

**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, **March 25, 2024** 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 *by Zoom*  
Brenda VanSickle  
Steve Realmuto  
Debbie Landgrebe  
Mike Costello

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Jan Carpenter  
Christine Wells  
Matt Fisher  
Garret Posten

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

*The following is a summary of the discussions and actions taken at the March 25, 2024 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. Four Supervisors were present in person with one attending via Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Ms. VanSickle asked for any comments on the agenda. Hearing no changes to the agenda, she asked for a motion to approve.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 5-0.
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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. VanSickle opened the public comment period. There being no public comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the February 26, 2024 Board of Supervisors Meeting**

Ms. VanSickle presented the February 26, 2023 and the January 22, 2024 Board of Supervisors meeting minutes and asked for any comments or changes. There being none there was a motion of approval.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the February 26, 2024 Board of Supervisors Meeting, were approved 5-0.

**FIFTH ORDER OF BUSINESS**

**Landscaping Update**

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

Mr. Fisher presented the monthly landscaping report to the Board stating that he communicated with Yellowstone that the boulevard needs to be detailed. Yellowstone installed about 40 new plants along the boulevard that were covered under warranty and installed some blue daze at no cost. He is looking into the date of the next weed treatment for the turf as he noticed some weeds and will get that taken care of. Staff is still waiting on a proposal for various projects and installs and will update the Board when he has more information to report.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Update Regarding Security (*requested by Supervisor Costello*)**

Mr. Costello stated that they are in talks with Securitrax and Equity and progress is being made. He hopes to have an update of when it will start soon. The installation has been completed with a few exceptions including the pool entrances. The problem they

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are facing is no electric hookups in some of the areas and they are working to get that fixed. Once the electricity is run, they will be ready to test the system.

Ms. Wells stated that a walkthrough will occur after everything is installed and they will learn how each component works as well as the monitoring station at the guardhouse. Discussion continued for some time with Board questions and detail on upcoming logistics and completion. Ms. Wells stated that she believes that they are further along in the process than they were last month. It may not be going as fast as they would all like, but progress is being made.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Request by the Lake Ashton Community Action Committee  
(requested by Supervisor Costello)**

Ms. Costello explained that he received a letter from a member of the Lake Ashton Community Action Committee who provided figures from the US Census Bureau which he shared with the Board. Due to the growth of the area, there will be many added challenges with infrastructure. The CDD has been asked to endorse what the Action Committee is saying and he believes it is in their best interest to do so. The Board discussed before agreeing to endorse and send the letter to the county. Ms. Burns added that in her vast experience, the most effective thing to affect speeding in the area is to have individual residents call the police department. She believes that action will hold a lot more weight than a letter.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, Endorsing Request by Lake Ashton Community Action Committee, was approved 5-0.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Ms. Carpenter stated that it had been a fairly quiet month with usual communication with the District Manager and Community Director. She offered to answer any questions. There being none, there meeting continued.

**B. Engineer**

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Mr. Posten updated the Board on the cart path repairs that were discussed at the previous meeting. It is being rescheduled due to rain. Additionally, a draft for what they will be sending out for bids for work on the portion of the carpath discussed by hole #4 will be available for the next scheduled Board meeting. The Board had a few questions for the Engineer and they discussed multiple points about the carpath. He also reported a depression in the asphalt on 4173 Limerick. In the past they have occurred over the city's sanitary sewer line but that does not seem to be the case in this instance. Instead it is over the CDD's storm sewer line.

Board direction was to do repairs and if there is a need to scope further after repairs they will do that. They talked about setting a not to exceed amount but they will wait until the next meeting to make a decision. The final issue is the bridge behind the hole #4 green. Some of the material under the cart path is starting to wash out under the bridge. He will come back with quotes to make that repair.

**C. Lake Ashton Community Director**

Ms. Wells reviewed the Lake Ashton Community Director report. An email has been sent out about the volunteer appreciation Spring Fling. They are working on soliciting sponsors to cover the cost so there will be no cost to the District. The natural gas is taking a lot longer than anticipated. They are getting quotes on conversion and some replacement parts, and she is hopeful to have them for the next Board meeting. She will work on getting the cost benefit analysis numbers for the Board. They went into deeper detail about what may or may not need to be replaced in terms of propane usage.

A contract was presented to the Board about the ATM that the Board approved to move forward with a not to exceed \$500 for installation of an electric outlet. After the meeting she spoke to another vendor that will provide a hotspot for internet. There still a \$3 transaction fee but they will give \$.50 District to offset some of the costs.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the ATM Agreement, was approved 5-0.
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A stop sign and street sign at the corner of Ashton Club Drive and Gulane Drive reimbursement has been submitted for \$910 and they have moved forward with repairs.

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Reimbursement has been received for the unauthorized maintenance on the shore of the pond between Dornoch Drive and Gulane Drive from last fiscal year totaling \$5,052.50.

**I. Consideration of Quote for Replacement of Treadmills**

Ms. Wells presented the quotes for replacement treadmills. The two vendors that they are working with have a non-compete clause with Life Fitness and are only able to sell used units. The quote is for a replacement of the older treadmills are the same as the units replaced last fiscal year totaling \$12,155.22.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Quote for Replacement of Treadmills, was approved 5-0.

**D. Operations Manager**

Mr. Fisher presented the Operations Manager report to the Board that was included in the agenda packet. There is no current concern with the ponds. The carriers to the green divider have been replaced. Dog park needs have been addressed. The floors in the clubhouse will be cleaned this month and staff will be taking that on with onsite equipment. The Board asked a few questions before the next item followed.

**E. District Manager's Report**

Ms. Burns stated that they received the tax-exempt application for all the District owned property filed before the March 1<sup>st</sup> deadline and offered to answer any questions. The next item followed.

**NINTH 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 package for review. Mr. Realmuto asked to look into adding more to the funds form the capital reserve to an SBA account and staff will look into it. There being no questions on the check run summary there was a motion od approval.

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On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Check Run Summary, was approved 5-0.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Ms. VanSickle opened the meeting up to public comments. There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests / Supervisor Open Discussion**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

*Jill Burns*

Secretary / Assistant Secretary

DocuSigned by:  
*Brenda V. Dahl*  
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Vice Chairman