

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

The joint meeting of the Board of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District was held on Monday, **July 21, 2023** at 11:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida.

Present and constituting a quorum:

Lloyd Howison  
Michael Costello  
Steve Realmuto  
Brenda VanSickle  
James Mecsecs  
Bob Zelazny  
Mary Clark  
Roy Aull  
Angela Littlewood

Lake Ashton CDD Chairman  
Lake Ashton CDD Vice Chairman  
Lake Ashton CDD Assistant Secretary  
Lake Ashton CDD Assistant Secretary  
Lake Ashton II CDD Chairman  
Lake Ashton II CDD Vice Chairman  
Lake Ashton II CDD Assistant Secretary  
Lake Ashton II CDD Assistant Secretary  
Lake Ashton II CDD Assistant Secretary

Also present:

Jill Burns *via Zoom*  
Jason Greenwood  
Jay Lazarovich *via Zoom*  
Sarah Sandy *via Zoom*

District Manager, GMS  
District Manager, GMS  
Lake Ashton CDD District Counsel  
Lake Ashton II CDD District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 11:00 a.m. and called the roll. All Lake Ashton CDD Supervisors were present, and Lake Ashton II had four Supervisors present. The Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Greenwood and Mr. Mecsecs asked for any additions or corrections to the agenda as presented. There were no changes.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting, was approved.

On MOTION by Mr. Aull, seconded by Mr. Zelazny, with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting, was approved.

**THIRD ORDER OF BUSINESS**

**Public Comments on Specific Items on the Agenda**

Mr. Greenwood asked for public comments related to specific items on the agenda.

MJ Richards (1171 Sawgrass Drive) stated to the Board that there were nonresidents participating in activities and using amenities. Ms. Richards asked that the Board inform her and other class leaders of the protocol for this situation.

Connie Strassberg (5276 Pebble Beach Boulevard) expressed to the Board that she had lived in Lake Ashton for 7 years, and that she chose the community because it was a beautiful age 55 and up community. She stated that she did not want the community and its amenities to become open to families with children of all ages. Ms. Strassberg asked that the Board ensure that those age rules were left in the community.

Catherine Lavell (1167 Sawgrass Drive) asked that the Board look into the resident’s opinions or ask the residents for help regarding the facilities, and offered her help as well.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 20, 2023 Joint Board of Supervisors Meeting**

Mr. Mecsics asked for any changes or corrections to the minutes.

Ms. Landgrebe asked the Boards about the information in the previous minutes regarding Constant Contact. The Board members clarified this for Ms. Landgrebe.

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

On MOTION by Ms. Clark, seconded by Mr. Zelazny, with all in favor, the Minutes of the January 20, 2023 Joint Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Joint Amenity Policies** *(requested by Supervisor Landgrebe of the Lake Ashton CDD Board)*

Ms. Landgrebe applauded the Joint Amenity Policy Committee and the time they put into this document. She asked that the two Boards address some of the working issues that have been noticed after implementation.

Mr. Realmuto responded to Ms. Landgrebe’s suggestions by stating that the implementation protocol needed to be clearer for group leaders.

The two Boards agreed on having one representative from each Board, and both District Managers meet as a group of 4 to discuss each issue in the policy.

Mr. Zelazny proposed two changes to the policy, they included the definition of a non-resident, and that the fees for a non-resident were too low. He suggested the non-resident fee be \$6,000-\$7,500. Ms. Sandy replied that the Board did not have the same ability as the HOA to place restrictions. Ms. Sandy stated that they could only restrict non-residents if they haven’t paid the annual user fee.

Mr. Greenwood asked for the record that the two Boards ensure they give copies to him of all of the handouts during the meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2024 Joint Meeting Schedule**

**A. Lake Ashton – Resolution 2023-06 Adopting the Joint Meeting Dates for FY 2024**

Mr. Howison asked for discussing regarding the 2024 meeting schedule.

Mr. Realmuto asked the two Boards if they felt they would need to meet for all of the scheduled dates even if they did not have specific topics to discuss. He stated that they should make all efforts to attend all of those meetings.

