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, **August 15, 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 *joined late*	District Engineer
Dana Bryant	Yellowstone
Bruce Collina	Restaurant Focus Group
Rose Crognale	Restaurant Focus Group

The following is a summary of the discussions and actions taken at the August 15, 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 first item is approval of the meeting agenda. There was a second copy of the agenda that had an addition with the invoices, et cetera, from the restaurant. It was added to that agenda. Do I have a motion to approve?

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

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

Mr. Plummer: Next is public comments. I have none.

Ms. Burns: I also have none. Just to note, we do have a public hearing on the budget and the imposition of operations and maintenance assessments so residents will have an opportunity to provide comment on the budget under a separate public hearing item as well. Then also on the Zoom line, if anyone has a public comment you can use Zoom's raise hand feature to be called on now.

FOURTH ORDER OF BUSINESS **Consideration of Minutes from the July 18, 2022 Board of Supervisors Meeting**

Mr. Plummer: Next item is consideration of the minutes from the July 18th, 2022 Board of Supervisors' meeting. Are there any additions or corrections to those minutes as presented?

Mr. Realmuto: I had sent Jill some editorial corrections, facts, and figures.

Ms. Burns: We got a couple yesterday, they weren't substantial.

Mr. Plummer: Anybody else?

Ms. Carpenter: Yeah, I just have one minor one on page 29 and says that Kristen Trucco said something, but it was Jill Burns.

On MOTION by Mr. Realmuto, seconded by Mr. Howison, with all in favor, the Minutes of the July 18, 2022 Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS **Restaurant**

A. Final Operating Invoice, Inventory Invoice, and Operating Statement

Mr. Plummer: Next item on the agenda is the restaurant. Do you want to speak to this Christine?

Ms. Wells: There was just a portion for the restaurant in the Community Director Report so you want me to talk about that section now? We did receive the final invoice for June 2022 restaurant operations and all charges are in the process of being reconciled. We did the semi-annual maintenance on the fire suppression system on July 27th. Hood cleaning is scheduled for this week. We also had been working on the restaurant redesign project. I do want to take time to thank BOLLA, they have sewn all of the curtains that are in the restaurant currently and Ann Heaton has done a lot of work with this project in regards to labor and project coordination and design. Dennis Krupinkski, Barbara Ann Comer, and John Candler also contributed all the photos that are in there, as well as Larry Hillock and Debby Crosby worked a lot. There's been a lot of labor going on in that area. I took all the supervisors through and showed them the progress that we are and we'll talk a little further on some other things that we'd like to do with that project. Then finally, I know the restaurant focus group has been working very hard on a report to present to you guys and I know that's coming up right after here. That's all I have for now unless you had any questions?

Ms. Landgrebe: I just want to bring up a little generic statement regarding inventory since Christine and I have been working on that. We're still in the process of reconciling inventory and have a number of questions which we'll be talking with Metz hopefully regarding inventory. At this time, I'd like to just leave it very generic.

Mr. Plummer: Okay.

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

Mr. Realmuto: I believe that brings us to the restaurant financial dashboard that I put out.

Mr. Plummer: Exactly.

Mr. Realmuto: As Christine has mentioned, we did receive the final invoices, yes plural, from Metz. I think maybe we already received the $41,000 invoice. I updated this analysis to include not just that, but also the June invoice and the final inventory invoice that we received. Now, as Christine mentioned we're still in the process of trying to reconcile those. There are some things that seem out of line and there's a lot of detail there. I know I've been working with Christine on the financial aspects and Debby has been working on the inventory itself. We continue to pursue that and we'll hope to have more to report to you. Those bills have not been paid as of this date. But what it does show you, and I really hope this would be the last one I have to put out in one of these meetings, that we spent over the course of the 19 months that we've had the restaurant here, almost $400,000 on the restaurant operations. That does not include the over $100,000 that has been spent on various restaurant maintenance that we did to support it as an amenity. That's all I have on that.

C. Presentation of Restaurant Focus Group Findings and Recommendations Report

Mr. Plummer: Anybody have anything else before we move on to the next item? If not, the next item is the presentation of the restaurant focus group findings and recommendations report.

Bruce Collina: Good morning. My name is Bruce Collina and I live on Lot 929, which is in Lake Wales. My wife Nancy and I purchased our home in 2008, and became permanent residents in Lake Ashton in July of 2009. We've been here for 13 years and we've seen the five iterations of the restaurants in the current spaces there. I will attempt to be thorough yet succinct in my presentation for the restaurant focus group. As you well know the restaurant focus group was formed at the direction of you fine individuals. The objective was to obtain and review resident input with respect to the restaurant area and then to present to you some recommendations which we are here this morning to do. The group is comprised of 14 individuals. Some have longer longevity in Lake Ashton in terms of residence than others. But the group represents both residents in Winter Haven as well as Lake Wales. Some of the individuals were volunteers and others were recruited. The group was organized by, as you well know, Christine Wells who has been exceedingly supportive of the group, providing information. But I have to say in all sincerity, she has not directed or steered the ideas or opinions from this particular focus group and we're appreciative of that Christine. Thanks. The people come from various backgrounds. The food and restaurant industry, country clubs, cafeterias, various operations in the food industry, advertising, marketing, manufacturing, and the soul educator. I'm here this morning because I drew the short straw. No one else was willing or foolish enough to stand before this auspicious group this morning. The focus group developed a survey which was not without controversy. Some of the comments that were received indicated that it wasn't lengthy enough. Specificity was not there, but we believe it met our objective to find out what do the residents of Lake Ashton want done with that restaurant space. There were approximately a little over 1,200 respondents and I did go through minutes of your last meeting and notice that there were some issues with the Internet and AOL. When I say AOL, but certainly Christine sent out 2065 emails to residents. Again, we received over 1200 responses to those emails over a 12-day period. There were several group members who actually visited and spoke with management of the restaurants in other 55 plus communities in the area. One was a community owned operation and the other was an independent restaurant tour who operated the restaurant. We can get into more of that, I believe the Board has the documentation regarding the two restaurants. This group went out and they spoke to, again these two establishments to find out information regarding the management of those groups, those restaurants, the food choices, the price points, and most especially the need for a community commitment by whoever comes in and runs a restaurant. The survey results, there were five questions that were posed. The most pressing one I guess is what is up on the screen now in terms of resident preferences for utilization of that space. 44.5% prefer a full-service restaurant, 34.9% preferred a sports bar for a total of 79.4% overall expressing a desire for some form of restaurant or eatery. There is additional information with regards to the various circle graphs that may or may not be available to you, but I believe they were in your packet. One question dealt with a frequency of eating out. Most people, almost 50% said they eat twice a week or more out and 31% indicated at least once a week. The other, I think most telling question was to support on-site restaurant here at Lake Ashton. 40% indicated they would support a restaurant here once a week. 30% indicated twice per month, and 24% stating they would support at least two or more times per week. A third question dealt with restaurants spending in terms of how much do you typically spend over the course of the month, I'm not going to go through that again, you have it in your packets. The last question actually was, with regards to what were they like to see in terms of services. 43% indicated they would like to see breakfasts being served, 91% indicated lunch and 93% indicated they would like a restaurant offering dinner. After we analyzed the survey responses over the last five weeks, the restaurant focus group has two recommendations for you. This was a collaboration by all of the members. The recommendations were arrived at through consensus. Obviously 14 people, 14 opinions, 14 ideas of what is being presented to you this morning was arrived at through consensus. There are two recommendations. The first one is broken down into nine subcategories. Just to make the statement, being cognizant that this model has been successfully employed in similar venues, the first recommendation is that space should be used as a hybrid full-service restaurant/sports bar. I'll define that a little bit further as I go through the nine stipulations. People here in Lake Ashton wanted to see an establishment open seven days a week for lunch and dinner, brunch on Sunday mornings. I will tell you, even though we came to consensus on this second stipulation there are still varying opinions on it. Again, any and all decisions are up to the Board. The third stipulation is to hold activities after dinner to drive post-dinner spending and space usage and that's where the hybrid model comes into place. What we're suggesting is that during the dinner hour and again, do we have specifics in terms of time frame? No, not at this point. But for a quiet dinner atmosphere that would go on for a period of time, let's say until seven o'clock. Please do not hold me to that time frame. After that, more of a sports bar atmosphere. The sports bar, food offerings, wings, things that you would typically get in a sports bar. Then activities which would be more boisterous than what people would like to endure during a nice quiet dinner. What might that be? Could be live music, could be karaoke, could be darts, could be the installation of additional TVs so that people can enjoy and buy and watch sporting events. Again, these are all ideas. The specificity of it would come at a later point through the Board. Special theme nights offered during the dinner hour, such as maybe a prime rib night or an Italian night or a seafood night and those prices would be different than what would be offered during the dinner hour. We're not talking five-star dining here. In terms of price points for lunch we're talking somewhere in the vicinity of $7.99-$11.99 for lunch offerings, and the dinner range from $11.99-$16.99, brunch somewhere around $9.99. Obviously, the special themed events would perhaps be slightly higher than that $16.99 range that we're suggesting. One of the things that I think is crucial to the success of any restaurant here is advertising and that should be part of an agreement. The individual that comes in should utilize social media for advertising, trade journals, as well as local publications. The last three items going along with the hybrid model would be to offer optional catering, to offer home delivery to residents during the slower periods of time of restaurant operation, and to offer curbside service during operational hours. Those would be obviously negotiable and dependent on whoever comes in as a lessee perhaps to be able to offer that because we certainly don't want any of those things to detract from lunch and dining experiences of residents here in Lake Ashton. Our second recommendation is that we would like to see you keep the focus group active, active in terms of the development of an RFP and the lease agreement, possibly to conduct pre-interviews with any potential candidates, and to provide additional insight and knowledge to this Board and future recommendations as well. All of that obviously is dependent on the Board wanting the focus group to continue. Just as a note, with regards to the RFP and lease agreement the focus group did begin to discuss both of those issues and has some ideas. I'm not ready to present to you anything that we discussed because we quickly came to the realization it would be presumptuous of us to begin that process without the Board saying to us, yes, we want our group to continue. I'm going to apologize for the last part, I'm almost done, of my presentation because I want to read to you our conclusion which I believe emphasizes our collaborative thoughts, so if you'll bear with me just for a minute or two. The focus group's review of survey findings, research, and discussions confirm the need and desire for a restaurant-like establishment in the space at the clubhouse. It is the belief of this group that a restaurant can be successful with the right vendor/owner selected and with a viable contract that benefits both the vendor and our community. A candidate is one who believes and acknowledges that the primary stakeholders are the residents and works to meet their needs and desires. We believe the price points are important and should align with the amount that our residents are willing to spend and have indicated as acceptable and should not result in a lack of quality food or service. Outside business and catering should be encouraged and solicited to help sustain the business but not to the detriment of the residents' experience. We believe a strong, concise, and clear RFP and lease agreement written to encompass these findings and recommendations will ensure a successful venture for both Lake Ashton and the selected candidate. I'd like to thank the Board for allowing the focus group to be in existence, allow us to present our findings to you here this morning. There are members of the focus group who are here present as well as I believe some who are joining us via Zoom who are willing to address questions that you might have for us in a very open and honest way. Again, thank you for your attention this morning.

Ms. Wells: Thank you, Bruce.

Mr. Plummer: Before we get to the questions and considerations of other things as well, I'd like to take this time to thank all 14 of you who spent a countless number of hours in not only meetings and discussions and visiting other establishments as well but just in writing the report which was very concise and easy to understand. We appreciate that. Again, for the 14 of you, thank you and we'll continue with some discussion and questions at this point.

Ms. Carpenter: I have one just quick comment from the legal side. A comment was made that the group was formed with direction of the Board. Actually the Board was pleased to get input but this was not a formal committee that the Board agreed to set up a committee to take the input and there is a distinction. If a committee is formed where the Board has directed responses and issues, we would be subject to Sunshine law, etc.

Mr. Plummer: I believe that's exactly why we've titled it a focus group but not a committee.

Ms. Carpenter: Yes. Thank you. Just wanted to clarify that. Thanks.

Mr. Costello: Bruce, I have a couple of questions. Number 1, the places that you visited, how long have they been in operation at the time that you went to see them?

Bruce Collina: I was not one of the individuals who actually visited these two sites. I'm quickly looking through the information that's here and I don't have that. I don't know.

Rose Crognale: Hello, my name is Rose Crognale. I'm from Winter Haven side. I was pleased to be on the focus group. We did visit, it was called Cypress Lakes in Lakeland. The current people that are running that particular environment had been there for well over a year. Their price point for lunch and for dinner, were sandwiches, salads, things of that nature, none went above $10.99. We were pleasantly surprised with the quality of the food there and the service that was provided. They have only been there for a little over a year. The way that they function was: every day they had a lunch special and they had a dinner special, but the rest of the menu remained the same. If you didn't like lasagna but your husband did, there was something on the menu for you to choose from. I ordered a Philly Cheesesteak because I'm from that area and I have to tell you, they did a great job making it. Like I said, they were there a little over a year. The management group that was in there was only over a year. They're still functioning. It's not a public venue. It's only residents and whoever plays golf there and they're successful. They just showed us that it's a viable situation.

Bruce Collina: If I could answer that.

Mr. Costello: Sure.

Bruce Collina: It actually was not a management group, it was a community owned restaurant that the community hired a general manager and a food and beverage manager so they worked directly for the community. It was not a management group. The other operation has been in operation for four years.

Mr. Costello: For four years?

Bruce Collina: Four years.

Rose Crognale: Where was that?

Mr. Costello: They are owned separately I take it.

Bruce Collina: The other community, it was Four Lakes and the restaurant was operated by a restaurateur who gave a portion of his profits to pay for rent, etc.

Ms. Landgrebe: Rose did you visit? I'm sorry, Mike.

Mr. Costello: In speaking with either one of them, did either establishment come back to you with suggestions on what you should look for, what shouldn't look for as far as putting out an RFP for a restaurant?

Bruce Collina: I'm not sure those questions were asked.

Mr. Costello: Okay.

Bruce Collina: The big thing that was discussed during our focus group with both operations, was the necessity to have whoever runs it have a strong buy-in to the community and really listen to what residents want and their operation was predicated on information gathered from the community.

Mr. Costello: Good. Thank you.

Mr. Howison: Do you know how many households or residents were in either of those two?

Bruce Collina: I do. Cypress Lakes, there's approximately 1,602 homes and in Four Lakes, 378.

Ms. Landgrebe: Rose, did you also go to Four Lakes?

Rose Crognale: I did not go to Four Lakes but I have to tell you that Cypress Lakes was very forthcoming with information and I'm sure that if we were to approach them and ask them for some pointers on setting up an RFP, they would be conducive to do that.

Mr. Plummer: Did either of those establishments receive any financial support outside of what they charge customers?

Rose Crognale: No.

Mr. Realmuto: Cypress Lakes did not?

Rose Crognale: It did not.

Bruce Collina: Neither did Four.

Mr. Realmuto: They were not operating under deficit, is that correct?

Rose Crognale: That's correct.

Mr. Realmuto: I hate to use the word profit, but they didn't lose money.

Rose Crognale: No.

Mr. Costello: Did either one of them have a situation where residents were expected to spend a minimum amount of money in the restaurant at any time?

Rose Crognale: No. Not for Cypress Lakes.

Bruce Collina: I don't believe so.

Mr. Costello: Thank you.

Rose Crognale: I believe that the way that they set up their menu and the price point and quality of food and the quality of the service, drove the residents to use it more frequently. It's a shame that it's not open to the public, but it was an excellent venue and it can be done.

Mr. Costello: I don't doubt that it can be done. I recently went to a restaurant in Winter Haven that had just opened and it was excellent. I would go back again and I think that that's a big part of it. The better an operation you run, the more people are going to want to go back, which is only common sense.

Bruce Collina: The two ladies who spent the greatest amount of time at both of those establishments, said that they were very much willing to share information.

Obviously, it was during operation hours so they were limited in terms of how much time they could spend. They were exceedingly forthright in terms of answering questions and I'm sure if there were additional questions that we can't answer, again, if you so choose to continue with this focus group, then people in the group could go back and answer additional questions that you might have.

Mr. Costello: Did you spend any time with any Board members from either area other than the restaurateurs?

Bruce Collina: Not that I'm aware of. Unfortunately, the two individuals who visited are not here today, I thought they would be on Zoom.

Ms. Wells: One is on Zoom. I don't know if she's able to talk right now.

Mr. Costello: During the course of the time that you were there, I take it there were people in the restaurant?

Rose Crognale: Exactly. You know what, they did have things like karaoke, music, all that kind of things. During the day it was very well-suited. They also had a walk-up window for the people using their poolside facility. Pool goers cannot enter into the restaurant.

Ms. Landgrebe: That makes sense.

Rose Crognale: They had an open window, which we had that earlier and we have the patio. They had basically the same and they just put the food out. When they are at lunchtime, everyone at the pool was coming up, getting lunch and it was very well attended.

Mr. Costello: Thank you.

Mr. Realmuto: Do you have any recommendations as to what we should do as far as next steps to implement your recommendations?

Bruce Collina: Obviously, any decisions are the Board's. Our recommendation is that we would like to see you continue to use the group as a resource. So we would like to go back, talk about RFPs, talk about lease agreements. Bring boilerplate back to you for your consideration. I would say that will be the next step.

Mr. Plummer: This is my opinion, and not obviously the Board's opinion, but my opinion is that we should keep the focus group intact and keep them working. I think that, at some point, if they are going to work towards suggestions with RFP, etc., most likely a

Board member should attend that gathering, and I would gladly volunteer to do so, that's not an issue. If there are more questions, they can ask those and not have to wait for our next meeting to come around to get answers.

Mr. Costello: I would think that maybe, and I am not trying to interrupt you but maybe what we could do is like you said, have a liaison, work with them on an RFP. Take that, send it over to Jan, have her review it because it seems like every time you turn around, you can't do that by luck.

Ms. Carpenter: Yeah. If you are going to get to the point where they're referring documents, you should make it a formal committee and have it advertised and open to the sunshine. I mean, you're going from general community recommendations to Board input, so that required notice and advertising.

Mr. Costello: It's exactly what I was talking about.

Ms. Landgrebe: Why would we have them write the RFP?

Mr. Howison: They did not suggest they would.

Ms. Landgrebe: Not suggesting, it was implied.

Mr. Plummer: I'm sorry, if I implied that I apologize because they have suggestions about that.

Mr. Howison: They could give us some suggestions as to what could be included in an RFP, what were some stipulations they think would be critical, and I would assume that if they are just those types of things that we could avoid making them a committee.

Ms. Carpenter: If they're providing suggestions that the Board may or may not respond to or incorporate, then you probably can keep it as a community group, giving input.

Mr. Costello: Ultimately, we are the ones who are going to review it and decide yes or no. I mean, at that point, like I say, I would want it moved along as quickly.

Ms. Carpenter: Agreed. You just want to make sure that if they are giving significant input that the Board is going to incorporate, then the public has an opportunity to give them input. That's where the line is. You just want to make sure that if they're giving input, the Board here is discussing what they want to take and that the public has an opportunity to comment on it and give their input.

Mr. Realmuto: Can we do that by having them come back to us at our meetings, as they did here with recommendations though, the public has had a chance to hear and comment on it at the same time we do. Rather than having perhaps a Board member liaison answering their questions and essentially speaking for the Board, would it be more appropriate to have them come back to meetings to get that feedback in an open forum?

Ms. Carpenter: If it's pure feedback and they're not giving input on what the Board is going to be doing. Once the Board has opened the discussion, it's feedback, its community input, that would be fine. But if they are going to be making recommendations for the Board to consider, then you're getting into a committee that is actively doing Board business. It's a fine line.

Ms. Landgrebe: I would think they'd be making suggestions similar to how we did it for Focus 2025, we did not make recommendations, but we shared the findings and the Board was able to draw their own conclusions.

Mr. Howison: Bruce had a question. Go ahead, Bruce.

Bruce Collina: I'm understanding what the attorney is saying. We're certainly not looking to put together an RFP or lease agreement. I think our intent is more to provide some bullet points for consideration. I don't know whether that falls within the guise of the Focus group?

Ms. Carpenter: That sounds right. You're giving them the public input, so the Board has the views of the community while they're making the decisions. That sounds fine.

Mr. Realmuto: Yeah. To me, it sounds similar to any resident in the community getting up and speaking during public comment and saying they'd like to see XYZ in the RFP. It's along those lines, I think that's what you're suggesting.

Ms. Landgrebe: Right. Now I did hear Bruce share that one of the sites was only open to residents, and yet it seems like we've been saying, we want outsiders in to help support the residents. That's a different mindset. I'm not sure where we're at, but it may be too soon to know where we're at.

Mr. Howison: I will say that she referred to Cypress Lakes, it is only open to residents. I've had the opportunity to eat there because we rated the golf course and they feed your lunch afterwards. Cypress Lakes is out a ways, pretty far north of Lakeland, so there's not a great deal immediately around there, without fighting the traffic around the mall, north of town. I think that's one of the reasons. Secondly, it's a very active golf community, and the food quality and prices are good. I think we'd go back to if we ultimately offer a product to people that is of decent value, that they deemed to be of high quality and value, then people are going to come. Historically, that has had some inconsistencies, I'll put it that way. I do have one comment and I don't mean to sound overly critical, but from these numbers, the one question was; how often are you willing to support a restaurant in the clubhouse? And 40% said once a month, twice a week or more was 24.4%; and twice a month was 30%. When I used those numbers based on the number of respondents, not extrapolating, I come up with anywhere between 49-64 and 50 to 97 meals per month. I point out that there's only been three months since Metz took over since we've hit those numbers. March and April of '21 and March of '22. It's a high bar that we've got to get over. Just a point.

Bruce Collina: If I could comment on what you've just stated. Your first thought was in terms of quality and price point. The second are concerns in terms of numbers. I think, however, if we can establish an establishment that does have quality food, quality service, responsive to residents, that those numbers could be significantly more than what the survey reflects based on what these two particular communities have. They rely on their residents. As you pointed out, the quality of food, the quality of service, responsiveness to residents says a great deal about the success of those establishments.

Mr. Howison: The other thing I'll say is that at Four Lakes, the operator of the restaurant is the owner operator and chef. Remember it's a small community. Years ago, I had the opportunity to eat there, but it was before this guy took over. But again, they kept it small as opposed to a large establishment with a lot of overhead. That's how he's been successful from what I hear.

Mr. Realmuto: I would like to make sure that Lloyd's comments are taken to heart. I had the same concern in that the survey responses aren't borne out by our own experience and the guest counts basically. I think I've heard the gentleman suggests that perhaps the numbers can be even better than the survey indicates with the proper price points and quality of food. Again, we have had some pretty good months here during peak season. What we're telling you is the residents, I think, say they will support it. But they did not, those are hard facts. We have to exercise our duty and be skeptical of whether or not we're going to improve on those numbers there, whether or not they're realistic.

Mr. Howison: I will add that I went through and looked, so we had 44% and 35% full service and sports bar, but if you then took those and looked at the corresponding comments from those folks, pretty much everybody wanted the same thing that just came down to exactly what the focus group has told us. They wanted some casual dining and they want some options, but they want again a lower price point and they want servicing and quality food.

Ms. Landgrebe: I think we also have to remember, as Lloyd mentioned, Cypress Lakes is out there in the middle of nowhere. We've got a lot of fast food, I guess slash comfort food types places around. That's our competition as well.

Mr. Costello: The only thing there is that with good quality, with good service plus the fact that you don't have to leave the community, we've got to let people know that that's a big plus.

Ms. Landgrebe: It's a huge plus.

Mr. Costello: A huge plus. You don't have to leave the community. Somebody comes to see you. Let's go to the restaurant. Restaurant is right on campus, as my daughter would say. I believe it can be done with the right people as was stated before.

Mr. Plummer: Okay. A couple of issues here that we need to decide on. One is obviously continuing with focus group being up and operating and working within the parameters that they suggested. If so, do we want to continue that operation as it has been without a Board representative, which is fine as well. Just want to get clarification in which direction we're going. Then the next thing that I want to talk about is obviously, if we wait for them to do their due diligence and bring that to the next Board meeting, we're pushing everything down 30 days, 60 days. All of a sudden, you're significantly into the next calendar year and maybe pass some of your busy season. There are some things that we need to think about in that regard. If we want that to move, how to get that to move a little quicker pace than every 30 days a decision.

Ms. Landgrebe: What is our next workshop? Could we incorporate them into that?

Mr. Plummer: The next workshop is the 29th of August.

Mr. Howison: It's a joint workshop.

Mr. Plummer: It's a joint workshop. It is a joint workshop on the amenities, I suppose to where we can do the joint amenity and then break out and do one of our own following it. Same day or we're too time sensitive for that?

Ms. Burns: We should be able to if we confirm that today. I can't come in person but I could attend via Zoom call. It is a workshop so I don't think that will be a big deal, but I just have another meeting that afternoon.

Mr. Plummer: Obviously, if it is a workshop, all residents are welcome to come to a workshop and the focus group also can be at the same workshop when we can all talk about it openly in that regard.

Mr. Costello: I'll make a motion that we keep the focus group together that Christine work with them in order to develop things that we would like to see in our RFP and that we move forward with the workshop and try and develop it that way.

Mr. Howison: Can we do that with staff direction without a motion?

Ms. Burns: Yes.

Mr. Realmuto: I have a question on the logistics of the workshop. What I hear you saying, is we're going to have a workshop the same day that we're having the joint workshop that was previously primarily for the purpose of going over the draft joint amenity policy, just logistically, where do we intend to do that?

Ms. Burns: That was going to be my question. The joint workshop is at LA 2 at 9:30. I can't imagine it's going to be any more than a couple of hours. Do you want to schedule the workshop for this back here in the afternoon after lunch?

Ms. Landgrebe: Yes, please.

Ms. Burns: That way It gives you a little bit time in case it does run longer, it gives people time to eat and then come back here.

Ms. Wells: I would just have to move a group that's here at noon.

Ms. Burns: Well, maybe or something else.

Ms. Landgrebe: Maybe some focus groups can bring lunch. I'm kidding guys. Don't put that in the minutes please.

Mr. Realmuto: If it is a space issue, I don't know if it would be appropriate to be in the dining room space that is now available since there is not a restaurant in there.

Ms. Wells: We can do either.

Mr. Realmuto: Or we could move that group there. We have the spaces, that is the point I am trying to make.

Ms. Burns: So does 1:30 work for everyone? It gives you enough time to go to the joint workshop, get some lunch and come back. We will advertise for 1:30 at this location.

Mr. Plummer: Bruce, is the focus group clear on the direction that we discussed here today?

Bruce Collina: Yes.

Mr. Plummer: The workshop, will you have preliminary stuff worked on to bring and discuss with us at the workshop?

Bruce Collina: We will work diligently to have something for you.

Mr. Plummer: Thank you very much.

Ms. Landgrebe: Stan has a question.

Mr. Plummer: I know.

Stan Williams (Resident): Is there a regular meeting after the workshop so if you could maybe decide. If you get enough information at that workshop, you might want to make a decision to go forward, which will require a meeting.

Mr. Costello: We can't make any decisions at the workshop.

Stan Williams (Resident): That's why I'm saying you have to schedule a meeting after the workshop, and then you have to announce that.

Mr. Plummer: I think the reasoning for the workshop is to gather the information so that at the next meeting we can make a decision.

Ms. Burns: Correct.

Mr. Realmuto: There would only be two to three weeks until the next meeting, and I believe that what we'd like to come out of this with is, things that an RFP might include would be the primary. I think a workshop is appropriate. I don't know if we could go forward with that with just direction or if we have to wait for the next meeting, but it would be not a long time.

Mr. Howison: It would be the 19th of September.

Mr. Plummer: Any other discussion in that regard?

Ms. Landgrebe: No, but if we're going to look to them for the 19th or whenever the September meeting is to move forward, is it okay for Christine if they meet, or this committee sees a restaurant here that they're interested in, to encourage them to provide their information so that documents can be mailed to them as well?

Mr. Plummer: You can always gather information to send an RFP to in the future. If we find someplace that they like or whatever and they wanted to encourage them to do so, but the RFP will be also a pretty broad document that a lot of different restaurants can make proposals as well, but I don't think that would preclude that.

D. Update Regarding Restaurant Inventory *(requested by Supervisor Landgrebe)*

Mr. Plummer: You did the update on the inventory, correct? That was the next item on the agenda, but it's already been taken care of.

SIXTH ORDER OF BUSINESS Old Business

A. Discussion Regarding Joint Amenity Policy Update Draft *(requested by Supervisor Realmuto)*

Mr. Plummer: Next item will be old business regarding the joint amenity policy update from Supervisor Realmuto.

Mr. Realmuto: We provided the draft policy at our last meeting. It has not changed since then. The group has not met since then. We provided in a full month in advance of this meeting to provide the opportunity for comments and feedback and can discuss it as a Board, we also answered all the questions that had been asked at the previous meeting. What you have in front of you is the Joint Committee which consists of representatives from both CDDs ahead of you. We united on this and so now's your chance to comment and provide feedback and things you might want to see in preparation for the workshop that we're going to have as a joint committee.

Mr. Plummer: At this point, you have the worksheet in front of you that we can talk about here, but then obviously the workshop on the 29th is about that. Looking at Lloyd's paper from here, there's about a bazillion colors there, so I'm not sure what he's going to want to talk about, but he's got a lot of highlights there.

Mr. Howison: It's simple. I have a couple of questions. My questions are all around the suspension and termination process. In the early stages, it talks about notification of supervisors. So besides being notified, what role or authority do the supervisors have in dealing with those things? Then the second question would be, I understand that there have been a couple of occasions where disciplinary letters have gone out and there was a misunderstanding on the part of the individual that sent those letters out and those actions had to be walked back. So in those cases, does the Board review those and act upon those, and what authority does the Board have? I will couch that this did not occur in the Lake Wales side, but what authority does the Board have to address that thing and ensure it doesn't happen again?

Mr. Plummer: First of all, as you go through the steps for suspension or termination, etc., there it's obviously four steps, and I don't think there's adjudication until you get down probably just step 4. Everything prior to that is simply by staff. To answer your question, when the Board would get involved, I would think that would only end in the fourth.

Mr. Howison: The Board is notified in step 2. I didn't know if there was any other role or authority that the supervisors had at that point. For instance, if we felt that there was some overreach.

Mr. Realmuto: As Bob mentioned, that there is the notification, so if upon notification if you felt that there might be something that should be investigated or if there was an issue. That would be a problem to proactively become involved. It's not a requirement, it's just a notification. I will point out that I shared what is concerned about some of those letters that went out. Again, they were not in our CDD, so they're really not our purview or our staff. But there was at least one case where action seems to have been taken without consulting the alleged offending party at all. We have a role in developing these policies. If we want to make it a requirement that the alleged violator being at least interviewed or have a chance to respond before instituting the penalty beyond a day or whatever it says here for the initial one. That's something we would choose to insert into the policy.

Mr. Plummer: Quite frankly, in the past, and there had been some violations that have been handled by staff, that typically there is an interview process that they talk to not only the offending party, but anybody else that's involved in any incident that would require any termination or suspension of use of the amenities. I think there is an investigation that takes place by staff, so that starts with the beginning is, at any point, I assumed in the process, I'm going to assume this will be a legal question. But I'm going to assume at any point in the process if the individual wanted to come to the Board and ask the question and ask the Board about it, that is a prerogative to do so.

Ms. Carpenter: That's correct, and it may be something to put in here that in the brief written report, which will include interviews with witnesses and the alleged offender. The question I had, and this was the step 1, step 2, rather the first offense, second offense, it's not clear to me on what step 1 and step 2 is. Is it the first offense and then you go to the second offense? Just the change in language is not clear to me how you would handle issues.

Mr. Realmuto: Yeah. I do have a concern, and I was on the committee, that the wording confuses these things about the way it works. Christine, the question was about essentially why we changed the headings from first offense, second offense to step 1, step 2, it becomes less clear what those steps are about. I don't know if you recall anything from the meetings and would like to respond to that, or should I take that as a suggestion that they should perhaps change back for clarity.

Mr. Plummer: Taking it from an enforcement, perspective, Step 1 to me is the first step in any violation. Then if the violation is not rectified, you go to step 2, and if that's not rectified, you go to three and finally four, but when you read through this, it doesn't necessarily say that. It talks about a second violation, and then not only that, but when you follow the steps, it should be for the same violation. There should be a different process started for each violation.

Ms. Carpenter: I was reading it as separate offenses, that the first time something happens. The second time something happens. It doesn't have to be the same offense, but it could be the second time the same person has an issue. So I think that needs to be clarified.

Ms. Landgrebe: Well, and I think that's why they changed it to steps, and you could just not have that heading for the first offense, second offense to me meant separate violations each time versus it could be the same. It obviously is the same violation and here's the measures that they're taking.

Mr. Realmuto: What I'm hearing is that there is some ambiguity, perhaps some introduced by the wording change, but it can be interpreted in different ways. My understanding of how I read it was that it was for multiple occurrences of second or third occurrences of the same type of violation. Not a completely separate one, but I can see how we interpret that that's something you think needs to be clarified, or is it mostly that, no it should be clear when we're referring to the offense with the steps.

Mr. Plummer: I agree with Steve. To me, it's like four steps for the same offense. It's like the offense was committed. It was committed again and again, and then the fourth one is when you get to the final step. It's not necessarily a new offense, although it does talk about documentation from any prior offenses as well. So it is a little bit confusing whether you're talking about a particular event or a multitude of offenses.

Mr. Howison: That's a good point for the workshop.

Mr. Plummer: I think that's where it should be hashed out because we can say whatever is going on here, but we both have to agree on that across the Board.

Ms. Landgrebe: In that same category, I have a question beginning on Page 6.

Mr. Realmuto: Can I stop you one second? Because I don't think we have quite finished on this. Lloyd alluded to an event where perhaps the investigation that should have been done was not done. I don't know if what you may be alluded to was the same one that I'm thinking of. But Bob, to do just what you're saying is that someone goes out and interviews people. Again, there's at least one case I can think of, where that didn't happen. It happened to be with an offense allegedly occurring in Winter Haven with a Lake Wales resident. I did not go out seeking them, but the resident happened to talk to me about this, and what had happened, and it was clear no one ever reached out to him to get his side of the story, as he put it. So that's a concern.

Mr. Plummer: It's an operational issue that both the Winter Haven side and the Lake Wales side needs to take care of in their own house basically. We're not going to dictate obviously how Winter Haven is going to investigate their issues, and they're not going to dictate how we do ours, but each and every one from my perspective on the Lake Wales side should have an in-depth interview. If we're going to start suspending or terminating uses of amenities, you want to make sure you've got all your ducks in a row when you do so, but again, at any step, any resident who feels like they've been wrongly challenged should come to one of these meetings and speak up. I mean, this is where the final judication takes place, is in this committee or this Board right here.

Ms. Carpenter: That should be included as a final sentence.

Mr. Realmuto: I believe it is already, at least for the fourth offense or step. It's required to come here at that point.

Mr. Howison: Yeah, presented to the Board.

Mr. Plummer: This is a Supreme Court when it gets to the final step. But I think that the place to hash out some of these issues is at the workshop and not necessarily here because it's going to be across both planes, if you will.

Ms. Landgrebe: I agree with you, but it would be nice for the five of us to be on the same Board when we go to the workshop.

Mr. Plummer: I think we pretty much are. We know that it needs some language change and some more specifics to it, but I think that's something that should be handled between the two Boards and not just ours trying to do something separate.

Mr. Realmuto: Absolutely.

Ms. Landgrebe: I have one question under the suspension and termination at the first paragraph where we talked about termination up to one year. Do we want to open that up suppose there could be something that occurs where you might want to suspend whether it's a resident or someone coming to a function for longer than that. So is there a way to open that window up?

Ms. Burns: I've had a couple of these over the years. Generally, what the Board will do is suspend for a year and then give them the opportunity to come back and have another hearing and decided if they want to continue with the suspension or not, this is how I've seen that done in the past. I also have seen somebody ban them from the facility forever.

Mr. Plummer: What you're suggesting for is a termination of one year to life.

Ms. Burns: Usually, when you're talking about never being allowed to come back to this facility, you've committed a felony on District property and there's a police report.

Ms. Burns: You're not talking about you have to read it. Yes. So guess what it.

Mr. Costello: Christine, has this ever gone that for?

Ms. Wells: Just one incident with an outsider, that attended bingo.

Mr. Costello: An outsider, okay.

Mr. Plummer: I'm assuming if it's an outsider, our judication doesn't carry much weight there.

Ms. Burns: Trespassing with the police.

Mr. Realmuto: Yeah, I believe the committee did discuss this. You'll notice that paragraph that you are referring to with the top death. We actually deleted "all guests' privileges." I believe that this process is designed to make it fair to our patrons and our patrons are basically residents. It says nothing about guests. Guests have no rights. Frankly and we can choose to do whatever.

Mr. Plummer: If you have a problem with a guest, it's going to change from an in-house rules to a law enforcement issue, and you'll end up with a trespass and they'll be given notice not to ever enter the premises again. It's two different items if it's an outside person. Now, if you want to talk, guest. If you're talking guest of a resident as opposed to an outside person who comes to bingo, for instance. That's two separate situations because of his guests for residents, the resident is actually involved at that point.

Ms. Burns: Residents are responsible for the actions of their guests.

Mr. Costello: The only thing that opens up is that we're looking to bring people in from the outside for the restaurant. So we could have an issue there.

Ms. Burns: So let's say you have a drunk and disorderly in the restaurant. They are not a resident, they are not a guest of a resident. You would trespass them with the police and they would not be allowed to come back.

Mr. Costello: That's the same as a bingo person coming in.

Mr. Plummer: That will be a law enforcement issue. Are there other items that we need to go over today or should they all become workshop items?

Mr. Howison: This is a simple one and it's really, I think more a question for Jan. On Page 14, we have photos of events by using District amenities, patrons grant the District the right to use published photographs and or videos, which may be included in Lake Ashton media without their inspection or approval. Do we have any liability should those same pictures be used on social media by someone? So say that I take these photos at an event or we take those photos and we post it out on our Lake Ashton living site. I pulled that photo down. I put it out on social media.

Ms. Carpenter: Once we put them out, they are public records. They're open to the public. That is one of the reasons we're disclosing it.

Mr. Howison: Okay.

Ms. Carpenter: I did have one other comment on the lakes and fishing on Page 21. It may be wise to add a statement that the patron is responsible for obtaining any fishing licenses that may be required because we say they can fish.

Ms. Landgrebe: Isn't this private?

Mr. Costello: I thought it was in there.

Mr. Realmuto: Is that required to fish on a private pond?

Ms. Carpenter: I don't know which is why I'm saying if there were any requirements, and these are public.

Mr. Plummer: Well, I would say that the larger lakes are public lakes, so I'm sure they would require it. I don't know about your retention ponds.

Ms. Carpenter: I just want to make sure we're not granting permission if there may be some other requirement.

Mr. Realmuto: Just for clarification, we explicitly took lakes out of this so as not to confuse the issue. I realize it's still on the title. We need to address that, but I believe it was somewhere.

Ms. Carpenter: If it's a District and it is public.

Mr. Realmuto: Yet, it's no different than any of the rooms here, at the bowling alley. Yes, it's public and the public can get access by joining the CDD and paying the non-resident user fee, and gain access to that way. I don't see why the ponds would be any different.

Ms. Burns: Normally the ponds are a stormwater function. They are not an amenity.

Ms. Carpenter: Correct.

Ms. Burns: It's not a pond that you boat on. So generally, that's how they're handled in District policies and how you can say you can't fish on them if that's what you're looking at because they are a stormwater pond for stormwater use. It's not an amenity, which is how you can say you cannot fish on it to people on the outside.

Mr. Plummer: Taking that, what you're saying is if they are a private entity and not a public lake, you probably don't need a Florida license to fish in a private pond.

Mr. Realmuto: Sounds like we need to get an answer to your question.

Mr. Plummer: Well, we have a qualification here. What is it about 20 acres or more?

Mr. Howison: The FWC fishing license, freshwater fishing license on the FWC side, and coverage. It says private fish ponds. License covers fishing in private pond of 20 acres or more.

Mr. Realmuto: We do define a pond separately from the lakes or elsewhere. I don't believe we have a lot more than 20 acres.

Ms. Carpenter: Then let's just take the lakes out of the term then. Thanks.

Ms. Landgrebe: I'd like to go back to page 14 to the photos of events, that by using District amenities we give them the right to take photos. What if I am renting the ballroom, and I don't want photos taken by the District.

Ms. Burns: I would handle that in the rental agreement by saying that whoever is reserving the room makes that request, we can look into adding that into the rental agreement or something of that nature.

Mr. Plummer: You're talking a rental agreement from an outside concern, not a resident making a reservation to use the ballroom?

Ms. Landgrebe: A resident using the ballroom for a private function.

Ms. Burns: You would still have a rental agreement. A lot of times we'll get a request from an outside vendor about certain things they want added into the agreement and if we get that request, we usually run it by Jan if it's something that we need to add in. They will ask for identification or certain things and sometimes we can do it, sometimes we can't, I would just deal with that as an individual request and the rental agreement rather than addressing any amenity policies.

Ms. Landgrebe: Okay. Thank you.

Mr. Realmuto: Just so there's no mistake about this paragraph, that we're talking about grants, it grants the CDD, the District, the right to use these in District media only, so it doesn't grant the District the right to publish them on Facebook or any of that matter. It says, "To include in Lake Ashton media."

Ms. Landgrebe: Which is public, because we are a public entity.

Mr. Realmuto: Lake Ashton media is things like the LA Times or email blasts, anything else. Any of our other media that we control.

Mr. Howison: Once it's published it is public.

Ms. Landgrebe: Can we talk for a few minutes about outsiders who pay the annual fee to use our amenities? I know we should discuss this at the workshop, but I wanted to get a sense from our group. What page is that?

Mr. Realmuto: That's what I was about to ask you.

Ms. Wells: Page 4.

Ms. Landgrebe: Thank you, okay Page 4 towards the bottom, non-resident members. I know currently the fee is $4,000. I know there's a process to go through if we wanted to change that number, and I realize that no one has to my knowledge, utilized that. If we look around us, there's hundreds and hundreds or more homes coming up, and we have beautiful amenities here and it could potentially occur that folks want to use our amenities because of our lovely setting and how we maintain everything versus what may or may not be available to them in their community, that's where I'm coming from with this question. I'm not sure if $4,000 is enough considering what our own residents pay, considering the fact that that $4,000 is for two people and their guests. I have concerns with that, so we give them all the things, we give them all the amenities then as a resident.

Ms. Burns: I can tell you it's significantly higher than what most in the area are, you have to do a lot more amenities than a lot of other communities who just have a pool. I think the reason this was chosen is because usually what you would be lining up with what a resident would pay for an annual debt and O&M assessment and that's in line with that. If you start getting much higher than that, I think you could. If somebody wanted to challenge and say it's unreasonable, you could give them the case for that, but, I mean, at this point, nobody is taking advantage of that and if you start to have additional requests where let's say you have more people and you need to hire more security or have more janitorial, then you could look at increasing in this time. But I think at this point it's fairly reasonable for what you would see in CDDs across the board, and to this point, nobody is taking advantage of it. To increase it significantly more than that, you may be opening yourself up to some protests where there's really no concerns because nobody's taken advantage of it at this point.

Ms. Landgrebe: I hear what you're saying. Is there a way to minimize them for that $4,000, that it doesn't include gas, or it not being for two people because now you're talking it's $2,000 a couple or less if they bring four guests, six guests or eight guests.

Ms. Burns: Generally, when you pay that non-resident user fee, it gives you the right to use the amenities as you are a resident. So if you have, for example, a lot of facilities that if you have a pool you can bring up to two guests per household, it would give you the opportunity to bring two guests per household just like a resident.

Mr. Realmuto: There are protections around guests that's almost a separate issue. As staff has repeatedly directed us the fee needs to be kept reasonable and justifiable in comparison to our O&M assessment and our bond assessment basically, and if you look at it, I think we're getting pretty close to the limits of what we could justify. I agree that it needs to be reviewed as our assessments go up, but I think we're still within that, so it was raised not that long ago actually it was in the last six months or so.

Mr. Plummer: Obviously, it is something that we can revisit at any time if it becomes an issue, but at this point is not an issue. So let's see when if it happens if we need to. Any other discussion or any other items in the amenity policy? Hearing none. We'll move on because the only thing we are going to do is go to the joint workshop on these on the 29th.

SEVENTH ORDER OF BUSINESS New Business

A. Public Hearings

I. Public Hearing on the Adoption of the Fiscal Year 2023 Budget

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

Ms. Burns: Can I say a couple of things for the record here?

Mr. Plummer: Go right ahead.

Ms. Burns: This public hearing was advertised in the paper in accordance with the Florida statutes. We also sent mailed notice to property owners within the community as well, just for the public's information, we also sent the required copy of the budget to the city at least 60 days prior to this hearing. The first thing we need to do is take a motion to open the public hearing.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns: Any public comments? I see none.

Mr. Realmuto: This is everyone's chance to weigh in. This is going to affect your assessment this year one way or another.

Ms. Carpenter: Did you receive any by mail or email?

Ms. Burns: We did not.

Catherine Schlep: My name is Catherine Schlep, and I live on Turnberry. I'm very proud that you guys have done the focus group because to me the restaurant is very important. The biggest things that I have been disappointed by is the menus and the price. I agree with the focus group. If we get something that's more reasonable, I think more people will come to the establishment. I'm very happy with the focus group. Thank you.

Mr. Plummer: Thank you.

Ms. Burns: Any other public comments on the budget?

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Closing the Public Hearing, was approved.

a) Consideration of Resolution 2022-07 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds

Ms. Burns: Resolution 2022-07, adopting the District's fiscal year 2023 budget and appropriating funds is included in the package as requested at the last meeting. There are two versions of the budget, one that proposes a $200 per lot increase and one that proposes a $300 per lot increase. Steve, do you have anything you may add?

Mr. Realmuto: Sure. First of all, for residents benefit and supervisors for that matter. The very first agenda packet included an earlier version of the budget. I just wanted to be sure everyone's looking at the right one. I believe the agenda packet was updated. In fact, it was updated on Friday. If you're looking at something that you pulled earlier than that, it's not quite up-to-date. There were some corrections made to that. I am going to be proposing at least one additional correction today. As long as everyone is looking at the right one, our budget is essentially two budgets, our general fund budget and our capital project fund budget. We've been through this before, so it's not my intent to go through it line by line. We've talked a lot about funding our capital reserve fund. I just want to point out the line from the general fund that determines how the capital project fund is funded. If you look at page 2 of the general fund budget, down at the very bottom, below total expenditures, total other sources and uses. There's a number there on the right under the proposed FY2023 budget of negative $455,901. That essentially is the excess where if we follow this budget exactly, that's the excess we would have from the general fund at the end of the year to fund. I'm looking at the three-year version, but the $300 increase version, by the way if you are having trouble following along and they can only do one at a time. It's the same on both budgets. It is that line item from the general fund that is available to fund the capital project fund at the end of the year. That's how our spending choices affect the capital projects fund. I just wanted to point that out. Then we have essentially two budgets we're considering, one is an increase of the amount we've advertised of $300. It would raise, I believe on a net basis, $2,055,000. There is another change that was made recently and that was a change to the number of lots in the assessment. I've gone over this in great detail with Jill. Essentially, those were lots that were transferred with the golf course purchase, so they were taken off the books. It doesn't actually change anything, we haven't been being paid an assessment for those lots since we transferred the golf course. It's just that we weren't accounting for it properly. It changes the numbers and the budget because of the number of lots, but it doesn't change what we've been collecting versus prior years. Basically, we have 962 homes, each of which pays that lot assessment and the developer for each remaining property in the community of Lake Wales is assessed for a total of 12 lots, the golf course property is not subject to assessment. Although it changes some of the numbers, and quite frankly, you'll see there where we're using less money basically, it means that we can expect to collect approximately $6,100 less. The numbers do change in the budget. It's one of the many challenges we've had and the reason why the increase is necessary. Hopefully that explains that. It does change the numbers and the budget. It doesn't change versus what we've actually been collecting versus the prior two years. I hope that's clear. If anyone has any questions about the general fund or other concerns on the general fund, I invite them now.

Mr. Plummer: Any questions?

Mr. Realmuto: That was on the general fund. But that brings us to the capital projects fund page of the budget. When you first came out, I left in each of your places a version of the capital projects fund budget for the $200 option as well as the $300 option that incorporates the most recent invoices from the restaurant. These are the invoices we hadn't yet received at the last meeting, but have now received. They were not in any prior versions of this budget. This is something new today that I'm presenting, so the Board has the most up-to-date information. Those amounts are under review and we're trying to reconcile them. But if we should go ahead and pay those amounts down at the bottom of the rejected next two months, I've highlighted these in yellow and is in copies the supervisors have. Under capital reserve, this is the transfer out from the capital reserve to the restaurant enterprise fund that had been previously estimated at around $13,000 based on prior invoices. We have invoices for $44,431. That's the one number I changed, and that follows through to all the other numbers. We haven't really dealt on the objective next two months. Basically that means we're spending from the capital projects fund under the total projected up to $187,261. That will leave us with a balance in the capital projects fund at the end of the year, again, assuming these projections are correct, $273,754. That number gets to that. That's our total projected for this fiscal year at the end of September. That number, the $273,754 becomes essentially a beginning balance in our capital projects fund for the proposed FY 2023 budget. You will see that number at the top as a carry forward surplus for proposed FY 2023. Capital reserve transfer in is what essentially this budget and if the numbers don't match, it's because I'm looking at the 200 versus the 300. The bottom line is at the end of FY 2023, total revenues would be into this budget and I guess it says the $200 I am looking at this is the first place the numbers change, by the way. The $200 increase at the end of FY 2023, we would have $640,000 in the capital projects fund. With $300 increase, we would have $730,635 in the capital projects fund. Then if you look at the table on the bottom, the FY 2022 numbers, for the most part didn't change except that this is a table that attempts to project where we are in the capital projects fund in the years going forward. Interest was not being taken into account, so I added that line there. That doesn't make a huge difference, but it is a difference. Because of that increase in restaurant expenditures, that line that's highlighted changes. Again you see there at the end of FY 2022 again we'll have a balance of $273,724 and I basically filled in the table with realistic numbers going forward, so that we start with the beginning balance and then we put in realistic expenditures. The previous version of this fiscal year had expenditures like $20,000 and clearly, every year we spend at least $250,000 for the capital projects fund, so I inserted that going forward. Basically, that's what you can expect to wind up looking at the ending balance of each of those fiscal years. They assume that FY 2023 matches the budget projections and that after 2023, where the amount that you would be funding, the capital projects fund with is either $365,000 with a $200 increase in the assessment or almost $456,000 with a $300 assessment. The number I plugged in for future years was $400,000. That can be done, I think without an increase. If we have $300 assessment increase this year, it would probably require another increase next year if we went with the $200 assessment. I wanted to give you an idea of how this affects us in the years going forward, I realized we got settled on a number from the research study. That's a future discussion, but we have to make a decision today and what we want to do. Here's all the information that we have to answer questions.

Mr. Plummer: Any questions?

Ms. Landgrebe: It is quite a bit to digest. But when we're looking at capital budget funds, we approved certain things a while ago. Do we need to revisit them before we adopt a budget to say, hey, let's implement additional funds towards them to cover inflation or whatever?

Mr. Plummer: Obviously, anything that we have done capital project wise and has not been completed, you can stop at any particular time. There's nothing that says you've got to continue forward with it. The exception being what's going on, on Berwick today, that's in motion. That's obviously going to be something that's done. But if it's a project that's not started, you can always stop this. I don't know that we need to revisit that today before we approve the budget. Because you can change it.

Ms. Landgrebe: You're talking about things for '22 that we haven't done yet?

Mr. Plummer: Correct.

Ms. Landgrebe: So we need to figure that out, right?

Mr. Plummer: Not to do with budget, no.

Mr. Realmuto: I'll point out that we updated the projected. That's the most recent information we have. That's the best we can do.

Ms. Landgrebe: For '23 do we need to consider increasing any of those?

Mr. Costello: How are we going to determine what we're going to use as an increase? Like what Bob said, a lot of these projects that we've put in reserve, they've never been done. They canvas, I think outside. Just different items that I guess you could say go on a wish list and then as time goes on, you somewhat lose traction. To try to determine where we could go with increasing, it's just too much what we are going to use, give me a number?

Ms. Landgrebe: Okay. For instance, I know Matt is going to talk about chillers for the pool. Is that going to go in '22 because for funding are going to look at it and add it to '23, it's nowhere right now. I'm trying to understand since I'm new.

Ms. Burns: It would depend on if the Board approved it. We would have to do it right away.

Ms. Landgrebe: We are trying to approve a budget for '23 now.

Ms. Burns: But you're always going to have expenses that are incurred after the date that this is adopted.

Mr. Costello: If you look at most of the invoices, or the projections that we receive from companies, most of them say that it has to be done within 30 days. Some of them I think have cut back to 15 days and 10 days to project what you're going to see in inflation. Right now at any time it's really hard.

Mr. Realmuto: You'll notice most of the numbers that we have here are rounded to $200 and that's because we don't know exactly. I think for the most part we've tried to take into account inflation. We can't possibly know, so we can only use the best information we have.

Mr. Costello: When most things are approved, they're always approved with a not to exceed. Due to the fact that as you start going into the project, all of a sudden you find out that, you want to do XYZ, but first you got to do ABC and you didn't put the money there, so it is hard.

Ms. Landgrebe: Then are we saying that with a $300 increase that that would allow us some flexibility as the needs come up or the projects that we've approved come up, it will give us the ability to fund them with an 8% inflation rate

Mr. Realmuto: Within the parameters of the budget, we have that $455,000 excess. If we adopt the $300 assessment increase, it will reduce that. I would hope that to the extent we went over the budgeted amounts on some items, we'd be looking to reduce them or not spend in other areas to balance the budget. That's what each of us do in our own households.

Ms. Landgrebe: Right, but that $400,000, also we need to push some of that out to help fund the future, correct?

Mr. Howison: He can't hear anything, get that microphone closer.

Ms. Landgrebe: Okay. Is that a reasonable question?

Mr. Plummer: I think your question is reasonable. I think that there's a lot of missed numbers in that we don't know what the future is going to be holding and what it's not going to be holding. One of the big things in the future that we've talked about at length is the street lights. We don't know exactly where we're thinking about going there either. I think that you're trying to get to do a projection on some pretty unknowns, and I think that we're better off to deal with what is known at this point and try to save the dollars, get the most bang for our buck into the long-term reserves.

Mr. Realmuto: Good point. It's not just inflation then, quite frankly, these projections are only going to be good for literally I suspect a matter of minutes until we've approved some of these quotes, that are coming to us later in the meeting. But again, I know none of us have a crystal ball and it's not something that you revise every time you change it, it's going to get worse.

Ms. Landgrebe: We are trying to prepare for a rainy day, so to speak.

Mr. Realmuto: I think we know where we're at. We've got two proposals on the table in front of us, one for a $200 increase, one for $300 increase. I think we're at a point where we can motion to go one direction or the other.

Mr. Costello: Christine has a something.

Ms. Wells: Just looking at the budget under repairs and maintenance for restaurant. I know historically we have covered repairs and maintenance in the restaurant and there's a $0 amount allotted for fiscal year 23, which would take us to September 30th, 2023. Do we want to put any amount in there contemplating we would move forward with that?

Ms. Burns: I think once we have a decision, a lot of the time there are categories that come up. We would just add that category to the financial and then you'd allocate the costs to there.

Mr. Plummer: Once you know what the total is, you can move the numbers around inside the budget to where they fit.

Ms. Landgrebe: Even though we do have some equipment in the restaurant that's pretty old and on its last legs.

Mr. Plummer: You could still move it around from line item to line item.

Mr. Realmuto: Not only that in this capital projects fund we included $16,000 for restaurant.

Mr. Plummer: That's in the capital.

Mr. Realmuto: It is. We moved it from the general fund to the capital projects fund. My point is that this equipment is actually included in the main budget.

Ms. Wells: What about repairs and maintenance?

Mr. Realmuto: Yeah. That is zeroed out from the general fund.

Mr. Plummer: I will entertain a motion in one direction or the other.

Mr. Realmuto: I've already said only to reiterate that I believe the $300 increase means there is a chance we won't need to increase it next year. A $200 increase would mean unless we're really good at expense savings, and I added that to the agenda as another topic, but unless we're really good with that, chances are we would have another increase coming next year.

Ms. Landgrebe: Well, I'm not willing to make either of those statements, but I will propose a $300 increase.

Mr. Plummer: Thanks for the motion.

Ms. Burns: It would be a motion to approve Resolution 2022-07, adopting the budget with a $300 increase from Debby.

Mr. Realmuto: I want to be clear that that motion includes the changes I proposed to the capital project fund.

> On MOTION by Ms. Landgrebe, seconded by Mr. Plummer, with Ms. Landgrebe, Mr. Plummer, and Mr. Realmuto in favor, and Mr. Howison and Mr. Costello opposed, Resolution 2022-

> 07 Adopting the District's FY2023 Budget and Appropriating Funds, was approved 3-2.

II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns: Next, we have our public hearing on the imposition of operations and maintenance special assessments. This is a separate public hearing that will impose the operations and maintenance assessment based on the budget that the Board has just adopted as well as the debt assessment. So all we're doing here is approving the tax roll that is included based on the budget that the Board just approved. But it is actually by statue a separate hearing. Just to confirm as well, that it has been advertised.

Mr. Plummer: Do we need we need a motion?

Ms. Burns: We need a motion to open this hearing.

> On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, Opening the Public Hearing, was approved.

Kathy Fields (Resident): Hi, my name is Kathy Fields. My lot number is 1030. I spent some time looking at one of the budgets. It wasn't the final one. I did not have an opportunity to look at the final one, I was not sure that it was sent out to the public. I would like to get the final copy if I could, please. But I am concerned with the $300 increase because it was never explained why it's going up $300. I know we have inflation, but is part of it due to the restaurant? And if it is due to the restaurant because you did go through how much we did spend on the restaurant, will this assessment go down next year because that is a one-time expense and you should not be incurring it again. So my concern is with the $300, you're just going to keep it again and again, but for what purpose? Is it for it to be an increase to reserve or is it a onetime thing for the restaurant to cover costs of the loss of the restaurant?

Mr. Realmuto: Let me take the first stab at that. We've had a lot of pressures on our budget, but let's not kid anyone the deficits that the restaurant has created in the capital projects fund is the largest by far, you see that it was almost $400,000. So that is most of it but quite frankly, inflation has had an effect particularly wage inflation. Some of the biggest increases in our general fund budget for FY 2023 are 12%, basically, for our staff. That exceeds the normal, roughly 5% increase that there has been in the past due to the increased cost of health care, in my understanding. I don't know if there are other reasons for that. Jill might be able to elaborate. But we've seen an even larger increase in average security outlay of over 19%. And again, that has to do with minimum wage and inflation. So inflation clearly is responsible for a piece of that particularly going forward and what we're concerned about with the capital projects fund having been depleted so far. And by the way, this is water under the bridge, it happened a few years ago but we also expended out an unplanned expenditure out of the capital projects fund of about $230,000 for the acquisition of the golf course. All of those have left the capital projects fund woefully underfunded. That's my take on the reasons for this.

Ms. Landgrebe: Let me also add. If you go back to the agenda two months ago, there was an extensive document included regarding the reserves study. In there that takes a longer range look at what is going on and there's a lot of things, not just the golf course, bridges, ponds, that been added to the community's responsibility. There are a number of other items included there that shows that consistently we've included or added more things to the community but not updated necessarily the reserves for future. So when looking such as streetlights that we currently lease and may be looking to purchase when those leases come up. So there is an extended look that where things could start going into the red. That was two months ago. Last month, we discussed that document in greater length and it goes into a number of those explanations. Some of that may also help understand. I know it helped me and then going to look because it's not just our short-term event budget items, but longer term and even longer term. So I hope that might help too.

Mr. Realmuto: I just want to come back to your question because I think I forgot to respond to one part of it. The part of your question that asked, is this a one-time increase? I want to point out that the $300 increase, I think raises roughly on a net basis, $250,000. You see that the restaurant deficit alone was almost $400,000. So clearly that would not be enough to cover it in order to get the capital projects fund back up to where it needs to be even without the increased expenditures contemplated in the reserve study that I just spoke about. No, I think it would be unrealistic to assume that it will go back down.

Kathy Fields (Resident): Okay. So you're saying that the restaurant is going to deplete our capital budget by $400,000.

Mr. Realmuto: It already has.

Kathy Fields (Resident): It already has. We're already at left of what? $300,000 at the end of this year?

Mr. Realmuto: With the budget we just adopted, I believe contemplates exiting with a capital reserve balance of $273,000.

Kathy Fields (Resident): And next year taking into consideration for the $300 increase, where are we going to be at the end of the year?

Mr. Realmuto: The end of FY 2023?

Kathy Fields (Resident): What would be the surplus from the general fund into the capital fund?

Mr. Realmuto: What I'm showing as an ending balance because it includes interest is for $473,205.

Kathy Fields (Resident): Okay. But we haven't determined yet where we would like the capital fund to be for future contingencies, that's still under study?

Mr. Realmuto: There's several versions of the reserve study, but that is probably a minimum. It's well below where it's been in previous years, I can tell you that and there were major projects that come up with the road repairs that we just started today. I think we need to be sure there's money available to do it when it needs to be done.

Kathy Fields: So we can safely assume that this $300 increase will stay in effect for future years, because there will not be a decrease?

Mr. Howison: It's unlikely there will be a decrease anywhere in the next couple of years at least. And as they both said a lot depends on the reserve study which we've undertaken already but understand that when we do this, it's a forward-looking document and we have a responsibility to fund the capital reserve into the future years. As we look down the road three to five years, it should be in pretty clear focus, but as we looked down to 10 years, it gets a little fuzzy. Well, this reserve study goes up 30 years. Obviously, it's anybody's guess what 30 years looks like but we use standard planning parameters that have been defined by professional organizations, and that's what we apply. So to your point, it's unlikely that the $300 would go down unless we pull a rabbit out of our hat.

Kathy Fields (Resident): Thank you very much.

Mr. Realmuto: That said, thank you, Kathy, for those insightful comments, you did great. Just discussing the budget with you has been a great help to me. I just want to say that although we've answered honestly, I think, and that the $300 is not likely to go back down, I would like to see this Board get out of the mode of thinking everything we authorize an expenditure for needs to come out of the assessment. As I mentioned, I had an agenda icon on here for expense savings opportunities. I think we've got to start looking at tightening our belts and looking everywhere we can to save on expenses and see some of it come from there as well. That's what will minimize future assessment increases. The motion before us is to set the assessment. This isn't where the assessment is really set. When the assessment is set it is with every vote, we take to expend funds. That's where the real decision is made because we have to cover that expense. So it is when we vote to spend money on something that eventually it comes back and when we're forced to raise the assessment. Thank you.

Mr. Plummer: Are there other people?

Maxine Ritter (Resident): My name is Maxine Ritter. I live at lot 393. And what I am hearing you say is that you are voting for the $300 increase so we don't have to increase next year. I understand. My concern is that I have an extra $300. It's mine to spend. If we are really concerned about limiting expenses, maybe we need to increase the assessment the amount that works for us, which $200 seems to work for us at this next year and then look at it again in another year. There's no harm in doing another assessment next year. But once we've increased it, $300 it's increased $300. I think that's human nature that if you've got x number of dollars, you're going to spend x number of dollars. For the most part it limits your ability to budget more frugally. It's what I'm saying about the whole thing, there's no harm in increasing the assessment again and we have no way of knowing whether or not inflation is going to continue to go at the rate that it is, but that it's trying to pull back on inflation and with the recession that's coming, that will help pull back inflation. We may not, in fact be in as dire straits next year as we are at this time this year. I'd really like you to think about whether or not you might want to do two assessments instead of doing one that might not necessarily be required in the future.

Mr. Howison: Thank you for that.

Mr. Realmuto: I just want to clarify. It's only with my personal opinion saying it's my hope that it's less likely that an increase would be needed next year. I intend to hold fast to that position is I'm justified on savings and expenses.

Mr. Plummer: Thank you. Are there any other comments? Seeing none. Motion to close the hearing?

> On MOTION by Mr. Howison, seconded by Mr. Costello, with all in favor, Closing the Public Hearing, was approved.

a) Consideration of Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns: So unless the Board has anything else, it would just be a motion to approve the resolution adopting the assessment roll.

> On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

B. Consideration of Resolution 2022-09 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023

Mr. Plummer: The next item on the agenda is the consideration of Resolution 2022-09, designation of regular monthly meetings, date, time, and location for the fiscal year 2023.

Ms. Burns: The schedule that is in your package is the same as the current one. Just a couple of days were changed due to the holidays.

Mr. Plummer: Am I correct that the November date was moved to a later date to get the amount of time between the election and the meeting?

Ms. Burns: That's correct, and to take out the week of Thanksgiving.

Mr. Realmuto: Quick question before we take a vote on that. Is the intent to adopt the joint amenity meeting schedule at the joint meeting that is coming up or would that be done now?

Ms. Burns: We put that on the agenda with the date and it is the same. It's a quarterly schedule that rotates but with the same month we did this year. So it's going to be out there. But yes, it's on the joint agenda.

Mr. Realmuto: Okay.

Ms. Landgrebe: Then I have a question too, did we want to add any workshops?

Mr. Plummer: Typically, we schedule the workshops as we move along and we find the need to do so and not do them as a regular schedule.

Mr. Realmuto: Could we save money by anticipating the need for those workshops and advertising them on the same notice?

Ms. Landgrebe: Like all at once, you mean?

Mr. Realmuto: Yes, instead of a separate notice going out for a meeting we scheduled just a month or two prior.

Mr. Howison: Do workshops have to be advertised?

Ms. Burns: They do. Every time you place one, the cost of that averages.

Mr. Realmuto: But if we place it and include it in this notice, will we need to place it again?

Ms. Burns: I just want us to point out that your schedule is based on the number of meetings you have, your management fees and things are based on the number of meetings that you have and if the intention is to add four workshops a year, that are on different dates than regular meetings that may be something that would impact other budget line items as well.

Mr. Costello: Under normal circumstances, we have one, only for the budget, which is usually in April, May, or somewhere in there. But it's not a common occurrence that we would have a workshop but, I mean, this is something that simply came up.

Mr. Realmuto: But the budget workshop is certainly one that we had anticipated. That's the one that might benefit from having the time. The joint workshop we're doing is being done at the same time as the joint meeting, so that's not costing us anything extra.

Ms. Burns: Correct. That was in place of that.

Mr. Realmuto: It's just getting the notice out there for it that I'm interested in doing just to save whatever that cost, again a couple of $100 here, a couple of $100 there they add up.

Mr. Costello: Well, we schedule workshops at meetings, so can't we just at a meeting if we should schedule a workshop, just put it in there?

Ms. Burns: We just placed the annual meeting schedule so, if you wanted us to add the workshop.

Mr. Howison: We do the budget workshop in April or May?

Ms. Landgrebe: When do we do it, Christine?

Ms. Wells: It's usually April.

Mr. Howison: Okay, we've got a meeting on the 17th of April. The following Monday is the 24th, if we wanted to the do that. Or could we do the workshop following our regular meeting on the 17th?

Mr. Costello: Well, I don't think we did that this year.

Ms. Burns: In years past, we used to do it in place of the April meeting. We used to just hold the workshop and usually didn't have a meeting, but in the last couple of years, we've done it all.

Ms. Landgrebe: You can make it as part of your meeting, if you'd just decided, in April, you`re going to have a very limited agenda to talk about the budget, you don't have to make it a workshop, you can just make it part of the meeting.

Mr. Realmuto: I think that makes sense if we notice it, so it gives the option of having a workshop on the same day as the meeting on April 17th?

Ms. Burns: We can put it as a workshop at 9.30 a.m. and the meeting at 10. As long as it is starting after.

Mr. Realmuto: You might want to give out at least an hour.

Ms. Burns: As long as it is starting after the advertised time. It just gives us the ability, there's nothing on that agenda other than minutes and public comments that we would not have to essentially sit around and wait as long as it's after the advertised time from an advertisement perspective, we're okay.

Mr. Realmuto: I'd like to suggest that we advertise the workshop at 9:00 a.m., and the meeting at 10:00 a.m. I realize it's a half-hour earlier than we normally start, but as you say, in case we choose not to have it. Or does that not work for staff getting here?

Ms. Burns: 9:15 a.m.? I drop my son off at school at 7:45 a.m., so it's just cutting it close.

Mr. Realmuto: 9.30 a.m. to 10:30 a.m. works as well. That means we can't have a regular meeting until 10:30 a.m.

Ms. Burns: Correct. Right. If you are advertising at 10:00 and we start at 10:30, that's fine if it takes an hour. That was my suggestion to doing it earlier.

Mr. Realmuto: Okay, I understand how that makes sense.

Mr. Plummer: I think the workshop should follow the other meeting hence as opposed to the other.

Ms. Burns: The Board meeting is at 9:30, and the workshop is at 10:00.

Ms. Landgrebe: If it's 10:30 or 11:00, that's okay.

Ms. Burns: Correct. The only thing is if something comes out of the workshop, you can't vote on it if you go that way.

Mr. Plummer: But it's a budget workshop.

Ms. Burns: Correct.

Mr. Plummer: Okay. It's been long enough. I might have to amend the motion, do you want to amend the motion?

Mr. Howison: Yeah, I'll let Jill.

On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, Resolution 2022-09 Designation of Regular Monthly Meeting Date, Time, and Location for FY2023, was approved as amended.

C. Discussion Regarding Expense Reduction Opportunities *(requested by Supervisor Realmuto)*

Mr. Plummer: The next item on the agenda is discussion regarding expense reduction opportunities. Steve?

Mr. Realmuto: Okay. I put this item on the agenda, right? I do not have a printed list, but it's essentially a report on things I've been working with Christine on and other opportunities, but I wanted to get a sense of the Board on this before we go on. What motivated me to add this to the agenda was, quite frankly, I feel bad about hitting our residents with the scope of the increase that we did of 15%, which clearly is going to have a negative impact on some of our residents, particularly those that are on fixed incomes, I'm very sensitive to that. I do think it was needed, but I think if we're going to assess our residents for a 15% increase, it behooves us to do everything we can to look for ways of saving money, that's the other side of the equation. I've been having all of the invoices and basically every dollar that goes out of the CDD, I get an email about it, what's going out. Just recently after the last meeting, I started scrutinizing those invoices in great detail. I sat down and talked to Christine about some of this and kudos to her, and Matt, but especially Christine for working with me on this and they've done a fantastic job, identifying errors on bills, things like charging a sales tax that we shouldn't be charged for, errors and duplicates, being billed for things we shouldn't be billed for. That applies to some of the lighting invoices, brackets, and extra lights that don't exist. We're pursuing all of those and at a particularly busy time to the best of our ability. Things like changing the refuge pickup schedule and the amounts we pay there. I don't know if supervisors are aware but there are actually two bills we get. We were billed for on a pickup schedule of twice a week, $800 a month for the recyclable's container, and then an additional $400 a month for the refuge container. Now, two questions come to mind. One, after the restaurant was no longer here, can we reduce the schedule? That's the easy one and I just heard this morning that we had done that. The other thing I did not realize we're paying twice as much for the recycle container as we are for the trash container. I realize it's a good thing to do for the environment, but assuming it's actually being recycled, I won't go there. But is the Board on board with doing things like perhaps considering eliminating that and therefore saving a lot of money. That is the savings of a year, we're at close to $10,000 a year. I don't know whether the size of the container for the refuge needs to go up or not, but we can look at those things. The point is, it's things like that, that can save an awful lot of money. That one is probably one of the bigger dollar items, but even little things, for example, we provide free disposable cups, lids, and straws near the bathroom on the east side. I recently saw an invoice go by for $300 for just cups, so I asked how much we spent in the last year, I believe, and that person in front of me was saying, it was right around $1200 that was spent in the last year, essentially on disposable cups.

Ms. Wells: It was probably a little bit more than that, closer to two.

Mr. Realmuto: Close to $2,000 cups, lids, and straws. Here's a little way for this Board to demonstrate its commitment to lower expenses by directing stuff to no longer provide those for free. I like being able to have a cup available to me too, but nothing stops you from bringing refillable bottles and filling your water from the filtered water that we do provide there. I'm not proposing eliminating that but can this Board get behind saving $2,000 a year by asking staff to no longer provide those disposable cups? That's one immediate one I can make. The other thing I was going to ask is the sense of the Board on utilizing staff time to help go through some of these invoices and back-and-forth with the various agencies like TECO. Is there interest in pursuing this and bringing them back into the Board? Those are the two things. Those are examples that there's more to look at with everything going on out there.

Mr. Costello: One of the things that we should be looking at is that I believe the air conditioning is on all night long here. This is a fairly big building. We should have thermostats installed that drop back probably at 10 o'clock and then come back on at, let's say, 6:00 in the morning so that during the night, we're not paying in order to keep a building cool that nobody is in. I mean, I think there's a lot more than $2,000 going out there. There's considerable amount of money that could probably be saved with a minimal investment as far as these thermostats go. It's something that if we're going to look at money, let's look at where the big money is going, and I think a lot of money is probably, as a matter of fact, we had somebody here for Monday coffee from TECO not too long ago, I believe maybe three weeks ago where he even said that dropping it two degrees. I really don't think that it's going to go up that much at night. I think that's something that has to be investigated right away because I think there's quite a bit of money to be saved there.

Mr. Realmuto: Mike, I agree with you and those are the things I have like a list I've been accumulating. What you're talking about is cooling savings. There are multiple ways of achieving that. Lowering the temperature at night, smart thermostats. There is an awful lot of lighting in this building that is left on with no one present. I know nobody likes having the lights go off on them in a room when they're there. But the fact of that is people forget to shut them off and it does help. I can't count the number of rooms I walked by that had no one in them. Or even outdoor lighting. Outside of some of these rooms or the pavilion, I have gone by.

Mr. Costello: Well, some of the rooms we have like the bowling alley are motion detectors. The minute you walk in, the light comes on. Why can't we do that with other rooms? Because, quite honestly, our electric bills could probably be cut considerably if we make some smart moves.

Mr. Realmuto: Cooling is one of the biggest areas I think we can save. It applies even to the weatherstripping on some of these doors. I talked to Christine and Matt about the fact that the rear lobby door doesn't close properly. I know it's been worked on in the past, but that needs to be fixed. I'm sure we're losing a lot of money out that door and the store here. There are many places. What I'm looking for is the Board's support on pursuing these things and talking to staff about it. I don't think each of them need to come back to the Board. There's going to be little expenditures for some of these, whether it's weatherstripping or smart thermostats as Mike referenced. But I think we need to start attacking that problem going forward.

Mr. Plummer: I don't think there's anybody on the Board that will object to saving money and whatever the process is, so I think moving forward with that is a good idea.

Ms. Landgrebe: But I'd like to be kept apprised.

Mr. Plummer: Well, I think we can be once that's done, but I don't think that every one of them needs to come here for a decision. You just come back and report once it's done.

Mr. Realmuto: I would encourage each of you to talk to Christine as I will. I would assume she could cover that in her report, things that we've done in the last month

Ms. Landgrebe: I do want to raise a thing about recycling. Is that not a law that we should be recycling?

Mr. Plummer: No.

Ms. Burns: No. Not that I'm aware of.

Ms. Landgrebe: But it is good environmentally. No, don't shake your head. Totally eliminating recycling might be up over the top. So, residents, this is where I think it's very important for them to have a say too. I'm not saying that we should or shouldn't do it. I'm just not sure totally eliminating recycling is the right move.

Mr. Realmuto: I meant no disrespect by shaking my head, Debby. What I was thinking when I did that is that would be true if what we put in the recycle bin was actually recycled. I believe if you talked to Republic, you will find out that because the market has collapsed for a lot of recyclables, some types of recyclables go in. We should be aware that we may not really be accomplishing anything other than spending more money. But that's my concern. Does the Board have any objection to stop the purchase of cups?

Ms. Landgrebe: I think we need to educate the community. I mean, just stopping coal does not work. Do water bottles fit under them?

Ms. Wells: Some of them do some of the do not. The taller ones don't.

Unidentified Resident: Then you're reducing the amenity by removing the cups.

Mr. Realmuto: As well as our expenses. But there's a solution, bring your own cup, and if they don't fit, I'm sure we can fix that.

Ms. Landgrebe: Maybe. I mean, it does cost money to buy one of those ones that you can fill.

Ms. Burns: We've put some in recently. They're about $1,200. You keep the water bottle and fill stations you see it at gyms and stuff like that, they're usually about $1,200.

Ms. Landgrebe: So there's costs to consider long term.

Mr. Realmuto: Perhaps.

Ms. Landgrebe: But it's long-term.

Mr. Realmuto: Yeah, I mean, we have a motion out there already. This is just one example. But I mean, any cost savings we propose, someone is going to object to it. The question is, are they willing to pay for it or not do something like a road repair because we don't have the money left because we spent it on cups? I'm sorry to pick on this one thing. To me, it just seemed like one of the obvious areas that's a want rather than need.

Ms. Landgrebe: But again, you have to educate the community first to prepare for this.

Mr. Plummer: I think the change in thermostats, lighting, and that kind of stuff just move forward with that, see how that works. I think when you start changing the amenities such as the cups, maybe we could look at things like cheaper cups.

Ms. Landgrebe: Or smaller.

Mr. Costello: Another area is that the lights right at the pool and all that, some of them are on all night. I mean, let's start getting energy smart and get rid of some of the bills that we're paying out due to the fact that we're just not using our common sense when it comes to letting the temperature in this building go up at night. We're leaving lights on all the time. Any money that we save, like you said, it's essential. There's no two ways about it. But cups, I'm sorry, but I can't agree that that's a major item.

Ms. Landgrebe: As staff is reviewing these things, maybe there's a list that starts with the most dollars spent down the list. Because focus on $10,000 a month makes a lot more sense than $2,000 a year.

Mr. Realmuto: It all adds up.

Ms. Landgrebe: It does add up, but we start with the big fruit first and work your way down.

Mr. Realmuto: My only concern is that it sounds like you're looking for some kind of one-time comprehensive list and I think that we're going to continue to find these, and I'd like to attack the ones we find where we can. I guess I have to ask do any other supervisors support again, reducing expenditures like this, the cups, in particular. Let's give ourselves some credit, they can get the education out there, send out a notice. It wouldn't have to happen immediately. They have to put up signs in that area. But if you're forced to choose between that nicety of providing cups and there is an expense to that versus a lot of repairs we've done have been under that amount, by the way, in the neighborhood of a thousand dollars. You're forced to choose between two of those. You have to think of it in those terms. There's always a lot of pushback on someone's favorite little nicety that's an amenity. Well, really, I'm sorry, that, to me, sounds like some degree of being spoiled. You can't on one hand, say you want the CDD to provide you with the cups and complain about increases that are used to pay for them.

Ms. Landgrebe: All its suggesting is maybe there's a less expensive option. Maybe instead of $2,000 for cups, lids, and straws, maybe it's down to $1,000. Get smaller cups, thinner cups. This is what the beverage industries have been doing. Look at how cheap these bottles are now. That's all.

Mr. Realmuto: Okay. What I'm hearing is perhaps Board direction to ask them to investigate ways of reducing that expense.

Mr. Costello: No.

Ms. Landgrebe: No?

Mr. Costello: We're not saying that we shouldn't ask staff to look for ways to reduce costs. All we're saying is that we want to look at the big-ticket items. We want to look at the things, like I said, cooling this building at night, leaving the lights on around the pool. We want to look at the big-ticket items that are going to bring us back a considerable amount of money. $100 a month on the cups as far as I'm concerned, I don't like spending it but by the same token I'm not going to worry about it.

Mr. Howison: Let's simplify a little bit. To me, the staff should be looking at everything. Turning the air conditioning down in this building overnight doesn't directly impact or negatively impact any individual. Those that may negatively impact the community need to be brought back to the Board, and those others just go for it. Put in the motion detectors. Look at the lighting, maybe something like the outdoor lighting. Maybe we need to consider safety, we need to consider security. But there are a lot of no-brainers in that.

Mr. Costello: They can be put on timers where at night they're out. We're not spending the money on the electricity. Like I said, power right now is a big-ticket item.

Mr. Howison: It's surprising that cups is an emotional issue, but apparently it is. That impacts our community and residents, so those kind of things need to come up to the Board to be discussed, whereas putting in smart thermostats and reducing our lightning and cooling costs.

Mr. Plummer: What I'm hearing here is the direction to the staff to start at the top and work your way down. List everything that there is. We start with the ones that do not impact residence initially in their daily lives if you will such as the lighting.

Mr. Howison: This shouldn't be seen as an event, a cost-cutting event, this is a process that goes on every day, every week, every month. Then let's see if we can save 30 grand or 40 grand in this next year.

Ms. Landgrebe: Here's this thing with the cups, if you get the right restaurant in here with the right beverage company, there's no reason why a major beverage company can't supply some cups. They've done it in the past, used to do it all the time.

Mr. Realmuto: Thank you. I think that was a useful discussion for all members of staff.

EIGHTH ORDER OF BUSINESS **Monthly Reports**

A. Attorney

Mr. Plummer: Moving along. We're going to go to monthly reports. First on the list is the attorney, Jan.

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

Mr. Plummer: Wonderful.

Mr. Costello: Save some money.

B. Engineer

I. Proposals for Curb Repair and Pavement Repair at Dunmore and Ashton Club Drive:

a) AAA Top Quality Asphalt, LLC

b) S&S Contracting of Polk County, Inc.

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

Mr. Rayl: Thank you. They will be working on Berwick and the Ashton Club at the same time this week. The contractor's schedule, they expect to be done with everything by Friday. So if the weather holds out, we have good opportunity to do that. Hole number 1, we just had it repaired. I just stopped by there before the meeting and saw the sod hadn't had a chance to take hold. The filter had been washed out. I checked with the golf course to see if they still had a small stockpile of concrete rubble, it was a bit too late. They got rid of some material we could have probably used there. But what I'd like to do is place some rip rap there which is broken concrete or the large rocks. Similar to the repair that was done on hole 9 west to try to hold that slope a little bit better where we're not relying on the sod to get established and hold the dirt in a race against weather events. We're getting a price from a contractor to do that. If that works out well, I think we could apply that in the other areas where we start to see some erosion pop-up. It's an easy very cost-effective way to re-establish slopes, and there's not a lot of other mechanical things involved. It is not a sea wall. So it could prove to be a good method for stabilizing some of these areas moving forward. I'll keep the Board post on that, we should know something before the next meeting. Then since our last meeting, we received bids on the next three areas that the Board wants to see repaired, which were the two inlets on Dunmore, just south of Ashton Club that I suspect it is probably the same thing we did see in some other locations which is there's a failure at the pipe at the storm water area where it's not sealed and we're losing material into the storm sewer system, and then you end up seeing it evidenced by a depression on the road right in front of the inlet. So we have quotes for those two locations. Then also the other end of Dunmore at Ashton Club, there's another similar depression in front of an inlet. So all these we expect it to be the same cause. We found more than one instance in the community. But we got two bids, one is from AAA Top Quality Asphalt, which is the company out here doing the Berwick and Ashton Club work. We asked them to bid this in the same mobilization here this week. That's probably could be why they were a little more competitive with the estimates bid, but still they were not the low bidder. Our estimate seems to have this figured out over their competition. But the low bid was from SNS, and it was for $18,963.50 to repair those three locations as the Board directed.

Mr. Howison: And Alan while you're here today, you may want to go directly south to the next inlet on Dunmore because it seems to be heading that same direction. And along those lines, the northern most of those three or of the two that were quoted, I know it's going to be the second time. I believe it's going to be the third time this has been repaired in the last four years. What can we do about that?

Mr. Rayl: Well, I wasn't involved in those earlier repairs, but I think what has been done in the past is we've just done the surface repair and not gone all the way down to the structure. Do you guys know anything about that in more detail?

Ms. Wells: I just know that the last repair you're right, they did just the asphalt patch there. So they cut off the asphalt, filled the base, filled it back up, and then it started doing the same thing. But I can only speak on that time. This is the northern most one.

Mr. Howison: Right. The people that did that are not either of these two bidders; am I correct?

Mr. Rayl: My philosophy on these things is rather than just fix the services, is go to what's causing this. We're not going to get those potholes unless we're using the material. Just like what we saw on Ashton Palms with the failed sewer line. The City of Lake Wales did that pavement repair?

Ms. Landgrebe: Kind of?

Mr. Rayl: It's a little bit below the margins of the adjacent surface elevation.

Mr. Howison: Well, they hadn't finished, I don't think. They are coming back, aren't they?

Mr. Rayl: I hope so.

Mr. Howison: That was my understanding.

Ms. Landgrebe: Who follows up on that?

Mr. Rayl: We do that.

Ms. Landgrebe: Okay.

Mr. Rayl: We reached out. We were trying to coordinate with them on the pavement repairs. Next time we came out here we saw they made an attempt at it, but it leaves a little bit to be desired. I can tell you from these three repairs, like we've done and what we did down in front of Supervisor Goldstein's house. That was an electrical conduit separated below the road and that had been repaired more than once. But until they dug down and found that source, it is just going to keep happening. We're trying to fix the source of the problem then do pavement repairs.

Mr. Howison: I'm going to get you off topic. But in a case like that with an electrical conduit, we make that. Whose responsibility should that have been?

Mr. Rayl: Well, you get normally a one-year warranty on construction defects. After that, it's hard to say. There could be a million different things that could cause something like that to separate. It could have been loose in the original instruction that wasn't picked up on. Or I've seen other utilities come in. The cable guy puts his stuff through the neighborhood, cuts all the telephone lines in there. It's hard to say. It could have been a material defect that wasn't apparent back in the original construction. The objective is to try to, I think the Board is doing a good thing by knocking these things out as they pop up, handling in twos and threes and get them off the list.

Mr. Howison: If the ones south of the two stormwater inlets on Dunmore, if you did that new repair as well, can we somehow roll that in?

Ms. Landgrebe: These would be repaired according to you properly going down and not just the surface.

Mr. Rayl: Yes. It's not just the asphalt. We're going to get down to the inlet, identify the problem which I believe is a lack of a seal between the pipe and the box. Make sure that it is sealed, so the material can't be lost into the storm sewer anymore. That's the repair that's being made, and then they'll fix the asphalt after they make that repair.

Ms. Landgrebe: Is there any chance that if you talk to that AAA that they could do all four for the price that they quoted? It can't hurt to ask.

Mr. Rayl: We specifically asked if they included these three knowing they were going to be out here this week. We'll ask.

Ms. Landgrebe: I have a question on hole Number 1, the erosion. It says repairs were completed. This was the one we were doing just trying to do a quick fix until we could get it done totally. I'm trying to understand why it's not taking.

Mr. Rayl: Well, this was an area that the slope had failed and the edge of the cart path was exposed. There was some undermining there. The repair that was done was a contractor pumped flowable fill in order to fill the voids underneath the cart path to stabilize that. They placed fill on the slope to give a little safety factor of slope right next to the cart path and then put sod down on top of that. We've seen some of these take and some of them need to be tweaked during the rainy season. It's hard to get that window where everything is going to stay put without the big rainfall event coming and washing that out. That's the whole idea of the sod is to hold that soil that the sod doesn't have a chance to get established. You can be chasing your tail a little bit. That was my suggestion, was the rip rap in there, it will still return a slope away from the cart path down to the water's edge. The rip rap will trap soil in it. It goes into the voids, but it takes a lot more force to move that concrete rubble than it does to move soil. It's easy to wash that dirt away that's not being held by vegetation roots, but it's hard to move one of those rip rap boulders.

Mr. Howison: That would be the long-term solution.

Ms. Landgrebe: That was going to be the next question, so that would be the permanent solution?

Mr. Rayl: Yes. What I always tried to do, and this fits in with the earlier discussion is, I try to find the simplest, most cost-effective way to solve the problem. Then if that doesn't work, then you bump it up a level. I wouldn't want to suggest to put a seawall in there and drainage lines for those to drain to that cart path under there. I am sure it can be done, and I'm sure it would solve the problem but maybe less than 10 steps can also solve problems. That would be my recommendation that the dirt, sod and rip rap are the cheapest construction materials you can get. Let's try those solutions first, and I expect we will be successful.

Ms. Landgrebe: How much do you think that will be?

Mr. Rayl: I talked to the contractor before the meeting today and he's going to work with us once on it. I don't know what that is going for right now.

Mr. Plummer: Do we need to take some action on the Dunmore and Ashton Clubs issues to get that moving forward? That is not going to get any better.

Mr. Howison: Not going to getting better although I'd really like to see if that third area on Dunmore should be included which would make it proven as difficult. I don't know exactly how you guys want to go about it, but somebody is going to be bounced out of their cart one of these days.

Mr. Plummer: My question is, is the SNS quote, correct? That's about $6,200 per, correct?

Mr. Rayl: Correct.

Mr. Plummer: When we figured that fourth one that Lloyd is talking about would be similar?

Mr. Rayl: With mobilization that would be reasonable.

Mr. Plummer: I'm just trying to find a dollar amount to propose.

Mr. Howison: That's a good point.

Mr. Plummer: So we don't have to come back and do it again.

Mr. Howison: For 4045 Dunmore the cost was $6,814, and for the other one it was $7,645, so when was that $14,459? So you throw seven grand on top of this and we should be pretty close.

Mr. Plummer: There's three of those, right?

Mr. Howison: They were three.

Mr. Rayl: Now if you take this quote and divide by three and multiply by 4, you get $25,285.

Mr. Howison: That's if you throw seven on top of the SNS. If we were to go not to exceed 26, now we know why the assessments go up.

Mr. Plummer: Are you making that a motion? Do we do 26 and you include the fourth one in that?

Mr. Howison: Alan, what do you think? Will that work?

Mr. Rayl: I believe so as long as it's of the same type of defect.

Mr. Howison: We need to be all over them this time. What I mean is, hopefully as they open things up you are geared to take a look to make sure and push down those costs.

Mr. Costello: No matter how you do it, both repairs are going to have to be done.

Mr. Howison: They have to be done.

Mr. Costello: They have to be done and we know right now that our lowest bid was with SNS. Quite honestly, why don't we make it $28,000, so that there's no problem whatsoever.

Ms. Landgrebe: For $26,000, maybe AAA, who's already here might do it.

Mr. Costello: They're going to do the job, wherever they're going to do the job at. If you give them enough money that they have enough cushion, he doesn't have to worry about coming back or waiting another month.

Mr. Howison: Well, they aren't going to know what we approve.

Mr. Costello: Exactly.

Mr. Howison: We'll limit to $28,000, but we're going to count on you, Alan.

Mr. Costello: You're not going to spend it.

Ms. Landgrebe: I wonder what the current pricing is? One is 18, one is 21. How did you come up at 26, I see, how did you come up with another two?

Mr. Costello: We'll get change from the dollar, so to speak. We're not going to spend any more than we would have to spend at any rate.

Mr. Howison: He's going to limit it as best he can, and I'll be out there. Alan will be out there. Garrett will be out there.

Mr. Plummer: Did you make a motion?

Mr. Howison: I'll make a motion not to exceed $28,000 for 4076, 4049, 4045, and the other one.

Mr. Costello: I'll second the motion.

Mr. Plummer: The fourth location is south.

Mr. Howison: It's the next one south. Alan, you may find that it doesn't warrant repair, and if it doesn't, then we're right there at $19,000.

On MOTION by Mr. Howison, seconded by Mr. Costello, with all in favor, Curb Repair and Pavement Repair at Dunmore and Ashton Club Drive, with a Not-To-Exceed Amount of $28,000 with S&S, was approved.

Mr. Howison: I will add that I would not expect this to go over $25,000. I can't imagine that it would.

Mr. Rayl: Got it. I agree. The only other item going back to the Ashton Palms issue, we were also going to try to identify any other areas that we think a public utility would be involved in issues on the pavement and get them to start looking at those things to lessen the impact.

Mr. Costello: Have we been able to distinguish at all what the problem is there?

Mr. Rayl: It was the sanitary sewer.

Mr. Costello: It was?

Mr. Rayl: Yes.

Mr. Costello: Okay.

Mr. Rayl: The Lake Wales sanitary sewer.

Mr. Howison: They shot their robot down there and could see where it was compromised and was coming in to the sewer.

Mr. Costello: Yeah. Because we've done it twice now.

Mr. Howison: Well, I do want to add one comment related to that. I hate to prolong it, but we got an email, Christine did, from a city commissioner that claimed that the failure there was due to boring at that location and he indicated that the city had not done any boring. We know for an absolute fact that we have not done any boring under that street.

Mr. Rayl: No.

Mr. Howison: I just want to make certain we're aware that I don't want them coming back and trying to force us to pay for any of those because it was very clear. Matt and I watched, and it was compromised right at the scene.

Mr. Rayl: That's not an uncommon type of failure to see. But there's no evidence of anything other than that being the case.

Mr. Realmuto: I had a question about compiling a list of some of the pavement areas. Is there an engineering costs from your firm, Alan, on that? How much do you anticipate it being to do that?

Mr. Rayl: If there are other areas that the community has identified as having issues, the sewer lines are usually in the center line of the road. Much like we thought what was taking place on Turnberry. That's the kind of thing you would see. It is notorious and apparent when these things are going on. What we would do is we look through our pavement inventory and see if those areas and center lines had that feature in place. We can look at it in today's condition and see if they've changed any since then and if they haven't, then it's probably related to something else during construction.

Mr. Howison: There's one on that's very apparent that you could look at. It's within a foot and a half of the manhole where it's depressed.

Mr. Realmuto: What I was trying to do is avoid the cost of something along the lines of pavement inventory of that 600 plus pages, I think that that generated. Would it be reasonable? Maybe you can make a first pass at it, Alan, as to the locations that might be for engineering follow-up, rather than have them go through everything for the whole community. I just want to hear your ways of reducing.

Mr. Howison: I've looked at some, and I stay in reasonably close contact with Alan and Garrett. I'll point out that I see and I know that Garrett is going to go back out there.

Mr. Rayl: Yes, sir. Great. That's all I have for the Board today, unless there are any other questions.

Mr. Plummer: Any other questions for Alan? Thank you.

C. Lake Ashton Community Director

I. Consideration of Quote for Installation of Plants Along Olsen Road Fence Line *(to be provided under separate cover)*

Mr. Plummer: Next on the agenda is the Community Director's Report.

Ms. Wells: Good afternoon. The community director report is included in the agenda packet. If you guys have any questions on that, I just wanted to take on a list at the last page of the community director report. It's a list of remaining capital projects included in the fiscal year '22 budget. Just so staff has direction on moving forward, if we're going to obtain any quotes for any of these projects. The two I want to hit on is the exercise equipment. We had $2,000 remaining, we had $10,000 in the budget, we spent $8,000. There had been some requests that we install the new ellipticals. There were some requests from residents to add an additional recumbent stepper, is the piece of equipment that is the newest, soon as you walk in the entrance to the fitness center on the right-hand side. I did obtain one quote just so you knew approximately how much it is. It's around $5,700 for that additional piece of equipment. My question is, did you want me to move forward with purchasing that equipment in this fiscal year? Well, actually, do you want to purchase equipment, first of all? Then if you do, do you want to purchase it in this fiscal year? We'd be a little over-budget in that capital project account or do we want to add it to fiscal year '23 suggestions?

Mr. Costello: How long does it normally take you to get a piece of equipment like that?

Ms. Wells: I will say that ellipticals take a few months for shipping and such.

Mr. Costello: By the time you get the piece of equipment, we will be in the next fiscal year anyway, right?

Ms. Wells: Yes.

Mr. Costello: It's more about do we want to add it or don't want to add it?

Ms. Landgrebe: Because we could say yes now, and it would come out in '22's money. That's where it'll come from?

Mr. Costello: No, it'll come out of '23's money.

Ms. Landgrebe: If you order now you will pay for it now.

Mr. Costello: I though we pay for it upon delivery.

Ms. Wells: We pay for it when we receive it.

Mr. Howison: But you approve the cost now.

Mr. Costello: Pardon? Do we pay for it now or when you receive it?

Ms. Wells: For the ellipticals, we have not paid the bill yet because they have not picked up the old ellipticals. So once the project is done, then we pay the full amount.

Mr. Costello: Okay. So we don't pay for it until we've received that.

Mr. Realmuto: I'm not a CPA, but it appears to this novice that we can pay for things on a cash basis. In other words, when it is received.

Mr. Costello: This would come in 2023 budget anyway. Am I right or wrong?

Ms. Wells: If you don't spend the $2,000, it stays there. So it doesn't really matter. It's just if you want me to move forward with purchasing it now or do we want to wait?

Mr. Howison: How much contention is there? Do people have to wait routinely?

Ms. Wells: It is a very highly used piece of equipment, so people have comments that they have to wait. I know every time I go through there's someone using it. I'm assuming that people that are coming to me are doing so because they want to get on it, there's people on it regularly and they had to wait.

Mr. Realmuto: This is an enhancement of existing services. If people are using it, I'm all for supporting it but keep it going. We may have $2,000 remaining under exercise equipment but we far outspent our roads and pavement budget, for example. So just because there's money left at that particular line item, doesn't mean we have to spend it. It goes to offset those things that we ran over and I don't see any harm in waiting.

Ms. Wells: What I can do is wait and see, we may get a better deal on the treadmills than we're anticipating to where we may be able to replace the two treadmills and get this piece of equipment for fiscal year '23 or we'll just look at it for fiscal year '24. Does that work? We have one currently so we would be adding to it, it's not that we don't have one.

Ms. Landgrebe: The plan for '23 is 2 for 10. So you're suggesting we might be able to get 3 for 12?

Ms. Wells: We may be able to get the 3 in the 10. Or not. Or move it to 2024.

Mr. Realmuto: 3 for 12, just so you understand line items do not roll over from one year to the next. The budget is what we just approved for 2023. Where that money goes, you saw that account full of money we didn't spend is what gets rolled into the contribution to the capital projects fund. So that $2,000 that we didn't spend is part of the 273 that is starting it out.

Ms. Wells: So then there's another list of items that are there. I'm sure everyone had a chance to look over this. The only other item I wanted to draw attention to because I have received some complaints is in regard to the Lake Ashton Boulevard landscape refurbishment. We are working with Yellowstone to try to see what we can do with the magnolias as far as fertilizing them. It was something that was included in the fiscal year '22 capital project fund. So I don't know if the Board wants us to move forward with getting an updated quote to take care of that area or if we want to look at that next fiscal year. But it's not included in fiscal year '23 budget.

Ms. Landgrebe: Well, I see you're talking about the main boulevard when you come in, which is the first thing everyone sees and the first thing most people will repeatedly say, "we fell in love with Lake Ashton when we drove down the boulevard." We're not hearing people say that very much.

Mr. Plummer: To me, and I'm not an expert by any stretch of imagination, but magnolia trees are the issue. They're just in bad shape.

Mr. Costello: They look like they're dying out.

Mr. Plummer: They are.

Ms. Wells: So would you like me to do an updated quote for the next meeting so you can evaluate it and move forward from there?

Ms. Landgrebe: But not with magnolias.

Ms. Wells: No. We`re working together with Yellowstone to come up with something that they feel would work in that area. I'll bring a quote to the next meeting. I did not want to move forward in getting a quote if you guys aren't interested in considering it.

Ms. Landgrebe: If we're going to do that, can we look at a few options? Again, when you first moved here, or were considering moving here you went wow, Right? And what caused that wow when you walked in? A lot of it was those palm trees.

Mr. Plummer: I'd like to go on record in saying that wow came out my wife's mouth.

Ms. Landgrebe: I'm sure because certainly a man would never say, "wow look at this!"

Ms. Wells: Debby, I can get with Yellowstone and have them give us a couple of options on replacing some of the palms.

Mr. Costello: And you had told me recently, I mean, in our discussions that some of the shrubbery was taken away from the magnolias. Quite honestly, when you had said that to me as I was driving out, the one day that I looked and you can tell that they're in distress. If we could look at something else, something that would be better.

Mr. Plummer: What you're saying is looking at more than the magnolias as well. Because I`m in the same agreement.

Mr. Costello: Yeah.

Mr. Plummer: The shrubs are probably taking the nutrition away from the magnolia trees.

Mr. Costello: Yeah. They really don't look good at all. The only thing I can say is if we're to plant more magnolias, we're going to come up with the same problem. We have Dana sitting over there. Maybe you can give us some suggestions. You can bring it to the next meeting then we can work from there.

Ms. Wells: We definitely can do that. One other item that was on there and I sent everyone an update on the restaurant redesign project. Everyone had a chance to look at where we are with that project. We did have an additional purchase request from the group to see if we can purchase an additional chandelier. The chandeliers we originally purchased go above the bar, when we went to replace the ones that are there and took the chandeliers down, it really opened up the bar area and made it look very nice. We didn't want to put something else up there so the chandeliers were moved to the lower portion of the dining room. There are five spots for chandeliers there, and we have four chandeliers. So the thought was to get an additional chandelier that's a little bit larger than the four that are there to go into the middle of the lower dining room portion. There are two additional sidelights that they'd like to purchase to go by the entrance to the kitchen. You guys were able to see that this morning, those areas. So there will be an additional $783, which should bring the total expense for that project to $9,780.39.

Mr. Realmuto: Christine, how much of that $783 was for the two sidelights versus the large chandelier?

Ms. Wells: I believe the two sidelights were around $95 each. I think it's $625, if I can recall, for the actual chandelier.

Mr. Costello: So you're talking $190 for the two sidelights.

Ms. Wells: Yes.

Mr. Realmuto: Any consideration to just doing the sidelights perhaps without the chandelier therefor incurring a lower expense? After all, the original plan was to not go with anything for the dining room area. You moved essentially the chandeliers that we approved to be installed over the bar, that looked like it was a good choice, to the dining room, that wasn't going to have anything and now we're talking about adding another chandelier to the dining room.

Ms. Wells: I don't know if everyone saw when they looked at it, it looks like there's an empty space in the middle now because there were five spots for chandeliers there. The only other option, I think that you could do so it is going to look okay, is just to purchase an additional chandelier that looks like the one in there, to put in that area in which they are a little bit cheaper than the larger chandelier that was recommended by the group.

Mr. Realmuto: Just to be clear about when I looked in there, it's pretty obvious it's strictly a decorative item, that it doesn't really provide any additional lighting in the dining room area.

Ms. Wells: At the height they have it at, it will provide some additional lighting for the tables that the chandeliers are under.

Mr. Costello: As far as having enough light, it's more than that. You're talking something of decorative. I take it that we could do that at a later date or whatever.

Mr. Plummer: I don't think there's any question about the side lights. I think that's fine. I think it's a chandelier we're talking about. Is the pleasure of the Board to do two-sided lights and put the other chandelier on hold or do it all?

Ms. Landgrebe: I'd like to see a project completed.

Mr. Plummer: Then make a motion.

Ms. Wells: It is an additional $780 of what was originally approved.

Mr. Realmuto: Well, I just wanted to address the comment of "it is only an additional $783." That's an addition since we approved the budget. Remember we're going to have $273,000 going into the reserve fund. We approved $28,000 for needed road repairs, no argument about that. May come in lower but, we approved $28,000 of that. We're looking at, at least another $28,000 for the landscape refurbishment on Ashton Boulevard. That's $56,000. Now, we're up to the $57,000. There are more yet to come, there's another plan going on here and another request. Basically you've taken down the amount that is going to be starting out the capital projects fund with to below $220,000 and continuing to decrease. I know that by the end of the year that will be below $200,000. You can't blame that on the restaurant.

Ms. Landgrebe: No, you can't.

Ms. Burns: I would also keep in mind that we do not get funds from the tax collector until about November or December, so you should keep the first-quarter operating reserves in your mind.

Mr. Realmuto: If you look at year-to-date projected carried forward in the budget, I think we're down to $31,000. That's about the lowest I've seen it when I started watching it. Things are going to be tight between now, and when we're going to start collecting the tax assessments.

Ms. Burns: Some of that costs in the budget are upfront. The insurance for the whole fiscal year is due October 1st. That is something that is paid monthly, so your expenses for October are usually higher than what you're going to see the rest of the months for O&M.

Mr. Costello: This being a situation I'll make a motion that we get the two side lights. Once we get more money in, we'll consider the chandelier.

Mr. Realmuto: I'll second the motion.

Ms. Landgrebe: Why the side lights? Why put side lights in there?

Mr. Costello: Well, you're talking about minimal amount of money. You're talking about $180.

Mr. Plummer: There's a hole in the wall we're trying to cover.

Ms. Landgrebe: There's a hole in the wall?

Mr. Realmuto: They don't match, we've got two different kinds of the side lights.

Mr. Costello: It's going to be noticeable that something's missing there if we don't put something there. We are only talking about $190 versus.

Mr. Realmuto: $800.

Mr. Costello: What was the other? Thank you, $800.

Ms. Landgrebe: Can we discuss the chandelier in three months?

Mr. Costello: That's what I said.

Ms. Landgrebe: You didn't give a timeline.

Mr. Costello: I said when we get more money. When the money comes in.

Ms. Landgrebe: Christine put that in your list for three months, please.

Mr. Realmuto: Three months of the assessment collections won't have started rolling out or just barely. This is probably at least a month beyond that.

Mr. Plummer: You can start talking about it in three.

> On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Purchase of Two Side Lights, was approved.

Ms. Wells: The next thing under the community directory report is the Olsen Road fence again. The Board did approve a not to exceed $1,800 do the fencing repairs. In the last meeting, the Board asked to get quotes on planting some landscape in that area. I believe Bougainvillea was recommended. When talking to Yellowstone, Bougainvillea takes a while to grow and would require irrigation to be run there. Yellowstone account manager, Damon, he recommended the Yucca plant to be installed. There was a quote included, this would be for a 100 plants which would cover approximately 500 feet, which includes from the start of the chain link fence on north by the resident's home to the end of the pond. So not the entire open area to the end of pond. For 100 single chunk spineless Yucca, three gallon is $4,142.80. The second proposal was for a seven gallon it's $11,142.69. Then for a multi chunk three gallon is $7,142.84. It's up to the Board if they want to include landscape. Yellowstone said this will not require irrigation. I think we need to move forward with repairing of the fence, and we can maybe look at installing this later if the Board is cognizant of the budgeted amount because these prices are high for plants there, but it's up to the Board ultimately what you guys want to do in that area.

Mr. Realmuto: Christine, I just want to understand the area that's being covered. You said until the end of the pond. Does it start at the homeowner's house, that's at the corner there so we cover the area where they're actually climbing over as well as this?

Ms. Wells: Yes.

Mr. Realmuto: I agree that the fence is the priority and it's going to be repaired first, but not just the fence. I think we need to put signs there about it being under video surveillance, trespassers will be prosecuted, those things to really discourage it. You can see what happens.

Ms. Landgrebe: I say we should put an electric fence sign up, because we don't have surveillance so we're going to put that sign up.

Mr. Realmuto: Actually, I have on good advice that the Homeowner does.

Ms. Landgrebe: The Homeowner does but we don't? I still think barbed wire.

Mr. Costello: It is going to look like a state prison.

Ms. Landgrebe: It would not.

Mr. Plummer: We approved an $1,800 figure to repair the fence at the last meeting. Then we put it on hold to talk about the plants. What I'm hearing is, is to go ahead and fix the fence and push the plants back.

Mr. Howison: About four months.

Mr. Realmuto: At least.

Ms. Landgrebe: But are these the right plants? Do they have thorns. I mean, Yucca you can eat, so now are people going to dig up the roots?

Ms. Wells: This is the plants that were recommended by the Yellowstone account manager and he knows what we're trying to achieve in that area and this is the plant that they recommended that would not require irrigation, but that would be a deterrent. There are pictures included of the plant in the memo that I gave you guys.

Ms. Burns: I would not jump on that. It looks painful.

Mr. Realmuto: Just so I get an idea of what about we're looking at down the road, can I assume to me it looks like for our purposes, the third proposal, which is for the multi-trump might be most effective. Is that what you'd recommend for that purpose then? He said yes for the transcriber.

Ms. Wells: That's pretty much what you see in that picture. That is a 25 gallons which is a lot more.

Mr. Realmuto: With regard to the fence, was it $1,800 or did you determine that the actual cost was quite a bit substantially higher?

Ms. Wells: It was more than that. I do feel that we can make the necessary repairs needed to get that portion of the fence repaired with the $1,800. I'd be glad to come to you at the next meeting if we feel we need more to complete additional repairs.

Ms. Landgrebe: This has been going on for a while.

Mr. Plummer: Let's get it done.

Ms. Landgrebe: We've got a broken pipes there and joints. We need to get that done.

Ms. Wells: It's about $2,700 more than this amount to do all the fencing repairs along the line right there.

Mr. Howison: You're saying about $4,500 would do all of the repair including replacing the pipes that are broken?

Ms. Wells: Yes.

Mr. Realmuto: That has us replacing them at the same size, it will also create the same diameter. My only concern is that it seems like it bent over fairly easily.

Ms. Landgrebe: They're too thin.

Mr. Realmuto: Yeah, I wonder if it's not substantial enough. Whether it's increasing the diameter or using a thicker gauge, something so they're not as easily bent over.

Mr. Plummer: That is going to raise the price.

Ms. Landgrebe: When I drove along Mountain Lakes, who by the way has barbed wire on their fencing, those piping were about the same. Because I had the same thought that they weren't strong enough so as people were climbing, they were pulling them off. Do the fence experts say that's the right piping or what do they say?

Ms. Wells: They did not recommend replacing that piping.

Ms. Landgrebe: With this $4,500, they're saying go with the piping we have?

Ms. Wells: That they would just replace it with the current piping that we have. My thoughts are it seems the Board wants to come up with a more permanent solution later on down the road. How much do you want to invest with their current fencing that's there now?

Mr. Realmuto: The minimum we have to do is replace the fencing where it's really bent over closer to the homeowner's property, anything else that strikes me as optional and we might do something temporary there.

Mr. Howison: Well, that's the point, that we've already approved the $1,800.

Mr. Plummer: Right. But on down the line the fence has pipe separated, there's all that. You're just putting a band aid on it. You're not fixing it.

Ms. Landgrebe: That pipe needs to get done now, it's not just along there because they can just move it down, so more a permanent solution is what? Tear the fence down?

Mr. Plummer: No just your repair the complete length of fence and not just behind the one place where it's down the worst.

Mr. Realmuto: But if we repair the complete length of fence we're back to essentially where that fence started. We're not putting in plants there to deter someone from doing exactly what broke it in the first place. What's going to stop that from happening between the time we fix the fence and install plants?

Mr. Howison: Now that takes us to 11/6 if we were to want to approve all of that.

Mr. Plummer: Put the plants in with it.

Mr. Howison: That is a lot of money.

Ms. Landgrebe: Fix the pipes and the fence.

Ms. Wells: I can tell you there haven't been plants there in 20 years. That fence has been there. It's how it looks right now.

Mr. Howison: I'm going to make a motion that we approve the $4,500 to repair the entire fence at this point and reconsider the plants in couple of months. Include signage. I assume we can do that for a little bit more.

> On MOTION by Mr. Howison, seconded by Ms. Landgrebe, with all in favor, the $4,500 to Repair the Entire Length of the Fence Including Signage, was approved.

Mr. Realmuto: Just a note, with that $4,500, we've just approved, we're at over $60,500 we've added to the money coming out of our capital reserve fund, reducing the rollover amount to about 213

Mr. Howison: We haven't approved that 28 yet.

Ms. Landgrebe: Just one question. The resident who has cameras, if he continues to see people climbing, is he able to identify? Can there be a picture, given to the police or a secondary thing or what?

Mr. Realmuto: I think someone should reach out to him. It is not my area, he just came out and talked to me because I happened to be walking along the fence line and looking there. I would suggest that maybe someone to talk to him.

Ms. Wells: I can reach out to him.

Ms. Landgrebe: Thank you.

Ms. Wells: Any other questions? That's all I had.

Mr. Plummer: No. That's it. Thanks Christine.

D. Operations Manager

I. Consideration of Quote for West Parking Lot Median Landscape Project

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

Mr. Fisher: Included in the agenda packet is the operations management report. Quickly, it's like beating a dead horse with this pond maintenance, identifying ponds with algae every month. I have been working closely with Lloyd. We've been working with Archie and trying to educate residents and stay on top of contract compliance. Applied Aquatic is giving their best effort as Lloyd alluded to. We do meet with Archie every two weeks which is sufficient enough especially during the summer months when algae are the most difficult to handle. I could go on two hours talking about algae. We are planning on doing a few things different because I feel like Lloyd mentioned maybe we go out and observe the technician spraying which is a great idea. Lloyd, do you have anything to tie on this? Oxygen levels are lower during the summer months. Dying algae depletes oxygen in ponds and rain depletes oxygen in ponds. They have to keep all that in mind to avoid the unwanted fish gills. Staff is keeping on top of these vendors and we're doing all we can. Unfortunately in Central Florida it's impossible to completely control a pond that is overtaken with algae. Winter months is a lot easier. I'll leave it at that. Are there any questions on this?

Ms. Landgrebe: I'm just wondering is there some aeration oxygen ventilation or something that can be done to ponds throughout the year to help movement?

Mr. Howison: There's a cost associated with it in the summer months. While it may help with aeration of the pond, generally speaking it doesn't help eliminate the growth of algae. It generally then would move the algae to the sides. I have learned a lot more about algae than I ever wanted to know. I can tell you that. I am going to be looking at an education course here in the next day or so that Christine found for me and we'll look at that. But the biggest problem we have is that our retention ponds are shallow. They heat up. You could have sold tickets to me taking the temperature of our ponds last week. But as the temperature rises, algae growth increases, but as that temperature of the water approaches 85 degrees, the cleaning plants begin to shut down. Once you get over about 85 degrees, any benefit you have from the aquatic plants begins to deteriorate. Then the danger of a huge algae bloom is it blocks out sunlight from those plants and you begin to destroy the ecosystem. We're working on everything that we can and we've got some ideas we're going to investigate between now and the next meeting and I'll come back. I did hand out this thing. This is good bathroom reading I think and maybe you'll know as little about this as I did.

Ms. Landgrebe: Are there any grants that might be available to help with some of the things you're learning?

Mr. Howison: I haven't even looked into that but that's not a bad idea.

Mr. Realmuto: I want to thank Lloyd and Matt for staying on top of this and especially you Matt for responding to that resident's concern. I think some of this is education, that's why I asked you to let her know what actions we've already taken in this regard. The concern from residents from their perspective, whatever we've done has been ineffective because it's still an issue. What I got out of that response to the resident was that essentially, you're treating the ponds with the maximum amount of chemical and with the maximum frequency that they're allowed to by law. Is that right?

Ms. Landgrebe: Yeah.

Mr. Fisher: Absolutely. These technicians are given ratios they have to follow. They're subject to the Department of Agriculture, and subject to investigations if reported. They have to follow rules and laws just like everybody else. We're doing the most we can with the weather, temperatures.

Mr. Realmuto: Right. In terms of supervision, the only other thing we need to stay on top of is ensuring that our own landscapers as well as our homeowners, make sure where they cut the grass, the clippings blow away from the pond. I know after washing cut around the pond behind my house and that was indeed the case. I was impressed. I don't know if they've always done that, but that should be impressed upon them to make sure that they continue to do that around all the ponds.

Mr. Howison: One of the short-term actions that I put in here is we're going to try and put together an education program for residents here, we'll use the LA times and a few other things perhaps. Just to add to what you said, I did meet with that resident spend about a half an hour and we did inspect things together. I explained, where we stood with things. I think the answers were satisfactory, but obviously the condition isn't. So we'll keep on top of it.

Mr. Fisher: I did submit a memo for a landscaping project for the median of the West parking lot. At the May 16th meeting, the Board of Supervisors decided to table the median project for a month or so. We were meeting with Dana several times, and we finally came up with a new revised, scope of work and prices. If the Board has any questions on that, I'm sure Dana will be happy to answer that. Just quickly, there's two options. One was oak tree removal, which is the largest oak tree on the Northern end of that median. Its root system is pretty much damaging the curbing and asphalt. So that option 1, will be removal of that and all that comes with it. Option 2, is refurbishment of the median. There's literature there on that, and the costs associated with that.

Ms. Landgrebe: So that largest tree, that's the one closest to Ashton Club Drive?

Mr. Fisher: Yes, ma'am.

Mr. Realmuto: My question about the oak tree removal only is more for Dana. Why is it so expensive? Is there a cheaper way of accomplishing that?

Mr. Bryant: It's a very large tree. It's got to be taken down in pieces. Obviously, there's disposal, grinding of the roots, grinding stone. Making it all go away. It's a sub contract, it's not something we do, it's something we subcontract out. It is the same subcontract with all of my tree work.

Mr. Realmuto: Any idea if we were to say have the tree cut down in-house and just simply contract for the stump grinding. Would that work?

Ms. Landgrebe: No.

Ms. Burns: It's going to be a no.

Ms. Landgrebe: Are there other trees in our community that we may be cutting down?

Mr. Bryant: Not that I am contracted to do, or that was asked for.

Mr. Plummer: Maybe magnolias.

Ms. Landgrebe: That's what I'm thinking. If they cut them all down at the same time. You can throw this one in. You have to expect me to try and bargain for us.

Mr. Bryant: Doesn't work that way. You want to throw in a couple of Magnolias maybe. The Oak is very large.

Ms. Landgrebe: It's a nice piece of wood.

Mr. Bryant: You know what? I can ask him to cut it up and you can all just come to take what you want on the parking lot. How's that?

Mr. Realmuto: To use in our fireplace.

Mr. Plummer: Other questions?

Ms. Landgrebe: Do we wait until we decide if we're cutting the magnolias and see if you can do the tree and some Magnolias.

Mr. Realmuto: At the same time. If we delay, does it cause any additional issues?

Mr. Bryant: It has been here for more than 20 years.

Mr. Realmuto: Sure.

Mr. Fisher: If you would like I can include this in the next month's agenda as well. I felt like I had all the ducks in a row for presentation. So we can table that again.

Mr. Realmuto: Thank you for that, Matt. It sounds like what the Board might be leaning to is doing it with a solution to the Magnolias.

Mr. Plummer: Trying to do it in a bigger project.

Mr. Realmuto: The expense would happen to hit us into the next fiscal year, I think, should we want to.

Mr. Fisher: Okay. Perfect.

Ms. Wells: So do you want to move forward with removal of rock or anything like that?

Mr. Fisher: So they have rock that spills over into the parking lot, they have the idea to move it to the trees along the tennis court on the eastern portion. Is there any objection to that.

Mr. Plummer: I think we've all decided that that causes a safety issue with folks walking through there and being a trip hazards. So we will leave the rocks.

Mr. Realmuto: So the removal of the rock itself, I understood there was no cost to is that correct?

Mr. Bryant: Basically, it's a trade-off. As it was originally discussed several months ago when there was time. Several months ago, we talked about trading a pond mowing, labor wise, for moving the rock from the bottlebrush. We can still do that. Now is not the time. You do not want me to skip a lawn mowing right now. It can be done. It'll just probably be October or November.

Mr. Plummer: Let's just get it on the agenda and move forward.

Ms. Landgrebe: Yeah. Thank you.

Mr. Realmuto: Thank you.

Mr. Fisher: In the meantime, the excess rock that's spilled over, is that something that you guys want?

Mr. Plummer: Yes.

Mr. Fisher: We will get that moved so no one trips over it.

II. Consideration of Quotes for Replacement of Cooling Units at the Outdoor Pool

Mr. Fisher: Moving along here. There was another memo sent to Board members. It was requested that we look into prices to potentially replace HVAC units that cool the pool. We did reach out to three vendors getting three bids. There is a cost for replacing both or price to replace one to spread out the cost. I spoke to several vendors and they couldn't say one would be sufficient enough. But they did mention that since it was only dropping it to 3 to 4 degrees, that one would be recommended to purchase now and see if we need to purchase another. They did not see it necessary to buy two right now.

Mr. Realmuto: I think it does. For everyone's information, these are the two heat pumps, so they can be used for either cooling or supplementing the heating in the winter. They've been broken for at least two years, not functional or turned on at all. In that time, particularly this summer, some of the pool goers have noticed that the water temperature has gone up above 93 degrees. In fact, it's remained there for several months now. And that seems to be when it starts affecting people. Some love it to be as hot as it gets and feeling like a hot tub, but others feel that it no longer serves the purpose and we only heat it to 88 degrees. So that's the context on that. I guess part of the reason I'm bringing up those temperatures is I think most of the residents complaining about the heat would be okay if it were only cooling a couple of degrees, 2 or 3 degrees to bring it down to 92. That is still four degrees above where it normally is in the winter. So I think the one is certainly the way to go here and see what it does.

Mr. Fisher: Sure, we have taken the temperature. I haven't seen it above 92 yet. So if we can get it to 88, which is normally comfortable. I think we can solve that issue. It looks like for a single unit replacement is $6,245. That's with our pool vendor that we use for maintenance.

Ms. Landgrebe: Is it possible to see if Spies can get their price closer to that or if Heartland can get their warranties up more?

Mr. Fisher: Absolutely. If you guys approve a not-to-exceed amount or an exact figure I can get with the gentlemen at Spies.

Mr. Plummer: Looking for a motion.

Mr. Realmuto: So we're looking at yet another expense of, let's say $6,300 or rounding to the nearest 100th up to there. Sorry. I guess I can go ahead and make that motion with a not to exceed amount of $6,300. I would be looking to delay if it wasn't going to help in the winter, it sounds like it might.

Ms. Landgrebe: Our heater is still working.

Mr. Realmuto: The one propane heater is working, yes. That is not anticipated to be a problem.

Mr. Howison: So during the winter will the use of this heat pump, help us with our overall cost of heating the pool being reduced?

Mr. Costello: I don't know how you compare propane to electric gas.

Mr. Plummer: It'll be electric instead of gas.

Mr. Costello: Electric is going to cost you a lot more.

Mr. Fisher: I'm sure we could sit down and look at propane bills.

Mr. Plummer: Steve made a motion to purchase at $6,300. I think Debby would like to ask to get the warranty compatible or whatever at that price as well.

> On MOTION by Mr. Realmuto, seconded by Mr. Plummer, with Mr. Realmuto, Mr. Costello, Mr. Plummer, Mr. Howison in favor and Ms. Landgrebe opposed, the Replacement of the Cooling Units at the Pool with a not-to-exceed amount of $6,300, was approved 4-1.

Mr. Fisher: That's all I had. Are there any questions?

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 and hearing no questions.

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 the check run summary.

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

TENTH ORDER OF BUSINESS Public Comments

Mr. Plummer: Next item is public comments. I see one, Kathy?

Kathy Schlepp (Resident): I drive down Berwick to get over here. The one lane they've already got chewed up. But there was a maintenance garden landscaping truck parked in the good part of the road. So I was really concerned about me going over into the area that they've already grinded up. I didn't know if I was going to hurt the work they've already done or hurt my vehicle. I'm not sure if there's anything we can do with the maintenance trucks being parked on a good part of the road while they're doing this repair.

Ms. Wells: They were told when they came in not to park in there, or we would call police and have them removed. Security has been making trips down that road, so you may have saw them briefly, they should not be there for too much longer.

Kathy Schlepp (Resident): It was Angel Landscaping.

Ms. Wells: They were told when they were coming in that they cannot park on that road at all today or this week.

Kathy Schlepp (Resident): Second, this hurts me to be able to verbally say this, but I feel I have to. With the $400,000, it cost us for the restaurant. You need to divide that by 962 houses here in Lake Wales. That was $415.80 for each household. We're increasing our assessment by $300, I'm just disappointed that we allowed the restaurant to run up such a huge bill. Thank you.

Dave Marsh (Resident, Lot 660): I hadn't attended a meeting in a long time. It was quite interesting. I got to see you talk nickels and dimes then talk about the $300 assessment per household. You talked about landscaping. You talked about ponds. You're an expert in algae. I think you're going to find that same problem in the pool out here because the temperatures are so high, you'll notice there's a green cast of [the water when we look at it, which is not healthy for the residents, and I know we have to used more chlorine. When you have rainstorms that has to dilute the chlorine again. I know you have a challenge out there. But to buy one of those units, to decrease it 4 degrees, we had two units to start with. Let's not cut ours apart. We got rid of our exercise equipment in here and sauna over here because there's one over in West. I don't want to see that taken away and have only one unit put in there when two are really needed. If they were needed to begin with, they're still needed now. Steve, what do you think? You are shaking your head.

Mr. Realmuto: Well, first of all, one thing you might not be aware of is that the cost to do one unit, there was no cost penalty. The cost of one unit was exactly half of two. Just because we start with one, doesn't mean we can't add a second. There was no penalty for that. That was my thinking.

Dave Marsh (Resident, Lot 660): I do understand. Tone it to say you will get two eventually, if you could only get one out, get another one later.

Mr. Realmuto: Perhaps there have been other changes made. You see when those two were originally there, I believe the capacity of the heater was less and they were being used more for heating, so what I'm saying is there are other things that would change that calculation. It's no longer clear that two are "needed", but we'll see.

Dave Marsh (Resident, Lot 660): Okay. Just as long as it does keep up that's significant or keep it cool for people. As far as the landscaping, they talked about the fencing out here. I'm glad to see them going with succulents if that's what they're going to go with because that's more along the line of Yuccas. I wouldn't suggest that. You have a slope there. You're going to put plants in there. We have a problem with the erosion along the golf course to begin with. You're going to have more problems with erosion along there going right into that pond.

Ms. Landgrebe: Where are you talking about?

Dave Marsh (Resident, Lot 660): Along the fence, along the Olsen Road there is a slope, so divide the other solutions for that or just put the fence up and leave it the way that it is. As far as signage, you are afraid of maybe because not putting a sign up of being video-watched because it's a resident not us. Do like Disney does, put a sign that says there are snakes and alligators, be aware. Does not cost as much and we're not lying, we're telling the truth. Patrols maybe over there might be increased. I don't know what it would be. I can tell you where you get some nice large grasses, very expensive from a company that is going out of business. If you want to put something there to block, that would be good. Bougainvillea is not the answer. I know you decided that. The weight of that fence, would pull that fence right down off the post to begin with. Now, as we all say, the survey says, we all know that from family feud. I'm sure we've all heard that. The survey said we had 1,200 responses. We have 1,600 houses here. If we multiply that by two, and I'm going to change this, that'll be 3,200 responses we should have. Figuring a lot of single resident homes in here, maybe 200 between both communities. That really would bring us to 3,000 responses for the survey that we actually had, which gives us 40% of the community actually responded to the survey that we had for the restaurant. Where were the other 60%? Were those people that didn't see a question on here and say, should we have a restaurant to begin with? I don't know. I'm not sure. We know our amenities are going up. We know our costs are going up. We talked about the nickels and dimes, you talk about common sense. These are just some of the things I heard. Well, we want to have residents bringing their own cups. Well, let's let the residents go out to local restaurants to support local restaurants. I am not a proponent for the restaurant. The committee knows that. I'm in a focus group. I was selected to be on or asked to be on and I said to Christine in the very beginning, "you don't want me on that because I'm not for the restaurant." But I am part of the group, and it is an overall group that responded and that's the way it should be. I know there's other people in here. We looked at the survey, we looked at the responses. There were a few that said they didn't want the restaurant. Don't invest that money again, we've lost so much money. You've talked about projections on the unknown. How about the projections on the known, which you also spoke about. We know the restaurant is a losing business. We've proven that. What is going to be different with this one? You're going to get someone in is leasing it? Are we going to give it to them for nothing like we do the cups or we're going to actually charge a customer a lease that comes in here a certain amount of money. We usually don't because we're afraid that it is not going to make it, so we give everything away at the expense of residents. Please think about 60% that didn't respond to the survey. I'm sure a lot of those probably don't really need a restaurant or want to support the restaurant because you've already said, the survey doesn't necessarily tell you what the residents had done in the past. They don't always support the restaurant. Thank you.

Ms. Landgrebe: Thank you.

Mr. Realmuto: Thank you.

John Sebastian (Resident, Lot 931): I'm John Sebastian, Lot 931 and I don't disagree about the Olsen fence. I like the barbed wire idea. But the reason I wanted to make a comment is I've been here four years and two months. I believe it was, if memory serves me correctly, about maybe three years ago or so maybe, when the service that provides the trash removal here in Florida, I forget their name, the ones that come around and pick up the trash and give you that blue can and give you the brown can. I believe it was a Monday morning coffee, we had Lake Wales in here or either that or that vendor talking about the trash. Because I grew up in Ohio and all through my life, I had to pay just like here for the trash removal. But then when the recyclables came around, they wanted something like $22 more to give me a bin and charge me more to separate my trash, and hardly anybody did that. That was probably 15 years ago. $22 was a little bit more of a chunk of change. But the way I understand Florida, is all the trash goes to the same place. The stuff they put in the blue can, I see all my neighbors recycling and using the blue can. I had the take my blue can away because it all goes to the same dump, goes to the same place. If you're paying $800 extra for a recyclable can, you're wasting your money because it's going to the same dump as the other brown can, that's my understanding. I don't believe here in the State of Florida, here in Polk County, that they do anything with those recyclables. They instead dump them in the same dump or mountain or wherever they are going to put them. It was called monkey mountain where I used to live. So I just wanted to say that. Also I wanted to agree with Mike about the thermostats because I think Matt would attest, I am here a lot of Sunday mornings, especially after an event and I find these thermostats here set to 68 degrees. I bring jackets with me because it's freezing in here on Sunday morning. I know it was from the event last night. You don't have to buy that Apple mess anymore. There are so many other competitors that have lower costs and achieve the same effect. I'm sure Miller, our vendor can probably come in here and set you up, program you for a few hundred dollars and do what Mike suggested about the air conditioning, I think that's a great idea. To quit providing cups, straws, and lids, I think we probably might need to communicate that to the people here, the residents, because if we're spending $2,000 a year, that should tell you how popular these cups are. They drive me crazy. I'm here just about every day in that section over there and I'd taken it upon myself the last nine weeks to straighten up the straws that get thrown on the floor, and I don't know if you've noticed but the cups are left half full, stuff is left on the machine and I just pick that stuff up and throw it away. I don't drink caffeine, I'm a water drinker I would like to see some kind of water machine there other than a fountain. But the way it's set up right now, I had to ditch my water bottle because you can get it under there to get the ice without just making a mess. The cleanest and efficient way is to use a cup, use the ice, use the lid because the lid might be knocked over the cup and it will then spill out. If you look out at the pool, it is very popular with the guests and stuff. I'm not in favor of doing away with them, but if we do away with them, we need to communicate or set something up a little differently because even though it's a little water bottle that you're using, if you fill that up today, how are you going to get ice into it to cool it? Come November, I don't want any ice. I just want a room temperature water.

Ms. Burns: Just a reminder, we need to make sure we're keeping our comments to three minutes to make sure everyone has a fair amount of time.

John Sebastian (Resident, Lot 931): The light sensors, I agree with that. Also when we did the sinks, and the soap dispensers are electronic. Why not the urinals and the toilets? Why can't those be on sensors like they are in most places, rather than having a manual flush? The Oak tree, I hate to see the Oak tree move because it provides shade for my car but for safety, I guess maybe it needs to go.

Mr. Plummer: Thank you, John.

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 Mr. Costello, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman