

**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, **September 23, 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
Garret Posten	District Engineer, Rayl Engineering
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director
Pete Whitman	Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the September 23, 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. VanSickle asked for any comments or changes to the meeting agenda. Hear no changes or comments, the meeting agenda was approved.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 4-0.
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**September 23, 2024****Lake Ashton CDD****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. Ms. Burns noted she received one letter from Jonathan Ridpath.

Jonathan Ridpath (4135 Aberdeen Lane) commented a letter that was signed by 92 residents was wrote and sent to the Board on September 18, 2024. He explained that two Board members responded and two did not. He stated 250 of the residents have a movement started and that number is growing. He also stated if the Board members want to remain on the Board, these residents are asking that the Board respond to them. He read the letter aloud to the Board. It addressed that these residents feel that no more money should be spent on the dog park. The letter continued to state that if the dog park users want an upgrade, they should fundraise and pay for it themselves. They also do not support \$160,000 spent on the ballroom refurbishing. They asked the Board to look at other options. They do not support spending any money to redo and upgrade the ballroom kitchen. They do not support spending \$55,000 to upgrade the ballroom sound system. They do not support spending \$17,000 on the tennis court color coat. They suggested the small number of tennis players in the community should fundraise and pay for it themselves, similar to what the pickleball group did. They do not support spending any money on the reflection garden. They do not understand the delay in getting a sign, which has been on the agenda for months. They believe duly elected Board member, Greg Ulrich, should be immediately seated on the Board. It was noted that if the Board refuses to do this, the residents deserve a clear explanation as to why. He concluded his comment.

Brenda Jackson (4167 Muirfield) requested to be informed of what revisions were made to the July minutes. Ms. VanSickle responded that Mr. Realmuto requested some addition because he and Ms. VanSickle both provided the Board members with a sheet of paper and Ms. VanSickle's was included in the minutes and Mr. Realmuto's was not included in the minutes. She added that Mr. Realmuto also thought that some of his comments were not reflected in the minutes as well. Ms. Burns clarified that Ms.

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VanSickle's handout was included in the minutes because she requested it to be. She explained that generally if they get a handout, it's not included in the minutes unless it's requested to be. She noted if the Board wants something specifically to be included in the minutes to let them know and they can add it. She further explained that was why Ms. VanSickle's handout was included, and Mr. Realmuto's was not. Mr. Realmuto stated it was included in the revised minutes at his request. He added that he didn't want to ignore all the changes to the minutes. He explained that it was at his request that they were revisited. He further explained that his objection was that he felt the substantive part of the discussion about the budget was omitted, so he asked for that to be added. He stated they did a fantastic job doing that. He did submit a few editorial corrections.

Daniel Davis (4445 Turnberry Lane) read a letter he wrote to the Board aloud. The letter stated, *"I come before the board today to demand the resignation of board members Michael Costello, Debby Landgrebe, and Brenda VanSickle.*

*For breaking Florida law by not installing the vacant seat when Florida law states it shall be filled. For wasteful spending of Community monies and spending wasteful amounts on "pet" projects. Just to name a few, Reflection Garden Rehab \$15,000, Tennis court coat \$17,039, Turnberry Lane repaving \$139,731, Upgrade speakers & sound equipment for ballroom \$57,000.*

*Trim lights for the clubhouse \$22,000, Replace sod at pet park with additional irrigation \$16,100 just to name a few. Since we moved here in late 2021 our CDD bill has gone up by \$700 per year or around 45% It is this kind of out of control spending that I come before this board today to seek these resignations. And also for the complete lack of respect shown to Steve Realmuto at the past few CDD board meetings. Thank-You for your time. Daniel Davis 4445 Turnberry Ln."* He concluded his comment stating if the Board does not quit their wasteful spending or resign, they can expect to see his face up there every month from now on.

Ms. VanSickle stated she welcomes his face up there every month because they welcome resident input. In saying that, she noted that everyone has to realize there are a lot of people here and everyone has different priorities. She addressed that she keeps hearing the words *"pet projects"* thrown around. She explained that if she knew what *"pet projects"* were, then they would all know. She further explained that they were charged

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with maintaining this facility the way they received it. She pointed out that they got the letter about wants and needs and she made a list of what they need, which is electric, water, roads, bridges, ponds, staff, cart paths, erosion and mowing. She listed all the things that are nice to have, but they don't need it. She stated when most of everyone decided to live there, it was for the "nice to have" items of the community and not the "need it" items. She explained that when she goes through the wants and needs lists, she noticed the item about the sign. To her, the sign is not something for the CDD, and she explained they can't pay for it. She added the sign is for a private business. She further explained that when they were discussing a sign, they were looking at generating income; however, they found out it was an urban collector road, and they can't put one up. She stated they were picking and choosing what amenities they are going to fund and what they are not going to fund. She stated they do what they think is best for their residents as a whole. She also stated they appreciate listening to the residents. As far as not responding to the email, she addressed she was one of the Board members that did not respond. The reason she did not respond is because they have to be careful what they put in to emails because they can be published. She informed Mr. Ridpath that she received the letter, but they have to be very careful with the Sunshine laws in case her response back to the email gets published and the other Board members sees what her position on the matter is. She made it clear that she has no intention of resigning. She addressed the comment regarding seating Greg Ulrich as a Board of Supervisor stating Mr. Ulrich sent her an email over a year ago with some concerns about the budget and she told him she would be happy to talk with him, but Mr. Ulrich never followed up with her on that. She encouraged him to run for the Board if he wants to be more involved. She stated she commends Mr. Ulrich for running. She pointed out that they have another election coming up and she doesn't want to do anything that can be seen as impacting that election. She doesn't want to compromise the election's integrity. She is willing to talk with any resident individually, but as far as putting it in writing where it can be broadcasted, she isn't willing to do that. Ms. Carpenter confirmed that Ms. VanSickle is correct because a Supervisor cannot put out their opinion on something that may come before the Board to the other Supervisors, so they have to use extreme caution in responding to emails especially when they could be put on Facebook, Instagram or

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somewhere where it's going to be published to the other Board members. Mr. Costello also addressed the reason he didn't respond to Mr. Ridpath's letter. He explained that as far as the numbers go, 26 of the residents that signed Mr. Ridpath's letter live in Winter Haven, and they don't live in Lake Wales. He noted that no matter what the Board of Supervisors decide to do, they are wrong. He stated he is being told that he has got to represent everyone equally, which is exactly what he is doing. Mr. Realmuto stated that each and every one of the members of this Board works very hard and does what they believe are in the best interest of the community and they should be respected for that. He pointed out that he disagrees with his fellow Board members on the needs versus wants. He explained that as he has tried to highlight before, they essentially have two different budgets, the general fund and the capital projects fund. He further explained that most of the items where Ms. VanSickle was drawing a distinction or questioning whether something is a need or a want were items in the general fund, which is generally used for maintenance and upkeep. He noted that what he has been trying to make the Board more aware of is drawing a distinction on larger expenditures from the capital projects fund. He stated when he talks about needs versus wants, he is referring to things that didn't exist before, which are new things added. He added that they need to be very careful about stopping funding for maintenance on things that were here when people moved here, which he is referring to the tennis courts. He pointed out that when the bocce courts were refurbished, that group raised a lot of money to get the bocce courts originally installed and some enhancements. They didn't ask them for money to fund the maintenance. He stated they have to be careful on all of a sudden deciding to stop funding something that has already been there. He thinks they need to look at it and scrutinize what is being requested and only fund what is necessary to maintain it, but they should either maintain it or make a choice that there is a better use for a particular space. He believes this should be a community wide discussion. He hopes the main point he is making is drawing the distinction between needs and wants on new capital projects. Mr. Costello pointed out that last month Mr. Realmuto gave them a thing where he didn't want them to do the dog park and the tennis courts and now the tune has changed. He explained that if they break it down house-by-house, the swimming pool a year ago cost every household approximately \$125, but then they are going to turn around and tell the people at the dog

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park that they aren't paying \$14 for their dog park or paying for their tennis court. He questioned how they can justify that. Ms. Landgrebe stated she has no intention of resigning. She also pointed out that pickleball raised funds to have pickleball created and Lake Ashton II CDD has maintained all the maintenance of it. In saying that, she noted they have a responsibility to maintain what they have. In addition, she pointed out that they are still trying to make up the \$400,000 loss from the restaurant as well as the \$200,000 used to purchase the golf course on the east, which is \$600,000 that they are still trying to make up in a community that is over 20 years old. Ms. VanSickle stated they have a beautiful community, and it was up to them to maintain all of it. Mr. Realmuto stated the peoples position that they are hearing from them are clearly getting a lot of their facts from the data Mr. Realmuto provided and he doesn't think there is anything wrong with that because that is their opinion, and the Board should be receptive to hearing it. He noted he was personally attacked by one of the Supervisors here about something he didn't support that was not brought up today by any of the people or himself. He can't help but feel that when people talk about they have to maintain the community and if they don't maintain the community things are going to go bad. He clarified that he has never supported not maintaining this community and in some cases improving things. He stated he supports reasonable additions to the dog park, which he believes he spoke in favor of because he is in favor of that. He added that he was even in favor of a lower cost option to the dog park. He explained that where he takes exceptions to some of the decisions this Board as a whole has made is he feels they have gone for the most expensive option, and they have gone beyond what was needed to satisfy the request that they have got from the public. Regarding the dog park, he stated what he took exception to and why he voted no on the specific proposal is because they had two lower cost options available to them, but this Board seemed to want the most expensive option that included pavers across the entire dog park from one side to the other and he felt they could have done a little less. He suggested that they need to look at each of the proposals that come before them and get it down to the most reasonable amount that satisfies the majority of the community's desire. He doesn't appreciate when it is distorted to say he thinks they should let things go and not maintain them because that is not at all what he is for. He believes he has made a lot of motions to keep maintenance up-to-date and top-notch. Mr.

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Costello asked why are they going to ask people who are paying an assessment to go out and fundraise for something that they use, but their assessment pays for other amenities that people don't have to fundraise for.

**FOURTH ORDER OF BUSINESS**

**Restaurant Update from Charm City  
(requested by Supervisor VanSickle)**

Mr. Nick, the restaurant owner, stated this week was much better. It was way better with the communication and way better with the support. He explained that he wanted to come talk to the Board about the sign, but he briefly talked to Ms. Wells about it, and they have to revisit a different route. He also wanted to get an update on the gas lines going in. Ms. Wells provided an update stating just this last week they were working on getting the meters installed. They had to move the pipe over by the pool equipment. She stated once the meters are installed, they are pretty much ready to go. They have the three quotes for the restaurant equipment. Mr. Nick asked if it would be ok to leave his car parked outside for deliveries. The Board agreed that they don't see an issue with that. Mr. Nick stated a lot of his guests are asking him if it's possible that they can smoke outside. The Board responded that they are not going to change their smoking area. Mr. Nick also asked if it was possible that he could get a clicker for the gate with the new security thing going in because the line can get long at times through security. The Board responded yes. The Board complimented the restaurant and the food. Ms. VanSickle stated as far as the sign goes, they still have a place for one on the column coming in to the clubhouse. Mr. Nick responded that will be perfect. Sign placement options in the community were discussed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes from the  
July 15, 2024 Board of Supervisors  
Meeting and Minutes from the August  
19, 2024 Board of Supervisors  
Meeting**

Ms. VanSickle presented the minutes from the July 15, 2024 and the August 19, 2024 Board of Supervisors meetings to the Board. She asked if there were comments or corrections to both of these minutes. Ms. Burns responded that she received minor comments from both Ms. Landgrebe and Mr. Realmuto and those will be incorporated in

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the signed minutes. Mr. Posten noted they have one correction on page 12 of the August 19, 2024 minutes. The correction is the opposite of what the statement in the minutes has on the depression being the same as it was 18 months ago.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes from the July 15, 2024 and the August 19, 2024 Board of Supervisors Meetings, were approved 4-0 as amended.

**SIXTH ORDER OF BUSINESS****Engineering Report**

Mr. Posten presented the Engineering Report to the Board. The first item on his report is an update on the City of Lake Wales Sanitary Sewer Inspection. He explained that he was onsite with the field crew on August 29 to see and get their work started and doing a more official investigation. They stated that their report would be back to the city somewhere last week. They didn't receive that yet, so he followed up this morning. Mr. Landgrebe asked if they were able to get a copy of that report before their next meeting as opposed to at the meeting. Mr. Posten responded yes; they can push for that.

Mr. Posten reviewed his next item on his report, which is the Pond #11 Bank Repair. He stated they completed the field work for that and determined what they think is going to be the best solution; however, they recommend bank restoration occur after water levels recede. They put cones along the northern edge of the cart path in two areas where undermining is present to prevent any damage from golf cart traffic. The cones were removed this morning.

Mr. Posten reviewed the next item on his report, which is the Dunmore Inlets. He stated that AAA is scheduled to begin asphalt repairs on October 9, 2024. He added that JNS will complete work following AAA repair.

Mr. Posten reviewed the next item on his report, which is the Storage Building Construction. He stated the CDD portion of the construction was completed last week, and they think that work is satisfactory.

Mr. Posten reviewed the next item on his report, which included Residences Adjacent to Wetland Conservation Areas. He explained that they were called out to look at a dead tree that was on the CDD conservation area behind Dunmore. He further



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explained that when they went to look at the tree, they noticed that there is some seemingly inadvertent encroachment. When they started looking at aerial photos, it seemed like the problem might be more widespread. They have had communication with staff and SWFWMD. He noted SWFWMD is not overly concerned as long as they can stop it and let the natural vegetation reestablish. He pointed out that it doesn't look like anybody has put anything in the wetland. He stated staff will send letters reminding homeowners adjacent to wetland conservation areas that they are prohibited from encroaching into the CDD owned wetland areas.

Ms. Landgrebe asked Ms. Carpenter about the storage construction and the cost of having the engineer overseeing. She asked if these fees at some point something they can request storage being assessable. Ms. Carpenter responded that they could ask them to reimburse them, but at this point everything is going well, so she recommends they wait a little bit before they make the request to make sure they have got to the point where they are pretty much done with their work. Mr. Realmuto stated the one question he has had from a number of residents is that they are very concerned with where the gate will be placed to the storage area. He noted the concern is traffic if it is not put in far enough to accommodate a large motorhome. He asked what they are doing to monitor that. He recommended a proposal of where they plan to put the gate to ensure that there is enough room for the length of the vehicle that is going to be entering and exiting that facility. Mr. Posten responded that was certainly something they could look at. Ms. Landgrebe noted residents are very concerned about a huge opening going to where the RVs are parked because those who may be renting and are not residents will have access to the RV area. She asked if there was a way that a request can be made that a second gate for RVs can be put in. Ms. Carpenter responded that they don't have any permitting authority, but they can see if Mr. Posten and Mr. Rayl can get a copy of the plans and perhaps talk to the permitting department to see what has been permitted and let them know their concerns.

**SEVENTH ORDER OF BUSINESS****Old Business****A. Discussion Regarding Revised Pet Play Parks Rules *(requested by Supervisor VanSickle)***

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Ms. VanSickle stated they discussed this at their last meeting and made a couple of revisions. The west CDD had an issue with Pet Play Park being called a Dog Park because they don't want pets being discriminated against. They want it to remain a Pet Play Park. Also, she stated Ms. Sandy requested the addition of comment stated, *"The CDD is not responsible for any injury or harm to Patrons or their pets caused by use of the Pet Play Parks."* Another change she noted was the pets *"of all sizes."* She noted other changes which include *"Smoking is not permitted in the Pet Play Parks."* as well as *"No food or dog treats are permitted. Exceptions can be made by the Amenity Manager for special events and activities."* She also pointed out the addition of *"the pet handlers"* in policy #5 as well. She asked the Board if they were ok with these additions. The Board agreed.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Revised Pet Play Parks Rules as Presented, was approved 4-0.

**EIGHTH ORDER OF BUSINESS**

**New Business**

**A. Discussion Regarding Potential Next Steps Regarding Sales Center  
(requested by Supervisor Realmuto)**

Mr. Realmuto stated this was something they discussed, and he wanted to make sure they didn't let this item fall through the cracks. He pointed out that Mr. Howison took the lead on this item, and he wants to be sure someone is paying attention to it. He thought if there was anything needed to discuss regarding this item, they could do that now. Ms. VanSickle responded that she thinks it's too early to make any decisions, but she would like to ask the Board's permission to take over Mr. Howison's job on gathering information. The Board agreed, Ms. VanSickle will take over for Mr. Howison.

**B. Consideration of Renewal of Bingo Room Use Agreement (October 1, 2024 through September 30, 2025)**

Mr. John DeWinkler (4632 Turnberry Lane) stated he would answer any questions. He noted he is in agreement with what Lake Ashton CDD is charging them. Ms. Landgrebe asked Mr. DeWinkler if this summer was more slow than usual. Mr. DeWinkler responded that their crowds during the summer have been very small. Ms. Landgrebe

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asked Mr. DeWinkler when the crowds typically pick up. Mr. DeWinkler responded that the crowds pick up in October. Mr. Realmuto noted that nothing changed here in terms of the amounts. This is the same amount that the last contract was. The Board agreed to accept the renewal of the Bingo Room Use Agreement. The Board also thanked Mr. DeWinkler for all he does.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Renewal of Bingo Room Use Agreement (October 1, 2024 through September 30, 2025), was approved 4-0.

**NINTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

**I. Memorandum Regarding Trafficking Affidavits**

Ms. Carpenter stated there was a memorandum in the agenda on a new law that went into effect July 1 that surprised a number of governments and state agencies in the criminal code for human trafficking. She explained that a change went into effect that requires all governments that enter into agreements with private entities to have an affidavit signed that the private party is not engaged in any coercions for labor or services.

Ms. Carpenter also stated that there was a mention of potential towing, so they put together a quick towing rule. She provided each Board member a copy of this towing rule for them to review.

**B. Lake Ashton Community Director**

**I. Consideration of Quotes to Install Permanent Roofline Lights**

Ms. Wells presented the Lake Ashton Community Director report to the Board. She started with the Safety and Security update. She stated they have completed 252 amenity access cards, which means almost 252 RFID tags as well. She thanked all of their volunteers and noted they have been instrumental in placing RFID on vehicles. She thanked the residents as well for being patient with staff. She noted it has been tough but is going very well. They have been learning the new system just as the residents have. She stated they are still working on doing some training. They will send a welcome email once they finish the distribution of credentials. Every resident will get a welcome email

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from Techwave, but before they do that is when they want to initiate the training for residents, so they are not caught off guard when they get an email. She pointed out that there has been questions about family members who live nearby, etc. She explained that there will be ways for residents to register their family members to make it a little easier process during the visitors side. She noted that they have had a couple of RFID tags that were not working, but they are getting reimbursed from Securitas. She explained that out of the 252 RFID tags that they have done, there were three that were not working. They encourage people to come out and test it. Ms. Wells stated she has had a lot of questions about RVers because of some confusion. She explained that the goal is to have RVers the last week of October. She noted they are trying to make it as seamless as possible for their RV owners, so if there is a time the RV owners will be going by the clubhouse, they can let staff know and they will try to work them in to make it easier for them. Mr. Realmuto asked if staff has considered scheduling a day in the RV storage area to minimize the traffic. Ms. Well's responded that with the limited number of staff members that they have, she thinks it will be very cumbersome to do. Ms. Landgrebe stated she thinks the current system is working well. Ms. Well's encouraged everyone that has an RV to reach out to staff to set up an appointment. Mr. Realmuto pointed out that a couple of residents have stated that there is more than one Supervisor volunteering at a time and applying the RFID tags and he wants to make sure this is not an issue. Ms. Burns responded that the Supervisors are not talking about Board business, they are volunteering. She added that this was not a matter that will come before the Board.

Ms. Wells stated the plaque arrived for Jack Davenport and they plan to install that into the fitness center. They are going to try to install the plaque around the September 26 military celebration happening this week in the ballroom.

Ms. Wells reviewed the general updates portion of her report. She stated they were working on the scheduling of the painting and the pressure washing of the building. She noted that staff went with the color Tuscan Bread for the main body of the clubhouse. She pointed out that residents tended to gravitate toward that color as well. They confirmed that the chosen paint color did cover with one coat of paint, so the approved quote is good. She stated they are working on executing all the agreements that the Board has approved over the past couple of months. She noted that the District Counsel did add a

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statement to the landscape renewal which stated, *“Contractor warrants all plantings including but not limited to bushes, plants, trees, grass and other vegetation for one (1) year from the date of installation. During the applicable warranty period, Contractor shall replace, at no additional cost to the District, all materials which are dying, dead, diseased, or otherwise not performing to a commercially reasonable standard. Thirty (30) days before the expiration of any warrantied items, Contractor shall submit a report to the District showing the current status of such items and shall coordinate with the District for an on-site review to determine if materials are sufficient.”* She also noted that they executed an agreement for installation of the gutters. She addressed the installation of a sign advertising businesses within Lake Ashton stating she reached out to Polk County Planning and Development to see what steps are needed and the planning administrator informed her that Thompson Nursery Road is an urban collector, and they don't allow signage on collector roads. They only allow on local roads through right-of-way use agreements. The only option they have is to install signs on their property. She presented options for the Board to consider regarding the sign installation for business advertising. After discussion, it was decided to have Ms. Wells come back with further options for the Board to consider.

Ms. Wells presented the next item on her report. Staff was asked to research some options for the parking issues on CDD property along the ponds. She explained that they do currently enforce that, especially at the pond by Berwick. She pointed out that they have a resident who parks there at that pond, and they have had security ask them to move. She noted that when it comes to vendors she needs some direction. She provided some options for the Board to review and consider. She added that these options were not necessarily recommendations from staff, but just options the Board might want to consider. She stated that vendor parking can be tough to navigate throughout the community. She further explained that staff just needs some direction to pass on to security on what they want to do. She asked if they want to mandate that the vendors park on the road and not on the grass. She noted she wants continuity and does not want to tell a resident they can't park there and then a vendor park there. Parking discussion ensued. Ms. Burns noted if the Board would like to go this route, they could have staff review options one and two as well as a policy to discuss and this would go on an agenda

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with a resolution. Once it is adopted, they will have to order and install the parking signs and then the policy would go into effect. After discussion, it was decided to defer this parking discussion until January. It was noted that this will not be a hearing in January, just a parking Board discussion.

Ms. Wells presented the project tracking list to the Board and asked if there were any questions. She noted that she spoke with the painter. She discussed trying to do the gutter installation in coordination with the painting. She stated the painter wants to take the gutters off, paint and then put the gutters back on. She noted they are moving forward with the natural gas installation, hooking up the meters, moving forward with the conversion and purchase of equipment that the Board previously authorized. She also stated that they received multiple quotes for the replacement of the pool heater.

Ms. Wells presented quotes to the Board for installation of permanent roofline lights. After discussion, the Board decided to approve Radiant Rooflines permanent roofline lighting option one for \$28,902.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Radiant Roofline Permanent Roofline Lighting Option One for \$28,902, 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 first reviewed the landscaping portion of his report. He stated they did receive some plants. He thanked Supervisor Landgrebe for providing entail on the local nursery. He explained that the local nursery had a great deal on plants, which saved the District \$1,700 on plants. He noted the shell has been removed and Bermuda sod has been installed where the cluster of declining queen palms were removed.

Mr. Whitman also provided updates for the Board. He stated they had their irrigation team working there today doing an irrigation inspection. He noted Mr. Lopez was going to give them a heads up that they will be doing the plantings there in the back and they will make sure the clocks are set on the irrigation to run a little bit extra for the plantings for the next 30 days. He also noted they have a potential storm coming their

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way and they will be prepared as they always are. He noted a follow up treatment application was going to be performed today in the turf areas. He explained that they had staff trim the hedge on Aberdeen because of some concerns. He stated they are going to be working on trimming down the Boulevard this week. He pointed out that Mr. Lopez presented some proposals. He noted that November is their schedule for mulching throughout the property. He discussed the mowing schedule starting in October. Mr. Realmuto pointed out that the staff is mowing fast around the ponds and a lot of the grass is left uncut. He asked if there was anything they could do to make sure all the grass is cut. He suggested that staff slow down when mowing the grass around the ponds. Mr. Whitman responded that they would bring that concern to Mario and his team's attention. Ms. VanSickle pointed out that there seems to be a very large increase in weeds. She also noted concern that they have vines growing up through their hedges and when staff cuts the hedges, they cut it off. She also noted some dead plants and asked them to be addressed. Mr. Whitman responded that Mr. Lopez is listening to all of this, and he will make sure he is more hands-on with Mario on the noted concerns. Ms. VanSickle asked if they could spray the pavers to a specific height. She stated she had a resident come to her about the yellow plants at the front. She asked if Mr. Whitman could work with Mr. Fisher on this item. Mr. Whitman responded that Mr. Lopez and Mr. Fisher can work together on that item.

Mr. Fisher reviewed the aquatics portion of his report. He noted the American Lotus Lilly problem in Pond GC 3 has been taken care of. He also noted that the wetland quarterly maintenance was completed. He discussed the maintenance in the clubhouse stating they had some new lighting installed in the east golf cart parking area by Kincaid. Kincaid also installed wall mounted LED lights in the bowling alley mechanical area. He stated the missing fire hydrant reflectors have been replaced. He added that staff is ordering more to ensure all fire hydrants have a blue reflector adjacent to them on the road. He explained that he put in the forecaster landscape lighting. He further explained that there was a deal at Home Depot for \$25 for an uplight, so he got a few. Mr. Realmuto asked about an item that is a little further out on the forecaster regarding maintaining the stop lines as well as the painting of the various posts they have throughout the community. He noted that he also recently noticed some of the stop signs that were faded. Mr. Fisher

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responded that is definitely on their radar and it should be done this month or next month at the latest. Mr. Fisher concluded his presentation of the Operations Manager Report.

**D. District Manager’s Report**

Ms. Burns had nothing specific to report to the Board, but she was happy to answer any questions.

**TENTH 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. VanSickle presented the financial report to the Board. Ms. Burns was happy to answer any questions. Hearing no questions,

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

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

Resident Paul Sullivan (4081 Dunmore Drive) commented on the towing company. He stated staff did a beautiful job on the pond with the erosion overflow. He noticed the bank was getting eroded quite a lot near the edge. He also commented on the parking signs. He explained that the parking system he had when he lived in California, which included Mondays and Wednesdays was parking on one side, Tuesdays and Thursdays was parking on the other side, they scheduled their lawn spraying, Friday was their day of trash and there was no parking at all on the streets on Friday. Mr. Costello responded that it sounded like a good system. The Board thanked Mr. Sullivan for his comment.

Resident Brenda Jackson (4167 Muirfield Loop) commented that Board transparency and communication is key for their community to become unified again. She asked the Board to recognize that they have a lot of people that don’t attend these meetings for various reasons. She provided a few suggestions for the Board to consider with one suggestion being to educate residents and receive their input on large ticket items. She also commented on three category expenditure items which included capital,



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maintenance and renovation. She discussed spending stating no one is questioning that things need to be done within the community, but they are experiencing a lack of communication as to how they are prioritizing projects. She pointed out that they are in a very financial conscious environment right now and there is a heightened awareness with the residents. She suggested the Board communicate to residents that the things they are doing are truly in the community's best interest. She also commented and provided suggestions regarding residents having to pay for exercise classes. The Board thanked Ms. Jackson for her comments and noted she made very valid points. Ms. VanSickle stated the Board is open to talking with anybody, but she does not respond through social media. She suggested for anyone with questions or concerns to call her and she will address those questions and concerns. She explained that the Board wants the community to know what is going on and they value their input.

Resident Sara Rogers (4051 Tralee Drive) commented that the transparency has been great today. She explained that one of the things that she has been looking at is tabling items. She asked if the big ticket items are not safety related, could they table some of the items until a better fiscal economy for this country. Mr. Costello responded that he agreed, but if they wait, the items could double in price because they have seen it happen. Mr. Realmuto agreed that some things have increased greatly in price, but he doesn't think everything is that much more expensive. He pointed out that they were earning interest on the money that sits in the capital reserve fund. He noted that it's not a given that everything is going to be more expensive, and the bottom line is that they have to use common sense.

Resident Ann Heaton (4069 Dunmore Drive) followed up on what Ms. Brenda Jackson commented on. She noted she may have a suggestion to get people more involved and reduce stress for the Board of Supervisors. She also noted her appreciation for the Boards time and effort that they dedicate. Her suggestion was to possibly set a limit on what the Board can spend without a vote and then the Board can send out an explanation on exactly why something needs to be done and how it will benefit the community so they will get more input from the residents in the community. Ms. Carpenter stated that a vote is not required, but there is an extended budget process. She briefly explained the budget process. Mr. Realmuto noted that he thinks surveys have a place

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and he would like input from people beyond the people that are able to come to these meetings. He added that he wants to know what the majority of the community thinks because it factors into his decision making.

Resident David (4180 Dunmore Drive) commented that he and his wife moved in three week ago. The Board of Supervisors welcomed Mr. David. He explained the reason they moved to this community, which is because it's a gorgeous place and the amenities. He noted that the Board needs to be very careful with towing companies. He cautioned to never let a towing company have access to this place free-range. He commented that if they put parking on one side of the street, it will turn Dunmore into a one-lane road. He stated that he is an RV owner and suggested that it might be best to take one day for the staff to run all the RVs in the RV lot or at least visit all the RV homes and just put it on the list because if they put all the RVs in the community on the road for three days it will be a nightmare. Other than that, he stated he looks forward to being in the community. He noted his appreciation of the Board of Supervisors listening to his comments.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor  
Open Discussion**

Mr. Realmuto reminded everyone that this Friday at 1:00 p.m. in their current location, everyone will have an opportunity to see and talk with both candidates. He hopes to see everyone there.

Ms. VanSickle stated staff has been working on the credentials nonstop and it will continue through the month of October. She also stated staff will be dealing with the entertainment series. In saying that, she recommended cancelling their October meeting because a lot of staff's time is used prepping for the meetings, and she wants to allow them the time to take care of their residents. After brief discussion, it was decided to cancel the October meeting.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Cancelling the October Board of Supervisors Meeting, was approved 4-0.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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The meeting was adjourned.

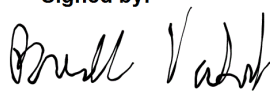
On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the meeting was adjourned.

*Jill Burns*

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Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman