

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

The continued meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Thursday, **April 13, 2023** at 11:00 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
Debby Landgrebe	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Christine Wells	Community Director
Matt Fisher	Operations Manager
Jim Abney	Lake Ashton Resident

The following is a summary of the discussions and actions taken at the April 13, 2023 Lake Ashton Community Development District continued meeting.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 11:00 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. Howison asked for any changes to the agenda. Mr. Howison suggested that the monthly reports be moved forward in the meeting due to a proposal that was included in that section.

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

FIFTH ORDER OF BUSINESS

Monthly Reports

**This item was taken out of order as requested by Supervisor Howison during approval of the meeting agenda.*

A. Lake Ashton Community Director

I. Consideration of Proposals for Ice Machine in Ballroom Kitchen

a) Integrity Refrigeration

Ms. Wells presented the proposal to the Board. This was included in the meeting agenda. She stated that this proposal included installation and piping.

b) Kommercial Refrigeration, Inc.

Ms. Wells presented the proposal to the Board. This was included in the meeting agenda. Ms. Wells stated that this was a 4 week out for installation. She also stated that the total cost including installation and piping was \$6,985.

c) Miller’s Central Air

Ms. Wells presented the proposal to the Board. This was included in the meeting agenda. This proposal did not include installation, so they received a separate quote for that for an extra \$970 for installation of the water and ice machine.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Kommercial Refrigeration, Inc Proposal, 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)*

Ms. Burns asked for any public comments. Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS

Old Business

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

Ms. VanSickle stated that a resident had a presentation to make regarding this item.

Resident Jim Abney from 5329 Snead Drive presented items regarding strategic planning. This was not included in the agenda package. Mr. Abney stated that a Lake Wales commissioner at Monday morning coffee expressed concern for Lake Ashton in terms of the

development around the community. Mr. Abney and Ms. Wells set a meeting together to share ideas and Ms. Wells wanted the Board to hear the ideas as well. Mr. Abney's ideas revolved around how to coexist with the incoming development.

Mr. Abney mentioned the Lake Wales Envision Program and stated that it was ongoing. It is a multifaceted approach to reimagining Lake Wales and it also looks at future designs within the Lake Wales zip code. Mr. Abney also stated that the program addresses infrastructure, design and conservation.

Mr. Abney stated to the Board that they need to take inventory of what Lake Ashton offers and plan for the future. This included roads, technology, green spaces, cart paths and buildings.

Mr. Abney proposed that the current sales office become the new Lake Ashton Town Square and that they need to gain control of this property. Mr. Abney listed that a fresh market, bakery, coffee shop, barber shop, urgent care and a physical therapy office are just some of the potential shops to be put in. Mr. Abney also gave the Board suggestions on opportunities to put on the lakes in the community.

Mr. Abney reviewed the property options for purchase around the community. He stated to the Board that they needed more property due to more space being needed. Mr. Abney also played a promotional video for the Board to see ideas about increased technology in the community.

The Board discussed the presentation and potential ideas. Mr. Realmuto asked Mr. Abney about some of his points and expressed his concerns. Mr. Realmuto stated that he would like the Board to look at these ideas objectively.

Ms. Landgrebe suggested the Board looks at what they have and what was presented and see where there are ideas that they would like to approach in the future.

Mr. Realmuto read a mission statement to the Board and audience, it stated, "The mission of the Lake Ashton CDD is to develop, maintain, and enhance the infrastructure, safety and security and amenities benefitting the residents of the community, provide and promote activities, entertainment, programs and services appropriate to the residents of this age 55 and plus senior community and to manage the finances in a fiscally responsible manner that does not result in assessment increases exceeding 5% or the increase in consumer price index CPI whichever is greater per year on average over a 5 year period."

Mr. Howison provided a primary objective to the Board and audience, it was, "Establishing the foundation and framework for the ongoing fiscal health of Lake Ashton to

ensure that adequate funds are available to not only provide services and maintain facilities and infrastructure, but to continually improve and enhance the community thereby sustaining a lifestyle our residents enjoy, supporting real estate values and differentiating Lake Ashton from surrounding communities.”

Ms. VanSickle provided a mission statement as well. It was, “The Lake Ashton CDD strives to promote a premier active adult lifestyle for its residents while maintaining and enhancing the facilities and infrastructure in a fiscally responsible manner, attention and planning are forward thinking taking into consideration the surrounding development and its possible impact on its residents. Lake Ashton CDD continues to develop and adapt to the changing needs of the residents it serves while maintaining its position as a first-class active adult community.”

Mr. Costello expressed his concerns and stated that the community does need to be updated, but that with rising costs to retired residents, they should really focus on not exceeding 5% as Mr. Realmuto stated.

The Board will send all of their suggestions to Ms. Burns and then she will work with the Board on a final statement.

The Board discussed the 5-year plan draft that was included in the agenda package. They went through each item and discussed changes if they thought necessary. There were no motions made during this discussion.

The Board discussed having the District Engineer come out and go over some of the items on this list as well.

The Board asked that Ms. Wells reach out to residents that are personally affected by some of the potential changes listed and see what items need to be prioritized over other items.

Mr. Howison opened it up to the Board to discuss anything else needed. Mr. Realmuto brought to the Board that some of the items on the 5-year list belong on the Reserve Study. He stated that maintenance items were an example.

Mr. Realmuto also brought up to the Board that residents had recently discussed with him concerns about the new lawn area in the Play Park. The resident’s concern was that the lawn currently looks great, but the wear and tear on the table and chairs area would happen quickly. They were also concerned about damage caused by drought, and they did not think watering twice a week was enough.

The Board also made a plan for what they would discuss in the budget meeting coming up. Ms. Burns advised the Board to give staff direction on what the Board would like included in the preliminary budget that is to be approved in May that will set the budget cap.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Howison opened the meeting up to public comments.

Iris Realmuto had a comment regarding the ballroom. She cautioned the Board that the ballroom revenue does have ramifications on residents because when the ballroom is rented, most of the time the movie theater is closed to Lake Ashton residents.

Al Cooney at 4303 Ashton Club Boulevard stated that if the Board had a generator to run the air conditioning unit in that building, residents could have a place to sit for a few where the air would be on if they had outages in the community for a week or two. Mr. Realmuto replied that his point was well taken, but that there were 17 air conditioning units in the building and 4 in the ballroom.

SEVENTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

Mr. Howison asked for any Supervisor comments or open discussion.

Mr. Costello stated to the Board that he would like for the Board to get a list of what their priorities were going to be for the next meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman