.

Ms. Landgrebe: So back to the original, not actually the draft?

Mr. Realmuto: That's correct. That would be impossible.

Ms. Landgrebe: So this does not show us what the last three meetings represent?

Mr. Realmuto: That's what the other sheets are for. They direct you to the page where the paragraph is where the change was made. It should be fairly obvious in most cases to identify what the response was, but if you have the last copy, you will be able to see the differences. Unless people want to go through that and discuss it, I would also mention that we believe to continue addressing feedback, the only way to is at the next meeting or workshop, it's the committee's desire to have a joint workshop, that will be necessary to address some of the issues. I believe Jill was trying to schedule that. The

intent is the schedule that shortly after our next meeting. Was that the week you were given, Jill?

Ms. Burns: Christine said we were going to bring it up today, but August 22 was the proposed week.

Mr. Realmuto: So we were attempting to schedule a workshop the week of August 22.

Ms. Landgrebe: That is after our budget.

Mr. Plummer: Yes. Let me address that. I think that a joint workshop is probably the smartest way to get it accomplished. If we do it the week of the 22nd, that's actually the week after the scheduled joint meeting where we were going to vote on them originally. Which if that's the case, and we're going to do a joint workshop, my recommendation will be just to cancel the joint meeting that we had scheduled on the 19th of August, have the workshop and then not have a third-quarter joint meeting schedule but schedule a fourth-quarter joint meeting in October and vote on them, and cover both the amenity policy and the fourth quarter joint meeting as well.

Mr. Realmuto: Were you suggesting having the workshop at the same date and time as everything else?

Mr. Plummer: No. I was suggesting having the workshop either in the week of the 22nd or whatever works towards the end of August. And then if we do not have a joint meeting in August and not have one in September, just not have one in the third-quarter and have one at the beginning of the fourth-quarter specifically because of the amenity policy coming before it.

Mr. Realmuto: I believe that would work. I would just say it was the recommendation of the joint amenity policy committee that it be the week of the 22nd or later, so that you would all have a chance to read the policy and comment at one of our Board meetings prior to that workshop.

Mr. Plummer: If we cancel the third-quarter joint meeting in August, then it would give you the September meeting to discuss it before the joint meeting in October. So you will be doing exactly what you said. It gives us another meeting to discuss each Board prior to the October joint meeting. Was I clear enough on the dates?

Ms. Burns: Yes, so we're going to cancel the joint meeting in August?

Ms. Landgrebe: It sounded like what you could do a joint workshop in September?

Mr. Plummer: I wouldn't push it off to September because of having the time to look at it. If sometime the week of August 22 works, then I would do it then.

Mr. Realmuto: The committee would need time to meet after that and address what was raised in the workshop.

Ms. Landgrebe: For clarity purposes then, our CDD would not meet to discuss this prior to that workshop. So we would not have the consensus of the five of us.

Mr. Plummer: That is incorrect. We will still have our August meeting on the 15th.

Ms. Landgrebe: Which is a budget meeting.

Mr. Plummer: That's the budget meeting, but you can look through these at the same meeting as well, and then you will have the joint workshop and then in October we will have the joint meeting.

Ms. Landgrebe: I just want to make sure that we have an opportunity to discuss with each other.

Mr. Plummer: You will likely have two meetings prior to the joint workshop. One prior to the workshop and one at the workshop.

Mr. Realmuto: And it is not the committee's intention to update anything to meet again before the joint workshop. So what you received today, you will be commenting on.

Mr. Plummer: Anything else Steve on the amenity policy?

Mr. Realmuto: That's all unless there are any questions.

Ms. Burns: Just so I am clear, we are going to schedule the workshop the week of the 22nd. Does anyone have any times that does not work for them? My next question is that I have meetings every day that week at other places, are you okay with me attending remotely, it is the only way I can make that week work.

Mr. Plummer: Quite frankly, I would like to see it on the 22nd.

Mr. Realmuto: Is the 22nd a Friday?

Ms. Burns: It is a Monday.

Mr. Realmuto: That would work fine.

Mr. Plummer: There would be Monday coffee at that time.

Ms. Burns: I will coordinate with Christine and find out what time it ends.

Ms. Landgrebe: Do it after and then everyone can stay.

Mr. Plummer: I will let them work the times out, but the 22nd seems to work fine for us if it does with the LAII Board as well.

Ms. Burns: Alright, we will get with them.

SEVENTH ORDER OF BUSINESS

New Business

A. Consideration of 2022-2023 Golf Course Rates and User Fees

Mr. Plummer: The next item on the agenda is consideration of the 2022-23 golf course rates and user fees. Do you want to explain that?

Ms. Burns: Absolutely. If you recall back to when we discussed the golf course purchase and the inner local agreement because the golf course is in both jurisdictions, you can only set user fees and rates within the jurisdiction that you own so this Board has to consent to be able to set the rates. It's an administrator's technicality. The LAII Board approves that sets them first and this Board just basically consents and adopts them as well because the fees are also set for the golf course portion that is within this jurisdiction.

Mr. Plummer: Obviously, they work through those processes and know what the increases need to be. We are not going to micromanage it so I think we need a motion to approve it and move forward.

Mr. Realmuto: Just a quick question. These numbers have already been approved by the LAII Board?

Ms. Burns: Yes, that was my understanding when they were sent over from Sarah Sandy.

Bob Zelazny (Lake Ashton II Supervisor): No, that will be voted on in our next meeting. Okay.

Ms. Burns: So we would need an approval subject to the approval of Lake Ashton II.

Mr. Realmuto: My other question is that in the past they have approved ranges of fees.

Bob Zelazny (Lake Ashton II Supervisor): That is what I believe is being approved are ranges.

Mr. Realmuto: We don't have the ranges in front of us for approval. They are all set numbers, there are no ranges for anything.

Bob Zelazny (Lake Ashton II Supervisor): I haven't seen what Sarah presented, but it is a two-step process. Initially, we approve the 5% rate increase across the Board so we could start the membership drive in July. Then at the same time, we knew we needed to extend the range so if this is just for the approved rates for this year, those will be reconfigured, re-approved in August after we submit the range of fees.

Mr. Realmuto: I am just trying to support what you are doing and make it match.

Ms. Burns: My guess is she probably approved the highest number to approve because then if you are doing a range, the highest would be in that range.

Mr. Realmuto: So approving this is consistent with the rates you are going to charge for the new year and if we need to come back and approve the ranges we could come back and do that also.

Bob Zelazny (Lake Ashton II Supervisor): Yes. I apologize for yelling from the floor.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the FY 2023 Golf Course Rates and User Fees, was approved subject to the Lake Ashton II Board approval.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Mr. Plummer: Monthly reports. The attorney is first.

Ms. Carpenter: Happily for everyone, we don't have anything to report this month. It has been a very quiet month. Thank you.

B. Engineer

I. Ratification of Stormwater Management Analysis Report

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

Mr. Rayl: Thank you. We have our summary in the agenda. I have one thing to add to that. The first item is the Ashton Club and Berwick repaving. It is still scheduled for 8/15. We will make sure to get coordination between the contractor and Christine to let the community know about traffic disruptions and things of that nature. The second item is the state mandated stormwater needs assessment. It was completed and submitted to

the county on June 29. GMS was copied on that. The deadline was the end of June, so it was submitted on time.

Ms. Burns: That is right. The report was included in everyone's agenda packet. Since it has been submitted, we are just looking for a motion to ratify that report.

On MOTION by Ms. Landgrebe, seconded by Mr. Howison, with all in favor, the Stormwater Needs Analysis Report, was ratified.

Mr. Rayl: The next item is an area of erosion under the cart path on hole number 1. It is an area that has been subject to more than one of these issues in the area. After speaking with Supervisor Howison, we were talking about coming up with a comprehensive plan to look at that area so we aren't doing 25 spot repairs until we get every area needed. Initially, we are going to look at making this repair, and then come up with some options to do some wholesale repair of that area and we can get some contractor numbers on for the Board to consider. As I have been sitting here, 9 minutes ago I received the contractor's bid on that hole number 1 repair. They were out on vacation and closed last week. I sent it to Jill. It includes mobilization, 50 feet of silt fence along the waterside of the slope, up to 2 yards of flowable fill, which is the material that is pumped under the cart path to fill all of the voids that are there. It is injected in there to fill up all of the spaces. That includes also 23 yards of dirt to be placed on the slope outside of that to extend and stabilize that.

Ms. Landgrebe: I am almost concerned with the bottom line of it.

Mr. Rayl: And then 700 square feet of sod on that bank to hold that dirt. The repairs out there previously had been in the \$3,000-\$4,000 amount. This quote is for \$5,705 and is from S&S, who have done more than one of these repairs.

Ms. Landgrebe: When is that proposal good for, how good will he hold that number?

Mr. Rayl: The quote says 30 days. They have not come back and tried to increase when we have taken longer than 30 days.

Mr. Howison: Given the potential danger, is there a chance of getting them out this week?

Mr. Rayl: We have asked that, the estimator who was out, he is now quarantined until Thursday so I will be checking with him. We sent that message to him and we would like to get that this week since the course will be closed. If I can come out of the meeting with an approval of this, I think that I can.

Mr. Costello: I make a motion that we approve it.

Mr. Realmuto: I have a question. Alan, did I hear you say we have spent 3-5k on previous corrections in the same area?

Mr. Rayl: These are nearby. One was in the same pond, the last one was on number 8.

Mr. Howison: On pond number 8 we have one south of this area on that particular pond. We have seen two other areas that are coming on this particular pond.

Mr. Realmuto: Which pond number?

Mr. Rayl: It is hole number 1, but pond number 20.

Mr. Howison: If you start down hole number 1 on the east, you have the first pond and then the second one, and this is the second one. The issue here that I thought was from the east winds pushing the lake in, but it is not from what Garrett explained. It is more from the way the houses adjacent to that cart path, their lots are basically drained across the cart path, and the water going across the cart path have to have somewhere to go. We are eventually going to have to make a fairly expensive repair to stop this from happening. Alan's team is working on that.

Mr. Rayl: It is like hole number 9, do you remember how that was eroded because a fairway and a half of golf course was draining to that one point, and it was doing Niagara Falls, it was undercutting and working its way back. When you have water flowing over like that it is when you try to undermine it. Those lots drain to the rear and flow over that.

Mr. Realmuto: And that is not included in this bid at \$5,700. This bid is a more comprehensive repair to that whole shoreline, is that the amount?

Mr. Rayl: No. This is to fix that spot that appeared today.

Mr. Howison: It is unfortunate, but I would be very uncomfortable and I think Bob and the folks at the golf course would be uncomfortable not repairing it soon. It is only eroded about 1-2 feet under the cart path so far, but we are in the rainy season, and every

rain compromises it further. We have two other areas that we are going to have to address at some point this summer and I cannot imagine that either one will be cheap.

Mr. Plummer: In the same pond?

Mr. Howison: In the same pond. Both areas are north of this particular area. It started out towards the southern corner and southwest corner of that pond, and this is up about another 15-20 feet. Up another 18-20 feet from there is another area, and about 4 feet from that is another area.

Mr. Plummer: What you are suggesting is fixing that for the short-term and then we are going to long-term solution for the whole thing?

Ms. Landgrebe: How much would it be to fix everything?

Mr. Costello: He just gave you the price.

Ms. Landgrebe: That is just the band aid.

Mr. Plummer: You are still going to have to do that regardless of if you do the rest of it.

Ms. Landgrebe: Got it, but you can't do it all together?

Mr. Plummer: You could but it would take an extensive amount of time.

Mr. Howison: Plus, we may have to deal with SWFWMD, we may have to deal with Florida Wildlife. There is 1 other pond behind that first green, but those 3 ponds are all connected and the volume of water that they can hold, that their capacity has to remain or increase. If we were to institute a fix on this pond, let's say reduce the capacity of that pond, we would have to increase the capacity somewhere else so they could hold stormwater and drain water. It is a real pain.

Mr. Realmuto: This seems like it is a pretty comprehensive repair. My only question is if we are planning on a more comprehensive repair that repairs the whole shoreline. Can we do less of a repair to alleviate the emergency condition and then address it more permanently for the entirety of the pond?

Mr. Howison: I do not know how much that saves us. We are going to have to replace dirt and sod somewhere down the road.

Mr. Rayl: The 23 yards of dirt is \$1,380 and the sod is \$1,225.

Mr. Howison: I mean that is \$2,500. You are the engineer, what are your thoughts?

Mr. Rayl: To me, it's like some other repairs we looked at in the community. There can be a Band-Aid version or a wholesale redo. We don't even know what that's going to look like yet. We just started looking into it. Lloyd did a really good job of explaining those interconnected ponds. One idea we thought of is maybe we just add to that slope more. There's extra slope outside of that cart path and it can immediately erode down the edge of the cart path. That is a volume that will have to be compensated for. Another concept could be for a short seawall scenario where you can abbreviate that undermining opportunity which you would then have to provide for some drainage from those lots through the seawall.

Mr. Realmuto: What I am suggesting is you consider the short-term band-aid to give you more time.

Mr. Rayl: That is what this intended to represent. That would fix this area where this erosion is currently happening and it would be the Band-Aid of that spot. It is not going to fix what's going on that full line of the bank.

Mr. Plummer: I think if he doesn't put it in the soil and the sod, it will not totally fix the undermining because there is not going to be anything else there to hold what you've just done.

Mr. Costello: The area that you're talking about, once we do that, that area is going to be done and we're going to have to worry about the rest of it.

Mr. Rayl: Yes. That takes care of the active eroding area right now, as Lloyd said there are a couple other areas where voids are starting to form, but you have time for those to manifest themselves.

Mr. Howison: You can reach down in between the cart path.

Mr. Costello: We are better off repairing it now. If we are maintaining it now and repairing it later, it is going to get worse. If you don't maintain it you end up repairing it, and repairs are a lot more than maintenance.

Mr. Realmuto: No one is suggesting not repairing it. It is just the economy of scale. Expending the least we can now to do the emergency portion on it.

Mr. Howison: if we could get by with not even doing the repair, I would've suggested that and said we would do the more extensive repair as quickly as we can. I

am concerned about safety. If someone drives off that edge, normally you have a little room. But if a tire goes off that edge, you are going into the lake.

Mr. Plummer: Knowing how slow government works, my thing is us fixing it the way they have suggested to fix it now, then we can fix long-term if we don't get to it for 6-8 months.

Mr. Howison: We do not have that long.

Mr. Plummer: Whatever it is, this could wash back out in a heartbeat with the rains we are anticipating in the next few months if we don't fix it properly now.

Mr. Costello: Once again, I make a motion that we do the repair at \$5,705 and we do the repair with a not to exceed amount of \$6,200.

Mr. Howison: Along with that I would add to direct Alan to come back next meeting with recommendations for long-term repair.

Ms. Landgrebe: Are S&S the only folks? Have they been the most reliable?

Mr. Rayl: They have been the consistently responsive and low bidder for these that we have done. Even when we have gotten quotes from other folks in a timely fashion, S&S has been at times half of theirs.

Ms. Landgrebe: Okay, so you think you can have that all wrapped up for next meeting?

Mr. Rayl: The other long-term wholesale options yes.

On MOTION by Mr. Costello, seconded by Mr. Howison, with all in favor, the Quote from S&S for \$5,705 with a Not-To-Exceed Amount of \$6,200, was approved.

Mr. Rayl: I will let them know right away. Then as I said we have asked two contractors for those pavement repair locations. Two inlets on Dunmore, just south of Ashton Club, and the pavement out in front of the inlet at the northwest corner of the terminus of Dunmore at Ashton Club. That pavement is sinking in front of that inlet. We don't have any bids yet on those. That is all I have for the Board this morning. If there are any questions, I can answer those.

Ms. Landgrebe: So is Tucker still kind of ignoring us?

Mr. Rayl: We received the one bid on the Berwick and Ashton Club pavement that was done, AAA did it. I think they are going through some staff transition right now. I intend to reach back out to them.

Mr. Realmuto: Alan, regarding the Dunmore pavement repairs, I am just curious but I think we initially asked to get quotes on that many meetings ago before the repair on Berwick. What is taking so long for those?

Mr. Rayl: We received a quote back when they were originally considered. Those were part of a list of repair locations that weren't active. I just went out and repainted the same areas painted previously and verified the quantities, and asked contractors to update and asked Suarez to provide me a quote. We did get it some months ago as you said.

C. Lake Ashton Community Director

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

Ms. Wells: We are working on our third annual Camp Lake Ashton. We are working with sponsors, a lot of residents are very excited about it. It is a month-long list of free activities. We have a couple of parties that we are doing. That is one of the big things we are working on. We also started conducting post event surveys to gain more feedback from residents regarding our events. The first one included here was for the red white and groovy event, our Fourth of July event. We had 38 responses. We did sell about 140 tickets, so small percentage so far. We are sending out an email blast to anyone who attended the event so they can fill out the survey.

Mr. Realmuto: Quick question on the survey, you have responses of 1-5. What do the 1-5 represent?

Ms. Wells: It is from not satisfied, to very satisfied. I will make sure that is on there the next time I do it. Since we have been having all of this talk about TECO, I did get confirmation that TECO was going to be at Monday coffee on August 1. They are going to be able to offer residents energy audits and such and go over ways to conserve energy so maybe Mike and I can talk to them after about the contracts. We also have Lori Edwards coming to Monday coffee in September, and the City of Lake Wales coming in August. We are going to be holding the precinct for the 2022 primary election on August

23 here in the ballroom. That is all I have on that portion of it unless anyone had any questions. I will move over to the project tracking list. First of all, the Olsen Road fence repairs. When I reached out to the contractor, after we approved him an amount, he informed me that there was an error on the proposal he submitted where it said barbed wire 3000. It was actually 300. The extra zero means a lot. You guys approved a not to exceed of 1800 and taking the 3300 out of it, left it with an amount of 4476. We also got a quote from Walker Fence on July 8. Their quote to do fencing repairs was 4268, not including barbed wire and barb arms. I know at the last meeting, supervisors wanted staff to look at additional options versus barbed wire and come back with those. We have not done any fencing repairs, obviously because the 1,800 would have only repaired a portion of it and we had not received a second quote yet. My question to the Board is, do you want us just to repair the part that has fallen and look at additional options? These repairs include the part that's fallen as well as all the way down the fence. There are areas where there's been temporary repairs of the chain link fence so they would be repairing those various line posts. If the Board is looking at doing another option for fencing there, it might be prudent just to do the area that's fallen, but I wanted to see what you guys thought. We can move forward with one of the options to do all the fencing repairs along the entire fence line or just the area that's in desperate need at this time.

Mr. Realmuto: What exactly are the two quotes for?

Ms. Wells: They are for repairs along the entire fence line. If you have went out there you will see there are parts where they have done temporary chain link repairs. There are parts where some of the poles need to be replaced. This would be repairs for the whole fence line, not just the area that has fallen.

Mr. Realmuto: I have been out there, the homeowner closest to where they were hopping the fence came out and provided a lot of information about that. Many of those posts are bent over. The majority of the area has minor stuff. I made a couple of observations. One looks like it's a six-foot fence because of the slope there, I'm six feet tall. Look over and six feet. The point is it's less than six feet, especially from behind where they're climbing over. I wonder if we were to replace it, is there any expectation that it would not be broken again? Maybe we need to do something different.

Ms. Landgrebe: That's why we suggest barbed wire.

Mr. Realmuto: Perhaps there were other alternatives too. I do know that the homeowner mentioned to me that we have a hedge that runs along the rest of that fence on Olsen Road. There were a couple of those hedge plants that died a couple of years back because they were strangled by vines and never replaced. My point is, maybe we need something with thorns planted there that would make it less inviting.

Mr. Howison: I don't recall if we talked about this last meeting, or whether we talked about it in our Thursday meeting, but someone called and I don't know who it was but they suggested Bougainvillea because they have thorns. I did not think it was a bad idea, they are pretty plants.

Ms. Landgrebe: How much would that be versus barbed wire?

Mr. Realmuto: I would hate to see us replace the fence without something like these bushes that would deter it and have that happen in a matter of weeks or months.

Ms. Wells: Since the \$1,800 was approved by the Board for repairs, I can move forward to spend that money on what has fallen. I just did not want to only fix what was fallen and not fix the rest. The \$1,800 was to fix the whole fence line.

Mr. Realmuto: If the barbed wire is only \$300 that needs to be reconsidered.

Ms. Wells: It is \$3,300 for the barbed arms and barbed wire.

Mr. Plummer: The plant would aesthetically look better than the barbed wire.

Ms. Landgrebe: Let me remind you, we don't do aesthetics.

Ms. Wells: We would need to install some kind of irrigation. I can get with Dana and look at it and see how many plants we would need and the irrigation.

Mr. Costello: The irrigation from the golf course would take care of that, right?

Ms. Wells: It is too far. It is on the other side of the pond.

Mr. Howison: Does it make sense to ask you to put off a decision today, and ask you to do the homework and come back with more options next month?

Mr. Realmuto: I also wondered if we couldn't address the issue of the people doing it and perhaps the homeowner could share security footage to convince those causing the damage not to any longer.

