

*Lake Ashton  
Community Development District*

*Continued Meeting Agenda*

*April 13, 2023*

# AGENDA

# Lake Ashton

## Community Development District

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 - Fax: 407-839-1526

April 6, 2023

**Board of Supervisors  
Lake Ashton  
Community Development District**

Dear Board Members:

The continued meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Thursday, April 13, 2023 at 11:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public are further encouraged to submit comments or questions in advance of the meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com), or by telephone by calling **(407) 841-5524**, up until **2:00 PM** on **Wednesday, April 12, 2023.**

**Zoom Video Link:** <https://us06web.zoom.us/j/96959231158>

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 969 5923 1158

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*the District Manager will read any questions or comments from members of the public in advance of the meeting; those members of the public wanting to address the Board directly should first state his or her name and his or her address.*<sup>1</sup>)
4. Old Business
  - A. Discussion Regarding Strategic Planning—Goals for the 5 Year Plan (*requested by Supervisor VanSickle*)
5. Monthly Reports
  - A. Lake Ashton Community Director

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<sup>1</sup> All comments, including those read by the District Manager, will be limited to three (3) minutes

- I. Consideration of Proposals for Ice Machine in Ballroom Kitchen
  - a) Integrity Refrigeration
  - b) Kommercial Refrigeration, Inc.
  - c) Miller's Central Air
6. Public Comments
7. Supervisor Requests/Supervisor Open Discussion
8. Adjournment

# SECTION IV

# SECTION A

## Lake Ashton CDD 5-year plan DRAFT for discussion

Where do we want to be in 5 years?

1. Improved safety and security
  - A new and stronger fence or wall that will better protect our community.
  - Engineer and county-suggested makeup and placement dependent on widening of Thompson Nursery Road
  - Additional safety and security measures as needed- possibly cameras or additional lighting
  - Consideration of scheduling and use of gate attendants and rovers as development surrounds the community.
  - Consideration of deterrents to unauthorized breached access -bougainvillea strategically planted.
2. Possibly a new entrance and exit pattern
  - Thompson Nursery Road is widened and a traffic light is installed.
  - Traffic Engineer and CDD engineer
  - Use of Berwick gate as emergency exit for fire and rescue vehicles?
3. Improved gatehouse function and possible relocation
  - Will it need to be moved? If so, how far back would it need to be?
  - How will any relocation affect Lake Ashton Blvd?
  - Is there a better or more efficient access method? License plate reader, RFID reader
  - Are additional security and safety measures needed at the gatehouse?
4. Acquisition of additional property to add parking and amenity space to our community possibly with added rental income.
  - How would we fund this? Owner financing? Leasing? First right of refusal? Option to buy? Bonds? Lease to buy?
  - What would be our priorities for the additional space? Control of what is across the street, new amenities, added parking, rental income, additional amenity space.
  - What are resident priorities to be readily available within the community? Health and beauty services, medical services, ATM, Banking, coffee or snack shop, boutique shops ?
5. An accessible community where all our residents can participate to their desired extent.
  - Independent access to the pool
  - Permanent Spa handicap lift
  - Access to Garden area and Chess Board
  - Closer golf cart parking for those needing it to the pool area
  - Access to the stage
  - More handicap parking spots.
  - Access to pool from the restaurant patio
6. Better prepared for emergencies
  - Generators and emergency backup lights
  - Assessment of what needs to be backed up- refrigeration, means of communication to residents during an emergency. Do we see this as a priority?
  - A safe space if a home is impacted.
  - Would a generator be more of a priority at the gate house?
7. Golf course bridges and cart paths in safe and usable condition

Erosion areas addressed as per engineer.

Maintenance and repairs as per engineer

8. Getting back our WOW factor through facility and landscape maintenance and enhancement  
Ensure landscape contract is contract compliant-renew, refresh, enhance.  
Watch for areas needing attention.  
Facilities-Fix the little things quickly  
Schedule of routine tasks on a rotation so everything stays always looking good.  
Update and enhance rear garden area. Make more user friendly as an amenity destination or gathering area, (not just a pass through area) and appealing to add rental value to our venue  
Swings overlooking the lake or garden area.  
Refurbish pool and pool area.  
Stay on target with reserve study and schedule of capital reserve projects.
9. Roads in good shape-pavement management schedule as per Alan and reserve study
10. A respectful and neighborly community where everyone drives the speed limit undistracted and with courtesy, stops at stop signs and picks up their dog poop-We can hope! Continued education and encouragement.
11. Updated and functional reserve study-This is a fluid document and algorithm needs to be run yearly.  
Update to include items not formerly included- engineer input.  
Taking into consideration of \$300 increase in assessment last year and determining what the yearly recommended reserve contribution should be.  
Lighting decision  
Taking inflation rates into account  
Establishing priorities
12. Building refurbishment to better accommodate residents.  
Reconfigure areas to better utilize the space available.  
Updated and functional ballroom kitchen  
Expand card room to accommodate more tables.  
Refurbish ballroom to be more inviting for our resident functions and more attractive to generate rental income-new carpeting, painting, possible acoustic panels, updating dressing rooms to be more usable and functional during shows or weddings.  
Add wiring and lighting for 3<sup>rd</sup> billiards table. Resident partnership to add 3<sup>rd</sup> table.  
Creatively carve out more amenity, storage, and office space

What do we need to add/delete or change?



# SECTION V

# SECTION A

# SECTION 1

# SECTION (a)

**Integrity Refrigeration and A/C Services, LLC**  
 1300 8th Street SE  
 Winter Haven, FL 33880



# PROPOSAL

**Presented to:**  
**Lake Ashton Country Club**  
 4141 Ashton Club Dr  
 Lake Wales, FL 33859

**Customer Contact:**  
 M: (863) 256-9184  
 E: cwells@lakeashtoncdd.com

**Job #** 4095  
**Job Name** QUOTE FOR ICE MACHINE  
**Proposal #** P-4095-1  
**Technician** Austin Devor  
**Issue Date** Mar 23 2023

**Location Address:**  
 4141 Ashton Club Dr  
 Lake Wales, FL 33859

**Your Price: \$9,315.00**

Description	Qty	Price
<p>Hoshizaki KML-325MAJ/B-250PF 380 lb Crescent Cube Ice Machine w/ Bin - 250 lb. Storage</p> <p>Ice Maker Details            380-lb. maximum daily ice production            300-lb. AHRI-certified daily ice production            Makes crescent cube ice measuring 1/2 in. x 1 1/8 in. x 1 1/2 in.            Self-contained condenser            Air-cooled motor            Durable stainless steel construction            CycleSaver design instantly purifies ice hourly            H-Guard Plus protects against bacteria formation            EverCheck alerts users when operation is not ideal            Uses R404A refrigerant            Ideal ambient air temperature: 45-100 degrees F            Ideal incoming water temperature: 45-90 degrees F            Ideal incoming water pressure: 10-113 PSI</p> <p>Ice Bin Details            250-lb. application capacity            Painted legs            Includes scoop for sanitary retrieval            H-Guard Plus protects scoop from bacteria            Polyethylene liner for optimized cleaning and storage            Polyurethane insulation is dependable            Vinyl clad            3 year parts &amp; labor warranty/5 year parts warranty on compressor/ 5 year parts &amp; labor warranty on Evaporator            Cleanings NOT INCLUDED</p>	1	\$7,495.00
<p>Water Line Filter</p> <p>Captures minerals, scale, and other particulates that can damage the ice machine            Carbon filter reduces organic chemicals in water to promote ice quality            1-micron particle reduction            20,000-40,000-gal. lifetime water capacity</p>	1	\$525.00
<p>Water Line And Drain System</p> <p>This is to install a water line from an existing source to your Ice Machine and a Drain line with pump from your Ice Machine back to your drain line up to 10 Feet away. This price is an estimate and may change due to unforeseen conditions or Water line/ Drain line exceeds 10 feet. Accurate price will be adjusted if needed and submitted for approval on date of installation.</p>	1	\$1,295.00
<b>Your Price</b>		<b>\$9,315.00</b>

Sign up for a Maintenance Plan today!

**Proposal Notes:**

This Proposal is an estimate of the total cost for Installing Hoshizaki Ice Machine with bin and running a water line from the closest assessable location, along with a water filter for higher quality ice and protection of the machine from impurities, and a drain line with pump to remove excess water from machine to closest drain source. The price may vary due to unforeseen circumstances and will be in addition to the current quote. Comes with a 3 year parts & labor warranty/5 year parts warranty on compressor/ 5 year parts & labor warranty on Evaporator

Cleanings NOT INCLUDED and are required to maintain warranty status.

**Customer Approval:**

**I accept this proposal and agree to the terms and conditions.**

**Contract Terms:**

\*\*\* Please note, this proposal is valid for 7 business days after the date issued\*\*\*

FOR PROPOSALS ONLY - ONCE A PROPOSAL HAS BEEN ACCEPTED AND SIGNED, THE MATERIAL AND EQUIPMENT WILL BE ORDERED IMMEDIATELY. IF THE CUSTOMER CANCELS AFTER PROPOSAL HAS BEEN ACCEPTED AND SIGNED, A 15% RESTOCKING FEE WILL BE APPLIED AND INVOICED TO THE CUSTOMER.

FOR INVOICES ONLY - PAYMENT IS DUE IMMEDIATELY ON THE DAY SERVICE IS RENDERED. PAYMENT THAT HAS NOT BEEN RECEIVED IN FULL WITHIN 72 HOURS AFTER RENDERED SERVICE IS SUBJECT TO A \$75 ADMINISTRATION FEE. ANY PAYMENT NOT RECEIVED IN FULL AFTER 25 DAYS OF SERVICE RENDERED WILL HAVE ADDITIONAL 15% FEE APPLIED TO OVERDUE BALANCE ALONG WITH THE PREVIOUS ADMINISTRATION FEE OF \$75 AND THE BALANCE WILL BE TRANSFERRED TO COLLECTIONS. IF THE ACCOUNT STAYS IN COLLECTIONS FOR MORE THAN 90-DAYS, 50% WILL BE ADDED TO THE TOTAL PRICE TO COVER COLLECTION AND ATTORNEY FEES TO MOVE THIS ACCOUNT TO COURT. IF THIS ACCOUNT GOES TO COURT, THE CUSTOMER WILL BE RESPONSIBLE FOR ALL ADDITIONAL COURT AND ATTORNEY FEES USED TO COLLECT THE INVOICED AMOUNT. UNTIL INVOICE IS PAID IN FULL, PARTS, EQUIPMENT AND MATERIALS ARE PROPERTY OF INTEGRITY REFRIGERATION AND A/C. ALL PART AND LABOR WARRANTIES REQUIRE AN ACTIVE MAINTENANCE PLAN TO MAINTAIN AN ACTIVE WARRANTY STATUS. ANY CUSTOMER WHO DOES NOT MAINTAIN AN ACTIVE MAINTENANCE PLAN AT THE TIME OF PARTS OR SYSTEM FAILURE, ( DUE TO NEGLIGENCE) WILL RESULT IN A VOIDED WARRANTY FOR BOTH PARTS AND LABOR. CUSTOMER AT THAT TIME WOULD BE RESPONSIBLE FOR THE ENTIRE COST OF PARTS AND LABOR FOR ANY REPAIR OR REPLACEMENT.

**SECTION (b)**

# PROPOSAL

485 Canterwood Dr  
Mulberry, FL. 33860  
Phone: 863-299-3000  
Fax : 863-293-6344

## KOMMERCIAL REFRIGERATION, INC.

STATE CERTIFICATE NUMBER CAC1817730

Proposal Submitted To: Lake Ashton, Winter Haven Fl

Location: Club House Ice Machine

Job Description: Furnish and install a Hoshizaki ice machine Model: KM350MAJ with a 300 capacity bin. This machine includes a Hoshizaki single head filtration system, high volume condensate pump.

This proposal includes the following warranty. Parts and Labor on entire machine for three years. Parts and labor for five years on the evaporator. Parts only for five years for the compressor and air cooled compressor. One year on the water filtration system.

Check for proper operation upon start up.

Total: \$6,985.00

AUTHORIZED SIGNATURE: \_\_\_\_\_ Seth Waldman \_\_\_\_\_

All material is guaranteed to be as specified. All work is to be completed in a professional workman like manner according to standard practice. Any alterations or deviations involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents, or other delays beyond our control. Owner to carry fire, tornado, and hurricane insurance. Our employees are fully covered by Workman's Compensation Insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above price specifications and conditions are satisfactory and hereby accepted. You are authorized to work as specified. Payment will be made as specified above.

Date of Acceptance

Signature



# SECTION (c)



Florida's Heartland  
 20 W Interlake Blvd  
 Lake Placid, FL 33852  
 863-699-5455  
 MCAir@MillersCentralAir.

Okeechobee  
 109 NW 7th Ave  
 Okeechobee, FL 34972  
 863-467-1545  
 MillersCentralAir.com

Treasure Coast  
 673 SW Carter Ave  
 Port Saint Lucie, FL 34983  
 772-785-8080

Bill to  
**Lake Ashton Clubhouse**  
 4141 Ashton Club Drive  
 Lake Wales, FL 33853

Ship to  
**Lake Ashton Clubhouse**  
 4141 Ashton Club Drive  
 Lake Wales, FL 33853

Phone Number: (863) 956-6207

**Quote #: q26246**

Transaction Date: 3/20/2023

Sales Rep: Shawn W.

Quote Expiration Date: 4/19/2023

Item	Description	Quantity	Price	Amount
M3001 - Misc 1	Kitchen Ballroom New Ice Machine: Hoshizaki KML-325MAJ with 300 lb. storage bin. -Individual crescent cube -Stainless steel evaporator -KML-325 produces up to 385 lbs. of ice per 24 hours. -Durable stainless-steel exterior -Protected by H-GUARD plus anti- microbial agent. -Ever Check alert system -Removable washable filters -R404a refrigerant. - Includes installation of new machine and bin to include condensate pump and filter, water lines from water source to filter and from filter to machine.	1	\$7,230.00	\$7,230.00

\* Water source for machine to be provided by others\*

Warranty: 3 years parts and labor on entire machine, 5 years parts and labor on evaporator, 5 years parts on compressor and air-cooled condenser coil.

Dimensions:  
 Width: 30 3/16 Inches Depth: 32 1/2 Inches  
 Height: 68 Inches Amps 8.4  
 Amps  
 Voltage: 115 Volts



Florida's Heartland  
20 W Interlake Blvd  
Lake Placid, FL 33852  
863-699-5455  
MCAir@MillersCentralAir.

Okeechobee  
109 NW 7th Ave  
Okeechobee, FL 34972  
863-467-1545  
MillersCentralAir.com

Treasure Coast  
673 SW Carter Ave  
Port Saint Lucie, FL 34983  
772-785-8080

Total: \$7,230.00

Payments: \$0.00

Balance Due: \$0.00

If you would like to proceed with the work quoted please respond directly to this email. Thank you for your business.