

**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, **December 16, 2024** at 9:01 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
Greg Ulrich	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the December 16, 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 9:01 a.m., called roll, and the pledge of allegiance was recited. Five 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. Hearing no changes or comments, the meeting agenda was approved.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 5-0.
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December 16, 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. She clarified that those who live on Winter Haven are welcome to submit a public comment. The meeting is open to everyone.

Resident Al Goldstein (4324 Heath Land Lane) asked the Board when they consider talking about the contract or rent for the restaurant to leave it where it is right now. He stated they did a good job by reducing the rent for the last three months. He explained that they need to keep this restaurant going. He believes if they raise the rent, they will lose the restaurant. He asked the Board for their consideration to leave the rent for the restaurant the same as it is now.

Resident Al Cooney (4303 Ashton Club Drive) commented that he was tired of subsidizing the restaurant. He noted Mr. Realmuto provided everyone a breakdown of what it can cost from taxes, electric, water, etc., which is \$2,180. He stated he knows his rent is not that much and he doesn't want to make money off of him, but he is in business. He noted he may not be able to make it there even if they subsidize him. He pointed out that they would still be out the money listed in Mr. Realmuto's breakdown that was provided.

Resident Daniel Davis (4445 Turnberry Lane) asked the Board to consider not raising the rent for the restaurant. He pointed out that they subsidize every amenity there because it's included in their CDD funds every year. He asked what the condition of the gas line getting run to the pool and the kitchen. He noted that it was still not hooked up and Mr. Nick had to close his restaurant for one day because he had no propane. He asked who they blame that matter on. He stated if that gas line was hooked up like it should be by now, then there wouldn't be any problem and Mr. Nick wouldn't have to close his restaurant. He explained that he sees the Board spending money on things here that gets him upset. He stated one thing they are spending money on that has a lot of the community upset is the gate system, which is \$300,000 and it's not up and running yet.

December 16, 2024**Lake Ashton CDD**

He noted again that they subsidize everything here. He added that the restaurant is an amenity. He asked the Board again to please not raise the restaurants rent.

Resident Lynn Shelton (5452 Hogan Lane) she noted her appreciation for the Boards service. She stated she has watched this restaurant try harder than any restaurant she has lived with while she has lived here. She noted this restaurant has brought more camaraderie to people in the restaurant than she has ever seen. She asked for the Board to please at the very least to not raise their rent. She personally feels if they lose this restaurant, they will have a tough time finding another one and it will impact the value of their homes.

Resident Bill Clauser (4137 Stone Creek Loop) commented that the restaurant is an amenity, and it isn't anybody's business what they make. He stated the Board is there to support the people of this community and the restaurant is part of this community. He added that he echo's everything Mr. Goldstein commented. He also noted that yesterday was Mr. Lloyd Howison's celebration of life, and he only saw a couple of people there from this group and he saw nobody from the west. He added that was very disappointing to him. He explained that Mr. Howison was a very important person to him.

Resident Jonathan Ridpath (4135 Aberdeen Lane) commented that he was there to speak on behalf of concerned citizens of Lake Ashton which is a group of approximately of 300 people who want to bring up concerns and help with concerns. One concern he asked about was if anyone has looked into the brightness of the lights at the new storage area. Another concern was the boat marina, which he asked if there has been any progress with that. Ms. VanSickle asked if he wanted to hold his comments to the end so they can address his questions. Mr. Ridpath was happy to hold his comments until the end of the meeting.

Resident Monty Ault (4033 Dunmore Drive) proposed that they have a referendum on all major expenditures and to let the people decide, which will take a lot of pressure off the Board. He added that this would help the Board get a better feel for what the majority of the people want. He explained that this could be accomplished with a website and bar code readers so they can swipe their new I.D.'s and vote. He also suggested they could do a web blast or an email of upcoming things and concerns the Board has that they would want input on.

December 16, 2024

Lake Ashton CDD

Ms. Burns read a public comment that was sent via email from resident David Muller (4488 Strathmore Drive). Mr. Muller commented in favor of the restaurant staying in business there at Lake Ashton and asked the Board to consider entertaining all requests made by Charm City.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the November 18, 2024 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the November 18, 2024 Board of Supervisors meeting to the Board. Ms. Burns noted she received a couple of minor typos from Ms. VanSickle and one from Mr. Realmuto.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the November 18, 2024 Board of Supervisors Meeting, were approved 5-0 as amended.

FIFTH SIXTH ORDER OF BUSINESS

Engineering Report

A. Consideration of Proposal from Carter Geotechnical, LLC for Turnberry Lane Geotechnical Investigation

Mr. Posten presented the Engineering Report to the Board. The first item on his report was the Dunmore Inlets. He stated AAA is going to come back out and level the patches they put in. The next item on his report was regarding observed repair areas. He stated Bridge #11 which had scouring and undermining has been filled in by the golf course. He pointed out that there are some additional minor repair areas that staff brought to their attention. He will bring some quotes to the Board to the next meeting for those areas. He added he will provide some exhibits to show the Board where these areas are at. The next item on his report is the City of Lake Wales sanitary sewer inspection. He explained that they have reached out to a contractor, and they are waiting on dates to get that installed. He noted that they apologized to him for it taking a while. The next item is the Turnberry Lane geotechnical investigation. He stated the field work was completed last week, and the report is expected this week. He noted between the last meeting and this meeting there was a water leak by the city on Turnberry Lane. He explained that they have made the repair to the water system, and they have temporarily filled in the cavity

December 16, 2024**Lake Ashton CDD**

that was created by the leak. He added that they have requested contractors come out. He explained that a lot of the base material infiltrated into a hole in the CDD's storm line. So, they are requesting quotes from contractors to come and find where the hole is, clear the debris and make the patch to the CDD's storm sewer system. The question was asked if the city's leak caused the problem, can the CDD be reimbursed for cleaning out the debris in their stormwater system. Mr. Posten responded that he would expect that for the debris, yes, they would most likely be able to be reimbursed. He added that he doesn't know how that would work on the mechanism from the city. Ms. Carpenter responded that it would be a little bit dicey because they will say the hole was there and it was the fault of the hole as opposed to the leak, but they can certainly reach out. She will get the information from Mr. Posten and they will reach out to see if they can get them to participate in the cost. Mr. Realmuto asked Mr. Posten if he has received any information about the condition of the stormwater system. Mr. Posten responded yes and explained that they took a photo into the storm line and there is definitely debris in there from the road material, which indicates a hole or a separation in the pipe. He added that they have to locate it and repair it. Mr. Realmuto asked if they know if the hole was there before. Mr. Posten responded no; they can't know. Mr. Posten explained the restoration work. Mr. Costello asked how they anticipate it is going to take in order to get this issue resolved. Mr. Posten responded he hopes fairly quickly. Mr. Posten concluded his presentation of the Engineering Report.

SIXTH ORDER OF BUSINESS**New Business****A. Consideration of Resolution 2025-04 Electing Officers**

Ms. VanSickle presented Resolution 2025-04 to the Board. Mr. Costello nominated Brenda VanSickle to be the Chairman for next year.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Appointing Brenda VanSickle to be Chairman, was approved 5-0.

Ms. VanSickle nominated Mike Costello to be Vice Chairman.

December 16, 2024

Lake Ashton CDD

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Appointing Mike Costello to be Vice Chairman, was approved 5-0.

Ms. VanSickle asked for consensus on if their seating location should remain on the stage or move to the floor for their Board meetings.

Ms. Carpenter asked to circle back and finish the election of officers. Ms. Burns noted the other three Supervisors would be Assistant Secretaries, George Flint would also be an Assistant Secretary, Ms. Burns would be Secretary and Patti Powers would be Treasurer. Ms. Burns asked to add Darrin Mossing, Sr. as Assistant Treasurer.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, Resolution 2025-04 Electing Officers, was approved 5-0.

B. Discussion Regarding Appropriate Respect for Staff (*requested by Supervisor VanSickle*)

Ms. VanSickle requested this item to be added to the agenda because they were contacted by a resident who had concerns about the way staff is being treated by residents and about the way volunteers are being treated. She stated there will be a zero tolerance for this behavior and she is asking that this be added to the agenda for their joint meeting. She also asked for Ms. Wells and Ms. VanKirk to work with staff, so they know what the expectations are. The Board requested that the residents come to the Board with their concerns in a calm manner instead of staff and volunteers.

C. Discussion Regarding Restaurant Rent as of January 2025 (*requested by Supervisor VanSickle*)

Mr. Nick asked for some clarity regarding restaurant rent and asked to discuss what they can do moving forward. He noted that he doesn't want to leave, and he loves what they have going on. Mr. Costello asked Mr. Nick how they can help him. Mr. Nick asked to not raise the rent and try to get more people to come in and support the restaurant. Discussion ensued on restaurant ideas and plans. Better restaurant staff training was recommended. The restaurant signage was discussed. Ms. Burns stated the CDD cannot spend funds to promote the restaurant, but they can allow Mr. Nick to put

December 16, 2024

Lake Ashton CDD

signage out. The restaurant rent and finances were discussed. After discussion, Ms. VanSickle made a motion to lower the rent to \$1,500 a month and Mr. Realmuto seconded the motion. The motion failed with Mr. Ulrich, Ms. Landgrebe and Mr. Costello opposing.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with Ms. VanSickle and Mr. Realmuto in favor and Mr. Ulrich, Ms. Landgrebe, and Mr. Costello opposed, Lower Restaurant Rent to \$1,500 a Month Instead of \$2,000 a Month, the motion failed 2-3.

Mr. Ulrich made a motion to keep the rent at \$1,000 a month through April 2025.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with Mr. Ulrich, Ms. Landgrebe, Ms. VanSickle and Mr. Costello in favor and Mr. Realmuto opposed, Lower Restaurant Rent to \$1,000 a Month through April 2025, Instead of \$2,000 a Month, was approved 4-1.

**Supervisor Realmuto requested the "Restaurant Expense" handout be included in the minutes for review. This handout has been added to the minutes as requested.*

December 16, 2024

Lake Ashton CDD

**Lake Ashton CDD
Provided by Supervisor Steve Realmuto
December 16, 2024**

Question from resident:

What is a fair rent for the restaurant to equal a zero cost to our CDD?

<u>Incremental Expense</u>	<u>Yearly Expense</u>	<u>Monthly Expense</u>
Taxes	\$13,500	\$1,125
Repairs and Maintenance	\$6,000	\$500
Electric	\$6,000	\$500
Water	\$660	\$55
TOTAL	\$26,160	\$2,180

Notes:

Incremental Expenses include only direct restaurant operating expenses NOT otherwise incurred.
 Taxes & Repairs/Maintenance are FY 2025 Budgeted Amounts.
 Electric and Water are estimated at ~10% of Billed Cost for Clubhouse.
 Water does NOT Include Irrigation Meter.
 Capital Repairs/Replacement (such as HVAC and Major Equipment) Are NOT included.

Rent Facts:

Contracted Rent Amount is \$2,000/mo (November - April) and \$1,500/mo (May - October).
 First 6 months rent was \$100/mo.
 Rent is subject to increase annually by the lesser of (i) three (3) percent...[or CPI].
 Rent was lowered to \$1,000/mo and Late Fees waived for the period July 2024 to December 2024.

December 16, 2024

Lake Ashton CDD

D. Discussion Regarding Joint Meeting Schedule *(requested by Supervisor VanSickle)*

Ms. VanSickle stated Lake Ashton II agreed to have all the joint meetings after Lake Ashton I's meetings, but they want to move the January meeting to February because they do not have a December meeting. She noted the dates would be February 10th, April 14th, and July 21st, which would take place at the clubhouse at 11:00 a.m., and they would alternate who is chairing. She added that this would have to be approved by the Lake Ashton II CDD Board in January.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the New Joint Meeting Schedule, was approved 5-0.

SEVENTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter stated they worked on a number of contracts this month. She noted the signage agreement is in place with the restaurant so they can get the signage going. She stated Jay has been working with Ms. Wells on the Securitas contract amendment and getting a demand letter out to them as well as a couple of other minor contracts that he has been working on. She stated the one thing she was requested to follow up on was a letter to the developer to try to recover the cost that the engineer incurred. Supervisor Landgrebe previously requested a letter be sent seeking reimbursement and counsel was seeking clarification if that was something the Board was in favor of. She noted that Mr. Posten put together the cost and it is about \$4,000. After discussion, the Board agreed to send letter to developer to request reimbursement of costs.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, Direction to Send Letter to Developer to Request Reimbursement of Cost, was approved 5-0.

Ms. Landgrebe asked in a similar notice if they had the engineer overseeing what the city was doing on Turnberry. Ms. VanSickle responded that he was very involved, and the city was not very responsive. She added that the mayor has been very

December 16, 2024**Lake Ashton CDD**

accommodating any time they have had a problem with getting a response from the city. The current mayor has facilitated that process for them.

B. Lake Ashton Community Director**I. Consideration of Quotes to Replace Street Signs**

Ms. Wells presented the Lake Ashton Community Director Report to the Board. She started the presentation with the Safety and Security section of her report. She noted she got the breakdown from Securitas on the monthly amount they are paying, which she provided in her report for review. She noted that staff processed 1,942 amenity access cards for Lake Wales and Winter Haven residents, and they have issued approximately 1,100 RFID tags. She pointed out that they start again December 17, 2024 for anyone who didn't make it to the initial distribution. They have started reaching out to volunteers to help them with that. She added that it would be similar to the set up they had when they first started with Lake Wales residents. She noted they would have reduced office hours during that time, so essentially an hour before distribution and an hour after distribution they will have office hours based on the times they have distribution. During distribution hours they will not have office hours at the activities desk or the club office. She stated they have a couple of days they have volunteers there that could facilitate ticket sales, so she is going to get with those and see if they are able to do that while they are doing distribution of RFID tags. Ms. Landgrebe asked when they would start using the access cards. Ms. Wells responded it would be the end of January. Mr. Realmuto noted January 30 is what is in the report. Mr. Costello noted the back doors are active now. Ms. Wells responded that she did put that in the LA Times and signs on the door informing it's a resident only entrance and they have to scan their amenity access card. Mr. Realmuto informed the residents that if they want to know what the different pieces of the system cost, review the Community Director Report on page 3, which is included in the agenda packet. He explained that the report breaks down the costs. He particularly pointed out that the RFID system has a total cost over five years of \$6,604.80. He noted that there was an additional cost for this that was not listed in this breakdown and it's the various access credentials that includes the monthly RFIDs and the I.D. cards themselves, which were actually a one-time cost for the amount they have of \$33,000 that was offset by a \$31,000 sponsorship. Ms. Wells noted that residents must drop off

December 16, 2024**Lake Ashton CDD**

their applications prior to December 13 to avoid being charge for their credentials. This applies to Lake Wales residents for amenity access cards and RFID tags and Winter Haven residents for amenity access cards.

Ms. Wells reviewed the Follow-Up from Previous Board Meeting section of her report. She noted all the painting has been completed now with a few minor areas at the guard house and clubhouse that they are having looked at, but it's nothing crucial. She added that they have received a lot of great compliments on the color. She stated the permanent roofline lights have been installed on the clubhouse and guard house. She noted they held back 10% of the final payment because there is a couple of very minor repairs that he is working on this week. She noted that staff was continuing to work on a grant with FEMA due to damage incurred. She has a phone call set up with them on December 17. She stated the AED units have been installed and are scheduled to arrive the week of December 9, 2024. They will be installed upon receipt. She noted the information regarding the placement of the new units will be included in the January LA Times. She noted Supervisors Greg Ulrich and Steve Realmuto were sworn in on November 19. She pointed out that Charm City was advised of the Board's decision to permit installation of a sign at the entrance to Lake Ashton on Thompson Nursery Road on November 18.

Ms. Wells reviewed the New Items on her report. She explained that Mr. Fisher and herself are working on updating the reserve study to get everything added on and anything else they completed in preparation for Fiscal Year 2026 budgeting. They are hoping to get it in the January agenda and at the latest in the February agenda. She thanked Mr. Fisher and the facility staff for installing all the string lights at the clubhouse and main entrance to the community, which saved the District \$2,500. She noted staff has received many compliments on the holiday lighting this year. She also noted that Volunteers decorated the clubhouse lobby this year, which saved the District \$500. She thanked Lynn Shelton, Kathy Williams and facility staff for their help. She stated that the spa pool heater has been converted to natural gas and currently the heaters for the spa and pool are both running on natural gas. The propane deliveries have been stopped. She added that they are in contact with them to figure out how they can get credited for the delivery they made on Wednesday. Mr. Realmuto asked Ms. Wells to address

December 16, 2024**Lake Ashton CDD**

Resident Davis's concern about the state of the natural gas conversion for the restaurant. Ms. Wells responded that the restaurant equipment is going to arrive and be installed on December 30. She discussed the reason for the delay. She noted the dumpster will be in the east parking lot. She stated staff is working with Florida Public Utilities to get State of Florida pricing set up. She stated they don't have anything left running on propane right now and as of December 30, Nick will have nothing that is run on propane. She added that they do have two electric hot water heaters that are in the process of being converted over to natural gas. She reviewed the list of requested items to surplus.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, Surplus Items, was approved 5-0.

Ms. Wells continued reviewing her report. She explained that a letter was mailed to residents backing up to conservation areas to remind them of the restrictions in place regarding maintenance being done in those areas. It was noted that Supervisors were sent a copy of the letter and a list of addresses it was mailed to. Ms. Wells presented quotes to replace street name signs and LA logo. Staff received two quotes. It was noted that the prices are for fabrication only as staff is planning on installing when they paint the street poles. This route will save the District \$2,800. She noted this project is included in the Fiscal Year 2025 capital project list with an amount of \$9,250 budgeted. Mr. Realmuto asked for samples of the sign to review. Ms. Wells responded that she would reach out to them today to ask for samples. Mr. Ulrich asked if there was any warranty on the finish of the signs and how long they will last. Ms. Wells responded that she would ask. The Board asked about the reflective vinyl on the signs. Ms. Wells responded that the signs have the reflective vinyl.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Authorizing NTE \$6,300 for the Replacement of the 48 Street Signs and LA Logo, was approved 5-0.
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II. Consideration of Quotes to Replace the Media Center A/C

December 16, 2024**Lake Ashton CDD**

Ms. Wells presented three quotes to replace the media center A/C. Staff recommended ClimateGuard. After discussion, Mr. Realmuto made a motion to approve the quote from Miller's Central Air NTE \$7,500.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with Mr. Ulrich, Mr. Costello, and Mr. Realmuto in favor and Ms. VanSickle and Ms. Landgrebe opposed, the Quote from Miller's Central Air to Replace the Media Center A/C for NTE \$7,500, was approved 3-2.

Ms. Wells stated one thing she forgot to include in her report was the bike rack. She asked if they were still waiting to see if they receive any more feedback from residents. The Board all agreed to leave the bike rack where it is and make it permanent. Ms. Wells preference is to do concrete in that area that connects up to the sidewalk. She noted she received one quote for \$1,600. After further discussion, Ms. VanSickle made a motion to leave the bike rack where it is and use concrete.

On MOTION by Ms. VanSickle, seconded by Mr. Ulrich, with all in favor, Leave the Bike Rack in the Current Location and Use Concrete, was approved 5-0.

Ms. Wells reviewed the project tracking list. She noted the total is \$134,906.80, not including security. With the security included the total amount is \$194,654.80. She asked that once they go live with the system, does the Board want her to keep the security options on there since it's going to move to a general fund budgeted amount that is being taken out each month. Mr. Realmuto suggested that it be removed. Ms. Wells concluded her presentation of the Community Directors Report.

C. Operations Manager

I. Landscape Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the Operations Manager Report. He noted Yellowstone is providing a quote to replace sod in three locations around the clubhouse. He stated mulch has been applied to the majority of the CDD property. He added that they had to halt

December 16, 2024**Lake Ashton CDD**

because he didn't let residents know that a portion of the boulevard is going to need to be closed. He is working with the mulch company to get that scheduled. He noted José received an email this morning that they are available tomorrow. He is going to finalize that and send an email to residents to inform them. He explained that Yellowstone is replacing approximately ten Green Ginger in the bed behind the ballroom that are not in good shape for no cost. He noted the CDD ponds are reviewed with Applied Aquatics every week and they look good. He stated he will update the Board next month on pictures he has taken. He met with the crew that treated the wetlands and conservation areas. He will update the Board next month on that. Mr. Ulrich asked Mr. Fisher for an update regarding the exposed liner in the pond. Mr. Fisher responded that the exposed liner in the ponds can be visible when the pond is low. He has an email and draft to send to Mr. Posten. He pointed out that the traffic bars are going to be competed on Wednesday. He noted there are only 10 or 12 more that are faded and need a coat of paint. Once that is completed, they will leap into another big project with painting the stop posts. Mr. Ulrich stated the fountain still looks ugly after the acid wash. He asked if there are any other options for the fountain to lighten it up. Mr. Fisher responded that is the only option he knows. He added that he would have to reach out to a stone specialist to see what they can do with that. Mr. Fisher pointed out that there is quite a few broken Verizon boxes. Ms. Burns explained that those are recorded utility easements and it's not something that the CDD maintains. Ms. Burns suggested trying to contact code enforcement and then code enforcement can get with the utility provider. Mr. Fisher concluded his presentation of the Operations Manager Report and asked the Board for any questions.

Ms. VanSickle noted that weeding has been an ongoing issue, and it gets to the point where it should have been corrected before it gets to that point. She stated she has a problem with them having to pay to replace sod when it's not being maintained to begin with. She also noted concerns with other landscaping items and maintenance items. She explained that she doesn't think they are getting what they are paying for. She requested to add the landscaping contract to the January agenda to go over point by point because there are areas where Yellowstone is not stepping up to what they should be doing. Mr. Fisher responded that he agrees with Ms. VanSickle's concerns that there are areas where the mulch is sparse. He explained that he has made note of that and informed José

December 16, 2024

Lake Ashton CDD

with pictures and maps of areas they still need completed. He will address Ms. VanSickle's concerns with Pete.

Mr. Ulrich pointed out that the soffit is coming down from the roof of the shuffleboard court. Mr. Fisher responded that he would address this issue. He explained that there is correspondence with Matt regarding this issue. He is going to send another email regarding this.

Mr. Lopez addressed some of the noted concerns.

II. Aquatics Update

b) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher reviewed the aquatic management services.

D. District Manager's Report

I. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board of Supervisors that they need to complete their four hours of ethics training by December 31, 2024. She noted that Mr. Ulrich does not need to complete this until next year. She also reminded the residents that there is a deadline of noon on Friday for public comments submitted via email. Mr. Realmuto asked when the updated final FY 2024 list would be presented to the Board. Ms. Burns responded that she would double check with Sharon because she was going to send those out when they are complete. If they are done, they will make sure the Board gets those this week. Mr. Realmuto also asked when the carry forward amount will be transferred to the capital projects fund. Ms. Burns asked Mr. Realmuto if it was the amount budgeted for the current year. Mr. Realmuto responded yes. Ms. Burns explained that generally they wait until March when they are fully collected on the tax bill. She added that if the Board wants to do that now, they can. Mr. Realmuto responded that he would leave it to the financial managers. He added that they don't want to leave them with too low of balance, but generally most of their tax receipts are made by the end of November to get the full discount. In the past, he noted sometimes it's taken a while to get excess funds deposited with the state where it's actually earning a reasonable amount of interest. He just wants to be sure, in the judgement of their treasurer or whoever manages this, that once they have sufficient operating reserves that the balance be invested in the interest bearing

December 16, 2024**Lake Ashton CDD**

estate account. Ms. Burn is going to check with Sharon and if they are close to fully collected now, they can make that transfer earlier than normal.

EIGHTH 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.

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

NINTH ORDER OF BUSINESS**Public Comments**

Resident Jonathan Ridpath (4135 Aberdeen Lane) noted concern with the brightness of the lights at the new storage. He noted there was mention of trees being planted. Mr. Costello responded that a lot of that is on the HOA. Ms. VanSickle responded that she attended the last HOA meeting, and they checked with their attorney, but they were told it was a private entity and they have no control over it. Mr. Ridpath asked if the gate on the RV storage would be put back. Mr. Realmuto responded that they have no jurisdiction over that area, but they can relay the concerns with the developer and encourage them to address these concerns. Ms. Carpenter responded that they have expressed concerns about the location of the gate and that the RVs would be sticking out in the roadway. She noted that they responded that the plans have changed, and they removed the gate. The Board agreed with the noted concern of there being no gate on the RV storage. Mr. Realmuto noted he supports the residents in putting a gate there, but his concern is they don't want it placed to where it will cause a backup of traffic on the CDDs roads making it an unsafe condition. Mr. Ridpath also noted concerns with the boat slips. He asked what the monetary limit for the staff to spend without approval by the CDD Board. Ms. Burns responded that she could send him the resolution. Mr. Ridpath also noted concerns with the amount of trash in the ponds. He asked who is responsible for the trash maintenance. Mr. Realmuto responded that it would be the CDD's responsibility. It was noted to contact Ms. Wells with any concerns of trash in the ponds. Mr. Ridpath

December 16, 2024**Lake Ashton CDD**

stated residents were complaining about birds pooping on their bikes in the bike rack. He provided an idea that is floating to make the roads private since they are responsible for the upkeep of the roads. Ms. Burns explained that the roads were paid for with CDD bonds and the CDD is a unit of government, so they are public roads because they are owned by a government agency. Mr. Ridpath asked what the status of the purchase of the sales office. Ms. VanSickle responded that there wasn't really a status. She noted she met with him, and he is going to start doing repairs and start renting it as of January. She told him her concerns with the shape that the building is in. She also noted the only way she would be interested in it is if they have a plan of what they are going to do with the building, how they would pay for it and to have a mechanism in place to cover the cost. She explained that it was not on the backburner, and they were discussing it. She stated it is very good conversation. She added that if residents are not getting the information from either her or him, then it's not accurate. She noted with him being in the business of doing repairs, he may be able to do those that the CDD cannot do, but she is not willing to commit this Board to a money pit. Ms. VanSickle thanked Mr. Ridpath for bringing more people to their meetings. Mr. Ridpath asked if it was ok to have guests in your house park on the street all night, every night when they are there for a week or two weeks. Mr. Costello responded that it's city ordinance that says they can't do that. Ms. Burns responded that the CDD owns the roadways and has the ability to put street parking and towing policies in place on the roadways but does not have a policy in place through the CDD at this time to prohibit street parking. Mr. Realmuto stated the City of Lake Wales, and the HOA has a policy in place addressing the street parking. Discussion ensued on creating a CDD policy to address street parking and how it would be enforced. Mr. Ridpath stated people have asked if they can use the parking lot next to the sales office for visitor parking. Ms. VanSickle responded that they don't have that permission yet. Mr. Ridpath commented concerns with Nick's social media presence. He explained that Nick puts information up too late.

Resident Al Cooney (4303 Ashton Club Drive) asked when the fence in the front on the highway will be fixed. Ms. Wells responded that they received one quote for \$4,700 and they are getting another quote. Mr. Cooney also noted that if they buy the building

December 16, 2024

Lake Ashton CDD

and they rent it out, they will be taxed on it. He added that he hopes that they do not subsidize the rent they charge people to rent the building.

Resident Daniel Davis (4445 Turnberry Lane) asked the Board if they ever considered river rock instead of mulch. The Board responded that the river rock was started in several areas, and it became a tripping hazard when it got into the parking lot and the mowers could hit it. Ms. Landgrebe added that the river rock could burn the plants and the roots of the plants because the rock maintains the heat and it doesn't allow any moisture to get into the roots. Mr. Realmuto stated it's not appropriate for every area, but they could look at it for other areas. He pointed out that mulching is now included in their standard contract with Yellowstone with no additional cost beyond the yearly maintenance.

Resident David Bishop (5229 Pebble Beach Boulevard) thanked Ms. VanSickle for bringing the issue up with regard to respecting the staff. He has noticed some abuse himself and he stated this behavior is not acceptable. He explained that the staff is the greatest asset they have in this community. He noted there needs to be consequences for the people who abuse the staff. The Board agreed with Mr. Bishop's comments.

TENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

Ms. VanSickle stated at their last meeting she brought up a draft for Supervisor discussion and she made some corrections. She presented this draft to all Supervisors for review. She thanked Supervisors because she felt that this was a very good meeting. She stated they can disagree politely and professionally. She also noted that there has been a request for the table on stage to go straight across so Supervisors and staff are facing the audience as well as for Supervisors to have the option to sit in different spots. Discussion ensued on the different seating options. After discussion, the Board decided to keep one side of the table where staff sits the same and then angle the other side of the table where Supervisors sit.

Mr. Realmuto noted he requested at the last meeting that there be a package of all their currently in effect contracts provided to their new Supervisor as well as all Supervisors for reference and it should be in a machine-readable format. Ms. Wells responded addressing this concern. The staff will provide this as requested. Mr. Realmuto

December 16, 2024

Lake Ashton CDD

stated he provided a handout on the restaurant costs, and he requested that it be included in the minutes to this meeting in the section where discussion ensued regarding the restaurant.

Ms. VanSickle asked for the honorable staff to come up to be recognized. She stated that their greatest asset in this community is their staff. She noted the Board’s appreciation for all that the staff does. She explained that staff is always pleasant, they do it with a smile, they do it at all hours, and they receive anything they ask for. She added that they have a wonderful staff that works very hard. The Supervisors all noted their appreciation for the staff and thanked them for their hard work.

Mr. Costello commented that he hopes everyone has a very happy holiday and that 2025 is better than 2024.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

Paul Ulrich
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Chairman / Vice Chairman