

**MINUTES OF MEETING
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT AND
LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT**

The joint meeting of the Board of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District was held on Monday, **July 19, 2024** at 11:00 a.m. at 6052 Pebble Beach Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Michael Costello
Steve Realmuto
Brenda VanSickle
Deborah Landgrebe

Lake Ashton CDD Vice Chairman
Lake Ashton CDD Assistant Secretary
Lake Ashton CDD Assistant Secretary
Lake Ashton CDD Assistant Secretary

James Mecsics
Bob Zelazny
Mary Clark
Roy Aull *via Zoom*
Angie Littlewood

Lake Ashton II CDD Chairman
Lake Ashton II CDD Vice Chairman
Lake Ashton II CDD Assistant Secretary
Lake Ashton II CDD Assistant Secretary
Lake Ashton II CDD Assistant Secretary

Also present:

Darrin Mossing
Sarah Sandy *via Zoom*
Jan Carpenter
Karen Vankirk
Christine Wells

District Manager, GMS
District Counsel, Lake Ashton II CDD
District Counsel, Lake Ashton CDD
Community Director, Lake Ashton II CDD
Community Director, Lake Ashton CDD

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Mossing called the meeting to order at 11:00 a.m. and called the roll. All Lake Ashton CDD Supervisors were present, and all Lake Ashton II Supervisors were present. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Mecsics asked for any additions or corrections to the agenda as presented. There were no changes.

July 19, 2024

Lake Ashton CDD & Lake Ashton II CDD

On MOTION by Ms. Clark, seconded by Ms. Littlewood of the Lake Ashton II CDD, with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting, was approved.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto of the Lake Ashton CDD, with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting, was approved.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda

Mr. Mecsics asked for public comments related to specific items on the agenda. He noted that he received three public comment requests.

Resident Jim Abney came before the Board to discuss a matter of practicality and prudence the unification of their two Community Development Districts in Lake Ashton. He provided the first example as to why it's needed, which he explained to the Board. He stated the question before them is not just one of convenience, but of necessity. Why asked why they should operate as two separate entities when their goals are inherently shared. He pointed out that they would no long have to navigate the complexities to their governments, but instead they could focus their efforts on unified progress. He noted their time savings were undeniable. He further explained that they currently attend back-to-back meetings discussing identical issues, which is inefficient and counterproductive. He explained that combining their CDDs, they can hold one meeting of the singular vision ensuring their time is spent effectively in addressing the needs of Lake Ashton as a whole. He discussed that the cost savings, if they combine the two CDDs, cannot be overlooked. He added that they could conserve resources as well by eliminating the need for double engineering, double attorneys, double landscaping services, etc. He stated these savings could be redirected toward enhancing community facilities, funding events, or reducing their fees that they currently have. In conclusion, he noted the unification of their CDDs is not just a logical step, but a leap towards a brighter future for their community. He asked that they come together, not as separate Districts, but as one Lake Ashton united in purpose and potential. He thanked the Board and staff.

July 19, 2024

Lake Ashton CDD & Lake Ashton II CDD

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 19, 2024 Joint Board of Supervisors Meeting

Mr. Mecsics asked for any changes or corrections to the minutes.

On MOTION by Mr. Zelazny, seconded by Ms. Littlewood of the Lake Ashton II CDD, with all in favor, the Minutes of the January 19, 2024 Joint Board of Supervisors Meeting, were approved as amended.

Mr. Realmuto noted a correction on Page 12, The word “*decrease*” needs to be changed to “*increase*”.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes of the January 19, 2024 Joint Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

**Discussion Regarding CDD Efficiency
(Requested by Supervisor VanSickle
of the Lake Ashton CDD Board)**

Ms. VanSickle stated the reason she brought this discussion item up is because she wants to look at ways that the two CDDs can work together more efficiently. She explained that they are two governmental entities, and they want it to be a seamless experience for all their residents. She asked that both Boards look to see if there are things they could work together to make it more efficient. Mr. Mecsics stated he can work with Ms. VanSickle to come up with a concept and then they can bring it back to both Boards and set up a workshop. Some of the Board members from both entities discussed the complexities of formally and legally combining the two entities but agreed for the Boards to continue to work together on projects. Ms. VanSickle clarified that she is not saying to do this or not to do it but is saying to look at it and maybe have a ten-year plan. She pointed out that this was something that has been talked about in this community. She suggested for both entities to start with working on projects that they can work together on such as the community garden and the pet play park because those are things they share. Mr. Mecsics and Ms. VanSickle will work together on this item to prepare for

July 19, 2024

Lake Ashton CDD & Lake Ashton II CDD

further discussion at their next Joint Meetings. Mr. Zelazny recommended task force planning to get the process started. The Boards agreed with Mr. Zelazny's recommendation.

SIXTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2025
Joint Meeting Schedule**

A. Lake Ashton – Resolution 2024-10 Adopting the Joint Meeting Dates for FY 2025

Mr. Mecsics presented Resolution 2024-10 to the Board. The Boards discussed the Fiscal Year 2025 Joint Meeting schedule. After discussion, the Boards changed the April 21, 2025 meeting date to April 14, 2025.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Lake Ashton - Resolution 2024-10 Adopting the Joint Meeting Dates for FY 2025, was approved as amended.

B. Lake Ashton II – Resolution 2024-06 Adopting the Joint Meeting Dates for FY 2025

Mr. Mecsics presented Resolution 2024-06 to the Board. The Boards discussed the Fiscal Year 2025 Joint Meeting schedule. After discussion, the Boards decided to change their April 21, 2025 meeting date to April 14, 2025.

On MOTION by Ms. Littlewood, seconded by Ms. Clark, with all in favor, Lake Ashton II - Resolution 2024-06 Adopting the Joint Meeting Dates for FY 2025, was approved as amended.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Pet Play Parks & LA Unleashed (Requested by Supervisor VanSickle of the Lake Ashton CDD Board)

Mr. Mecsics opened the discussion regarding the pet play parks & LA unleashed. Resident Susan Bloedorn (4348 Ashton Club Drive) commented that she has been a resident there since May 2003. She stated she spoke with Ms. Wells in the Spring of this year, and they discussed resurrecting the pet club. Ms. Bloedorn volunteered to take

July 19, 2024**Lake Ashton CDD & Lake Ashton II CDD**

the position of starting the pet club. Ms. Bloedorn stated they started the pet club with 15 people. The pet club is called LA Unleashed. She thank Lake Ashton CDD and Lake Ashton II CDD on behalf of the LA Unleashed Pet Club for joining together today. She stated they applaud both CDDs' efforts to unite the parks and the community for the benefit of their pets and residents. She discussed the LA Unleashed Pet Club's mission, which is to promote the well-being of their pets by creating an environment that enhances the relationship of the pets and the Lake Ashton community. She stated one of the commitments from their pet club is to give back to the CDD Boards and their community by doing work projects. She explained that they really need this park to go back to the atmosphere it was 20 years ago. She further explained that it is important to them because of the developments coming in around them; they want that same wow factor. She provided some recommended options for funding the projects. She discussed having Ms. Littlewood, Ms. Wells and someone from Lake Ashton to work and assess the needs in the park and come up with a plan and budget. She stated the last request today was to find an agreement for consistency of rules and procedures among the three parks and also have the attorney look to make sure the language is correct. She concluded her comments and thanked the Boards for their time.

Resident John commented that he was a four-year resident and has a background in dog training. He discussed how LA Unleashed could be very useful to the organization and how it could be a valuable asset to the communities. He recommended that they could segregate small dog areas, they could provide information regarding proper etiquette in the parks for owners and dogs, they can identify aggressive dogs and high risk situations in the park. He suggested that they can't prevent 100% of these types of incidents, but they could certainly minimize them. He added that a little training goes a long way.

Ms. VanSickle reviewed the recommendations from LA Unleashed that were discussed. Mr. Realmuto asked for Ms. VanSickle to come back to the Board with written recommendations and changes to the rules. Both Boards discussed the steps to take in regard to incidents that occur in the pet play park. After discussion, the Boards decided to have residents go to the Community Directors with any incidents that need to be addressed and then the Community Directors will be obligated to relay the information

July 19, 2024

Lake Ashton CDD & Lake Ashton II CDD

back to the Board of Supervisors. Ms. VanSickle and Ms. Littlewood are going to work with Ms. Bloedorn and LA Unleashed and bring ideas back to the Board of Supervisors. Mr. Mecsics noted they need to have consistency in the signage and procedures by which to notify staff.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and General Public Comments

Mr. Mecsics asked for Supervisor requests and public comments.

Mr. Costello commented that one of the things that needs to be addressed is the driving in Lake Ashton before there is a serious injury. He discussed an incident that occurred this past week when an owner was walking his dog, and the dog was killed. Mr. Mecsics reiterated to everyone to be mindful while they are driving, slow down, be mindful while they are walking their pets and be careful. He stated for their Board, he will go to Winter Haven Police and ask them to step up and enforce action there. Mr. Realmuto stated this seems like an opportune time to discuss some suggestions on the length of a leash when dog owners walk their dogs. Ms. Littlewood suggested for dog owners to treat their dogs like they would their children and walk them on the inside. Ms. VanSickle also noted another issue they have is people riding the golf carts and the dogs walking on a leash. She also noted there have been a lot of people who want to know who the dog was because they want to send their condolences to the family. It was recommended that people could drop off cards to the office.

Mr. Realmuto commented on the issue of the marina at the time the dock was destroyed. He reported that the Lake Ashton CDD did approve a Reciprocal Lease Agreement with the developer, which takes into account most, if not all, of the concerns raised by residents. He added that provides for all residents throughout the community to be able to give them an easement to use on those facilities other than the boat slips. He also reported that if at least half of the spaces are rented by Lake Ashton residents, they will not rent them to those outside of Lake Ashton.

Mr. Zelazny commented on the safety of the roads stating perhaps their two Security and Safety Supervisors can put together with the staff a safety awareness program. He noted they have people running stop lights all the time and they have people walking on the wrong side of the road. He added they need to make people aware on a

reoccurring basis about the need for safety on their streets. Mr. Costello stated he would be happy to work with Mr. Zelazny on this matter.

Resident Stanley Williams (5317 Nicklaus Drive) commented on recouped charges, work procedures, and petitions from residents with over 100 signatures that were ignored.

The Garden Club commented on how the garden will pull people together. They expressed their interest in coming to visit the Lake Wales Board at some point to make a presentation, so the residents are aware of what is going on. Ms. Landgrebe responded that she thinks that the garden is a fabulous idea, but her concern is how all residents will partake. Another concern discussed was the limited space available in regard to the garden. Brief discussion ensued on different ideas for the garden.

NINTH ORDER OF BUSINESS

Adjournment

There not being any further business to discuss,

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, the meeting was adjourned by the Lake Ashton CDD Board.

On MOTION by Mr. Zelazny, seconded by Ms. Littlewood, with all in favor, the meeting was adjourned by the Lake Ashton II CDD Board.

Lake Ashton CDD


Secretary / Assistant Secretary


Chairman / Vice Chairman

Lake Ashton II CDD


Secretary / Assistant Secretary


Chairman / Vice Chairman