

**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, **June 19, 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
Debby Landgrebe	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel, Latham Luna
Christine Wells	Community Director
Alan Rayl	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Pete Whittman	District Landscaper, Yellowstone

The following is a summary of the discussions and actions taken at the June 19, 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. Five 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 Ms. VanSickle, seconded by Ms. Landgrebe, 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)

Ms. Burns asked for any public comments on items specific to the meeting agenda. There were no public comments in person or on Zoom.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the May 15, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting

Mr. Howison presented the minutes from May 15, 2023 Board of Supervisors meeting and the April 17, 2023 budget workshop meeting to the Board and asked if there were any comments, corrections, or changes.

Mr. Realmuto stated that there were five supervisors present but the minutes stated there were four. He also had a correction regarding page 8 that he gave to Ms. Burns to correct.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, the Minutes of the May 15, 2023 Board of Supervisors Meeting and the April 17, 2023 Budget Workshop Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding Updated Security Services Options (NOT A CLOSED SESSION)

Mr. Costello asked the Board to discuss the security services options, and stated that it was important they make a decision.

Ms. Wells stated to the Board that included in the agenda packet were the proposals from the previous meeting.

Mr. Realmuto brought up the agreement and stated that he believed the agreement should be a single agreement with the entire community, including both CDDs, due to them using the same security company. Mr. Costello replied that they had spoken to Securitas and Tekwave regarding pricing and he thought they lowered the pricing as much as they could. Ms. Wells stated that she was still waiting to hear back on if there would be a price savings from Tekwave if the system was installed in both CDDs at the same time.

Mr. Costello asked if Mr. Mecsics, the Chairman from Lake Ashton II CDD, would like to speak to the Board regarding their plan for security installation. Mr. Mecsics stated that he had looked at the Securitas program and that for him he saw it as the most viable option in comparison to Tekwave. Mr. Mecsics also stated to the Board that he asked his Board to put this topic on a joint board meeting agenda so they could discuss further.

Mr. Realmuto asked that the Board discuss the potential credential options for the updated security. He listed RFID, which is permanently attached to the system and is for the outside of the vehicle. The other credential he listed was a card reader that included key fobs and other things because they use the same technology. Mr. Realmuto stated that he believed there were advantages to the card reader system.

Mr. Realmuto also asked the Board to discuss how to charge for the gate security. He stated that they could charge for the credential, as they do currently for gate openers. He also stated that they could include the credential in the assessment.

Mr. Howison asked about amenity access, and Ms. Landgrebe said she believed this needed to be decided on instead of waiting months for amenity access. Ms. Burns replied that the cost may be different if amenities were done separately. Mr. Realmuto replied that Ms. Wells would be able to answer that question. Ms. Wells responded that she had not asked the company that specific question yet. Mr. Howison explained and stated to Ms. Landgrebe that they could make a decision today, but they would still be 4-6 months out on implementation.

The Board discussed doing the implementation of gate access and amenity access at different times, but foresaw issues with complications it would have on residents if they had to program their credentials multiple times.

Mr. Howison asked that Mr. Costello and Ms. Wells get with the proposal company, Securitas, to lock the proposal amount down until they could finalize details.

Mr. Realmuto made a statement regarding cameras in the community. He stated it was not clear to him if the additional cameras were really needed in the community. Ms. Landgrebe responded to Mr. Realmuto's comment and stated that she did not want to ignore the need for the cameras and that she thought they were needed for going forward and could offer valuable insight. She said that she did not believe in doing the projects separately and that they all need to be completed so they can move forward. Ms. VanSickle agreed with Ms. Landgrebe. Mr. Costello agreed that the cameras were important.

The Board agreed that they needed a project timeline for this. Ms. Wells stated that Securitas had been very willing to help and that a project plan could be possible.

The Board decided to discuss this at the next meeting as well. The Board also decided to move their July meeting back 1 week with the same time of 9:30 a.m.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, to Move the July 17, 2023 Board of Supervisors Meeting to July 24, 2023, was approved.

SIXTH ORDER OF BUSINESS

Monthly Reports

B. Engineer

**This item was taken out of order*

Mr. Rayl presented his report to the Board. This was included in the agenda packet. He also highlighted that he and his team had met with staff and reviewed the shoreline erosion areas that they had the most concern for. Mr. Rayl asked the Board if they had any questions for him before concluding his report. The Board did not have any questions.

FIFTH ORDER OF BUSINESS

Old Business

B. Discussion Regarding Revised Clubhouse Amenity Utilization Report *(requested by Supervisor Landgrebe)*

Ms. Landgrebe asked for discussion regarding room changes and other changes for the clubhouse. Ms. VanSickle stated that she liked the revised plan that included switching the two rooms and that she would like this project to be started on soon. The proposal was to swap the card room with the media center due to the demand of the card room. The Board also discussed some changes to the library to make it more accessible, along with plans to update the flooring in these locations. The Board agreed to these updates.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Authorizing the Community Director a Not-To-Exceed Amount of \$20,000 for Updated Flooring, was approved.

Ms. VanSickle asked the Board to discuss the request they had received regarding adding a pool table. Mr. Costello replied that one of the reasons they had not added another pool table was because people were playing card games in that room, so there was not room.

The pool table group offered to buy the table, but the CDD needed to have a light to go over the pool table. The Board agreed with adding the table, but stated that they would come back in the July meeting with a complete proposal on these changes and go from there.

C. Discussion Regarding Combined Fiscal Year 2024 Capital Reserve and Strategic Planning Projects List

The Board discussed the planning projects list. This list was included in the agenda. The Board goes through the list to decide what they can spend the \$318,000 available on.

Ms. Wells brought to the Board that the City of Lake Wales came out and stated that the grease trap in the restaurant was undersized and it is necessary to increase the capacity. Mr. Howison stated that they need to show forward progress on that issue as soon as possible according to the city. Mr. Realmuto agreed that it does need to be pursued and included and added as a contingency line item, but that he would like for Ms. Wells to look into other solutions that would satisfy the city requirements.

The Board continued to discuss the reserve study and strategic planning projects combined list and made changes when needed. Mr. Realmuto asked that there be subtotals for each project.

SIXTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter did not have anything further to discuss.

C. Lake Ashton Community Director

Ms. Wells reviewed the Community Director Report that was included in the agenda package.

Mr. Realmuto asked about the ice machine being moved and if they wanted to move it or eliminate it due to it being high maintenance. Ms. Wells stated that she could get the pricing of upkeep of the ice machine to Mr. Realmuto.

The Board did not have questions for Ms. Wells.

I. Consideration of Opening Additional Bank Account for Online Ticket Sales

Ms. Wells overviewed this and stated that it was regarding an additional bank account potentially being opened. This being because they are considering doing an online ticketing

software program to offer residents the ability to purchase tickets online, and they need a bank account to tie to that for the ticket funds.

Mr. Realmuto asked if they could investigate the costs of other banking options. Ms. Burns stated that they could.

D. Operations Manager

I. Consideration of Quotes to Pressure Wash and Seal Bridges *(to be provided under separate cover)*

Mr. Fisher presented his report that was included in the agenda packet. The Board did not have any questions for Mr. Fisher.

Mr. Whittman with Yellowstone gave an update for the Board regarding landscaping. Mr. Whittman stated that he finalized the detailed sectional map of the community and it was sent to Mr. Fisher. He also went over the map for the Board.

Mr. Whittman also stated for the Board that there was a confusion regarding the mulch applications in the contract. He stated that they now do a refresh in the spring and in the fall, and that amounts to the 1 full application. He offered the Board the option to do a full application before the holidays, and then outside of the budget so a spring application as well. He estimated another refresh to be around \$3,250. The Board agreed that a full application in the fall would be best.

Mr. Fisher discussed the three bids for the pressure washing. Mr. Realmuto saw advantages to the GMS bid and keeping the work inhouse. Mr. Howison mentioned bringing in an additional employee to assist GMS and Mr. Realmuto agreed that could be a compromise. Mr. Howison also suggested they look into this for the next meeting instead of making a decision now. The Board discussed and there was a motion made that passed 3-2.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello and Ms. Landgrebe in favor and Mr. Howison and Mr. Realmuto opposed, the GMS Quote to Pressure Wash and Seal Bridges, was approved 3-2.

E. District Manager's Report

I. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they Reside by the July 1, 2023 Deadline (by mail or e-mail)

Ms. Burns stated that she had to remind the Board that the Form 1 financial disclosures were due to the Supervisor of Elections in the county that they live in by July 1. Ms. Burns also offered to answer any questions.

SEVENTH 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. There were no questions from the Board.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, 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 (4303 Lake Ashton Club Drive) asked the Board two questions. The first question he asked was about the traffic light placement. Mr. Howison responded that there was a meeting scheduled to discuss that. He also asked about the card readers for new security cards, and wanted to know how the cards would be purchased. Mr. Realmuto stated that the residents would be paying for them either by assessment or by a charge for the card. The Board stated that there have been no definite decisions made about this process.

John Sebastian (Lot 931) had a question regarding the pool closure on July 10 and when it would be reopened. He stated that he had heard it would be closed for 7 weeks. Ms. Wells stated that they had originally estimated 3-4 weeks of closure.

There were no comments via Zoom.

NINTH ORDER OF BUSINESS

Supervisor Requests / Supervisor Open Discussion

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

Ms. VanSickle stated that it could be considered that residents can donate items around the community in honor or memory of someone that weren't items funded by the CDD, such as swings or benches, if there was any interest in that.

June 19, 2023

Lake Ashton CDD

Ms. Landgrebe stated that at a future meeting they should discuss flower beds that contain annuals and changing them to perennials for a potential cost savings.

Mr. Realmuto stated that they could consider sponsors in order to bring revenue into the community for the upgrades in security, as in having someone put advertising of some kind on the cards.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman