

**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, **February 10, 2025** at 9:02 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
Pete Whitman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the February 10, 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 9:02 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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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 Daniel Davis (4445 Turnberry Lane) commented on the new security system. The first problem he commented on is that he witnessed doors being propped open with chairs after the new security system was activated. He stated that it doesn't make sense to him to spend \$200,000 or more on a security system if people aren't going to use it correctly. Another problem he noted was when the card is scanned on the door, the time is too short before the light goes red again. He also commented that another problem with the security system is the limitation of family being able to use the amenities. He stated that he pays the same amount of money that everyone else pays to have the amenities there. He explained that the security system hasn't impressed him at all and he doesn't think that is something they need there.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the January 21, 2025 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the January 21, 2025 Board of Supervisors meeting to the Board. Ms. Burns noted they received a couple of minor correction items from Supervisors that will be incorporated into the signed version.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the January 21, 2025 Board of Supervisors Meeting, were approved 5-0 as amended.

FIFTH SIXTH ORDER OF BUSINESS

Engineering Report

Mr. Posten presented the Engineering Report to the Board. The first item on his report is the Turnberry Lane repave project. They did the field work to determine extents of additional base repair. He stated the next step is to turn that data into plans that they can send out for quotes. The next items on his report were the Ashton Palms and

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Turnberry pavement repairs and the pending CDD storm sewer repair. For the pavement repairs, at one point the city wanted to group those together so they could send the contractor at once to do those repairs. But, given how long it has taken to do the Turnberry projects, Mr. Posten requested that they come out and make the Ashton Palms repairs separate from Turnberry. Mr. Posten added that the city is supposed to provide him with a date. Regarding the Turnberry storm sewer repair, JNS finished their work and put the reports together. They were going to give Mr. Posten a thumb drive in person, but they were in an accident. He explained that they are supposed to provide that thumb drive to him today. Once Mr. Posten reviews the thumb drive, they will get quotes to make that storm sewer repair. Mr. Posten added that he was told that they didn't find anything significant in the rest of the storm lines. The next item on his report are the Dunmore inlets. He explained that they are still talking to AAA about that, and they are still willing to work with them to get those improved. The next item on his report is the staff observed repair areas. He noted that they have requested quotes for those areas but haven't received any yet. The final item on his report is the Pond 11 bank (Hole #4). He explained that he added this item back on to his report because the water levels are going down and he thinks it is a good time now to get the quotes for that. He will present the options to the Board that they have for repairing that area.

Mr. Realmuto asked what the staff observed repair areas are. Mr. Posten responded that it was a cart path location on Hole #10. He added that with that demolition work, they will take the riprap from that area and put the riprap in areas on the west side of the main drive where there is erosion. Ms. Landgrebe asked for a timeline. Mr. Posten is going to tell AAA that this needs to be resolved by the next meeting. Mr. Costello stated that any idea of what they will be looking at financially is going to be a big plus. Mr. Posten responded that they at a minimum will have the information sent out to contractors by the next meeting and he will push what he can to have some numbers back. Ms. Landgrebe asked Mr. Posten if instead of just sending potential requests for quotes out by next month's meeting, is it possible to get some quotes back so they have an idea of what they are talking about. Mr. Posten responded that he could put that deadline out there when they send out the requests, but they don't have an enforcement to make them send them in. Mr. Landgrebe stated that would be helpful.

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Mr. Realmuto noted that he was concerned that they were talking about sending out requests for quotes before the plans are presented to the Board. In saying that, Mr. Realmuto asked that the Board gets the plans no later than the time he sends them out for quotes as well as the requests for quotes. Mr. Posten responded that they could do that. Ms. VanSickle asked Mr. Posten if he had any other budget amounts next month, they would appreciate that because they will be starting the budget process. Mr. Posten concluded his engineering report presentation.

SIXTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Security Services (NOT A CLOSED SESSION)(*requested by Supervisor Costello*)

Mr. Costello invited Mr. Davis from Securitas to come up and provide an update on where they stand with the repairs. Mr. James Davis provided updates regarding the security services. Mr. Costello asked when they can expect total completion of the job properly. He added that they have been going back and forth with this for a while and the system is not working the way it was sold to them. Mr. Costello expressed Lake Ashton's frustration with Securitas's security service issues. Mr. Davis responded that his expectation is that the system will be fixed when he is there with the Securitas team tomorrow. Mr. Costello responded that he expected that for the last two or three months also. He noted to Mr. Davis that they want the job completed and if they can't get the job completed, they may have to find a vendor who is capable of completing it. Mr. Realmuto pointed out that several walkthroughs were done months ago and the people coming to make the repairs are the same people who did the walkthroughs, and they thought everything was ok. He asked Mr. Davis what he can tell the Board to assure them that the job is going to be done to Securitas's standards. Mr. Davis responded that he could understand the frustration. Mr. Costello stated that Lake Ashton wants what they paid for. He pointed out that there was a group that Securitas subbed out who came during the installation. He explained that the group was excellent and knew the system backwards, forwards and in-between. He requested to have that same group come back to fix the system. Mr. Davis responded that Greg and David, from that group, will be there tomorrow. Mr. Costello stated that what has been going on with the security system is unacceptable and if the system is still not up and working properly at the next meeting,

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Securitas may lose Lake Ashton as a client. The other Supervisors agreed with Mr. Costello. Ms. VanSickle expressed that they want the security issues corrected as quickly as possible.

Mr. Realmuto requested dates for the security items of concern to be fixed. One specific major item of concern is the gate clickers. Mr. Davis responded that the resident gate clickers is the first item they are addressing tomorrow at the east gate house. Mr. Realmuto asked for an anticipated resolution date for the pool gate. Mr. Davis responded that he is supposed to be informed when the new upgraded hardware comes in. He added that Securitas is going to take on that expense. He explained that for the east gate, Ms. Wells is working with the maintenance to put in a new paver, which Securitas is also taking on that expense because the hole was drilled too big. Mr. Realmuto asked for a date on when that will be resolved. Mr. Davis responded that he would know today when the new hardware is coming in, but the other team is coming in tomorrow to fix what they have, which will work until they get the new hardware. Mr. Realmuto asked if it can be activated after his team is finished tomorrow. Mr. Davis responded yes. Ms. Landgrebe asked how long the hardware pieces have been on order. Mr. Davis responded that it's been on order since Tuesday of last week and he will provide the date that those items will arrive as soon as he gets that information. Ms. Landgrebe asked if the hardware would be installed within 24 hours after arrival. Mr. Davis responded once they get them in, yes. Ms. Landgrebe stated they are wondering where the support is. She explained that every email and phone call that Ms. Wells has to make following up with Securitas is taking away from her primary roll. She noted that Ms. Wells is not Securitas's representative, and she is not there to do Securitas's job. Mr. Costello asked for a firm date of when this job will be completed and completely functional. Mr. Davis responded that he could provide that, but he wants to make sure he knows when that equipment is going to come in first.

Mr. Realmuto followed up on some items on the punch list. One item was with regard to the way the system or DVR's are connected to the internet. He stated there is something there that needs to be changed. He wants to be sure that this item will also be completed when the specialist are there and that they are left with the technical details of how any of that equipment needs to be configured. Mr. Davis responded that they have

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a blueprint, which has been sent out, that shows where all their equipment is that Securitas has installed on both sides. Mr. Davis also responded that he believes Mr. Realmuto is referring to the public-facing IP so that they can use a software. Mr. Realmuto responded that he just wants to be sure that the work will be completed, working and documented by Tuesday. Mr. Davis responded that if that can get done, he will coordinate with Ms. Wells. Mr. Realmuto stated he just wants to be sure that it is documented. He asked Mr. Davis if he has any knowledge of what is going on at Gate Two and if the system is working as designed. Mr. Davis responded that it has been resolved.

Ms. Landgrebe asked Mr. Davis if his staff is trained or if he is upgrading his staff. Mr. Davis explained that they investigate all allegations and if the staff member doesn't report or document the issue and they get caught during an audit or after investigation, they will be replaced. Ms. Landgrebe asked for clarification that effective tomorrow the clickers should no longer be activated. Mr. Davis responded that is correct and he will provide an update.

Ms. VanSickle requested that all the doors be checked because there were some complaints about some of the doors not allowing people enough time to get through the door. Mr. Davis responded that they can all be checked, and the timeframe can also be changed. He explained that they can have up to 30 seconds on each door. He also stated that there are certain doors that allow longer access with the handicap. Mr. Realmuto stated that the doors need to be set at an appropriate time initially, but his understanding is that setting those times is under the control of their local staff after the initial installation and they should be provided training for that.

Mr. Realmuto discussed an app where the system could be used to allow the phone to act as the credential instead of having to have the card. He noted that he did some research on this app, and he realizes that this might be a future item. In saying that, he wants to ensure that what has been installed is capable of working with that mobile access app. He asked Mr. Davis if their readers are mobile ready or mobile enabled. Mr. Davis responded that they are mobile ready, and they can turn that feature on whenever they would like. Mr. Realmuto explained that his understanding is that an installer needs to do it because they need to go around to each reader to activate it. Mr. Davis responded yes; it's a toggle switch and they go into each controller in the software and turn it on. Mr.

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Realmuto asked who they would contact if they were interested in subscribing to that service and enabling it. Mr. Davis responded that they would contact HID for that. He explained that everything goes through HID or through Ed Slowey. He noted that he can have Ed Slowey reach out to Ms. Wells. Mr. Realmuto responded that there is a lot of technical information regarding when they talk to HID, so he asked if there was someone at Securitas that can assist them with providing any information they may not know. Mr. Davis responded yes; he will provide that information to Ms. Wells. Mr. Costello asked if Securitas wants to give them a big discount on that for all the aggravation they have gone through. Mr. Davis responded yes; he is working with Ms. Wells on the side on other stuff that he is doing. The Supervisors thanked Mr. Davis.

I. Discussion Regarding Community Gate Access (*requested by Supervisor Landgrebe*)

**This item will be moved to the joint meeting for discussion.*

B. Discussion Regarding Third Amendment to Lease for Restaurant

Ms. VanSickle explained that this item is on the agenda because the Board agreed to lower the rent for the restaurant from January through April, but one of the stipulations was that the December rent needed to be paid by December 31st. She further explained that the rent was not paid by December 31st, and it needs to be addressed.

Mr. Nick addressed February's rent being late. He also requested that the east side parking lot door of the restaurant not be locked. He stated that locking the side door makes the restaurant an amenity. He explained that he spoke with his accountant, and he is almost out \$40,000 trying to keep the restaurant open. He stated he doesn't want to give up, but he is not taking another dime out of his pocket to keep the restaurant open. He expressed his frustration that the Board is concerned about \$1,000 from the restaurant, but they paid \$360,000 on a security system that isn't working. Ms. VanSickle asked Mr. Nick if there was a reason he didn't respond to the email from Ms. Burns regarding lease compliance items. Mr. Nick responded that it might be in his spam folder, which he will check. Ms. Burns is going to resend the email to Mr. Nick. Ms. VanSickle noted that her concern is that they have had restaurants struggle, but they have never had one struggle during the season. Her concern is if the restaurant is a problem now,

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how much is it going to cost them in the slower times. Mr. VanSickle stated her personal opinion is that Mr. Nick should cover the taxes because the only reason they have to pay those taxes is because of the restaurant there.

The discussion item regarding the third amendment to lease for restaurant was brought back to the Board for discussion and consideration. Ms. VanSickle explained that the rent is one of her issues. She stated that they have always expected their restaurants to cover their rent. She thinks the problem is the residents are voting with their feet. She stated for a restaurant to succeed there, their residents have to support it, which they are not. She also noted her concern is the fire violation and some of the other issues that they have. She noted that as they were signing the third addendum, she asked Mr. Nick if he had paid his December rent and he told her that he turned it in, which was on January 4th and that did not happen until January 13th. She explained that they need honesty and respect to work together as partners. Ms. Carpenter stated the decision for the Board now is if they want the addendum to be amended to forgive the late payment of rent. Ms. Landgrebe proposed that they go with the reduced rent rate of \$1,000. Mr. Ulrich seconded the motion. Mr. Realmuto, Ms. VanSickle, and Mr. Costello opposed the motion to reduce the rent rate to \$1,000. The motion failed 2-3, so the third amendment is void and it goes back to the higher rent.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with Ms. Landgrebe and Mr. Ulrich in favor and Ms. VanSickle, Mr. Realmuto and Mr. Costello opposed, the Third Amendment to Lease for Restaurant, failed 2-3.

SEVENTH ORDER OF BUSINESS**Monthly Reports****A. Attorney**

Ms. Carpenter stated they don't have anything special this month, just follow up. Ms. Wells asked if the higher rent is for January and February or just moving forward starting February. Ms. VanSickle responded it is for January and February. Discussion ensued on how to proceed with matters regarding the Charm City Restaurant in the Lake Ashton community.

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On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, A New Third Amendment Reducing the Rent for January, February and March Provided the February Rent Being Paid Today, was approved.

Ms. Landgrebe asked Ms. Carpenter asked if there was an update on the storage unit. Ms. Carpenter responded no; she will follow up again.

B. Lake Ashton Community Director**I. Review of Revised Reserve Study (*requested to be placed back on February 2025 meeting agenda at the January 21, 2025 Board Meeting*)**

Ms. Wells presented the Lake Ashton community director report. She presented the Safety and Security portion of her report. She pointed out that they have done 2,674 amenity access cards and 1,375 RFID tags. She asked if there were any questions on her report. Mr. Ulrich asked if they could identify the houses that don't have the RFID tags. Ms. Wells responded that is tough. Mr. Ulrich also asked if they could identify them, can they get something in the mail to them because he ran across a resident that doesn't have email, doesn't leave their house, and doesn't know what is going on with the gate. Ms. Wells responded that she would get with James and see if there is a report that they can run to see if there is any addresses on file that have not received their RFID tags. Mr. Realmuto pointed out that the general answer to the question of what is to be done if residents don't have an RFID tag on their vehicle that they are entering Lake Ashton with is to go to the visitor gate. He added that in addition to a driver's license, they will accept Lake Ashton resident I.D.s with pictures. Ms. Wells agreed that is correct. She explained that the only thing with the resident I.D. is that it will take a little bit of time the first time because they have to manually enter the information in because they can't scan it and populate it in. Mr. Realmuto asked if they could verify that is true because if they scan with the camera of the smart phone the code on the back of the badge, it will bring up all the information in terms of name and address. Ms. Wells responded that she would check on that. Mr. Ulrich noted another concern he has at the gate after speaking with two security guards is the traffic backing up into the roadway and down the side. He asked if something were to happen from the traffic backing up into the roadway, would the CDD be liable. Ms. Carpenter responded that they can't let them be on the roadway and

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Securitas needs to work on that to make sure they are not backing up onto the roadway. Mr. Costello stated once they are able to register the guest, hopefully that will speed things up as far as people coming to the guest gate. Mr. Ulrich responded that he tried that with his daughter when she showed her QR code to the guard, he told her that would not work. He added that the guard told his daughter that he needed to see her license and she ended up having to go through the whole process like she didn't have the code. He explained that he was told by another guard that they have to do that to verify that the code that is on the phone belongs to the person that has the license. Mr. Costello responded that this was going to be up to Securitas to educate the guards. He understands needing to see a picture I.D. to come through the gate. He also pointed out that there is a sign out there to inform residents to have their driver license ready. Mr. Realmuto noted his concern because the whole point in the guest pass is to be able to display it to the guard at the visitor gate to facilitate their entry into the community. Ms. Wells is going to speak with Mr. Davis and go over some questions. She explained that they just did some beta testing with Board of Supervisors as far as how they can access and preregister their guests. She noted her appreciation for Mr. Ulrich informing her about his daughters situation at the gate. She further explained that she is still new to the aspect of things. In regard to security, Mr. Realmuto pointed out that the list provided to them didn't just contain to-do punch list items for Securitas, it included a few for them to do that they are responsible for. He asked when staff will have all those items completed that they are responsible for prior to their arrival, which is tomorrow. Ms. Wells responded that is the plan. She stated she emailed the Board of Supervisors what staff's plan is to do in regard to what they are responsible for.

Ms. Wells reviewed the follow-up from the previous Board meeting section of her report. She stated they are continuing to work with FEMA. She noted that she received an email that all funding is being halted, but she reached out to their FEMA representative, and they are still moving forward with their claim. She also noted that it is a slow process, but it is moving along as it should.

Ms. Wells stated they are gathering resources to provide a budget workshop packet as they do every year to Supervisors. She explained that generally in the past they have a list of projects from the reserve study, a list of strategic projects, and they've had

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prior year's budget in the workshop packet. She further explained that she doesn't want to put stuff together that the Supervisors are not going to need or forget something that they do need. She asked for feedback from Supervisors on what they want this year. She asked if they would like to work off the reserve study and the proposed budget or if there were specific items that the Supervisors would want staff to provide. The Board of Supervisors provided feedback. It was decided for Ms. Wells to bring Fiscal Year 2024 and 2025 list of projects so they have some sort of plan as far as the projects they intend on moving forward with and the projects they don't want to move forward with. Mr. Realmuto noted that he wants that to be for informational purposes. He doesn't want to have to vote things off the list. He also noted that he doesn't want to create a separate list outside the budget of projects. He explained that each one should be considered on its merit at the time, which is how they avoid going out for quotes twice. He further explained that if it needs to be done, then each project needs to come to the Board individually. He doesn't believe they need to maintain a list of new projects that are not on the reserve study. Ms. VanSickle asked if the Board could agree to have the past year's and this year's, 2024 and 2025, and move forward. After discussion, Ms. Wells agreed to include what she has given the Board in the past with slight modification as to what they have done as discussed. Mr. Realmuto asked for clarification that there will be no additions to it or changes of amounts. Ms. Wells responded no; it will be what was approved during the budget meeting. She stated she received a sample for the signs, and they are going to move forward with the sign replacement. She added that aluminum is good quality and is the same quality that they have. She stated the tennis court color coat has been completed and is scheduled to be open today. She stated they are still working with natural gas conversion on the rebates and getting the State of Florida pricing going. She noted she just received the account numbers, and they have some things incorrect, so she is working on fixing those so they can move forward with that. She also noted that the amended Bingo agreement has been executed and staff as well as the attorney has the changes that were made. She stated the final item she has to discuss is in regard to clubs, groups and organizations. She wants to try to work in clubs, groups and organizations selling their own tickets and facilitating their own signups. She asked for the Board's feedback regarding her presented proposal. Discussion ensued. After

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discussion, Ms. Carpenter reminded the Board and staff that text messages can't be used for any public business because they can't be saved as a public record.

**The meeting was recessed at this time.*

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Meeting Recessed and Reconvened, was approved 5-0.

**The meeting reconvened at 12:15.*

The discussion continued regarding Ms. Wells's proposal for clubs, groups, and organizations to sell their own tickets and facilitate their own signups. Mr. Realmuto requested that if they are utilizing CDD media, every blast that talks about the event also has a very clear contact. He explained that they need to be very clear in all of their communications of who to contact and how to sign up for the event. Mr. Costello asked if it could be done like Monday Morning Coffee. Ms. Wells responded that she thinks that would be a great option. Ms. Wells noted that it would be a transition period to ease into this new process.

Mr. Realmuto asked if Ms. Wells has an updated numbers on the items of the project tracking list. He pointed out that the 48 street signs is different than the budgeted amount. Ms. Wells responded that as soon as they pay it, she moves the actual number into the pay from general fund or pay from capital projects fund and they haven't paid for it yet. She also stated they just got the sample from the sign company on Friday. Ms. Landgrebe asked about the signs that are going to be made for incoming coming traffic. Ms. Wells responded that she approved that quote as well and it was \$230 for the signs. Ms. Landgrebe asked if those signs would be installed before the next meeting. Ms. Wells responded that they should be, but she will check on the estimated installation time for those signs.

Ms. Wells opened discussion regarding the reserve study. Mr. Realmuto stated this reserve study is what determines their capital expenditures, which is part of the capital projects budget. He feels that the document needs to be right before they get into at least the capital projects portion of the budget. He explained that his hope was that they would

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go through this line by line and comment on it because he believes it will have a dramatic effect on what the anticipated expenditures would be in the Fiscal 2026 budget. Ms. Wells stated that a lot of the changes that she got were just adding things. She noted that one of the biggest things, which she highlighted in yellow, is regarding the asphalt pavement. She explained that she reached out to Mr. Posten who is going to get her more information. She added that it was a big open void in their reserve study. The next thing is the concrete curbs and gutters. She explained that they did \$50,000 as a contingency for Fiscal Year 2025. She asked the Supervisors if they want to put that same contingency every year throughout the life of this reserve study. Discussion ensued. After discussion, it was decided to move this item to the budget workshop for review and discussion.

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

Mr. Fisher presented the operations manager report. The first item on the agenda is landscaping. Mr. Whitman stated they did some sod fill in around the clubhouse area and some mulch touch up. He noted they performed their irrigation inspection, and they will have another irrigation inspection in February. For fertilization and chemical treatment, he stated they are going to start getting into granular fertilizer application for the turf areas. He also stated they want to do some proactive measures for chinch bugs because typically in May they start to see a lot of chinch bug activity as it gets dry. He noted they would be keeping Mr. Fisher in the loop as far as all the applications. He also noted he would be working with Ms. VanSickle as well.

Ms. VanSickle pointed out an area right outside the front door, to the left by the column, where it is bare and wet. She asked Mr. Whitman to look at this area of concern. She also pointed out that she is seeing a lot of weeds in the turf, especially around the tennis courts, under the bottlebrush trees and the area along Ashton Club. She asked for Yellowstone to follow up with these areas of concern as well. Mr. Realmuto stated there was a suggestion at their joint meeting to consolidate Lake Ashton I CDD and Lake Ashton II CDD landscape contracts for cost savings. He asked Mr. Whitman's input regarding this suggestion. Mr. Whitman provided his input. He explained if Yellowstone is over both Districts, he is sure there is something legal they could put together.

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Mr. Fisher highlighted certain items in his report. He provided an update on the broken Verizon equipment boxes stating staff met with a Frontier employee onsite again on January 28, 2025 and the replacement equipment boxes were installed. He pointed out that there was still one with a cone on it because the lid needs to be replaced. Once the lid is replaced, that project will be complete. He noted the tennis courts went well. Mr. Fisher concluded his presentation of the operations manager report.

II. Aquatics Update**b) Presentation of Monthly Aquatic Maintenance Checklist and Report**

Mr. Fisher reviewed the aquatic management services. He stated the ponds look good. He noted there were some dead fish found on the shoreline in pond GC 3. This pond is adjacent to the 6th east fairway. He explained that Applied Aquatic arrived on site to verify that the fish were Nile Perch. He further explained that it is common for this species of fish to die during the cold temperatures that they have experienced. Mr. Ulrich asked if the chemicals that they are using to control the weeds around the pond and the aquatic invasive growth ok for the aquatic wildlife. Mr. Fisher responded that he reached out to Applied Aquatic in regard to that and he can say they are highly regulated. He also proposed that they have a fish and wildlife biologist come to a Morning Coffee to provide some education and answer questions. He is going to keep the Board of Supervisors updated on that.

D. District Manager's Report

Ms. Burns stated the tax-exempt application is due March 1st and they will be working on that. She was happy to answer questions. The Board asked if this included how they tax the restaurant. Ms. Burns explained that it simply asks if any portion of the building is under a lease agreement, and they answer yes to that question. Mr. Realmuto asked what the as-of date for any portion of the building on the lease agreement is. Ms. Burns responded January 1st. Mr. Realmuto asked about the inquiry or reminder to change the usage. Ms. Burns explained that they responded initially to the inquiry and said they were going to look into it, but she has not heard anything nor followed up. She added that they put them on notice and provided the information. She also explained that they provided a copy of the rental agreement. Mr. Realmuto asked if they were committed

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or liable for two years property taxes on the space leased to the restaurant. Ms. Burns responded if they go back to November and then this coming November would be another year. Mr. Realmuto noted that is \$27,000 over two years that will be coming out of their budget.

EIGHTH ORDER OF BUSINESS**Financial Report**

Mr. Realmuto stated Sharon went ahead and made the transfer, so they are earning interest now. He added that the current rate is 4.7%. He explained that they are earning interest on the balance of the capital projects fund as well as most of what they have collected and is in for the general fund. They are earning 4.7%, so she went ahead and made that transfer. He pointed out that there are a lot of fees that they pay on the bank account. He discussed with Sharon what the minimum balance should be in that account and how much they should leave in the general fund. He noted that Sharon's guidance was generally a month. He questioned if that was enough though. He added that when that balance falls below a certain amount, they are charged fees. He explained that some of the fees may be waived if that amount and the balance is above a certain amount. He further explained that they haven't been able to determine what that amount is. Mr. Realmuto questioned what the minimum balance is to waive what fees. Ms. Burns responded that they would request that from the bank. Mr. Realmuto stated he thinks it already has been requested. Ms. Burns responded that she thinks they are waiting on a response.

NINTH ORDER OF BUSINESS**Public Comments**

Resident Iris Realmuto (Lot 1031) commented that given that the CDD is no longer going to do sign-ups, that can be done on *lakeashtonliving.com*. She explained that she can do non-payment signups for clubs, which she is doing now for pickleball and lady's golf. She added that the organizers can also see who signs up.

Resident Daniel Davis (4445 Turnberry Lane) asked if Nick with Charm City Restaurant leaves, would the Board be open to look at the other person who was looking to open the restaurant there. He commented if they are not getting enough money from Nick, why doesn't the CDD take over the operation. He added if necessary, he would be

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willing to help Nick pay the rent to keep the restaurant there. He explained he is willing to give \$500 to \$1,000 a month out of his own pocket. He wants to do what it takes to keep a restaurant there because he thinks it is worth it. He stated Nick has good food. He also stated he doesn't know if any restaurant there would make the money for the Board to cover the extra expenses each year, but he is willing to help if that will help keep a restaurant there.

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

Ms. Landgrebe asked if they will discuss Lake Ashton II CDD requesting 10 amenity access cards. Ms. Wells responded that she would be all open for the help because now if they are using the amenities at all, they have to come there to register there to get an amenity access card. Ms. Landgrebe asked if they could have security do it. Ms. Wells responded that they would have security there quite often. She explained her only concern was turning the cards back in. Ms. VanSickle asked if this was something Ms. Wells and Ms. VanKirk could work through. Ms. Wells responded she is sure they can. Discussion ensued. After discussion, it was decided to get additional information to clarify what the actual request is and then bring it back to the Board for further discussion. Ms. Wells is going to get with Ms. VanKirk.

Mr. Realmuto responded to Mr. Davis's comments regarding the restaurant. He noted that he didn't mean any disrespect when he laughed at Mr. Davis's comment about the CDD being responsible for the restaurant. He explained that they tried that experiment already and they lost close to \$500,000. He further explained that restaurant attracted a lot more people and is far in excess of what Mr. Nick with Charm City Restaurant is. He pointed out that the problem with that restaurant was expenses and not on being able to attract enough people. He stated they don't have the expertise to manage the restaurant themselves. He added that he has no desire to revisit that. He addressed the comment on going straight to the other contender to see if they are still interested in the restaurant without going through the long process. Mr. Realmuto responded if the contender is still interested, he thinks it is a reasonable request and he doesn't see why they couldn't entertain that request. Mr. Costello stated they need to remember that come April, Mr. Nick's money making is going to go drastically downhill. He added that he thinks it is very

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generous for Mr. Davis to offer to \$500 to \$1,000 towards keeping the place open, but he will have to negotiate this offer with Mr. Nick. He stated that they would like to see something in there too, but right now they are committed to where they will be paying taxes on that room at least until the end of the year. Ms. Carpenter stated right now they have an existing lease, so they are not going to be considering proposals at this point. Mr. Realmuto commented that the restaurant, no matter who is managing it, is going to depend on the residents of Lake Ashton to support it. He explained that what they are seeing is the residents voting with their feet. He noted that changes need to be made if Charm City is going to work with or without an additional \$1,000.

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:
Bruck Ulrich
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Chairman / Vice Chairman