

**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, **November 20, 2023** at 9:00 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  
Debby Landgrebe

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Jan Carpenter  
Alan Rayl  
Christine Wells  
Matt Fisher  
Jose Lopez

District Manager, GMS  
Latham Luna, District Counsel  
District Engineer, Rayl Engineering  
Community Director  
Operations Manager  
Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the November 20, 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 9:00 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 comments on the agenda. Hearing no comments, he asked for a motion to approve the agenda.

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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*)**

Mr. Howison opened the public comment period. There were no forms submitted and no members on Zoom. There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the October 16, 2023 Board of Supervisors Meeting**

Mr. Howison presented the minutes from the October 16, 2023 Board of Supervisors meeting. He asked for any comments or corrections to the minutes. Ms. VanSickle questioned “weeping willow” on page two in the second paragraph under the landscape update. She commented on the statements documented in the minutes, “in which they reside” and “in which the individual lived”. She clarified that the concept they were discussing was the difference between where the individual lived and where the incident occurred. That difference needs to be portrayed in the minutes. Mr. Howison also clarified that the second comment, “in which the individual lived” should be “in which the incident occurred”.

On MOTION by Ms. VanSickle seconded by Ms. Landgrebe, with all in favor, the Minutes of the October 16, 2023 Board of Supervisors Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Landscaping Update**

**A. Presentation of Monthly Landscaping Checklist and Report**

Mr. Fisher presented the landscape report to the Board. He stated that they were keeping an eye on several more Queen Palm trees that appear to be declining and he will get a quote. He spoke with Mr. Lopez about alternative plantings for around Veterans Memorial and he is researching that with some of his vendors. He added that it was primarily some sort of oak, something that will add a little bit more shade so residents can

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enjoy that area. He further explained that weeping bottlebrush wouldn't achieve that shade aspect. He pointed out that he was having Yellowstone pull out the declining shrubs down the boulevard. They are looking into replacement options.

Mr. Lopez provided updates to the Board stating that they would be doing mulch next week and it should be completed next week as well. He noted that he would be supervising to make sure everything gets done. He pointed out that he has maps to give his crew, so they know the areas. He explained that he was told to let the Japanese Blueberry trees along the boulevard grow, so his crew will stop trimming these trees to allow for growth. He stated that they did some detail throughout the Clubhouse for Christmas decoration. He added that they were now on every other week. They mow one week, and the other week is detail. They are doing a lot better now. Ms. Landgrebe asked if Mr. Lopez was typically there weekly with his crew. Mr. Lopez responded that he tries to come there once or twice a week. Ms. Landgrebe asked when he would have the information on the oak trees for the Memorial Service. He explained that the last time he checked it was probably about two or three weeks ago. He had some weeping willows, but they were not meeting the expectations. He is checking in other places, but once he gets all the information, he will get with Mr. Fisher. Ms. Landgrebe asked if it would be before the end of the year. Mr. Lopez agreed that it would be before the end of the year. Ms. Landgrebe commented that the trees along the boulevard were getting tall and stringy and they want them full. Mr. Lopez agreed.

Mr. Fisher stated that he would be getting with the turf technician because there were some areas of turf that have excess weeds. He will be meeting with the manager, Pete, about that and some other areas that need to be addressed. He explained that he knew the garden was a huge focal point and they would make it more presentable. He pointed out that the mulch will help with reducing the presence of weeds. He concluded his review of the landscape report and asked for any questions. Hearing no questions, the next item followed.

**SIXTH ORDER OF BUSINESS****Old Business****A. Discussion Regarding Access Credential Fees and Policies (*policies to be provided under separate cover*)**

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Mr. Howison opened discussion regarding access credential fees and policies. He noted the policies were presented to the Board on the 13<sup>th</sup> and a revised copy was dated on the 17<sup>th</sup>. Mr. Realmuto asked if they wanted to start with the fees. Mr. Howison agreed, but noted before they discuss the fees, he pointed out that they asked Ms. Wells to look into alternative means of funding things. He explained that they do have one company out there that is very interested in a multi-year agreement to provide funding in exchange for some consideration related to not only the security credentials, but other potential marketing opportunities for them. He stated that they could still talk about these fees, but he thought they were still a month or so from being able to bring details. He asked the Board to authorize someone to work with Ms. Wells and the vendor to move the negotiations forward. The question was asked if Mr. Howison was asking for a motion. Mr. Howison responded no and that it would just be staff direction at this point. He added that Mr. Realmuto had some numbers, and they would still want to discuss alternatives if it falls through, but it looked promising. Mr. Realmuto stated that the initiative was great and whoever they designate to help move things along was fine. He didn't see any issues, as long as it came to the board for final approval.

After brief Board discussion on who to designate, Mr. Howison stated that he would hang in there for now and they will bring it back to the Board. Mr. Realmuto wanted to make sure this would not delay anything that was planned previously. Ms. Carpenter explained that they could adopt the fees and set a hearing for January. It was noted that they already did that at the last meeting. Ms. Burns stated that they had the hearing with the balance and if they were going to charge something, it needed to be under that amount. Mr. Realmuto responded that they would want to decide that at the meeting and as a Board. He added that they would still need to agree as to precisely how they were going to get that under the fee. Ms. Burns asked if they want to go ahead and authorize it if this deal with somebody who wants to sponsor them is going forward and there is not going to be a fee to residents that they could move forward. Mr. Howison responded that because there was more to it than just the security fees, the Board would need to hear and approve it. Mr. Costello stated that until they have all the information in it, he couldn't see why they would move forward. He suggested to wait until they see what the offer is and decide whether they find it acceptable. At that point, they can set a price.

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Mr. Realmuto provided Supervisors with an analysis to help them understand what they were looking at. He explained that the analysis illustrates various funding. He further explained that they could go from funding the security enhancements 100% through assessments to funding it 100% through a one-time fee. He pointed out that the bottom line was the yellow boxes, which were the total savings. The most expensive option was funding it 100% through assessments. He noted that the total savings would be zero because they are against assessments. If they were to fund it on the last line of the row he reviewed, they could save up to \$130,500 in total funding. He noted that the credential fee was a one-time fee that is collected once per resident. Any assessment increase that covers the cost from assessments is likely to compound yearly. He pointed out the percentage of lots between LA CDD and LA II CDD. He concluded and was happy to answer any questions.

Ms. Landgrebe clarified that the one-time fee could have repetitive fees to those who buy another vehicle, etc. Mr. Realmuto agreed that it could, but they were talking about the portion of the fee essentially that is funding the security enhancements. They can choose to set the fee for replacement credentials much closer to costs.

Ms. VanSickle asked Mr. Realmuto if he could explain further about this because there was some concern about the west not having to pay this and their residents may have to. She pointed out that the west increase went up \$200 on their assessment and theirs only went up \$100. Mr. Realmuto explained that he had this in mind when proposing that they reduce it because he knew there were potentially more costs such as the credential fees. Mr. Realmuto further explained the savings funding the costs from fees rather than assessments is two-fold. Seven percent comes from not paying the tax collectors fee and pre-payment discount, but the majority of the \$130,500 savings comes from sharing the amenity access control cost equally across all residents of the community rather than just the residents of the Lake Ashton CDD.

Ms. VanSickle noted her second concern was a comment that they could charge whatever they want, which was stated at their last meeting. Ms. Carpenter noted that it had to be reasonable. She added that was a big consideration with these numbers. Mr. Realmuto responded that was true and was an issue at the rate hearing, which they held at the last meeting. The only substantive change regarding security was that they made

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it clear that it was for all access credentials. There was no change made to the amount. That amount was determined to be reasonable. The only thing they have left to do is set the amount at up to that amount.

Ms. Landgrebe asked how Mr. Realmuto came up with the credential fees. Mr. Realmuto responded that it was a spreadsheet that he would be happy to supply to everybody.

Mr. Costello stated that they were looking at almost a 500% increase. He stated that they saved people \$100 by backing off the \$200 they were originally looking at. Now if they're paying \$30 and \$50 with two people in the house, they're spending \$160 to save \$100 and that does not make sense to me.

Mr. Realmuto explained that as far as the gate credential fee, the current fee is \$37 and is related to the cost of the credentials. He didn't think they should charge more than that, so he included examples that were right around that. Mr. Realmuto explained that regarding the amenity credential fees, he didn't choose anything. He explained that this was information for the Supervisors to understand what the impact was on the budget that they, as a Board, were choosing. He noted that he picked various points along the spectrum to bring them from funding at 100% through assessments to funding it 100% through the fee. He added that those were the fees that do that, and they can see the effects in those columns.

Mr. Landgrebe asked if the numbers were random. Mr. Realmuto responded that he wouldn't say they were random. He noted that he spaced the fees about \$10 apart and he stopped when it paid for the security.

Mr. Howison stated that he was funding not just the credential fees here. He explained that if he takes the full funding, he was funding not just the credential fees, but funding the entire cost of the system. Mr. Realmuto responded that the credentials by themselves don't do anything. It's a system that is not just the physical card they purchase from Securitas, it's the monthly charge behind the equipment. Mr. Howison stated that the question was where did the numbers come from, which Mr. Realmuto answered. He concluded that hopefully they have some alternatives coming.

Mr. Howison moved the discussion on to the policies for issuance of RFID tags and amenity access cards. Mr. Realmuto stated that he took the opportunity to go through

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in detail the last version that was provided to them. He noted that rather than talk about the changes he would like to see, he took the document and included his suggested changes in red.

Mr. Costello stated that while Mr. Realmuto was making changes to the policies, he and Ms. Wells met with Mr. Mecsecs and James in Lake Ashton 2. He said that he did not understand why Mr. Realmuto was getting involved in things that he doesn't belong in.

Mr. Realmuto asked Mr. Costello to help him understand where his issues and hostility comes from. Mr. Realmuto stated that they were looking at a draft for Supervisor discussion and that's why the Board was there, to discuss the topic.

Ms. Landgrebe stated she was surprised Mr. Realmuto did this because the Supervisors all have meetings with Ms. Wells and many of the things Mr. Realmuto has chosen to give them were talked through with Christine and she already planned these changes.

Mr. Costello stated that four people were asked to go through the document and he met with Mr. Mecsecs for an hour and a half the week prior and reviewed the document and felt that among the four of them this was the best way to go. Mr. Costello stated that Mr. Realmuto constantly puts himself where he does not belong. Mr. Costello asked why he should waste his time, Mr. Mecsecs time, Ms. Wells time, etc. when Mr. Realmuto is going to sit there and do all this.

Mr. Howison stated that the Supervisors do meet with Ms. Wells each week allowing her to take input and put out a single document instead of having two in front of us to review.

Mr. Realmuto stated that he also met with Christine and gave her feedback on an earlier version of the policy which was modified significantly since then. He stated that in the latest version they received on Thursday, not all of his concerns were addressed. He asked why the policies were on the agenda if they didn't want any Supervisors to comment on it and discuss it.

Mr. Howison stated that after looking at Mr. Realmuto's document, there are more concerns than there is original text in the document. He stated that there must have been concerns with every word in the document.

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Ms. Landgrebe stated that they have staff who is very capable. They are their policies, so they may have taken things each Supervisor has said and decided what is going to work and what will not. Ms. Landgrebe stated that this document should have come from Christine and her staff, not Mr. Realmuto. She stated that every comment they make to staff does not necessarily end up in the document.

Ms. VanSickle asked Mr. Costello if the document that came out on Thursday was agreed upon by Mr. Costello, Ms. Wells, Mr. Mecsics, and Mr. James Margeson. Mr. Costello answered yes, it was.

Ms. Wells noted the only part of the document not agreed on was the length of time for the renters. Mr. Costello agreed and stated that they came to a decision that with the RFID tags, they could cut someone off. He explained that if someone comes to them and says their lease for the property ends on January 31<sup>st</sup>, they can make it so that on February 1<sup>st</sup>, they will not get in unless they come through the guest line. Mr. Costello further explained that they could not stop any person from coming into their community, but they can slow it down. He noted that as far as limitations go on that, that should run consecutively with whatever is said as far as rental agreements.

Mr. Howison asked the Board if it was necessary to approve these policies today or should they take the two documents provided and address the suggestions in the next meeting. Ms. Wells asked for clarification if the Board wanted to keep what the Joint Amenity Policy says, which is to be classified as a renter, they must be there for at least thirty consecutive days. Mr. Costello stated the day their lease ends, they go in the RFID system and cut them off. He stated that by not giving them the right to come in here through that, is we are clogging up our visitor's side.

Ms. Landgrebe stated that the policies and procedures will alternate as you are working with them and get more familiar with them. They will be updated periodically especially as we start implementing. I would make a motion that we accept what was given to us by staff. Ms. VanSickle stated that she also tried to make that motion.

Mr. Howison stated that he saw some comments provided in Mr. Realmuto's document that he found to be appropriate.



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Mr. Realmuto explained that this item was on the agenda for discussion. He stated that he wished the comments could be limited to the substance of the policy rather than attacks and criticizing Supervisors for essentially doing their job, doing their homework, and coming forward. First is the number of months, he noticed that there was a difference in the policy in the length of the time between the RFID tags and the amenity access credentials. He proposed that they make them the same. He stated that he believed this policy should be a joint LA CDD and LA2 CDD policy, rather than just an LA CDD policy. Mr. Realmuto stated the next change was the second bullet under RFID tags where it says government issued photo ID with a Lake Ashton address listed. Not all residents are going to have a government issued photo ID with a Lake Ashton address. As you know, we have lots of snowbirds. That's the reason for that suggested deletion. The purpose of the ID is to have a government issued photo ID for the person that's claiming it.

Ms. Landgrebe stated that these comments have already been made and it is time consuming.

Mr. Howison stated that Mr. Realmuto had suggested changing "car" to "vehicle" which was a valid change. Ms. Landgrebe stated that is something staff could have done. Mr. Howison agreed that staff could have done these and the Board could have had a document in front of them that was more complete.

Ms. VanSickle stated her concern was that this has already been agreed upon by the four people who were appointed to do this. She stated that they need to get on board with these policies because they want the system.

Mr. Realmuto stated that they shouldn't stick their heads in the sand and ignore issues. Mr. Realmuto stated that while other Supervisors might have already brought these issues up with Christine, none of the Supervisors know what the others have already brought up. This is their time to come together to discuss these policies.

Mr. Howison stated that his issue was that they were only given ten minutes notice for these changes, and there was more red on the document than black. He stated that Mr. Realmuto gave the Board ten minutes and then wanted to get on his soapbox to look good for them. Mr. Howison stated there is an election coming up, but this happens month after month after month. Mr. Howison asked if they can act as a team, as a Board that the

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entire community could be proud of or does it always have to come down to comment that make the rest of the Board look bad.

Mr. Realmuto stated that is a personal attack, contrary to what you said. He stated he did not want to keep going down this road. He wanted to discuss the substance of the issues. Mr. Realmuto stated that Mr. Howison brought up that the Board is just now seeing these proposed changes. Mr. Realmuto asked when he should have brought these changes up to other Board members.

Ms. Landgrebe stated the changes should have been brought up through staff. Mr. Howison agreed with Ms. Landgrebe.

Mr. Costello stated I agree with Mr. Howison, Mr. Realmuto did a total rewrite on something that four people sat down and agreed on.

Mr. Realmuto stated one of the major issues he identified was in the last paragraph of page 1 where it said LA CDD staff will work with the Polk County Property Appraiser. There was no mention made of the county clerk. He stated from experience that he knows the property appraiser's records sometimes take months to be updated and that the actual legal definition of who owns the property is held by the county clerk's office. He stated that was the reason for his suggestion that they add to work with the Polk County clerk.

Mr. Howison stated that Mr. Realmuto added Polk County clerk and property appraiser. It goes each way in Lake Ashton. He stated that he recommended that Ms. Landgrebe rescind the motion and that they allow staff to take Mr. Realmuto's document to make adjustments as appropriate and as determined by the four people charged with responsibility.

Ms. VanSickle disagreed that they should rescind the motion, and stated that she felt they could move forward. She did not feel like they needed to wait for a joint meeting and fight over this for an hour or two and then come back to another joint meeting. She stated that they needed to get moving on this.

Ms. Carpenter suggested adopting the policies in substantially final form so Ms. Wells could change wording or additional comments that are not substantial. Mr. Costello stated that he did not feel any document was perfect, and that there would be changes along the way.

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On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with Ms. VanSickle, Ms. Landgrebe, Mr. Costello, Mr. Howison in favor and Mr. Realmuto opposed, Adopting the Policy Document as it is written and Authorizing Staff to work with Supervisors to Make Final Updates and delegating authority to staff for any necessary changes, was approved in substantially final form 4-1.

**SEVENTH ORDER OF BUSINESS****New Business****A. Update on Security Items (requested by Supervisor Costello – NOT A CLOSED SESSION)**

Mr. Costello explained that last Wednesday Ms. Wells and himself had a meeting on a computer with Securitas and Techwave. He further explained that they were looking at January 1<sup>st</sup> as far as starting to implement. They told them that they already sent out a page for people to fill out as far as information for the system. He noted that they had almost 300 responses, which they were happy about because they feel that the sooner they get the information, the better it's going to be. One of their biggest things was the fact they feel that the CDD would customize their system to what they want. He was under the impression that they would start using the system by mid-February. He pointed out that there was some educational material that people will be able to get online, or they could have it there at the Clubhouse. He explained that as far as they can see right now, it looks like they would be moving forward as of January 1<sup>st</sup>. He asked for any questions. Mr. Howison asked for clarification that January 1<sup>st</sup> means the beginning of installation of the hardware and the actual adoption and beginning to use the system would be mid-February. Mr. Howison also pointed out that this item should have been an old business agenda item, not a new business agenda item. He asked that for future agendas, this item be added as an old business item. He also asked Ms. Wells to help guide Ms. Burns and her team through that.

**B. Discussion Regarding Reduced Ballroom Rental Fee for Victory Ridge (requested by Supervisor Costello)**

Mr. Costello explained that he had a phone call from Donna Nobles who is the administrator for Victory Ridge Academy. He stated that Victory Ridge Academy is a school for challenged children. He noted that Ms. Nobles asked him if they could do

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something to give her a reduced rate or give them the ballroom. He pointed out that they offered Victory Ridge Academy the room once before and they never used the room because of Covid. He commented that personally he would like to be a good neighbor and allow them to use the room for the night. He asked for any questions. Mr. Howison responded that was a great thought, but his concern was that they were a valid 501(c)(3) organization and what if another 501(c)(3) organization asks the same. He noted that he doesn't have a problem if the rest of the Board doesn't in reducing a rate or giving it to them for free, but he thinks they need a policy in place to address this. He doesn't want organizations coming up out of the woodwork. Mr. Costello agreed with Mr. Howison's comments. Ms. Wells stated that they had a date on hold in April of 2024. She added to Mr. Costello's statements stating that it was brought to the Board and the Board voted to do a fee waiver for the room rental and they charged them a \$500 refundable damage deposit and they ended up not being able to hold their event because of Covid. It was a Board decision. Ms. VanSickle asked Ms. Carpenter if they could honor this one time. Ms. Carpenter responded that they could certainly try. Mr. Howison asked if it would make sense to adopt a policy to have in place. Agreement was noted. Mr. Howison commented for Ms. Landgrebe to work with Ms. Wells and turn to Ms. Carpenter for legal advice and see if they can come up with a policy in the next ten days.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, Honoring a Previous Board's Approval to Allow Victory Ridge Academy to use the Ballroom in April of 2024 at No Cost with a \$500 Refundable Deposit, was approved.
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### **C. Consideration of Resolution 2024-02 Approving the Amended Fiscal Year 2023 Budget**

Mr. Howison presented Resolution 2024-02 to the Board. He asked for any discussion. Ms. Burns stated that Sharon sent a response to the question about which items were selected in the budget. She noted that Sharon said that she only amended a few items to not be over the total budget for Fiscal Year 2023. For the capital project funds she added \$10,771 in case anything comes up Fiscal Year 2023. She stated that had not come in yet because they need to do it within 60 days of the closing. She allocated those funds to be coded there in case they get additional that haven't come in. The auditor is

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looking at total expenditures. As long as the total expenditures are under the amended budget amount, that satisfies what they need to do for the audit.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Resolution 2024-02 Approving the Amended Fiscal Year 2023 Budget, was approved.

**EIGHTH ORDER OF BUSINESS****Monthly Reports****A. Attorney****I. Presentation of Ordinance 2023-04 Regarding Recent Boundary Amendment**

Ms. Carpenter stated Lake Ashton II signed a lease that they were going to amend the boundaries of their District to make it smaller so the two golf holes, about 16 acres, goes into Lake Ashton II. She pointed out that this was a long process. The City of Lake Wales approved it and approved the acres going into west. They do have approved ordinance changing the size of the District and it will now go to the county for the addition on the other side.

Mr. Howison clarified for residents that this change was approved in 2019 when LA CDD II acquired the golf course. He stated that this change has no impact on where the residents lots reside. The lots bordering holes 14, 15 and 16 on the west course, that are Lake Wales lots, are still within the boundaries of Lake Wales. The golf holes 14, 15 and 16, once approved by the county, will then reside within the boundaries of Lake Ashton II CDD. He noted no assessment changes, no residency changes, and no county changes. Everything remains the same.

**B. Engineer**

Mr. Rayl presented the engineering report to the Board. He reviewed some ongoing items, which included the Lake Ashton shoreline stabilization, 4444-4445 Ventana pavement repairs, and bridge board replacements. The Lake Ashton shoreline stabilization was not 100% complete when he was there Friday, but they are staying on top of that. He stated that the repaired areas looked good.

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Mr. Rayl stated that for the Ventana pavement repairs the curb was repoured, but had not be cut yet. There is some pavement patching that goes along with that. It's ongoing, but due to the weather, they are a little behind.

Mr. Rayl reviewed the last on-going item, the bridge board replacement. He explained that the Board was ordered as of last week, but they have not been received yet. It will get scheduled when the boards come in.

Mr. Howison commented that this Board made the right decision in spending a little more money on this shoreline replacement. It's a long-term solution and it is much safer today than six weeks ago. The path is still closed. He asked for everyone to give them another week.

Ms. Landgrebe noted her concerns about the entrance for those with mobility issues and wheelchair issues, which often gets blocked because of the cars. She asked if they were in a situation where maybe they need to address the whole parking lot and do it all at once or is there something they can look to do just on this side. Mr. Rayl responded that they looked at the grade difference between these accesses and the parking lot grades and trying to make them ADA accessible. He stated that it may involve modifying some of those ramps. He responded that they would look at that.

### **C. Lake Ashton Community Director**

Ms. Wells reviewed the community director report with the Board. She reviewed the events and activities stating they have the Home Improvement Expo scheduled for November 29. They added an additional revenue sharing this year to include advertising the program they print for the actual event. She noted that 15 vendors took advantage of that \$100 advertising fee to put their logo and their contact information in the program. They have a total of 34 vendors scheduled for that event. She pointed out the list of events from November through January. They have a lot going on. She explained that Holly with Small World Tours would be there to go over trips for January through June at Monday Coffee on December 11. She stated that with the cost savings analysis, they were able to upgrade their internet services at no additional charge to the District. She also stated that TECO is evaluating each single light pole to see if there is any savings that they can do with changing out the light poles with them to see if they realize any savings that way.

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They will not allow them to buy out the contract, they won't allow them to buy the equipment, and they won't lower the amount. This is the only option to see if they want to change anything out to finding savings that way. She pointed out that they were working with a natural gas company to bring it into the community. She just had a meeting with them last Wednesday and they have given them all the information. They are doing a feasibility survey. They have been working on this for years and finally they have the gas line that goes right in front of Lake Ashton, so it will be better for them feasibility wise. She noted that he was hoping to get her all the information the week after Thanksgiving.

Regarding safety and security, Ms. Wells stated that James and herself would be working right after the meeting today on a blast to address some of the frequently asked questions that they have received from sending out the first wave of the form. One of the things she plans to address was the government issued I.D. with Lake Aston address, which was the top question they received. Once they get the draft blasted out, she will send it to Jim and Mike to look at and they will be sending out another blast with a link to the form. She pointed out that when she last looked, they had over 600 responses. Ms. Burns explained that the point of that was to verify that they are residents, so they usually do either a Lake Ashton address or the deed. She didn't think they needed both.

Mr. Realmuto pointed out some new wording that he had not seen before, and he was curious what the origin was and what the purpose was. He read the statement stating, *"I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes."* He was curious where that came from and what they were trying to achieve with that, and he asked if it could be made more specific to allay concerns. Ms. Burns responded that language came from a general amenity access form that they use for all Districts that don't have staff. She explained that was just a standard language that was provided. Mr. Realmuto stated that their concern was that the language was very open-ended, and it wasn't included in the form that they currently signed when they come for a Lake Ashton I.D, for example. Ms. Burns responded that leaving it open-ended was better for the District. She didn't know if they wanted to get into specifics.

Ms. Wells reviewed the general updates from her report. She stated that there were two mandatory facilitator meetings executed on October 25 at the Clubhouse and October

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26 at the HFC. The main purpose of those meetings were to address the Joint Amenity Policies regarding clubs, groups and organizations and the change to the guest policy and the Joint Amenity facility policy. They can only be registered 12 times per year. She noted that they were having some issues with clubs, groups and organizations turning people away and saying they couldn't be a part of the group because it was a private group. She had several people come to her and thank them for having policies to address those concerns. She stated that the operations manager gave her an update on the Bocce Court refurbishment. She pointed out that the contractor that the Board approved to quote for the September meeting ended up not being able to follow through with the project, so they got another quote from another contractor. The quote itself was \$250 more than the one they approved in September. She wanted to bring this here since the Board approved a specific quote to be sure the Board was ok with staff moving forward with another vendor to do the repairs to the Bocce Courts. The new total amount is \$4,950.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, the Revised New Quote Amount \$4,950 for Bocce Court Refurbishment, was approved.
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Ms. Wells stated that they were still within budget for the budgeted amount of \$22,000. She reviewed the shoreline restoration project stating that the concrete repairs were pending, and they are keeping the area blocked off until the repairs are complete. She moved on to the Project Tracking List stating that the grease trap installation was stuck in the City of Lake Wales permitting and has been there for several months. They are working with the City of Lake Wales to see if they can get that moving. She reviewed the completed projects stating they received the two treadmills in the Fitness Center, the Media Center game room switch is complete, the outdoor pool/spa refurbishment is complete, and the installation of plants at the voting entrance in front of the Clubhouse is complete. She asked for any questions.

Mr. Costello asked if they had inspected the unit to make sure that there was no internal damage regarding the gate arm being hit twice. Ms. Wells responded that Securitas came out and evaluated the entire system to make sure there was not any



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damages to the operator, and they did not see any. It's just the price of replacing the gate arm. Discussion ensued on the damages to the gate arm.

**D. Operations Manager**

Mr. Fisher reviewed the Operations Manager Report which was included in the agenda package for review. He first reviewed his update on the contracted services starting with landscaping. He noted that he was very pleased with how the ponds were looking. He pointed out that their onsite technician did a great job, specifically with the pond. For the facility maintenance updates, Mr. Fisher explained that they had Kincaid Electrical Services install some LED pole lights at the Shuffleboard Court. He stated that the Bocce Ball Court refurbishment project was difficult, but the curbing install will get scheduled to get that project moving. He will update the Board as soon as that starts. After presenting his report, he asked for any questions. Hearing no questions, the next item followed.

**E. District Manager's Report**

Ms. Burns stated that the only thing she had was to check with the Board about their attendance for the December meeting to make sure they have a quorum. Discussion ensued on the December meeting; the Board decided to keep the December 18<sup>th</sup> meeting scheduled.

**NINTH ORDER OF BUSINESS****Financial Report**

- A. Presentation of Updated Year End Financial Statements for Fiscal Year 2023 (September 2023)**
- B. Combined Balance Sheet**
- C. Capital Projects Reserve Fund**
- D. Statement of Revenues, Expenditures, and Changes in Fund Balance**
- E. Approval of Check Run Summary**

The financials were included in the agenda package for review. Mr. Howison asked for any discussion or concerns. Hearing none,

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

**November 20, 2023****Lake Ashton CDD****TENTH ORDER OF BUSINESS****Public Comments**

Mr. Howison opened the meeting up to public comments.

Mr. Al Cooney (4303 Ashton Club Drive) asked about the rate they would be paying for the gate and all the new doors. He commented that if it costs them more than \$100, it's too much. He clarified that he was talking about security. Mr. Howison responded that they didn't know yet and he appreciated Mr. Cooney's comments. Mr. Cooney responded that the Board was not being fair to the residents. Mr. Howison stated that they were trying to be fair. He added that there had been no decision made yet. Mr. Cooney asked why they haven't decided yet. Ms. Landgrebe responded that it was because they didn't have the figures. Mr. Cooney asked why they didn't have the numbers. Mr. Howison responded that they have the numbers, but they had some things they were working on. Mr. Realmuto explained that they have the numbers regarding the various splits of how the costs will be paid. He added that there was a cost to this. He stated that the resident was going to pay for it, and they were going to pay more than \$100 for it whether it comes out of their assessments or through a credential fee. He further explained that was the numbers that the Board has. The information they are waiting for is on a sponsorship that would subsidize that by third parties, reducing that cost further, however they decide to fund it. Mr. Howison pointed out that when he says that he is going to pay more than \$100, it goes back to the entire system. He asked if Mr. Cooney was talking about credentials. Mr. Cooney responded that he was talking about the security. He stated that they raised their rates because they were putting a new system out there. He didn't know why they had their assessment raised another \$100. They prepared \$200 and then at a meeting they said they don't need the other \$100 because \$100 would cover it, so he asked which one it was. Mr. Realmuto responded that people were linking those two things, reducing the assessment increase from the maximum of \$200 to \$100. He noted that suddenly people are trying to tie that into the only reason for an assessment increase was security. He added that he didn't think that was true. He explained that the Board wanted to raise the assessments to get more into the capital reserve fund and/or spend more on capital projects. It wasn't just about the security enhancements.

Mr. Howard Kay (4104 Stone Creek Loop) thanked the Board on behalf of the Victory Ridge Academy. He commented that he had been on the Board for seven years

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and he was still on the Board. He explained what Victory Ridge Academy was all about. He noted that they had 300 students with a waitlist of over 100 children who were severally disabled from the ages of three to thirty-three. He noted that they were expanding to Davenport with 10 acres they bought because they have such an overflow. He understood that the Board couldn't make exceptions. He stated that if anyone wants to tour there, he can set up a time. Mr. Costello thanked Mr. Kay for his service.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor  
Open Discussion**

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

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

*Jill Burns*

Secretary / Assistant Secretary

DocuSigned by:  
*Frank VanSickle*  
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Vice Chair