

**MINUTES OF MEETING  
LAKE ASHTON I  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **March 20, 2023** at 9:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Lloyd Howison	Chairman
Brenda VanSickle	Vice Chairman
Steve Realmuto	Assistant Secretary
Mike Costello	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel, Latham Luna
Christine Wells	Community Director
Garrett Posten	Rayl Engineering
Matt Fisher	Operations Manager
Nik Minadakis	Owner of Charm City

*The following is a summary of the discussions and actions taken at the March 20, 2023 Lake Ashton Community Development District 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. Four Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Howison asked for any changes to the agenda. Mr. Costello asked that a discussion regarding the Pub Crawl be added to the agenda. Ms. Burns noted that it will be discussed during item 6D in the agenda.

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

**THIRD ORDER OF BUSINESS**

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

Ms. Burns asked for any public comments. There were none in attendance or on Zoom.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the February 27, 2023 Board of Supervisors Meeting**

Mr. Howison presented the minutes from the February 27, 2023 meeting to the Board and asked if there were any comments, corrections, or changes. Ms. Burns stated that Mr. Realmuto had submitted some items to her to change, he asked that more information be added onto a few items. Ms. Burns noted that those changes will be incorporated into the final version of the minutes.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, the Minutes of the February 27, 2023 Board of Supervisors Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Restaurant**

**A. Ratification of Restaurant Lease Agreement with Charm City at Lake Ashton, LLC**

Mr. Howison asked if there was any discussion regarding the restaurant lease. He stated that the lease was signed but it needed to be ratified by the Board.

Mr. Realmuto pointed out a typo in the lease under the rent section on page 10 under Article 5. Ms. Carpenter stated that she will make sure the final version is correct.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, the Restaurant Lease Agreement with Charm City at Lake Ashton, LLC, was ratified.

Mr. Minadakis presented a few things to the Board regarding the restaurant. He stated that he had spoken to someone about adding an oil pump for the deep fryers to get rid of the grease traps completely. Mr. Minadakis stated that it would be between his restaurant and the oil company. Mr. Minadakis also mentioned potential changes inside the restaurant, which included adding TVs, menu boards, and knocking down a wall to create a counter.

Mr. Minadakis stated that he was looking at around four weeks to get the restaurant open.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Discussion Regarding Strategic Planning – Goals for the 5 Year Plan**  
*(requested by Supervisor VanSickle)*

Ms. VanSickle presented to the Board the goals for the next five years that she compiled. She provided a list of items for the Board to read as well. Ms. VanSickle asked for the Board's input.

Mr. Realmuto said that Ms. VanSickle compiled a great list. He stated that he thought one of the most important things to the people in Lake Ashton are the social programs they do, and that he would like to see those represented better on the list. Mr. Realmuto also stated that he would like to see a workshop dedicated to this list of goals so that the Board can discuss in greater detail.

The Board discussed possible future security issues regarding the development outside of the community. Mr. Costello and Lake Ashton II's Chairman Mr. Mecsics have ideas they have looked into and will bring that information back to the joint meeting.

Ms. Burns stated that Ms. Landgrebe sent comments into Ms. Wells regarding the 5-year plan list of items. Ms. Burns handed them out to the Board members.

The Board decided to dedicate a workshop to discuss these items. The workshop was scheduled for April 13<sup>th</sup> at 11:00 a.m. The Board decided to continue the current meeting and pick it back up for the workshop. Mr. Realmuto wanted it on the record that he believed they need a joint meeting before July.

**B. Discussion Regarding Selecting a Reserve Study Option** *(requested by Supervisor VanSickle)*

Ms. VanSickle stated that Ms. Landgrebe and staff had worked tirelessly on the Reserve Study. Mr. Costello brought up to the Board that they spend \$126,000 a year to rent light posts, and that he believed they could make that money back over several years.

Mr. Realmuto went over the numbers of the street lights, and stated that they had 232, along with potential extra costs.

Ms. Carpenter agreed that they needed to look at the extra costs, including how much it would cost to repaint them and costs for replacing them if ever needed. Ms. Burns also contributed that the work force would be something to consider too, as TECO and bigger light companies have an easier time problem solving when lights go out.

Mr. Howison asked that staff do more research on the installation of street lights and which Reserve Study option they should choose. Mr. Realmuto asked the Board if they thought that it should be generalized to capital improvements being included in the Reserve Study.

Ms. VanSickle asked the Board if they were okay with her and Ms. Landgrebe splitting the responsibility in half and working with Ms. Wells on getting it updated. The Board suggested they divide it up into five sections so everyone could help Ms. Wells.

**I. Presentation of Quote for Installation of Street Lights** *(to be provided under separate cover)*

The Board decided not to move forward with the quote at this time.

**C. Ratification of Spectrum Phone Services Agreement**

Ms. Wells reviewed the agreement for the Board. Spectrum gave the District the option to upgrade their phones and pay less per month. Mr. Realmuto stated for the residents that no request had been made to disconnect any lines as of now.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, the Spectrum Phone Services Agreement, was ratified.

#### **D. Discussion Regarding Pub Crawl**

Ms. Burns stated that she did get a public comment on this item after it was added to the agenda.

Resident (Fay Wood) stated that many residents are against the Pub Crawl and that there are many rumors regarding it. She stated that the residents need to have details about it that make sense. She also stated that the community is becoming to where anything anyone wants, they can have, and that the Board was not listening to the majority. Ms. Wood stated her concerns, including rumors about the Pub Crawl from people who live outside of Lake Ashton, and rumors regarding the Board and Sunshine Laws. She also stated that there were no communications that were just for residents anymore and that she wanted residents to feel important again. Ms. Wood also asked who was financially responsible for any problems that occur.

Mr. Howison stated that he took issue in being accused of Sunshine Law violations. Mr. Howison also provided details about the Pub Crawl, including the responsibility lying solely on the restaurant operator. He stated that although the restaurant is not open, the operator has a catering and liquor license that would be applied along with his liability insurance to carry out the Pub Crawl. Mr. Howison stated that he understood there would be 4 stations and individuals who participate could have up to 1 alcoholic or non-alcoholic drink per station, and they would also receive food. He also stated that the bartenders were professionals who would be cautioned against overserving in anyway shape or form. Mr. Howison stated that it was his understanding that the liability was not on Lake Ashton CDD. He welcomed the attorney, Ms. Carpenter, or Ms. Wells to comment with further information.

Ms. Burns followed up that this event is no different than events that have licensed bartenders serving alcohol.

Ms. Carpenter agreed, and stated that this was like any other catering event, and that the fact that the price includes a drink at each station does not prevent the bartender from cutting someone off if they are clearly intoxicated. The District will always be liable for the use of its premises no matter who is doing it, but she stated that they know this is a licensed and insured vendor, so it is as good as any other catering event that is normally there.

Mr. Realmuto stated that the Board had previously asked for the attorney's opinion regarding the liability of the Pub Crawl before this meeting. He also stated that he understood the concern from residents but that the Board had asked detailed questions.

Mr. Howison also stated that he shared concern with the social media sites, but that the Board has no control over them.

Ms. VanSickle understood concerns as well, but stated that one of the first questions people ask about the restaurant is if they will have a full bar. She said that she is not a big drinker, but that she does not believe she should keep anyone else from being able to go have a few drinks at the restaurant.

**SEVENTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Ms. Carpenter stated that her office had finished up the restaurant lease but that there were no other matters.

**B. Engineer**

Mr. Posten gave an update of the projects they were currently working on. He included this information in the agenda for Board review.

**C. Lake Ashton Community Director**

Ms. Wells presented her report which was also included in the agenda. Mr. Realmuto asked Ms. Wells if while the fire department was present, they could give more details on the fire that occurred in Lake Ashton CDD and provide the community with steps to prevent a fire in the future.

The Board discussed the pet play park ramp, and stated they had heard opposition from residents.

Ms. Wells provided a quote to the Board for a 300lb storage vent and ice machine that was similar to what they have in the restaurant. The Board asked Ms. Wells to reach out for more quotes and present them at the next meeting.

**D. Operations Manager**

Mr. Fisher presented his report to the Board, which was included in the agenda.

Yellowstone also presented updates on the Boulevard final phase project and other projects of theirs being completed. Mr. Realmuto asked if when Yellowstone was done pulling out the plants, the mulch level would be maintained. Yellowstone confirmed that they would be leaving a lip so that the mulch does not run over the sidewalk.

Mr. Fisher offered to answer any other questions from the Board.

**E. District Manager's Report**

Ms. Burns presented her report and offered to answer any questions from the Board. Ms. Burns also asked the Board if they wanted to continue to leave the Restaurant Updates on the agendas moving forward, and the Board said no.

**EIGHTH ORDER OF BUSINESS**

**Financial Report**

**A. Combined Balance Sheet**

**B. Capital Projects Reserve Fund**

**C. Statement of Revenues, Expenditures, and Changes in Fund Balance**

**D. Approval of Check Run Summary**

The financials were included in the agenda. Mr. Realmuto stated that he had been reviewing the reports in depth, including the General Fund and Capital Project Fund. He stated that his goal is to be able to give the Board a more current financial picture.

Ms. Burns stated that they would have a draft budget to bring to the budget workshop next month.

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

**NINTH ORDER OF BUSINESS**

**Public Comments**

Mr. Howison opened the meeting up to public comments. There were no public comments.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor Open Discussion**

Mr. Howison asked for any Supervisor comments or open discussion. There were no comments or discussion.

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Lake Ashton CDD

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the meeting was continued to April 13, 2023 at 11:00 a.m.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman