

**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, March 17, 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
James Davis	Securitas
Pete Whitman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the March 17, 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.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, 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 Renee Schupp (3605 Blackmoor Lane) inquired about the Woodland Ranch development. Stated that there is a lot of unclarity as to what the development is and would like to know more.

Resident Kyle Holt-Stanard (4259 Murifield Loop) stated that the restaurant is her number one amenity and the reason she bought in the neighborhood was because of it. She does not want the advertisement for the restaurant to continue to circulate if there won't be one for liability purposes.

Resident Sandra Arbaszewski (4036 Birkdale Drive) commented that they had moved to the neighborhood because of the restaurant and gave her suggestions to the Board and compelled them to make it work whatever it takes.

Resident Genie Darrel (5348 Hogan Lane) added that losing the restaurant would be like losing an amenity.

There being no other public comments, the next item followed.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the
February 10, 2025 Board of
Supervisors Meeting**

Ms. VanSickle presented the minutes from the February 10, 2025 Board of Supervisors meeting and asked for any comments or corrections. There being no changes, she asked for a motion of approval.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Minutes from the February 10, 2025 Board of Supervisors Meeting, were approved 5-0.
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FIFTH ORDER OF BUSINESS

Engineering Report

Mr. Poston presented the engineer's report to the Board and gave an update on project progress.

March 17, 2025**Lake Ashton CDD****A. Presentation of Construction Plans for Turnberry Lane Repaving**

Mr. Posten stated they have received a couple of quotes, but they continue to dive into the scope of work with the contractors in order to get the best estimate of cost. They would like to know how exactly the work will be complete which is an added layer of complexity. It is believed that there will be a substantial disruption to residents on Turnberry Lane and they want to make sure there is a good plan in place to make sure the disruption is as minimized as possible. As they narrow in on that with those contractors, they will get the quotes out to the Board for review.

He also updated the Board on the Turnberry storm sewer and reported there are a lot of cracks in the storm sewer system. They are working on quotes for repairs to bring back to the Board. Discussion followed on options of repairs.

B. Presentation of Construction Plans for Pond Bank #11 Restoration

Mr. Posten reported that he received a quote for that work, and he is currently evaluating. As soon as he has an opportunity to look it over, he will provide that information to the Board. He stated that the main cause of erosion along the cart path is the grading of the fairway which caused direct runoff over the cart path. The repair will include installing a small yard drain inlet on the fairway side of the cart path which will intercept that flow preventing a majority of the erosion from the upstream side. He also proposed two options to correct erosion caused by the pond itself. Discussion followed.

Ms. Landgrebe asked about the ADA compliance with the only public access being in the front and the ADA parking on the sides, is that something the Board is willing to let the engineer to look into? The buildings were built prior to some of the current ADA requirements. She would just like the engineer to work with the city to be sure the District is meeting ADA requirements with the new security measures. The Board discussed options, and Mr. Poston will look into the issue. There being no other questions for the District Engineer, the next item followed and the Engineer was dismissed from the meeting.

SIXTH ORDER OF BUSINESS**Old Business**

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A. Security Update (CLOSED SESSION AVAILABLE IF NECESSARY)(*requested by Supervisor VanSickle*)

Ms. VanSickle noted that she wanted a security update because she has not been very happy with Securitas services and mentioned a number of issues. Ms. Carpenter has been in communication with Securitas and brought up the issue of the installation not being complete and the response was that it would need to be escalated to their legal department to which she has not heard from to date. James Davis, a representative from Securitas, reported that he has been on site testing the gates several times and says everything is working correctly. During the break, they decided to take a trip to the pool so Mr. Davis can show Ms. VanSickle and Ms. Wells how the gates are functioning.

SEVENTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Charm City Reduced Rent Amount and Length of Term (NOT A CLOSED SESSION)(*requested by Supervisor Ulrich*)

Mr. Ulrich presented to the Board on this item. He is trying to come to a solution that is in the best interest of the community proposing that through the rest of the Charm City lease agreement, the amount paid for rent be held to \$1,000 for April then moved to \$500 per month May – October then back to \$1,000 for the rest of the written lease which would be up in April of 2026. Plus, any future late fees or increase in trash pickups according to the current terms of the agreement due to the restaurant's business would be at the expense of the restaurant. If they are interested in renewing the lease after that, they can renegotiate if needed. The hope is that the lease reduction should lessen any negative impact to Charm City's bottom line which will hopefully help them grow their business. The Board discussed this proposal. Ms. Carpenter noted that the facilities of the CDD were built with tax exempt bonds which means the CDD cannot be giving a private entity free rent. This would be a violation that could cause the bonds to become taxable. Even if the rent is offered at a lowered level, it would need to be approved by tax counsel to make sure it still falls within the IRS parameters for a proper lease. This item was discussed at length. Board members were indecisive on whether to bring the Nick, the Restaurant owner, is asking for more cards for building access be presented to his staff. The Board agreed to have Ms. Welles print them three extra cards they requested allowing them a total of 5 access cards. Discussion continued before coming to a motion.

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On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with Mr. Ulrich, Ms. Landgrebe, Mr. Costello, and Mr. Realmuto in favor and Ms. VanSickle Opposed, the Proposal to Hold the Restaurant's Lease Amount to \$1,000 for the month of April 2025 and Reducing it to \$500 per Month for May-October of 2025 then Back to \$1,000 per Month from November-April of 2026 Plus any Future Late Fees or Increases for Trash Pickup According to the Current Terms in the Agreement Due to the Restaurant Business, was approved 4-1 Contingent on Counsel's Approval.

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

Ms. Carpenter stated she has nothing further for the Board and offered to answer any questions. The Board is concerned about a circulating advertisement referencing Lake Ashton and easy access to their golf club and would like for counsel to look into that.

B. Lake Ashton Community Director

Ms. Wells summarized the Community Director Report for the Board highlighting ongoing projects and a full report can be found in the agenda package starting on page 38.

An email was sent to the Supervisors concerning a request for a block party. Supervisor Landgrebe requested if this is approved that the party is over before sundown. Ms. Carpenter noted that the resident should need to go to the City, This resident has gone to the City and the City who sated it was up to the CDD. Barbra Mawol (4236 Robolini Drive) is the resident requesting this event and addressed the Board at this time. In Ms. Burns's experience, when you reach out for the permit to close the road, they require barricades be placed and they require at least one police officer be present at the end of the roadway. Ms. Burns noted that maybe the city was confused by the request because it is clearly stated on their website the steps needed to request a public road closure. The chair will work with the resident and Ms. Wells in coordinating this effort. The Board discussed this item at length before making a motion of approval.

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On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Allowing the Block Party Contingent on it being Over by Dark with Road Barricaded, Permission from Other Neighbors, Appropriate Insurance Requirements, and Coordination with the Community Director, was approved 5-0 Pending the Insurance Company Does not Require Any Additional Liability Coverage, was approved.

I. Review of Revised Reserve Study (*requested to be placed back on March 2025 meeting agenda by Supervisor Realmuto*)

Ms. Wells presented the reserve study and Mr. Realmuto wanted time to give each Supervisor an opportunity to raise individual line items of concern. Ms. Burns noted that they will not need a vote to change individual line items on the reserve study and the Board can just agree to changes. This is not a contract that is being awarded, it is a document that the Board is using as a budget guideline. Mr. Realmuto really wanted to go through the reserve study while other Board members including District Manager believed it would be more appropriate for this item to be tabled for a workshop item. A majority of the Board agreed that this should be discussed in the workshop.

II. Consideration of Quotes to Replace Reme Halo LED Cartridges

Ms. Wells presented three quotes that were provided in the agenda package and stated that this will replace the cartridges that are currently installed. The recommended replacement is four years, and they have passed that recommendation at the five-year mark. The Board has worked with Miller's before and motioned to move forward with that quote totaling \$6,630.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Proposal to Replace Reme Halo LED Cartridges totaling \$6,630 from Miller's, was approved 5-0.

C. Operations Manager

I. Landscape Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Whitman with Yellowstone provide a landscaping update and report to the Board. He answered some Board questions. He reported that there will not be a price

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increase in the Yellowstone contract for Fiscal Year 2026. Mr. Fisher added that by resident request they will be placing sod by Aberdeen Pond that will be in progress soon as they are waiting on the rain to help establish the new sod.

II. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher noted that the aquatic maintenance has nothing substantial to report, and there have been no changes to date. There are areas of dry pond that the team is treating with herbicides. Applied Aquatics is doing a good job, and their work is appreciated.

Mr. Fisher offered to answer any Board questions. There being none, the next item followed.

D. District Manager's Report

Ms. Burns reminded the Board that the meeting for April had been moved from the third week in April to the second week and she will more than likely not be in attendance. A representative from the GMS office that the Board is acquainted with will be filling in for her. The meeting was moved to April 14th. She added that the tax exempt application was filed by the March 1st deadline.

NINTH ORDER OF BUSINESS

Financial Reports

A. January 2025

- I. Combined Balance Sheet**
- II. Capital Projects Reserve Fund**
- III. Statement of Revenues, Expenditures, and Changes in Fund Balance**
- IV. Approval of Check Run Summary**

B. February 2025

- I. Combined Balance Sheet**
- II. Capital Projects Reserve Fund**
- III. Statement of Revenues, Expenditures, and Changes in Fund Balance**

Ms. VanSickle presented the financial reports for the months of January and February and asked for any comments. Mr. Realmuto had outstanding questions on a few items that he has been working offline with Ms. Wells.

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On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary for the Month of January and February, were approved 5-0.

TENTH ORDER OF BUSINESS

Public Comments

Resident asked if the back gate is supposed to close behind you? They will have it looked like to be sure it is closing in a timely manner.

It was asked that an access card be issued to Deputy Owens to be able to come through the front door.

On MOTION by Mr. Costello, seconded by Mr. Ulrich, with all in favor, Distribution of Access Card for Master Deputy Owens, was approved 5-0

Resident Marty Schmit (4404 Ventana) stated that there was an email blast stating that the budget portion of the meeting would start at 10:00 a.m. She requested that next time the budget portion be held at the beginning of the meeting or be advertised as so. She is disappointed that she will miss the workshop due to the length of the regularly scheduled meeting.

Resident Greg Roaras (4557 Back Nine Drive) wanted to remind the Board that perhaps some of their personal opinions should be kept to themselves in an effort to be nonbiased. He added that he is in support of the restaurant and would like an overall assessment to be considered to help support the restaurant.

Resident Marrian Zack (4031 Birkdale Drive) asked if a guest using the swimming pool would need card access to a use the restroom facilities. It was answered that the door is not behind keycard access. She also complained about not being able to use the door that is closest to where they play Bingo. She also commented on how the Eagles Nest is subsidized when they are having a bad month. She commented on Mr. Ulrich's survey and insinuated that community members are not going to the restaurant because they are upset about that.

ELEVENTH ORDER OF BUSINESS

Supervisor

Requests/Supervisor

Open Discussion

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Ms. VanSickle asked that the scheduled joint meeting for April be pushed to May 12, 2025, aligning with the Lake Ashton CDD Board meeting that month.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Jill Burns

Secretary / Assistant Secretary

Signed by:
Paul Ulrich
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Chairman / Vice Chairman