Ms. Wells: Do we want to do anything with the portion that has fallen at this point?

Ms. Landgrebe: You really need to do all of it. You have a lot of that disconnected and you have breaks.

Mr. Plummer: There needs to be more repaired than the placed that are down. If you walk that, you will find a lot of areas breeched by a variety of things. Whether it is the post, chain-link or support rails. They have had Band-aids put on them basically.

Mr. Realmuto: The homeowner's feeling was that they liked the area near his house as it was more hidden and he figured they were afraid they would be more easily seen the further down they did it.

Ms. Wells: Is the direction to get the quote to repair the fence and add Bougainvillea, or take the fence down and add Bougainvillea? I want to make sure I am getting quotes on the right things.

Mr. Plummer: I think that the fence stays. The Bougainvillea would be an addition to the fence.

Ms. Wells: So repairing the fence, which we have a quote for, and adding the Bougainvillea to it.

Mr. Howison: Or barbed wire. One or the other. I just like to look at options. I don't like the thought of barbed wire. If we have to though then we have to.

Ms. Wells: The projector for the cinema we did have that ship, we have a scheduled installation date for July 25. The enclosure of the activities desk and area is ready for use. We are waiting for countertops to go in. We do have the option of adding granite countertops, but it will be an additional \$2,200. He's going to bring some countertops to put in temporarily just so we can see how we like it, but if we don't like them, we will have opportunity to go with the more upgraded ones but I think it's totally fine and he thinks it will be fine. We already have countertops and shutters. Right now everything is currently locked away in the office there's no concern in that area. We are waiting for the shutters and countertops to be completely finished with that project. Some of the completed projects that I just wanted to touch base on quickly, the speed limit sign has been replaced, and I did confirm with insurance that they cut a check for the amount that's going to be mailed to us, and the ellipticals have been installed, and they're waiting to pick up the old ellipticals that we are going to get trade in credit for. Once those are picked up, we should have the final invoice for that one.

Ms. Landgrebe: When are they picking up that?

Ms. Wells: They were working on scheduling to pick them up. I know. Nothing is quick nowadays, but in the meantime, they're just in an area where they could possibly be used if needed. That's all I have. Anyone have any other questions?

Mr. Realmuto: Christine, just briefly, there is one thing you can eliminate for now, and that is the ice machine replacement. That was never done and there is no immediate need, right?

Ms. Wells: Yes.

Mr. Plummer: Thank you, Christine.

D. Operations Manager

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

Mr. Fisher: Included in the agenda packet is my report. The first item is aquatic maintenance. I do ride around with the Applied Aquatics site manager and identified ponds that have more algae than they should. I have outlined the pond in red and put the location there and we will continue to treat those.

Ms. Landgrebe: I am sorry, where is the red? Ours is black and white.

Mr. Fisher: It is just the square. I spoke with Debby, and we have a list of ponds that need treatment or are bad with the reports from the aquatics company. It seemed excessive to include all of them if they weren't in bad shape. I spoke to Archie, he continues to inform me they are doing all that they can to the ponds. It takes time with algae. When we get complaints from residents that is what I inform them and try to educate them a bit on why the algae is present and the treatment plans.

Mr. Howison: You guys looked at Aberdeen as well?

Mr. Fisher: Yes sir. They are treating it and spraying the pond with copper sulfate.

Ms. Landgrebe: on page 3, and thank you for labeling the ponds that is very helpful, you say pond 8 is Aberdeen, and if I read this it says "clear".

Mr. Fisher: That is the weather outside. They are entertaining other treatment methods and ponds can use a dye that you put in to eliminate algae growth.

Ms. Landgrebe: I do have residents on Aberdeen saying they never see anyone treating it.

Mr. Fisher: I get that a lot. I can assure you that they are. They are on their ATV out there spraying. It is a time thing. I usually speak with Travis, the tech, I am sure the residents talk to him as well. I can get with Archie about that pond and get back to you. I will send him a text message. Moving down to landscaping, as you noticed there was a tree that had fallen over the cart path. Yellowstone got that removed in a timely fashion. We finally did away with the bougainvillea in the east parking lot. It just continued to fall into the parking spaces. It was attached to the building, so staff patched that hole and put some liriopse back in its place. Under the next section is just general maintenance items. We did surprise our community director with new flooring and a painted office. While she was on vacation, we squeezed that in. The parking blocks are going to be painted in the west parking lot, they were pretty faded. Also we are going to try to get the curbing pressure washed in that west parking lot to make it look better. Any questions?

Ms. Landgrebe: Yes. Do you have an update on the west parking lot?

Mr. Fisher: Yes ma'am. I met with Anna several times, and Christine was on vacation and we bounced some ideas off her and we are looking to solidify a quote by next meeting that is crystal clear and says what we want. We will get an updated price for the curbing cuts and sidewalks. We will have that ready to present next meeting. Also, the dog park grass is coming along really nicely. We opened up the side that was seeded and closed the other side. The grass has taken well, and it is looking good. Hopefully we will have that part open completely in the very near future and we will update residents then.

Ms. Landgrebe: I do have another question. Do we have a cooler on the outdoor pool? As well as a heater?

Mr. Fisher: We did have coolers on the pool. They bit the dust and ended to be replaced a couple years ago. We are in an experimental phase in seeing if we need coolers. I was instructed that other communities are turning their heaters off. Initially the thought was during the nighttime the pool wouldn't heat and stay cool throughout the day.

Ms. Landgrebe: What is your experience out here?

Mr. Fisher: I have not gotten too many complaints. I did get one complaint that the pool was hot. That is when I informed Kevin, our pool guy, and he said to turn the heater off. I haven't gotten many complaints that the pool is hot, but that is not saying it is not

warm. To answer your question though no, the coolers are not working. We would need to get a bid to replace those two HVAC units.

Mr. Realmuto: Do we know what is wrong with them?

Mr. Fisher: A few years ago we had a representative come out, and he determined that those unit's compressors were bad. I had our AC company come out and determine the same thing just to get a second opinion. Those units will need to be replaced, their compressors are bad and they are overheating. If we turn them on right now, they just overheat. They need a ton of energy to run because they are not running efficiency.

Ms. Landgrebe: Matt, I just need clarification. You are saying even in the summer, you keep the pool heaters running?

Mr. Fisher: The pool heater you can set it to a certain temperature. When it reaches that, the unit automatically shuts off. We typically keep it at 86. That way in the nighttime it heats to 86 and shuts off. That way when the ladies get in for water aerobics, it is not 82 degrees. In the summer it is so hot that it maintains the temperature throughout the evening and at night.

Ms. Landgrebe: Guys, would you mind if Matt gets some bids on cooler replacements? Folks that monitor the temperature, the residents, they are saying the pool has been in the 90s.

Mr. Realmuto: I can verify from firsthand experience that the pool temperature has been consistently at roughly 93 for 2 months straight. Some days it feels like a hot tub. People are noticing.

Mr. Fisher: I can bring back bids if that is what the Board desires.

Mr. Realmuto: The only question that I have is you say the compressors are bad. My compressor recently went bad too, and I called them out and what needed to be replaced was around \$200. Is it something like that?

Mr. Fisher: I wish that it was. Millers came out and tested everything. The units are so rusted underneath, the compressors are all shot. It is worth just replacing. I can try to find the proposals that he had given.

Ms. Landgrebe: You are saying these proposals are a couple years old?

Mr. Fisher: Absolutely.

Ms. Landgrebe: To Steve's points, are you asking for replacement as well as fixing?

Mr. Realmuto: It sounds like fixing is not an option at this point. So what we need is a quote. I'd like to see replacing one not necessarily two. At one time they were basically heat pumps that could heat or cool. They haven't been needed for heating obviously because they have been off for two years.

Mr. Fisher: I will do some investigating and get some bids.

Mr. Plummer: Thanks, Matt.

E. District Manager's Report

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

Ms. Burns: I have nothing specific to report but I would be happy to answer any questions that anyone has.

Mr. Plummer: Seeing no questions, we will move along.

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: Next item is financial reports. Are there any questions? If not, I would ask for a motion to approve and check run summary.

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

TENTH ORDER OF BUSINESS

Public Comments

Mr. Plummer: Next item is public comments. I do not see any. Are there any hands up on the Zoom line?

Ms. Burns: If anyone on the Zoom line has a comment on anything that was not on the agenda, you can use Zoom's raise hand feature to be called on now.

July 18, 2022

Lake Ashton CDD

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

Mr. Plummer: The next item, Supervisor's requests or open discussion. Does anyone have anything? Hearing none,

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman