

**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 Tuesday, **January 21, 2025** 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
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
Katie O'Rourke <i>by Zoom</i>	GMS Staff
José Lopez	Yellowstone

*The following is a summary of the discussions and actions taken at the January 21, 2025 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. 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.

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

**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.

Resident Jonathan Ridpath (4135 Aberdeen Lane) commented on resurfacing the tennis courts stating he thinks before they spend the money, they should find out how many people there play tennis. He also suggested that they could have only one tennis court and use the other tennis court for something else.

Ms. Burns read aloud a comment mailed in by David Fix (4444 Turnberry Lane). Mr. Fix requested that this letter be sent to all Lake Ashton Supervisors and be read aloud during the meeting. In the letter Mr. Fix asked what the proper procedure is when vehicles enter the visitor lane next to the security door at the Thompson Nursery Road entrance. He noted incidents where there was a lapse of security when a vehicle was allowed to freely enter the gate without checking the credentials and logging in.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the December 16, 2024 Board of Supervisors Meeting**

Ms. VanSickle presented the minutes from the December 16, 2024 Board of Supervisors meeting to the Board. Ms. Burns stated she received one comment from Ms. Landgrebe that will be incorporated into the signed version.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the December 16, 2024 Board of Supervisors Meeting, were approved 5-0 as amended.

**FIFTH SIXTH ORDER OF BUSINESS**

**Engineering Report**

**A. Presentation of Geotechnical Investigation Engineers Services Report for Turnberry Lane Roadway**

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Mr. Posten presented the Engineering Report to the Board. The first item was the Dunmore Inlets. Mr. Posten met with AAA late last week. They are working on this and will come back with what they think they can do to solve it. The next item on his report is the staff observed repair areas. He stated he put an exhibit in that detailed their location and he requested quotes for that work. He noted it was a couple of cart path areas. He added that with the riprap from that, they will shore up a couple of erosion areas on the other side of the CDD from that. The next item is the City of Lake Wales Sanitary Sewer Inspection. He is going to keep that item on the list. He noted that the plan is that they are going to make those pavement repairs along with the Turnberry repairs and use the same contractor. The next item on his report is the Turnberry Lane Geotechnical Investigation. He stated there is a summary in the report. He added that it boils down what it looks like for the CDD going forward. He explained that when they go to do the repave of Turnberry Lane, Carter found that some of the underlying soils were loose. Their recommendation in those areas where they see sunken in pavement is to over excavate, recompact the soil and then come back in with the new pavement section. He pointed out that it would be more costly, but to the extent, they don't know yet until they do a little more quantifying of the sunken areas.

Ms. Landgrebe commented on the minimum weights and how some of the trucks and RV's are higher weights than the minimum weights. Mr. Posten responded that they would review that and make sure it's appropriate. Ms. Landgrebe also asked for Mr. Posten to also investigate the weights of various vehicles because it will be costly, and they want it done correctly and appropriately so it will last. Mr. Realmuto asked Mr. Posten if he was going to ensure that he takes into account the results from the report in his specification when they repave the road that sub pavement will be upgraded appropriately. Mr. Posten responded yes, that is exactly right. Ms. Landgrebe noted there needs to be a plan on how residents are going to get in and out when the pavement gets ripped up because they are going across and then it suggests five feet on either side. Mr. Posten responded that they would take that into consideration. Ms. VanSickle stated her only concern is that she wants to make sure they do this correctly because they have done patch work in the past and it has not served them well. Mr. Posten responded that

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this would be the full repave and incorporating the Geotechnical findings to come out with something that is going to last. Discussion ensued on the repavement project.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Discussion Regarding Restaurant Noncompliance (*requested by Supervisor VanSickle*)**

Ms. VanSickle opened the discussion regarding the restaurant noncompliance. She explained that the main reason this is on the agenda is because they agreed to lower the restaurant's rent to \$1,000 from January through April with one of the conditions that the December rent be paid by December 31<sup>st</sup>. She added that the rent was not paid by December 31<sup>st</sup>. She explained that they have received a lot of emails that the CDD is not doing their part in supporting the restaurant. She addressed those emails by reviewing what the CDD has done to support Nick and the restaurant. It was noted that residents also need to step up if they want to see this restaurant stay in the Lake Ashton community. She provided a copy of the specific items she reviewed and discussed with the Board. Ms. VanSickle explained that they all want Nick to be successful, but there are concerns. Discussion ensued on concerns of the restaurant's noncompliance. Ms. Wells noted there were several items in the lease agreement that they may want to address. Mr. Realmuto stated the contract calls for the rent to be paid by the first of the month and Nick has made 21 rent payments and only one of them, since the initial \$100 a month rent has been made on time. All of the other payments with one exception have been late. From a legal standpoint, Ms. Carpenter stated they have made a demand and Mr. Nick is in default. She explained that they could certainly cancel the lease, but that doesn't seem to be what the Board and the residents want. She stated that it may be time to ask Nick to sit down and talk about getting into compliance because they want the restaurant to be successful. Ms. Burns suggested they could get a list of everything he needs to be in compliance with the lease as well as send an email with a time period to provide those items and if he doesn't provide those items, then Ms. Carpenter can step in. She stated they would be happy to send the initial communication asking for information and give a specific deadline. Mr. Costello made a motion that they follow the course that Ms. Burns just suggested and then if they don't have a response within a week, then Ms. Carpenter will follow up with a letter and they as a Board can address it next month.

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On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the District Manager to Send Compliance Letter to Restaurant Owner with Seven Days to Comply, was approved 5-0.

**B. Discussion Regarding Landscaping Contract (*requested by Supervisor VanSickle*)**

Ms. VanSickle stated she met with the landscape people and Mr. Fisher on Wednesday, and she expressed some of her concerns and some of the information she received were what she thinks were excuses. In saying that, she stated she thought it went very well and she is willing to try to work with them going forward. She explained that the point she was at is she has watched this place that was beautiful be neglected. She added that the worst part is that they are not fulfilling their contract. She reviewed some of the contract so everyone is informed of the concerns she is referring to. After her review, she stated she just wanted the Board to know why she has been so upset over the landscaping for the last three years. She stated she was not asking for any action. She explained that she was planning on coming and possibly asking for action, but she has seen a response, so she is willing to work with them. She added that she is quite impressed with the improvement she has saw over the last four days. Ms. VanSickle pointed out that she believes part of the issue is they are staying just under the bid threshold, and they have stayed under the bid threshold for several years and they have been pulling things out of the contract to keep it under the bid threshold. She noted they may be at a point where it needs to be bid. Ms. Burns stated the bid threshold is \$195,000 and they have been at \$194,000 and some change for the six years she has been there. She explained that it is a hard number. It's a maintenance threshold contract for any maintenance contract. She added that there is a separate construction threshold number. She further explained that for maintenance contracts, anything over \$195,000 has to go through a public RFP process.

**C. Discussion Regarding Community Garden (*requested by Supervisor VanSickle*)**

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Ms. VanSickle opened the discussion regarding the community garden. Cathy Sites (Hogan Lane), Lynn Davis (Pebble Beach) and Carol Sites (Hogan Lane) provided a brief update on the community garden project. They explained that they have been working since last year around this time on how they can get the community garden here. They have their first membership meeting tomorrow with approximately 20 members. They have four beds right now and four beds coming. They explained that the beds are big beds that are six or eight by two in size. They concluded their update presentation on the community garden stating they are excited to move forward. They added that if anyone is interested in coming to the meeting tomorrow, they are always open to guests.

**D. Discussion Regarding Requested Changes to Bingo Room Rental Agreement (*requested by Supervisor VanSickle*)**

Ms. VanSickle stated that this item of discussion is because John DeWinkler passed away and he had signed the original agreement for the Bingo rent. She noted that they are now going to be closed during the summer, and they are asking that they not charge them for that or for the two weeks that they were closed. She stated that Joe Sawmiller (3069 Dunmore Drive) is taking over Bingo and Mr. Costello is assisting.

Joe Sawmill (3069 Dunmore Drive) stated he has inherited the responsibility to run Lake Ashton Bingo. He further discussed the current situation regarding Bingo. Discussion ensued on the Bingo revenue. Ms. Landgrebe proposed that the \$700 credit come off of the January rent, which is four weeks. Ms. VanSickle stated that they were taking the summer months off and crediting the \$700. To further clarify, the months off are June, July and August. Ms. Landgrebe noted that would be a \$4,550 loss to the CDD out of their budget. Ms. VanSickle reminded the Board that they have lowered the restaurant rent, which is also a loss of their budget. Mr. Realmuto pointed out that they also reduced the rent twice on top of the \$100 decreases over the last two years. After discussion, the Board agreed to the requested and discussed changes to the Bingo room rental agreement.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Requested Changes to Bingo Room Rental Agreement, was approved 5-0.

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**E. Presentation of Fiscal Year 2025 Adopted Budget Updated with Fiscal Year 2024 End of Year Actuals (*requested by Supervisor Realmuto*)**

Mr. Realmuto presented this item to the Board stating this item in the agenda packet is the actual budget. He noted all the numbers were updated by GMS. He pointed out that none of the numbers came from him. What is presented in the agenda packet is basically the entire budget updated. In Mr. Realmuto's material, he took the general fund budgets and the capital fund budgets and added a few columns that are highlighted for informational purposes, and it also may serve as a resource in future meetings as they move forward with the budget. Mr. Realmuto reviewed the handout provided by him. He explained that he added the two columns so that they could clearly see what the difference is in what they actually expended in Fiscal 2024, which is the year ending this last September 30<sup>th</sup>, in both dollars and in percentages. He further explained that tends to highlight things where there was a large discrepancy between what was budgeted and what was actually spent. He stated the first two columns is the difference from the Fiscal Year 2024 budget and the last two columns on the right is the difference is in what they actually spent in 2024 versus what was budgeted in the 2025 budget. He stated he highlighted items to give the Board a heads up on areas they may want to review for possible adjustments and also so they can be prepared to discuss those items when they discuss the 2026 budget.

Mr. Realmuto drew the Board's attention to the second page, second column, the actual through the end of 2024. He explained that at the beginning of the year, they transferred \$449,000 to the capital projects fund and it was anticipated, as budgeted, that would bring them to a zero excess revenue. He further explained that they actually did a little better than expected because even though they overspent on the administrative portion of the expenses, they saved quite a bit on the maintenance portion, which basically created what is termed in excess revenue beyond what was budgeted of \$87,562. He pointed out that is good. He stated he asked Sharon whether they should be looking to add that to the amount that they plan to transfer to the capital projects fund. Sharon's response was no, because they tend to run low on funds available to actually spend things. He added that for next year's budget, he thinks they should create an operating reserve, so they don't have to borrow against the capital projects fund.

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On the next page, Mr. Realmuto drew the Board's attention to the adopted budget for the capital reserve fund for Fiscal Year 2024. He noted fortunately for their total expenditures of \$273,000 for the fiscal year, they are significantly down from what they adopted in the budget of almost \$534,000. He added that they ended the year with \$661,000 in the capital projects fund. He also noted that they were also scheduled to transfer an additional almost \$496,000 into the capital projects fund, which essentially means they have now received sufficient revenue so they can do that. He pointed out that they are basically starting the year with \$1,100,000 in the capital projects fund, which is a good thing. He thinks that can go a long way in establishing their reserves. He pointed out that they have budgeted a rather large expenditure. Mr. Realmuto concluded his presentation and was happy to answer any questions.

Mr. Costello discussed inflation and proposed lowering the electric bill using solar. Mr. Realmuto stated the little bit of research he did into solar told him that there were very few solar contractors willing to do a commercial property with 3-phase electric. He explained that it would be hundreds of thousands of dollars capital outlay for a relatively modest return on a per year basis. He also stated he isn't sure that would be the best place to invest their capital given their limited resources. Discussion ensued on possible grants that might be available. Ms. Landgrebe pointed out the decrease in the rental income. She suspects that they are going to have a significant decrease in the arena because there is a lot more competition for nice, more modern ballrooms available for people as well as new ones being built. Discussion ensued on proposed ways to reduce costs.

**F. Discussion Regarding Street Parking & Towing Options (*Board requested to be Added to January 2025 Board Meeting at September 2024 Board Meeting*)**

Ms. VanSickle opened the discussion regarding street parking and towing options. Mr. Ulrich stated that his view is that there is not a lot that they are going to do to change it that will satisfy everybody in the community. He noted it's unfortunate that sometimes there is an inconvenience with getting around this stuff, but they have been dealing with it for 20 years. The Board agreed with Mr. Ulrich's comment. Ms. Landgrebe pointed out the safety issue on Pebble Beach, but noted it wasn't the CDD's responsibility. It was noted that residents and contractors need to take some accountability and be considerate



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of their neighbors. It was also noted that the Board has no enforcement powers when it comes to parking or any other law enforcement, but they do have the roving security. It was explained that the security can ask people to move, but they can't make people move. Mr. Carpenter explained that if it is a safety violation and people can't pass through, the police should be called.

**G. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns explained that this is administrative from the property appraiser for their staff saying they would not disclose exempt parcels for residents who may be police, judge or some other professions where their information is not subject to public record.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved 5-0.

**H. Consideration of 2025 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this is just their annual agreement so they can collect their assessments on the tax bill this year.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved 5-0.

**SEVENTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

**I. Presentation of Memorandum Regarding Sunshine Law**

Ms. Carpenter provided an annual update on the Sunshine Law. She explained that there was a case about a year and a half ago where two Indian River County people got jail time for Sunshine Law violations. She stated one of the concurring judges wrote a great piece that reminds people of the violations and that it is very easy to inadvertently violate the Sunshine Law and that the fines and penalties can be very steep. She stated she thought it would be good for everyone to read through as a reminder.

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Ms. Carpenter also stated this week they worked on the demand letter on security. She noted they received back a proposal of what they said they would do, which was sent to Supervisors. She asked the Board how they wanted staff to proceed with that response. The regional manager from Securitas, Mr. Davis, was present at this meeting and was invited up to address some concerns. The Board stated that all vehicles need to be processed. Mr. Davis explained that there are different procedures that are done for different groups or events. He clarified that they don't want anyone waved through as a guest. He explained that the retraining of the officers was to address that issue. He noted that groups are an exemption so they can get the cars going through. Ms. Landgrebe noted she is not ok with that and pointed out that the Board has not directed Securitas to do that. Mr. Davis stated for big groups, they haven't finalized how they want to address those. He noted they have some proposals and suggestions for the Board to consider. The Board, again, stated all vehicles need to be stopped and processed. Mr. Davis responded that he understood, and he assured the Board that all vehicles will be stopped and processed. Mr. Davis noted they had to order some pieces for the three parking lot cameras, and he is troubleshooting a printer at the gatehouse. Other than that, he stated everything else should be up and going. He explained that it will turn green if the system sees a barcode that is recognized by the RFID, but it won't open up the gate if the RFID sticker isn't authorized to go into that community. Mr. Realmuto asked what a resident should do whose RFID tag isn't working correctly. Ms. Carpenter responded that the residents should go through Ms. Wells. Ms. Burns stated they spent a lot of time encouraging residents that they should not be contacting vendors directly and that they need to go through the appropriate staff. Mr. Costello noted that it was also a matter of having a record of what's going on so if the problem persists, they can go back through Christine and verify whatever they need to. Mr. Realmuto asked Mr. Davis if he is confident in the ability for the system to work properly when they turn it on by disabling the clickers at the end of the month. Mr. Davis responded that he does and explained that they were going to run a test to make sure.

Ms. Landgrebe noted that they have been talking about writing a letter to the owners of the storage unit for a few months now. Ms. Carpenter responded that she didn't have a report back other than they did acknowledge it. She stated they asked for copies

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of the detailed billing, but they haven't heard back from them. She noted they will follow up.

*\*Ms. Carpenter left the meeting at this time.*

**B. Lake Ashton Community Director**

Ms. Wells presented the Lake Ashton community director report. First, she discussed safety and security. She stated staff has processed over 2,478 amenity access cards from Lake Wales and Winter Haven residents and they have issued approximately 1,300 RFID tags, which has increased. She pointed out that they would start distribution again tomorrow and Thursday. She thanked the volunteers. She explained that they are seeing a little bit of a slowdown with people coming in. Ms. Wells encouraged all residents to meet the January 30<sup>th</sup> deadline before everything goes active on January 31<sup>st</sup>. She explained that they will send blasts out. Mr. Realmuto stated email is not the be all, end all and there should be additional basic training as well. Ms. Wells stated they would also print out the email blast and put it in the media center and will encourage residents to test out their card. If the residents have any issues, they can go to staff. She noted they are trying to disseminate the information from multiple points. Ms. Landgrebe noted that there is a lot of outside vendor information in the media center that takes up quite a bit of space for internal documents. She suggested that they may want to pull some of that stuff. Mr. Ulrich asked if it would be on an app when they get to the point for the gate access for visitors. Ms. Wells responded that they have worked with Mr. Davis, their account manager, to try to come up with some dates as well as LA II CDD because they want this to come out at the same time and offer training to all residents at the same time. She added that when that does happen, there will be availability to access an app to pre-register visitors. Mr. Ulrich proposed a thought that might be worth exploring which is to have power users within the Lake Ashton community to explain to people how to use the system one on one. Mr. Costello point out that there will be a training session for people. Mr. Realmuto explained that they have the basics to get through first. Ms. Wells encouraged everyone to test out their card when they get it, which is the biggest thing that is going to help them. Ms. Wells also noted that residents can't leave the doors open with door stops moving forward. She added that the hours probably will change in

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February. She explained that it will be three days a week where residents can come in to get their IDs and RFID tags. She further explained that she will put that in the LA Times and make sure a blast goes out. She discussed the training that they are getting with LA II CDD. Once training happens, then there will be a welcome email that goes out that residents can click on to actually gain access to. She noted that they have been working with Mr. Davis on getting the gate clicker system deactivated on the morning of January 31<sup>st</sup>.

Mr. Realmuto asked Ms. Wells to provide a response to the comment that was read from David Fix by Jill at the beginning of this meeting. She noted that it is not happening consistently now. She stated that they do have processes in place that she essentially told them would have to be approved by the Board of Supervisors for some of them. She stated she was glad that they discussed that because she now has clear direction on what they are looking for, which is to process every vehicle that comes through. She explained that there are ways to log them in an efficient manner to get them processed because the process is a little slower than it was previously. She added that there is a couple of different ways to process them. She noted that she doesn't want to get into too much detail of the exact process in an open meeting.

Ms. Wells continued presenting her report. Next, she moved on to the follow up from the previous Board meeting. She stated for the FEMA meetings, they had the meeting on January 15 and there is quite a few documents that they are requesting from them, and they are working on getting all of those items to them. Once that happens, they will move forward in the process of determining if they qualify for funding. She discussed the processes that they have to go through. She stated the reserve study has been updated and is included in the agenda packet for feedback prior to the budget workshop. She noted that Supervisor VanSickle gave her a couple of comments regarding a couple of things that Ms. Wells missed. She encouraged everyone to inform her if they see anything that doesn't look right. She explained that they have two months prior to the budget workshop to get it in line. She pointed out that they are still working with the sign vendors to get the sign blade samples. She explained that Extreme Graphics vendor is not able to get a small amount of the material used. She noted that they reminded her that they did their sign replacement previously. She is working with Chilton Signs to get

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samples. She noted that the communication has been a little rough. The person they were dealing with retired in between them approving the project. She explained that she is trying to work with them because they were the least expensive vendor to work with. She stated that Mr. Fisher is getting the paint sprayer ready for painting the poles so they can coordinate the two projects together. Ms. Landgrebe asked for an update on the incoming traffic type signs. Ms. Wells responded that she sent those. She explained that those are the signs that they previously discussed at a Board meeting for Mr. Posten to look at and he determined that they could just add signs that say it's a three way or incoming traffic doesn't stop. They sent that over for a quote from Extreme Graphics. She noted that she needs to send it over to Chilton, but she wants to make sure the communication is going to work there before she reaches out to them for any more projects. Ms. Wells stated they are working with Florida Public Utilities on getting the State of Florida pricing set in place for natural gas. She explained that they have to receive their first bill for them to do it, but they haven't received that first bill yet. She stated the equipment for the restaurant for the natural gas conversion has been received and installed on January 6<sup>th</sup>. She pointed out that they required some changes to the system, and they took care of that on the 14<sup>th</sup>. To Ms. Wells' knowledge, everything is up and running well. She stated the media center air conditioning unit was installed on Tuesday, January 7<sup>th</sup>, which was approved at the last Board meeting. She noted one change to the surplus list that was provided last month, which is an imperial convection oven. She explained that originally staff was going to try to convert it to natural gas, which was a cheaper conversion. They have another one coming in, so they will have a double decker oven. She explained that they have since been told that it requires a repair. In saying that, staff is not recommending make a repair and then converting to natural gas. She discussed this with Nick and he is fine with just having the one convection oven. Staff is recommending to surplus the convection over that is in there now and when the new convection oven comes in, they will just have a single convection oven in the restaurant.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, Surplus Item, was approved 5-0.
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**I. Review of Revised Reserve Study**

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Ms. Wells presented the review of revised reserve study item to the Board for discussion. Ms. VanSickle noted her appreciation of Ms. Wells getting this to them early so they can have plenty of time to look at it for their budget meeting. Mr. Realmuto stated he thinks each of the Supervisors probably need more time to review this. He would like this item to be on the agenda for next month's meeting, so they have time to go through it. Ms. Wells stated she can address any changes that the Supervisors see or questions they may have.

Ms. Wells asked if anyone had any questions on the project tracking list. Hearing no questions, Ms. Wells moved on to the tennis court color coat item.

## **II. Consideration of Quotes for Tennis Court Color Coat**

Ms. Wells presented this item to the Board. Ms. Landgrebe pointed out that there was a comment made earlier by a resident about not giving attention to the tennis courts. She reminded everyone that CDD II has closed down their tennis courts and they will be the pickleball facilities. It was noted that they have closed down one court, so they still have one tennis court. Ms. VanSickle stated that the discussion at that meeting was that the second court may go also. She explained that the meeting between the pickleball players and the tennis players was a preference that this would be the tennis facility and that would be the pickleball facility. Mr. Costello asked how long the bid is good for. Ms. Wells responded that the price is subject to change after 30 days from February 6<sup>th</sup>, which is when they received the bid. The Board discussed and agreed that they have an obligation to maintain the tennis court and to not let it deteriorate. Ms. Wells clarified that this would be a color coat where they go in and fill cracks and then add a color coat over the top of it. She explained that it is a maintenance, so the surface stays intact longer. After further discussion, the Board agreed that they move forward with the basic maintenance. The quotes for tennis court color coat was presented to the Board for consideration. Mr. Realmuto asked that quotes have the date included. The Board accepted the quote of \$16,685 from Nidy Sports for tennis court color coat.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Quote from Nidy Sports for Tennis Court Color Coat Totaling \$16,685, was approved 5-0.
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Ms. Wells clarified that the budgeted amount that was included in the list was \$17,039 and the quote that was just approved was \$16,685, so they came in under what the original quoted amount was. She noted the timeframe to start the project is approximately six weeks out and approximately 14 days to complete it once started.

**C. Operations Manager**

**I. Landscape Update**

**a) Presentation of Monthly Landscaping Checklist and Report**

Mr. Fisher presented the operations manager report. He started with aquatic maintenance. He explained that in the cold weather, the algae stays at bay. He stated he bi-weekly treatments are being done. He met with Travis this morning before the CDD meeting and there was nothing major that he reported. He explained that he caught the guys doing the conservation treatment from the boat ramp to the clubhouse. He added that they identified a leak behind the guard shack, which was repaired, and a leak adjustment was submitted to the city.

Mr. Lopez provided an update report. Ms. VanSickle stated that she appreciates Mr. Lopez coming in last week. She noted that she is actually seeing something happen and she thanked Mr. Lopez for that.

Mr. Fisher stated Mr. Lopez will be getting a pallet of mulch to touch up areas that were missed and thin. Ms. VanSickle asked that they get a report of what they are doing each week and what actually transpired. He also stated he would pass along Ms. VanSickle's concerns to Pete. He apologized and noted that he will make the adjustment on his report identifying the edging from hard to soft and score that. Ms. Landgrebe noted that this mulch was brought up a month ago. She asked for clarification of why a month later they are still discussing that they may be able to pick it up. Mr. Fisher responded that will have to get with Pete on that because he isn't sure about the delay. Ms. VanSickle stated they are getting really particular because things have dropped to a standard that they are not happy with. Mr. Fisher noted that he understands.

Mr. Fisher stated that they did do further investigation with the broken Verizon boxes that they believe is a safety issue for residents that walk down their streets. They made contact with Frontier, and they sent a technician out. The technician went with Mr.

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Fisher to each location, put a cone on top of it and is going to order the proper boxes to replace. Mr. Fisher has not heard back yet. Mr. Fisher stated he met with him on December 26, 2024 and the technician said it would take a minimum of two weeks to get the material in, but it hasn't been done yet. Mr. Fisher stated he would follow up with him this week. Mr. Fishers noted that they replaced the emergency phone because the face plate was fading out and there was an issue with the telephone portion of that unit. He instructed staff to make sure to test that phone at least once weekly as they make rounds around the pool. This will be added to the checklist. Ms. Landgrebe asked about the exposed liner in the pond. Mr. Fishers responded that he met with Mr. Posten and he is going to be providing a proposal to address that situation. He explained that Mr. Posten stated that liner is there for a specific reason for drainage. He further explained that some of the ponds are percolate ponds and over time that material becomes exposed, and they are going to apply an inch to inch and a half of rocks. Mr. Fisher stated he will follow up with Mr. Posten regarding this item. Ms. Landgrebe asked for an update on the soffit coming down from the roof of the shuffleboard court. Mr. Fisher responded that the shuffleboard court soffit is back intact and completed. He also stated the roof repair has been done and they are soliciting proposals for that.

Mr. Fisher stated he had one follow up for Supervisor Greg's comment on the stone fountain, the tiered fountain in front of the clubhouse. He explained that he reached out to a stone specialty, and they were in the midst of a project, but he is happy to meet Mr. Fisher on site to see what they can do with rejuvenating that stone. He stated he isn't sure what stone it is, but there is quite a bit of calcium deposits on it. He noted he tried to lightly acid wash it, but anything further, he isn't certain what they can do in house. He will keep the Board up to date. The Board requested proposals for this next month. Mr. Fisher concluded his operations manager report.

**II. Aquatics Update**

**b) Presentation of Monthly Aquatic Maintenance Checklist and Report**

Mr. Fisher reviewed the aquatic management services.

**D. District Manager's Report**



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Ms. Burns had nothing to report to the Board, but she was happy to answer any questions. Hearing no questions, the next item followed.

**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, which included the combined balance sheet, capital projects reserve fund, statement of revenues, expenditures, and changes in fund balance, and approval of check run summary. She asked for any comments. Mr. Realmuto commented that the general fund looks like it's going along well, and that staff has proven themselves more than capable of managing that successfully. He brought the Board's attention to the capital projects fund pointing out that so far, as of the end of December, they expended \$110,000 from the capital projects fund. He wants to keep the Board's eye on how much they have expended so far this year versus what they budgeted. In the monthly reporting of expenses, he noted there are a couple of categories that have had no expenses in the first three months of the year. He explained that generally means they simply haven't been recorded yet and, in some cases, haven't been billed yet. He added that bowling is a good example where there should be monthly expenses, but they haven't had any come through. He noted the importance of staying current with that and asked staff to keep an eye on and follow up with that.

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

**NINTH ORDER OF BUSINESS**

**Public Comments**

Resident Jonathan Ridpath (4135 Aberdeen Lane) asked why the email blast of the agenda packet is always sent on Thursday or Friday before the meeting when it is posted on the CDD website on Monday and Tuesday. He asked why the email blast can't come out at the same time as when it is posted on the CDD website. Ms. Landgrebe responded that the last notice was a reminder notice and typically it is not the first time

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they are being notified of a meeting. She added that it is also on the calendar and in the L.A. Times. Ms. Wells stated generally they wait a few days after they post it to the website just in case there is any changes to the agenda packet before they send it out. She pointed out that this last agenda packet went out later than she wanted it to go out. Ms. Burns stated it is available on the public website. She also stated the only thing they are required to post per Florida statute is the agenda cover page. They are not required to post the entire agenda, but they do post the entire agenda. She explained that they wait to blast out the email because they usually have items that are still pending and are waiting for the information to come in. Discussion ensued. Ms. Burns suggested for staff to work toward a goal to send the blast out within 24 hours of the agenda being posted on Monday and it will include a link of the full agenda packet. Mr. Ridpath stated he is just asking for the email blast with the link to be sent out earlier, so they have time to review it. After discussion, it was agreed that the email blast with the link to the full agenda packet will go out within 24 hours of it being posted on the CDD website. Mr. Ridpath also suggested that if they have a Christmas light contest and the voting ends on December 20, it would probably be a good idea to announce the results before January 5<sup>th</sup>. Ms. Landgrebe recommended Mr. Ridpath to discuss this concern with Ms. Wells. Mr. Ridpath asked about a breakdown of expenses for events and entertainment. Discussion ensued and the Board explained that the breakdown is in the check run summaries. Mr. Ridpath stated last month he asked what the monetary limit was for the staff to spend without approval by the CDD and he was told that the District manager would send a resolution, but he never received a resolution. Ms. Burns responded that she was happy to provide it. Ms. Burns clarified that the direction was for Mr. Ridpath to submit a public records request for that information, and she didn't receive anything. Mr. Ridpath noted some people have asked how they can find out the compensation for the CDD staff. Ms. Burns responded that there is a lump sum contract with GMS, and they do not have to disclose the individual salaries because it's a contract with GMS. Mr. Realmuto stated the lump sum is available in the budget under field management services. Mr. Ridpath asked for the Board to publicize what they have done for Charm City. Ms. Burns stated all these meetings are public record and they disclose all of this. She also stated she doesn't want it to negatively impact his business. Ms. Burns noted concerns about putting together a

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summary and blasting it out to every resident. Ms. VanSickle pointed out that the minutes are summarized by an independent party. Ms. Burns stated the document provided by Ms. VanSickle and the recording are available by request, so if anyone wants the information, it is always there and available. Mr. Realmuto stated his own personal opinion is that they should always go above and beyond what is required to encourage transparency. Discussion ensued regarding concerns about Charm City restaurant. It was noted that residents need to step up if they want to see this restaurant stay in the Lake Ashton community. Mr. Realmuto noted that it wasn't between the restaurant and the CDD, but it is between the restaurant and its potential customers or patrons, particularly the residents of Lake Ashton. The discussion regarding Charm City also included concerns with tips and menu. Mr. Costello noted there was discussion about putting a suggestion box up for the restaurant. He added that it is up to Nick, the restaurant owner, to try and find out where the problems are. Ms. Landgrebe noted in regard to the suggestion box that the best way with Nick is people talking to him face-to-face individually. She added that the suggestion box leaves too many unknowns. Ms. Landgrebe told Mr. Ridpath to feel free to have a discussion with Nick. Mr. Ridpath commented on the parking problem and encouraged the Board and staff to reach out to Securitas for their suggestions on the parking problem.

Resident Frank Kennedy (3065 Dunmore Drive) thanked everyone for their service and thanked Mr. Ridpath for all his comments. He commented that he was at the red light the other day at Ruby Ridge Road and just missed the light to make a left onto Thompson Nursery Road, which in that time that he sat at the red light, 14 trucks went by. He explained that the vibration of those trucks is definitely, in his opinion, undermining the ground underneath. He asked that if Turnberry has been repaired and paved over five times or more, why are they considering doing a massive replacement of that road knowing in a couple of years, there is going to be a major undertaking on Thompson Nursery Road. He noted that he is an engineer with 45 years of experience, and he personally thinks that if they tear up Turnberry and do the work that the engineers are proposing, the problem is going to still be there. Mr. Ulrich asked Mr. Kennedy if he is suggesting that if they do anything on Turnberry, they hold off until after the Thompson Nursery Road project is finished. Mr. Kennedy responded yes; he is. Mr. Kennedy also

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suggested that maybe a survey be done with the residents on Turnberry to see if they have any issues with their foundations, property, etc. Mr. Costello agreed with Mr. Kennedy, but noted the problem is that the section of Thompson Nursery Road isn't scheduled for the next six to eight years and the condition of Turnberry, Strathmore and Waterford roads at this time are bad. Mr. Realmuto stated that he doesn't know how much is attributed to the road versus the land condition. He added that what they do know is the situation on Thompson Nursery Road is going to get worse because of the construction that is scheduled on Thompson Nursery Road. Ms. VanSickle thanked Mr. Kennedy for informing people at bingo the other night that they had to use the front door unless they were a resident.

**TENTH ORDER OF BUSINESS****Supervisor Requests/Supervisor  
Open Discussion**

Ms. VanSickle commented that during COVID-19 people were sending in public comment through email and they were being read. She asked if they want to continue with the mail in reading of the emails. Ms. Landgrebe responded that she thinks so. Mr. Costello responded that he doesn't see any problem with it. Ms. Burns provided some feedback stating that there have been several instances where people are sending harsh criticism about Supervisors and the people are sitting in the audience. She thinks that if people are going to send in a comment and they are going to be there, they should stand up. Mr. Realmuto stated his initial reaction is that she doesn't see the harm, but he is aware from personal experience that communication that is not personal face-to-face tends to be different. He suggested that if the person is going to be present, they can read it themselves. In regards to the harsh comments, Ms. VanSickle stated they need to keep everything civil all the time and everything needs to be respectful. Mr. Ulrich commented that he doesn't have an issue with somebody sending in a comment and it being read provided they stick their name to it. He did ask that the public comments be no longer than three minutes. Discussion ensued on the three minute comment time. Ms. Burns suggested that individuals give their comments within three minutes and the Board hold their response to address the individuals comments until after all individuals are able to provide their comments. Mr. Realmuto asked if limiting the total public comment period time was an option. Ms. Burns responded that she believes it is an option, but she will

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need to review it. She doesn't think it's typical. She noted they would have to redo the public comment policy to reflect that. Mr. Realmuto responded to Ms. VanSickle's comment regarding keeping the comments civil stating yes, comments should be kept civil, but he doesn't believe it is acceptable to have a rule against comments that criticize the Board.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

*Jill Burns*

Secretary / Assistant Secretary

Signed by:

*Robert V. S.*  
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Chairman / Vice Chairman