

**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, **July 15, 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:

Brenda VanSickle	Chairperson
Mike Costello	Vice Chairman
Steve Realmuto	Assistant Secretary
Debby Landgrebe	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	Latham Luna, District Counsel
Garrett Posten	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director
José Lopez	Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the July 15, 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 constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Ms. Burns asked for any comments on the agenda. Ms. VanSickle requested to move 7E up after Engineer's Report. Ms. Landgrebe requested to add an item pertaining to the storage units and Dunmore Road.

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On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Meeting Agenda, was approved 4-0 as amended.

**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 opened the public comment period. Ms. Burns noted they have a separate public hearing today on the budget that comes in the middle of the agenda.

Ms. Burns received an email public comment that was requested to be read from Gary Sfeir (4468 Waterford Drive). Mr. Sfeir stated, *“Over the past year, I have communicated with several Board members and Christine Wells that the audio for the Zoom calls is absolutely terrible. You may recall Lloyd making the same comment in the CDD meeting 3 or 4 months ago. I would like to express my support to having the Lake Ashton I CDD Board of Supervisors approve the budget line item for a new audio system so the monthly zoom calls are clear and the voices are understandable. I frequently attend the CDDII monthly calls via Zoom and I have never had an issue listening to their Board of Supervisor meetings. Thank you. Gary Sfeir 4468 Waterford Drive”*

Marti Schmidt (4404 Ventana) commented that she is concerned about going forward with the reciprocal easement contract, which to her sounds like a forever deal. She stated item six talks about permitted users and it discusses a non-resident member in the District’s rules, but there is no definition of who a non-resident member would be. She suggested the reciprocal easement contract be reviewed. She asked why they were putting something in there permanently and asked if they could have a lease agreement with them.

Mr. Realmuto responded to Mr. Sfeir’s comment on the Zoom audio and stated he 100% supports improving the audio for Zoom calls so residents can hear the Board of Supervisors meetings. He noted they discussed this at many meetings before. He also noted that reviewing the quote for \$57,000 did not include a single line item that would improve the audio on the Zoom calls.

Mr. Sfeir (4468 Waterford Drive) commented that he can hear clear today and he wanted to thank those who fixed the equipment.

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**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Discussion Regarding Appointment to Vacant Board Seat #1 (*tabled from June 17, 2024 Meeting Agenda*)**

Mr. Realmuto moved to appoint Greg Ulrich to the vacant seat. He explained that his reasons were that the Florida statutes that governs CDDs, Section 190, states “*if, during the term the office, a vacancy occurs, the remaining members of the Board shall fill the vacancy by an appointment for the remainder of the unexpired term.*” He expressed his belief that the community is best served by a full complement of five Board members.

Ms. VanSickle commended Mr. Ulrich for stepping up and running for this seat. She stated Mr. Ulrich will be seated in November. She noted her concern was that every decision they make has an impact and there are two sides to every story. She also noted a concern expressed to her that if they go ahead with this, they could impact the other elections. She stated she doesn’t want to be accused of doing anything that could impact or even be seen as impacting. Hearing no second to Mr. Realmuto’s motion, the motion dies.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes from the June 17, 2024 Board of Supervisors Meeting**

Ms. VanSickle presented the June 17, 2024 Board of Supervisors meeting minutes. She asked for any comments or changes. Ms. VanSickle sent Ms. Burns a couple minor details. Ms. Burns noted they received a couple of minor comments from Supervisors that will be incorporated in the signed version. Mr. Realmuto noted a correction on page six, fourth line down, where it has “*required*”, but should be “*acquired*”.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Minutes from the June 17, 2024 Board of Supervisors Meeting, were approved 4-0 as amended.

**SIXTH ORDER OF BUSINESS**

**Engineering Report**

Mr. Posten presented the Engineering Report to the Board. He stated they had a couple of projects that were completed, the Stone Creek Loop inlet repair, the flume on Hole #4, and the field work for the PCI Index update and they will have a report together

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before the next meeting. He reported two projects that they have been working on. One is the City of Lake Wales sanitary sewer inspection, but they have not been responsive. He explained that they have moved up to the next level and reached out to the assistant city manager, but she is out of office and will be back tomorrow. He stated if they don't hear something from her, they have been coordinating with Brenda and they will keep escalating it until they get a response from the city. Ms. VanSickle stated she has no problem making phone calls. Mr. Posten is going to follow-up tomorrow. Mr. Posten stated the other project they have been working on is the inlets on Dunmore. They have coordinated with a few contractors. They have a quote that is pending and it's going to be to go in to the inlets, drain the water out of the pipes, possibly inject the hydraulics in it from the inside once they find where the infiltration is coming from. When they get the quote back, they will come back to the Board with recommendations on how to move forward.

**A. Storage & Dunmore**

*\*Item A was added to agenda by Ms. Landgrebe.*

Ms. Landgrebe noted the trench is not repaired and it is getting larger on both sides. She added she has saw a golf cart kind of tip as they go over it. Ms. Carpenter stated they reached out to the developer last week and Ms. Wells reached out as well. She explained that they would be contacting their engineer to get that worked out. Mr. Costello stated he and Ms. Wells spoke to them while they were doing the work there and they told them that when it's repaired, they expected it to be repaired in the same condition it was found in. He noted they apparently got the message; they just didn't pay attention to it. Ms. Landgrebe stated this is not an example of a good neighbor and now they want them to sign an easement. It was noted that this needs repairs immediately. Ms. Landgrebe asked if a resident gets injured through their bike falling or golf cart or vehicle damaged, what recourse do they have. Ms. Carpenter responded that they would come to the CDD and the CDD would go back to them and their contractor. Ms. Landgrebe asked if they could sue them now for not repairing it. Ms. Carpenter responded that she just got the message last week that they have not responded, their attorney responded immediately and got the information, and they asked them Friday afternoon to contact the

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engineer. She recommended giving them a day to see if they contact and she will call the attorney again to tell them that she was advised today that this is dangerous and needs to be fixed immediately. Mr. Posten stated they have not heard from them yet.

**E. Discussion/Consideration of Draft Reciprocal Easement Agreement**

*\*Item 7E, was moved up and taken out of order.*

Ms. Carpenter provided a history over the past month stating they have probably had eight drafts of this. They went back and forth with their counsel and had a number of conference calls. There are two issues Ms. Carpenter addressed to make sure the Board is comfortable with. She explained that their idea is that they have a reciprocal easement meaning they get access to their entire parcel, which is the pathway and the part of the pond.

Ms. Carpenter addressed the comment earlier stating the non-resident users are people who have paid Lake Ashton the fee to be able to use all the amenities in Lake Ashton. She explained that the people that would use the boat dock would be Lake Ashton residents, Lake Ashton II residents and people who have paid the fee to use the amenities of Lake Ashton I or II.

Ms. Carpenter noted the developer requested saying if they don't have at least 50% of the docks used by those people, they wanted to have access to outside users because they need to break even on their expenses, which is the one change they asked for. She noted hopefully there will be enough Lake Ashton people that will want to use the dock that it will not be an issue, but they need to have access if at least 50% of the boat slips are not used because they have to be able to pay back the cost that it makes. She noted the second issue is people want access to the dock itself, which they said was fine, but they want everyone to understand clearly that when they build the boat dock, they will have a gate for the actual slip access because those people will be paying for that access. There will be a portion of the dock that is gated off for the people that are paying for that cost. Ms. VanSickle asked if residents with a boat that don't purchase or rent a boat slip can still have access to the boat ramp to put a boat into the lake. Ms. Carpenter responded yes. Ms. Landgrebe reminded everyone that so far they have not showed themselves to be good neighbors. She agreed that they should lease as opposed

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to an easement. She also asked if they could go back to the Joint Amenity policy and increase non-member resident fees. Ms. Carpenter stated that they feel that they are adding an amenity for the Lake Ashton residents, and they feel that this is an amenity that residents should be happy about. She also stated that it gives them access to that lake and the pathway that is currently being used by the public, which could be shut off to the public. She noted she got the impression that this is the best they are going to do. She stated if they lease to them, then they get into the issue of taxes because it would be a private use. They would have to get into issues of bond counsel opinion not only on taxes, on the use of that small portion of the conservation land, if there are any bond funds used for it. She stated that a lease of government property for private use is a big deal and would take a lot of issues. She noted in this case, they are doing kind of a swap where they are each using the other portion of approximately the same value.

Mr. Realmuto addressed comments with the first one being a comment made by Ms. Schmidt on the non-resident user not being defined. He explained that non-resident user is defined in the Joint Amenity policy. He further explained that it is not something that is optional, they are required to do that. He stated the only question is what they would legally be able to charge for it. The other point he made was that this is about more than residents' access to the boat dock. He noted their team has done a great job in getting that codified in this easement agreement. He explained it's about access from the road nearby to the cart path and the ponds. He noted one concern in some of the phrases including the top of the second page of the easement agreement where it refers to unpaved pathways/roadways. He stated they want to do whatever they can to ensure that this includes access to the paved golfcart path. Ms. Carpenter responded she doesn't think that will be a problem.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with Ms. VanSickle, Mr. Realmuto, Mr. Costello in favor and Ms. Landgrebe opposed, the Reciprocal Easement Agreement, was approved 3-1 as amended.
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Ms. Carpenter asked that if they do have a little change or two, the Chairman could approve those.

**July 15, 2024****Lake Ashton CDD****SEVENTH ORDER OF BUSINESS****New Business****A. Public Hearings****I. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. VanSickle asked to open the public hearing.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, Opening the Public Hearing, was approved 4-0.

**a) Public Comment**

Ms. VanSickle opened the public comment period.

Ms. Schmidt (4404 Ventana) commented that on the budget, she couldn't get the proposed budget capital reserve fund amount to match up with the wheel of what they are going to do. She added the two numbers don't match. She stated she has been in accounting all her life. She asked why doesn't the wheel that is showing what these projects are going to be specifically matched to the line item that is in the budget. Secondly, she commented that the management letter for the review of the finances had a finding that the District inappropriately utilized budgeted capital reserve funds to mostly fund the deficit and the operations. She asked what the Board has put in place so that doesn't happen again and how do the residents know that won't happen again. She stated a budget is a budget and it doesn't mean they spend all the money. She also commented that in the capital reserve fund it says, "*golf course bridge maintenance, \$30,000*". She noted maintenance is operation cost, not a capital improvement. She added that if they were replacing them totally, great, but if they are just adding boards or fixing them, they go to operations. She stated she is reading it and she thinks they are doing a great job, but she is concerned about how the money was spent the last time when they trimmed the budget for capital, they took out the dog park and they took out \$57,000 for some audio-visual equipment. She asked if they were already in the process, is it going into this years, was it addressed this year. She thought the pet park was supposed to be 2025 and then all of a sudden she sees that they are redoing the pet parks. She is concerned about commingling of funds from each budgeted year and how the Board and staff is going to make sure that is prevented.

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Ms. VanSickle thanked Ms. Schmidt stating that shows her that she read that very carefully. She explained that the pie chart in there is something that Mr. Realmuto did, and he will address that when they get to it. She noted that the suggestions of things to cut were Mr. Realmuto's suggestions.

Ms. Burns asked to close the public hearing.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle with all in favor, Closing the Public Hearing, was approved 4-0.

- b) Discussion Regarding Fiscal Year 2025 Budget Analysis Documents (*requested by Supervisor Realmuto; back-up documentation provided by Supervisor Realmuto*)**
  - i. Proposed Fiscal Year 2025 General Fund Expenditures Chart**
  - ii. Proposed Fiscal Year 2025 Capital Project Fund Expenditures Chart**
  - iii. Lake Ashton CDD Cumulative Assessments Chart**

Mr. Realmuto stated he submitted three things on this, and the capital project fund is the second one. He reviewed these in order. The first one is that residents always ask where the money goes. He explained that the budget is essentially divided into two pieces, the general fund that covers their operating expenses and most maintenance and the capital projects fund from which they fund new capital projects, major renovations, etc. He briefly reviewed the general fund stating the percentages haven't changed much from year to year. The biggest notable increase in the percentage of the pie is insurance from 3% to 4%, which has almost doubled in the last four years. Ms. Burns stated the only line items that changed in the budget since the Board approved the preliminary budget for the actual line items was the insurance increase and that was based on the amount that they were provided from the insurance agent and that is because they went through and did an appraisal. She stated that the value of what they were insuring has been increased to reflect current values. She pointed out that is different from the regular insurance increases that they previously had based on percentages. She noted the largest portion of that was because of the appraisal that was done. Mr. Realmuto thanked Ms. Burns for pointing that out and responded that was actually a change from what they



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passed as the proposed budget in May and the budget that is in this agenda packet. He added that allows him to address the comment the speaker made about discrepancies.

Mr. Realmuto addressed the comment about discrepancies stating he has the same deadline as everyone else for getting these in. These numbers were based off the proposed budget from May. Whereas the numbers in this agenda packet, he didn't get until after this was submitted. He noted that probably accounts for the relatively small discrepancies. He said that Ms. Burns is telling them that insurance went up perhaps even more than what he has because he was basing it on the main numbers.

Mr. Realmuto pointed out the other significant thing in the pie chart that is new, which is the access control system. He explained that is something they are adding, so there is no percentage increase there, but that is an entirely new item. He noted they are projected to spend \$128,000 less than they budgeted for this year due to completion delays. He pointed out that the take away is that the general fund is in good shape if they meet their projections. Ms. VanSickle stated they have discussed this budget for months and they were to the point of approving this budget. Mr. Realmuto stated he finished with the first item on the general fund, and he wants to address the next page.

Mr. Realmuto addressed the pie chart on the capital project fund expenses. He noted the capital projects fund is where they tend to overspend. He stated their big concern is with the proper funding of the capital projects fund, so the funds are there when they need them. He addressed some discrepancies noted by Ms. Schmidt. He brought everyone's attention to the total contingencies in capital projects. The first column is \$535,000 and it does differ from what is in the budget by under \$2,000. He explained that is because it may have been revised, they changed the number of lots, or a number of other changes. He added that it is pretty close, and it certainly wouldn't change any of the percentages they see there. He noted that what this represents is what was proposed for capital project fund expenditures as percentage terms, and it gives an idea. He noted the second column is not from the Board, it's from him. The first column is what was approved in May for those as capital projects. The second column is Mr. Realmuto's suggestion for ways they can trim the expenditures because he believes they have a spending problem, not an assessment problem. He noted that by trimming the four highlighted items, the numbers show that they could save \$105,000. He pointed out that this was just from the

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FY 2025 budget. He went back and looked at what they could save by not spending everything that was allocated, like originally the \$170,000 allocated for their current fiscal year budget, FY 2024, to refurbish the ballroom. Currently they have spent \$10,500 of that for the projector and the screen. Other than that, they can save \$160,000 by not moving ahead with that. He explained that means their expenditures, that are projected to be \$530,000 this month from the capital projects fund, would go down. By not only that \$160,000, but there are also other items in there that are pretty certain not to be done this fiscal year. They had \$40,000 in there for potential acquisitions and \$15,000 for a ramp to the reflection garden. He further explained that by simply cutting those, they would save over \$215,000. If they add \$215,000 to the \$105,000 that is \$320,000 in potential savings. He explained that it's important to note that every \$100 lot assessment increase on the 978 lots this year raises net revenue of \$95,363. Based on that, he explained, he believes there is room for an assessment decrease, which is really what the bottom-line of this budget discussion comes to. He stated he has this in writing and will pass it out to Supervisors.

Mr. Costello noted one of the problems they have had all along is waiting and the price keeps going up. They do not have a spending problem and where Mr. Realmuto was coming along with that was beyond him. They have a problem with inflation that they continuously put a job aside and then when they turn around to go to do it, they end up spending anywhere from 33%-50% more in order to get the job done. He pointed out they have a responsibility to keep this community in the same shape they found it when they drove through the gate. He stated if they start doing stuff like this, the price of the houses are going to go in the garbage. He doesn't want that to happen.

Ms. Landgrebe responded she agreed with Mr. Costello and added that this is what the problem has been with previous Boards, which is delay projects. She clarified that it was not this Board, and she told Mr. Realmuto she didn't appreciate him continually accusing them of spending money. She explained that they spend the money to maintain the community. Mr. Costello stated they have an obligation to keep the community up.

Ms. VanSickle stated she remembers four years before she got back on the Board, every person on the Board had a job and Mr. Realmuto was the financial person. She explained that she stood at the podium and pleaded with the sitting Board to please put

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a stop to the losses that the restaurant is doing, which was over \$400,000. Ms. VanSickle said Mr. Realmuto responded that they lost less this month than they did last month, and he didn't think they should terminate them. They lost over \$400,000 and Mr. Realmuto is saying they have a spending problem. She added she will take responsibility because she was on the Board eight years prior, and they didn't raise assessments. They were a new community then and they were balancing their budget and funding their reserves, but now they are an aging community. She noted that they were playing catch-up with what was done on a previous Board of which Mr. Realmuto was the financial advisory. Mr. Costello stated they have to spend money sometimes in order to make money. He also stated they have to spend money, so they don't anticipate that when they do go to spend the money, that they are going to pay another 50% on what they budgeted. Ms. Landgrebe pointed out that the proposed budget doesn't include inflation increases when they actually go out to bid things. Mr. Costello did agree that the \$57,000 for a speaker and improvements, is a little excessive. He suggested maybe looking at rebidding that and seeing where it ends up.

Mr. Realmuto addressed the comments made by the other three Board members. He stated he was not in favor of letting anything go there. He believes they need to maintain their facilities to their high standards. His only point is that they don't need to do it on an arbitrary schedule. He thinks they should do things when the conditions require that they be done. As far as inflation, one thing has changed and that was their funds that they have on reserve. He pointed out that they have been starting the years after the carry over transfer that they usually make in January with close to \$1,000,000 in the capital project fund. He further explained that money earns interest, and it is projected to earn \$25,000 in interest for Fiscal Year 2024. He added he wasn't saying that will take care of all of the increase because things have gone up even more than that, but that offsets at least some of the more common inflation related things. He asked that the other Board members not misunderstand his position to be that they should let anything go. He clarified that they should maintain it when it needs to be maintained, but not just because they put it in a capital projects list. He stated he came up with \$320,000 and he wasn't saying some items shouldn't be done. He noted it was clear that a lot of things in the ballroom need to be replaced, but he didn't think it was going to happen this year. He

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pointed out that they have overspent on other things, and they don't have the money there. He explained that there are some things like the \$57,000 for an audio system that gets them nothing but being able to segregate the two rooms when the divider is up. Mr. Costello responded that he agreed with Mr. Realmuto there. He added that the only thing he is saying is like the tennis courts. He explained that he and Ms. Wells have spoken to the people who use the tennis courts all the time and it's been around five years that this has been going on. He asked how much longer can they extend it out. He noted that they have an obligation to every person in this community that when people go to use an amenity that it is in proper working order. He also asked if they were defeating themselves by extending the use of it or are they helping themselves by maintaining it in a proper order. Mr. Realmuto responded that he remains openminded about that. He stated if the consensus is there is a reason to replace it now rather than later then he would change his mind on that item. However, he explained that with the \$17,000, that may be where they need to spend it, but they need to spend \$17,000 less somewhere else. He added that there was a lot of things on the capital projects list that could legitimately be deferred. Mr. Realmuto stated he was flexible, but they need to keep a very tight control on finances. Mr. Costello stated this is where the Sunshine Law has hurt them because someone will come to him with matters, and he can't go to any of the Supervisors with the matters until they come to a meeting. Mr. Realmuto noted he never criticized staff, but he in fact praised them. He pointed out that it is to their credit that so far they are projected to save \$120,000 out of the general fund, which will find its way into funding the capital projects fund if they don't spend it.

Mr. Realmuto addressed Ms. VanSickle's comment on him being a big proponent of the restaurant and the restaurant's spending. He noted he wasn't on the Board when the restaurant was accepted nor was Ms. VanSickle. He stated the proposal looked good, but he very quickly saw the Board had written a blank check. He spent the next year and a half making sure that the facts and the losses that they were incurring were put before the Board. He doesn't think anyone was a big proponent of either fixing the problem or getting rid of the restaurant. It took a year and a half. He noted he was threatened and told he should resign from the Board because he wasn't supporting the restaurant. He stated he takes offense if he is being painted as big proponent of the restaurant after

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seeing how they performed. He pointed out there was a single meeting when they brought in a new manager that he said it seemed like things were turning around and he suggested giving it another month or two. He added that over the course of the 18 months, he realized the amounts they were losing and was arguing for getting rid of that loss. Ms. VanSickle stated they very quickly saw the restaurant was losing money and she was pleading with the Board to terminate it and stop the hemorrhaging of money. She added that Mr. Realmuto's response was that they lost less that month than they did the month prior. She explained that carries over to where they are today because they lost all that money, and they were dinged in their audit for taking money out of capital reserves to cover losses. Mr. Realmuto explained what they did to address that, which was they started by creating a separate fund. He stated he was against using the capital project fund from the beginning, but they started by creating a separate enterprise fund for it and they have since dissolved that fund. He noted that issue was addressed. Mr. Costello suggested that instead of looking at it and saying they have a spending problem, they should look at it and say they need to find a way to bring more money in. Mr. Realmuto asked all Board members to be equally receptive to ideas for funding that can be deferred that does not harm the perception of their community for all their residents. He added that it is only through a combination of both revenue and being fiscally prudent with their spending that they are going to achieve what they need to achieve and have the money there. He pointed out that when he talks about cutting spending, it's not so they can spend less, it's so there will be more money in the reserve fund to spend on things that need to be spent on. Ms. Landgrebe pointed out that these are basic estimates. She added that staff has not gone out to bid because no vendor is going to give an appropriate bid. She explained that is what staff does once the Board makes a decision. Mr. Realmuto stated these bids are not current, but they are backed by actual bids or quotes for these things with the exception of the reflection garden rehab, which is a number they put in there. He understands that some of these things he threw out there as examples might not be what they want to do. But he noted if they just take two of the things they are talking about with one being the \$57,000, which maybe could be pared down or eliminated to fix what is really broken, and the other being not replacing the sod brings them up to \$73,000. He stated the point was if they could get to the \$95,000, it's \$100 less of an assessment

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increase they need. Mr. Costello noted that every estimate they get on everything says it's good for a certain amount of days. He added that inflation is not only choking their community, but it is choking every vendor that they deal with. He asked if they want to be self-defeating or if they want to keep the place up. In reality, he stated, if they do it at the cheaper price, they are keeping it up at the best price possible.

*\*Supervisor VanSickle prepared the following handout to be incorporated into budget discussion.*

Fiscal Year	Gross per unit assessment	Assessment yearly increase	Cumulative \$ increase
2008	1621.40		
2009	1621.41	.01	.01
2010	1788.26	166.85	166.86
2011	1714.41	(73.85)	93.01
2012	1714.41	0	93.01
2013	1714.41	0	93.01
2014	1714.41	0	93.01
2015	1714.41	0	93.01
2016	1714.41	0	93.01
2017	1714.41	0	93.01
2018	1714.41	0	93.01
2019	1714.41	0	93.01
2020	1875	160.59	253.60
2021	1875	0	253.60
2022	1969	94	347.60
2023	2269	300	647.60
2024	2369	100	747.60
2025	2569	200	947.60

Prepared by Supervisor Van Sickle

Only had access to data back to 2008

Updated July 8, 2024

\$747.60 divided by 16 years equals \$46.72

\$947.60 divided by 17 years equals \$55.74

From 2008 to 2025

10 years with no increase

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1 year with a decrease

*\*Supervisor Realmuto prepared the following handout to be incorporated into budget discussion.*

**Provided by: Supervisor Steve Realmuto**  
**Date: July 15, 2024**

<b>TRIMMED FY2024 CPF EXPENDITURES</b>	
Ballroom Refurbishment (not already approved)	\$160,094
Potential Aquisitions	\$40,000
Ramp To Reflection Garden	<u>\$15,000</u>
<b>TOTAL FY2024</b>	<b>\$215,094</b>
<b>TRIMMED FY2025 CPF EXPENDITURES</b>	
Upgrade Speakers & Sound Equipment to Include Sound Segregation	57,000
Tennis Court Color Coat - Moved from 2020	17,039
Replace Sod at Pet Play Park	16,100
Reflection Garden Rehab	<u>15,000</u>
<b>TOTAL FY2025</b>	<b>105,139</b>
<b>TOTAL SAVINGS REDUCING THE NEED FOR ASSESMENT INCREASE</b>	<u><b>\$320,233</b></u>
<b>Note: Every \$100/lot assessment increase on 978 lots raises NET Revenue of:</b>	<b>\$95,363</b>

**c) Consideration of Resolution 2024-07 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

After the discussion in the above item, Ms. VanSickle made a motion to approve Resolution 2024-07.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello, Ms. Landgrebe in favor and Mr. Realmuto opposed, Resolution 2024-07 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved 3-1.

**II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. VanSickle asked to open the public hearing.

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On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Opening the Public Hearing, was approved 4-0.

**a) Public Comment**

Ms. Burns stated this public hearing is imposing their assessment for collection based on the budget that the Board adopts. It imposes the assessment for both debt and O&M. Hearing no public comments, Ms. VanSickle asked to close the public hearing.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Closing the Public Hearing, was approved 4-0.

**b) Consideration of Resolution 2024-08 Imposing Special Assessment and Certifying an Assessment Roll**

Ms. VanSickle presented Resolution 2024-08 to the Board.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Ms. Landgrebe, and Mr. Costello in favor and Mr. Realmuto opposed, Resolution 2024-08 Imposing Special Assessment and Certifying an Assessment Roll, was approved 3-1.

**B. Consideration of Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025**

Ms. VanSickle presented Resolution 2024-09 to the Board. Ms. Burns stated they kept the schedule the same, but they did make a couple of changes based on holiday schedules, etc. Ms. Landgrebe requested to change the May 19 date to May 12 and June 16 date to June 2. The Board agreed with changing May 19 to May 12. After discussion, the Board agreed to change the June 16 date to June 23. It was also decided to move the Budget Workshop to the March 17 meeting.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved 4-0 as amended.



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**Lake Ashton CDD**

**C. Consideration of the Adoption of Goals and Objectives for the District**

Ms. Burns stated there was a change in Florida Statute that requires all CDD Boards to adopt goals and objectives. She pointed out they were just notified of this last month, and they need to adopt it prior to October 1. Ms. Burns' office put together and recommended a general goals and objectives sheet to present to the Boards, which would comply with statutory requirements that are in place. Mr. Realmuto requested to change the requirement of only three regular Board of Supervisor meetings to at least six Board of Supervisor meetings. The Board agreed with Supervisor Realmuto's request.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Adoption of Goals and Objectives for the District, was approved 4-0 as amended.

**D. Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated the audit report is included in the agenda packet for review. She noted the District is required to get an annual audit. There was one finding that has to do with the funds for the restaurant. They anticipate that issue will not be noted for the next Fiscal Year because this is the Fiscal Year 2023 audit. She explained this has been submitted to the state prior to the June 30 deadline. She further explained this was an independent audit report, and they are looking for a motion to accept it.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, the Fiscal Year 2023 Audit Report, was approved 4-0.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Ms. Carpenter stated this month has been spent mostly dealing with the reciprocal easement and she also had a number of questions from the Board members this month on various issues. Other than that, she stated there was nothing out of the ordinary this month.

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**B. Lake Ashton Community Director**

**I. Consideration of Quotes to Paint the Clubhouse and Surrounding Amenities**

Ms. Wells presented the Community Director Report to the Board. She provided an update on safety and security stating they met with LA II CDD staff and they are going to be receiving their training from Securitas, so they received theirs. She noted they have a separate contract, and they received the training as well and they are going to be attending their training when they have theirs. She pointed out they attended theirs when they had theirs, so they will get training again. She added that they are pretty well-versed with the system with everything they have worked through with the system. She stated training for residents is still pending. She also stated the walkthrough with Securitas staff occurred on June 21 where, they put together a list that she sent Supervisors that had all the concerns they had in regards to installation and some camera issues that they had. She added that to her knowledge, most of them have been taken care of. She stated they have done a decent job. There were some drywall repairs that need to be done. They sent pictures of every door to walkthrough and there was one pending camera issue to be taken care of. She stated they are still aiming to do distribution around the end of July/beginning of August. She noted there hasn't been anything going out to staff yet because she wants to wait until LA II CDD gets their training and staff gets back from vacation because she needs everyone there when they do it. She stated the Joint RFID and Amenity Access Card Policy has been finalized with the changes discussed at the June meeting. The final document was sent to all Supervisors on June 26. She stated they received the sign for the Thompson Nursery Road entrance, and it will be installed this week.

Ms. Wells provided a TECO follow-up stating she emailed him a list of every issue with every pole. She anticipates that it will take a while because every pole needs to be painted and a few where the lights stay on during the day. She received an email while she was on vacation about someone reporting that the lights off. She added most of it is poles that need to be painted and poles with no identifying numbers on the front. There were only about four or five leaning poles out of the 233. She noted she is still working with them, and she doesn't have an update, but they do have everything. She received an email back saying he was on vacation this week.

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Ms. Wells reviewed general updates and follow-up. She stated the main thing she wanted to talk about was the kayak company. She went back to the kayak company with the questions Board members had at the April meeting. The following options were offered to get the program started with the required activation fees. She noted with either option, it is recommended Lake Ashton charge \$30 per 2-hour rental with 50% going to Lake Ashton and 50% going to rent starting on Day 1. She stated staff doesn't recommend moving forward with the current options that are on the table. She added that staff did ask if they would be willing to retain 100% of the revenue coming in, but they were not willing to accept that option at the present time. They met with RTC Outdoor on April 29 to begin plans for the Clubhouse "backyard" to include the areas discussed at the Budget Workshop, but this plan has not yet been received. She noted they have met with one of their vendors there as well. She followed up with her before she went on vacation to see if there were any updates, and she was going to get with their landscape vendor. She added that they are supposed to be providing a 3D drawing or map of what they would recommend for being in the back area for Supervisors to consider. She pointed out that it is something that they are doing free of charge, and they were trying to be patient. She stated they did get quote from another vendor that is about \$10,000.

Ms. Wells reviewed the Project Tracking List. She stated they are still tying everything in with the conversion to natural gas. They have made some sod replacement on the golf course side, and she is working with them on that because there were some issues with how the sod was laid. She has a third vendor that is going to come and give a quote on replacement of the restaurant equipment tomorrow. She is going to move forward with alternative gas with doing the conversion with that. The other contractor that she had coming in could only do part of it. She explained that she wasn't feeling very confident in that, so she would rather go with someone who they have worked with in the past who has a proven track record with them as well as other customers.

Ms. Wells presented quotes to paint the Clubhouse and surrounding amenities. She stated there was a purchase analysis that was put on the front to compare the two. She noted the last date that the Clubhouse was painted was 2016, the last date the pavilion was painted was in 2008, the last date the shuffleboard court was painted was

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2008, and the last date the pool columns was painted was 2016. After discussion, it was decided to go with Bock & Hoeft Custom Painting's quotes for \$35,185.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Proposals from Bock & Hoeft Custom Painting for \$35,185, was approved 4-0.

**C. Operations Manager****I. Landscape Update****a) Presentation of Monthly Landscaping Checklist and Report**

Mr. Fisher presented his report to the Board. He stated they had five dead queen palms removed along Lake Ashton Boulevard. He stated there was still some shell to be removed and Bermuda grass to be installed. They are working on getting extra weed control scheduled. José will be getting some stakes for the leaning bougainvillea at the entrance and he will get that taken care of this week. He noted the firebush at the entrance to the community seems to be growing at a rapid pace. They trimmed it down about a foot, but it grew back. They are going to trim it back another foot and maintain it at that level for visual reasons for drivers. He noted the shrubbery is getting tall and unsightly at Aberdeen, so staff is going to trim that down to about fence level.

Mr. Lopez stated next week starting Monday they are going to be taking care of the palms throughout the whole property. He noted there may be some lane closures and the crew is going to have extra people to redirect traffic.

Mr. Fisher continued presenting his report stating the CDD ponds were reviewed with Applied Aquatics. He stated there are still some ponds that are dry with vegetation growing. Those weeds are going to be treated. He pointed out that Pond GC3 is overrun with American Lotus Lilly, but it's being treated. He stated they replaced the two entrances to the pavilion. He also stated staff installed a water fountain at the shuffleboard court. He noted they would pressure wash columns and fencing along the bridge near the island green and paint the columns and light fixtures. The tentative start date is the week of July 15, 2024. He also noted the bumper pads at the shuffleboard court will be replaced, which should start the week of July 22, 2024. Mr. Fisher concluded his report presentation.

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**Lake Ashton CDD**

**D. District Manager’s Report**

Ms. Burns had nothing specific to report to the Board, but she was happy to answer any questions. She reminded the Board she will send someone to fill her spot next month.

**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**

Ms. Burns presented the financial report to the Board. She was happy to answer any questions. Mr. Realmuto commented on the combined balance sheet stating the balance in the capital projects fund as of now is \$694,000. He noted in the general fund they have some savings, but in particular, since they haven’t actually activated or started paying for the access control system, they are projected to save quite a bit there as well.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary, was approved 4-0.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Resident Frank Kennedy (3065 Dunmore Drive) commented on the contracts that Lake Ashton generates for vendors based on his experience in his professional career. He feels the security vendor has got away with a lot. He thinks they need project schedules tied to progress payments and their purchase orders need to be looked at closer by their lawyers.

Resident Marti Schmidt (4404 Ventana) commented on the budget and tennis courts.

**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.

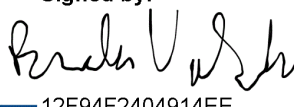
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On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary / Assistant Secretary

Signed by:  
  
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Chairman / Vice Chairman