

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **April 17, 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
Brenda VanSickle
Steve Realmuto
Mike Costello

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jan Carpenter
Christine Wells
Alan Rayl
Matt Fisher

District Manager, GMS
District Counsel
Community Director
Rayl Engineering
Operations Manager

The following is a summary of the discussions and actions taken at the April 17, 2023 Lake Ashton Community Development District Board of Supervisors 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.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the Meeting Agenda, was approved.
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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 on items specific to the meeting agenda. Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the March 20, 2023 Board of Supervisors Meeting

Mr. Howison presented the minutes from the March 20, 2023 meeting to the Board and asked if there were any comments, corrections, or changes.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Minutes of the March 20, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Security Procedures – CLOSED BOARD SECURITY DISCUSSION

Mr. Howison closed the meeting for the Board security discussion.

SIXTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter noted that she was asked about the Thompson Nursery Road widening. She talked to an eminent domain attorney, and according to his contacts DOT is still looking at the Phase 2 portion, so they don't have their design plans firm. Once they get to 50-60% design plans, then they know exactly where it will be, but those plans are not public yet. Mr. Costello asked if they were Phase 4, and Ms. Carpenter stated that she was not sure about that. Ms. Carpenter noted that she would follow up again with them in a couple months to see where they are so they will know exactly where the property is going to be.

Ms. Carpenter stated that she had been researching the cost of the lightpoles, and what it would cost to replace each pole. She noted she is still waiting for pricing for painting and maintenance but it was a fairly expensive proposition to own their own lightpoles.

C. Lake Ashton Community Director

Ms. Wells reviewed the Community Director Report that was included in the agenda package. She reminded the Board that May 8th is the day that the Polk County roads liaison Bill Skelton will be here. She noted that they are still working with TECO on getting credits from them. The phones from Spectrum have been installed and phones should be transferred by the 20th. Facility staff completed their CPO certification. There have been some violations with the designated smoking area, she noted that staff is in the education portion of that and have been informing people where the new designated smoking area is. There was a sign installed and news blasts will start going out about that.

There were additional signs warning guests and residents of alligators, snakes, etc. at some of the ponds and lakes around Lake Ashton. Mr. Realmuto asked that any new signs being considered come to the Board before they are put in the community.

Ms. VanSickle stated that there have been complaints about groups smoking, she asked Ms. Wells if the group leaders have been informed of the new designated areas. Ms. Wells stated that she sent an email asking that there be announcements made to let people in that group know of where the new smoking area is.

Ms. Wells noted that they are in the process of obtaining quotes for resurfacing of the outdoor pool and spa and replacement of the tile and additional handrails as well as the bocce court refurbishment. She stated that she hopes to have quotes in the next month for the Board to consider. Ms. Wells noted that one pool quote came back and it was almost \$30,000 over the anticipated price.

Ms. Wells noted that on the Project Tracking List they added two columns to make it more effective. They added a column to distinguish if it was paid from GF, the General Fund, or paid from CPF, the Capital Project Fund.

Ms. Wells questioned where the Board wanted money to come out of for the ice machine. She noted that there was \$11,500 in the Capital Project Fund for Ballroom refurbishment which was to replace the fans in the Ballroom and a commercial fridge in the kitchen. She noted they could take the \$6,900 out of that or leave that and pull from somewhere else.

Mr. Howison noted that he believed they had funds for restaurant equipment and asked if they could take it out of that. Ms. Wells noted that was in the General Fund for restaurant repairs and maintenance, but she noted that this was new equipment. Mr. Realmuto stated that the ice machine was new and clearly capital, so he would like to see it come out of the Capital Projects Fund. Mr. Howison stated that they had restaurant equipment \$16,000 under the Capital Projects Reserve, and they had spent nothing from that so it could be taken from there. Mr. Realmuto noted that the ice machine was going to the Ballroom, not the restaurant. Ms. Wells noted that it would be coded to come out of the Capital Projects Fund in that case. Mr. Realmuto thanked Ms. Wells for the updated Project Tracking List, and noted it enables him to keep the budget status up to do to provide the Board with accurate information.

D. Operations Manager

Mr. Fisher presented his report to the Board, which was included in the agenda. He noted that the ponds need water, they are very shallow right now, but the algae is under control. Applied Aquatics has a new product they are using, and Mr. Fisher stated that he was happy they were trying new things to help the ponds in Lake Ashton stay beautiful and algae free.

Regarding the pool and spa, Mr. Fisher noted that he researched chemical costs on a monthly basis. The estimated monthly cost from Pool and Patio was \$550 a month. They are currently paying \$1,450 for services from Heartland per month. He noted that all the umbrellas on the pool patio were replaced. Mr. Fisher reviewed the Yellowstone Compliance Checklist for the Board as well.

E. District Manager's Report

Ms. Burns had nothing further to report.

B. Engineer

**This item was taken out of order.*

Mr. Rayl gave an overview of his report that was included in the agenda packet. Mr. Rayl noted that him and his staff have been coordinating with Lake Ashton staff on the Reserve Study items.

The Board and Mr. Rayl discussed the shoreline stabilization options available from R. H. Moore & Associates. The Board decides to have Mr. Rayl come back to them with the costs of the options, and for Mr. Rayl to look into it further and give the Board his recommendation.

Mr. Rayl also brought up to the Board an issue regarding a resident digging up a pond bank when they were not authorized to do so. He stated that the resident was directed to restore the bank and replace the dirt and sod.

Mr. Rayl also stated that his team has planned to survey Thompson Nursery Road and locate the wall in respect to the right of way line.

Mr. Realmuto asked Mr. Rayl what his understanding was of what he owed for the Reserve Study items covered. Mr. Rayl stated that he did not believe he had anything outstanding. Ms. Wells and Mr. Rayl explained to the Board that some of the items on the Reserve Study were things that you cannot plan for, and have to handle as they come.

SEVENTH ORDER OF BUSINESS

Financial Report

A. Combined Balance Sheet

B. Capital Projects Reserve Fund

Mr. Realmuto stated that the numbers in these financials are more up to date because they are as of the end of March. He also stated that the current balance in the capital project fund is \$680,000. Mr. Realmuto also stated that the General Fund numbers are what should be used to think during recommendations for the budget numbers.

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

D. Approval of Check Run Summary

The financials were included in the agenda. There were no questions from the Board.

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

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Howison opened the meeting up to public comments.

Al Cooney at 4303 Lake Ashton Club Drive asked the Board some questions regarding the street lights. He stated that from his understanding, the rent on the lights almost costs as much as the electric bill. Mr. Realmuto replied that it actually costs three times as much. Mr. Cooney asked the Board if they could buy different grades of poles that last longer. He also stated that as the community grows older, things will need to be fixed. Mr. Cooney also asked the Board to put money into the budget to make this happen or else in 10 years they will still be paying for something that they should not be paying for. Mr. Howison replied to Mr. Cooney that the Board has discussed that topic and that there was money in the Reserve Study for that, they just need to evaluate the whole picture first.

Iris Realmuto at Lot 1031 stated to the Board that it was a shame that the Lake Ashton CDD II Board meeting occurred at the same time as this Lake Ashton Board meeting.

NINTH ORDER OF BUSINESS

**Supervisor Requests / Supervisor
Open Discussion**

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

TENTH ORDER OF BUSINESS

Adjournment

The meeting was not adjourned, the Board took a five-minute recess and moved directly into the Lake Ashton budget workshop meeting.


Secretary / Assistant Secretary


Chairman / Vice Chairman