On MOTION by Mr. Howison, seconded by Ms. VanSickle, with all in favor, Resolution 2023-06 Adopting the Joint Meeting Dates for FY 2024, was approved.

**B. Lake Ashton II – Resolution 2023-09 Adopting the Joint Meeting Dates for FY 2024**

Mr. Mecsics asked for discussion regarding the Resolution 2023-09. The Board did not have questions or concerns.

On MOTION by Mr. Aull, seconded by Mr. Zelazny, with all in favor, Resolution 2023-09 Adopting the Joint Meeting Dates for FY 2024, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Updated Proposals for Additional Security Services (CLOSED SECURITY DISCUSSION – if needed)**

Mr. Mecsics stated that the Boards would go into a closed session if needed at the end of the meeting to discuss security services proposals.

A representative for Securitas gave the proposals to the joint Board. These proposals were included in the agenda package.

An overview of the 3 options included a camera system, the TEKWave visitor management system, and an RFID tag system. The details of all of these options was included in the agenda. Securitas offered to answer any questions from the Board.

Mr. Zelazny asked that Securitas go over the residential visitor management system and how it would be an enhancement to what they have now. The community currently uses a pen and pad, as well as a visitors pass. Securitas stated that the resident could enter in their visitor and their phone number on the website or application on their phone, and then the visitor would have a QR code when they arrive for the gate worker to scan to allow them through. The visitor would also receive a parking pass for their car and their designated parking areas.

Ms. Clark asked how it would be handled for delivery services to frequently enter the community. Securitas responded that it would be up to the Board to determine that

protocol, and that different vendors use different things, i.e. Amazon using a feature called Amazon Key.

Mr. Realmuto stated that there were many factors behind needing to enhance security measures. He also had questions about the “license plate readers” that were referred to during the proposal. Securitas replied that they are “license plate identification cameras” meaning it will record the license plate on a recorder, and to not confuse this with being an LPR system for the gates. Securitas followed up by saying he believed that the East community would not be going with the LPR system because it is only 80% effective with opening the gates. Mr. Realmuto wanted to ensure that the two communities would not be using different methods to enter the communities. Mr. Mecsics stated that his Board did discuss the options, but had not made a final decision, and that they also only want 1 method of entrance.

Mr. Realmuto also stated that he believed that it was important that they only have 1 single database with credentials, and asked if it was possibly with the current quote that there only be 1 system. The Securitas representative responded that currently the proposals are for 2 separate systems, but he did not see an issue with doing 1 database and lowering the price for East and West, but that he would have to get a concrete answer from his company.

Ms. Clark stated that she was not given time to review the proposals before the meeting, asked that the two Boards meet in a closed session to discuss details of the proposals.

The Board discussed different views of the new security system. All members stated that they do see security as very important for the community.

The Boards decided to let Lake Ashton II take more time to review the proposals and to bring this item back to the next joint meeting.

Securitas recapped the conversation and what they needed to bring back in a proposal. They stated that the TEKWave system would be 1 system with a split cost between the two CDDs. The equipment for each community would be separate. He stated that he would need to reconfigure the pricing to bring the proposal back with.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and General Public Comments**

Mr. Meccsics asked for public comments.

Michelle Blakemore (4508 Grayhawk Drive) stated that they had lived here 17 years, and that the vendor’s parking is going to end up hurting someone in the community. She told the Board about an experience she had while on a motorcycle where a car did not see them or stop due to an obstructed view caused by two large vendor trucks with trailers. Ms. Blakemore stated that they wrecked their motorcycle to avoid being hit by the oncoming car that never saw them due to the vendor trucks. Ms. Blakemore stated that people park on curbs in opposite directions and that something needed to be done about this situation.

**NINTH ORDER OF BUSINESS**


**Adjournment**

There not being any further business to discuss,

On MOTION by Mr. Costello, seconded by Ms. Landgrebe with all in favor, the meeting was adjourned by the Lake Ashton CDD Board.

On MOTION by Mr. Zelazny, seconded by Ms. Clark with all in favor, the meeting was adjourned by the Lake Ashton II CDD Board.

Lake Ashton CDD

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

Lake Ashton II CDD

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman