

**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, April 14, 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
Pete Whitman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the April 14, 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. Ms. Landgrebe proposed they move their old business, the reserve study, from number six to before or after number nine. Mr. Realmuto suggested old business needs to be taken care of before new business. Mr. Ulrich agreed with Mr. Realmuto on reviewing the old

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business before the new. Mr. Costello doesn't see the difference, either way it will take the same amount of time. Ms. VanSickle noted the Board needs to try to be efficient.

On MOTION by Mr. Costello, 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.

Marianne Zouk (4031 Birkdale) spoke about safety issues if someone falls and the District is not compliant. Resident spoke on taking money from bingo if they don't take money from the restaurant. Bingo has never been listed as an amenity, but the restaurant is.

Bob Zelazny (5192 Pebble Beach Blvd) spoke on potential golf course irrigation system replacement and asked the Board to address it during budget planning. He asked the Board to appoint a point of contact to work with him on the golf course.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the
March 17, 2025 Board of Supervisors
Meeting**

Ms. VanSickle presented the minutes from the March 17, 2025 Board of Supervisors meeting. Ms. Burns noted she received a couple of minor comments that are incorporated in the site version.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, the Minutes from the March 17, 2025 Board of Supervisors Meeting, were approved 5-0 as amended.

April 14, 2025**Lake Ashton CDD****FIFTH ORDER OF BUSINESS****Engineering Report**

Mr. Posten presented the Engineering Report on page 17 of the agenda package. He has performed some minor repairs to the cart path and erosion adjacent to the cart path along hole 9, 10 & 12. Two quotes were received but one withdrew. The Royal Concrete quote was for \$7,650. He explained the broken cart path repair is along hole 9 & 10 and the erosion repair is on hole 12. Mr. Costello pointed out the quote is expired and asked if it could be extended. Ms. VanSickle suggested reaching out to another vendor the District has used for another quote. Christine will work with Mr. Posten on that.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Concrete NTE \$7,650, was approved 5-0.

Mr. Costello asked about the issue at hole 4 as something is always needing repair there. Mr. Posten stated this is a continuation of previous things done at hole 4. The last work was the flume replacement. This quote is for about 300 ft. of the bank adjacent to the cart path to be restored and an added protective turf reinforcement mat to protect from additional erosion and the erosion coming from runoff coming across the cart path. Mr. Realmuto expressed concern with receiving only one quote. Garrett noted there were other contractors, one didn't want to bid and another one didn't respond. This needs to be addressed as soon as possible before the rainy season. Mr. Costello noted this quote is expired well and suggested doing NTE. If Mr. Posten can find a lower bid, they would go with that.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Repair NTE \$20,292, was approved 5-0.

Mr. Posten updated the Board on the pavement repair done by the city. He reached out to the city as an area on Ashton Palms was missed. He presented a base quote from AAA for \$120,467.67 for the Turnberry Lane Repave. Alternate #1 for \$27,110.50 is for an additional base material. It is for one inch over the entire surface of Turnberry Lane. The geotechnical engineer had recommended all asphalt surface be removed. Carter

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Geotechnical provided a quote for density testing for \$2,600. A temporary painted stop line is \$500 and permanent thermoplastic white stop bar is \$1,500.

Mr. Posten explained the difference in the three quotes for the Turnberry Lane sewer repair project. He recommended doing the 5 pipes directly under Turnberry Lane and in the future go back and camera more lines. Replacing the pipes would be more expensive. The disadvantage of lining the pipes is there is no warranty if the old pipes collapse during the installation. The material itself is warrantied. Mr. Posten cautioned if they line everything it might not be the best spent money if there are pipes that need it more in other areas of the community. He noted the 180 ft pipe will need spot repair with likely a mechanical sleeve. It could be scheduled for June. AAA recommended October. Mr. Posten will confirm in writing if the price will hold. Staff direction is to wait until October.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, Pipe Repair for the 5 Pipes Plus the Spot Repair as well as AAA Asphalt Repaving Project with Thermoplastic Option, Alternate #1 as the Base, and the \$2,600 Compaction Density Quote from Carter Geotechnical, was approved 5-0.

Mr. Posten provided an exhibit of the existing parking situation and recommended updates to comply with current ADA standards. Mr. Realmuto asked if they are required to have an ADA compliant access from the 3 different locations. Does the East door need to be ADA accessible as well as the front? Mr. Posten noted yes because two of those spaces only have an accessible route to the East door. Mr. Ulrich recommended going with Garretts suggestion of having four handicapped spots on the East side, the three with the sidewalk, lose the three golf cart spots and figure out later what to do to make up for those. Ms. VanSickle noted this is the best option and asked for consensus.

SIXTH ORDER OF BUSINESS

Old Business

A. Review of Revised Reserve Study and Updates

Ms. VanSickle stated this document is seven years old and asked if it is time to have a new one done. Mr. Realmuto suggested a starting point when giving it to the company of the individual items they want to include. The last one did not break down each of the Districts roads. They can't come up with an informed number for the capital

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projects fund expenditures without seeing what the Reserve Study predicts their expenses might be. He suggested only looking at the next five years and sometime this year redo the Capital Reserve Study for next years budget. Ms. Burns recommended having the study done this fall.

Mr. Realmuto suggested deferring the restaurant kitchen equipment contingency to when it will be professionally redone and moving clubhouse restaurant patio pavers out to later. Ms. Landgrebe recommended noting this, leave it and move on. Christine noted for HVAC adding two units totaling \$19K to 2026 contingency. Mr. Realmuto suggested taking all items not replaced in 2025 or prior be added together for reserve study contingency. There needs to be an amount in the capital projects fund that equals the sum of all those items the Reserve Study said have reached the end of the useful life that hasn't actually been replaced yet. He noted currently the amount they are earning on the reserves is equal to the 4% were planning in the Reserve Study. Christine noted they are getting quotes to replace pool furniture which is included in FY25. The \$5,200 is allocated for the non-rolling loungers. She noted if they end up needing the pool heater, converting it to natural gas and if not needed just phase it out altogether. Keep as contingency. She recommended moving the circulating pump if not needed from FY25 to FY26 contingency. Matt noted shuffleboards are cracking – need to be redone. Christine stated the Shuffleboard and guard house roofs have been inspected and recommended for replacement. Shuffleboard roof quotes were \$20K, \$15K, \$11K. She has one quote for the guard house roof and waiting on two more. Mr. Realmuto mentioned that the light bulbs on the tennis courts were replaced with LED lights. Ms. VanSickle suggested leaving tennis court lights for FY27. The security system phased is in progress. Mr. Realmuto commented on the asphalt management – asphalt patch & partial seal coat contingency and recommended itemizing them. Christine noted this line item is for miscellaneous pavement patches as needed. She asked if the direction is still to exclude the roads from the Reserve Study. Mr. Realmuto suggested the roads be included but based on the engineer's recommendation. He recommended updating the Reserve Study that they give the company to then update it so it itemizes each of the roads here. Provide them an itemized inventory of the roads with Garretts recommendation on useful life.

Ms. VanSickle called a short five-minute recess.

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Ms. VanSickle called the meeting back to order.

Mr. Realmuto reviewed stormwater management and the remainder of the item's such as pathways, ponds and bridges; these are all cases where a contingency is being stuck in the Reserve Study. It is not a contingency that needs to be cumulative. It gives an incorrect picture of funds that need to be expended in future years. He would like staff direction to update the Reserve Study. Mr. Castello noted if Steve wants to do it, let him do it.

B. Discussion Pertaining to Staff Direction Regarding the Fiscal Year 2026 Budget

Ms. Burns stated the line items are in good shape from the budget workshop. Board direction is for staff to do two options on assessments, option A – no increase and option B - \$100 increase.

SEVENTH ORDER OF BUSINESS

New Business

A. Consideration of Request from Lake Ashton Action Committee for Support in Request to Polk County to Install Multi-Use Path along Thompson Nursery Road *(Requested by Supervisor VanSickle and Supervisor Costello)*

Mr. Castello presented a request from LACAC to have a shared multi-use path installed along Thompson Nursery Road. He recommended drafting a letter and submit to them for submission to the county. Mr. Realmuto stressed concern it would bring the path closer to the fence line and be careful of an encroachment on CDD property. Ms. Carpenter noted they do request signage and Lake Ashton will install signs that say no golf carts. The Board supports this with education and no taking of additional property. Ms. Carpenter will dictate a letter to Jay and have it sent to Christine today.

B. Ratification of Fourth Amendment to Restaurant Lease Agreement

Ms. VanSickle noted this has already been executed and they needed a motion to ratify.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, the Fourth Amendment to Restaurant Lease Agreement, was ratified.

April 14, 2025**Lake Ashton CDD****C. Discussion Regarding Joint Amenity Policies** *(requested by Supervisor Landgrebe)*

Ms. Landgrebe noted an issue with a resident who may be a realtor advertising easy access to Lake Ashton for different promotional stuff and asked if the Board wanted to revisit what was done for that resident or go deeper in defining what a guest is. Ms. VanSickle suggested thinking about it and adding it as an agenda item for the next meeting – topics to include defining guests, guest policy, and nonmember resident fees.

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

Ms. Carpenter noted there was nothing out of the ordinary for the last month. She worked with Christine and the engineer on the ADA issues. Ms. Landgrebe noted people are upset over trees and berm being cut down. Ms. Carpenter noted that is a development issue.

B. Lake Ashton Community Director

Ms. Wells reviewed the Community Directors Report on page 120 of the agenda package. The new locking mechanisms have been added to the pool gates and working as they should. Push/pull signs will be put on the gates for residents. She will look into options to keep people from reaching around to push the exit button to get in. Mr. Realmuto noted the main gate to the pool is not closing anymore. There is no strength to the spring so someone needs to check the adjustment of that. Jim with Securitas will be onsite Tuesday and Wednesday from 10 AM to 1 PM to help residents with getting set up. Ms. Wells spoke about having a closed security session where all Board members can get on the same page as to the procedures that are in place. Mr. Realmuto stated its more important to make changes as soon as possible so people realize time savings from preregistering their guests. Ms. Landgrebe suggested before Nik gets a contract with the grease company, to let them know to include jetting the pipes or having them inspected. The grease traps should be pumped every three months. Christine is still working with Florida Public Utilities. She is hopeful to have 3 quotes for the projects in the bar that were previously discussed. Climate Guard is no longer doing AC maintenance but the warranty stays with the units. Matt is getting quotes from 3 different AC unit companies

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then they will pick up a preventative maintenance plan. The tennis club asked for a banner. Staff recommends if the Board approves this that it be hung inside the fence.

C. Operations Manager

Mr. Fisher presented the Operations Manager's Report on page 127 of the agenda package. He noted the dog park is scheduled for next week to be closed down for a week to fix bare spots and replace reclaimed trees.

I. Landscaping Update**a) Presentation of Monthly Landscaping Checklist and Report**

Mr. Whitman noted all St. Augustine areas were done with a granular fertilizer that is slow feeding and feeds overtime. The dog park was fertilized. Sod replacement is on hold in unirrigated areas until June/July. Irrigation inspection repairs were completed. Weekly mowing continues. Small plant replacement projects are in the works. The team will do maintenance trimming on the brown lady palms near dumpsters and check for fungus. Palm pruning is in July.

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

Mr. Fisher stated Applied Aquatic is doing their thing. There is some vegetation growth more so than not in the pond that the grass carp was introduced in a few years ago. He is getting a price to introduce what FWC allows. They did half but waited to see before introducing the other half into the pond over by Island Green. The ponds are being sprayed for algae. He is gathering proposals for replacing fans on the restaurant patio. He identified and removed a trip hazard at the tennis courts.

D. District Manager's Report

Ms. Burns had nothing to report but offered to answer any questions from the Board. Mr. Costello asked about education for this year. Ms. Burns noted the 4 hours of ethics training requirement due by December 31st.

April 14, 2025**Lake Ashton CDD****NINTH ORDER OF BUSINESS****Financial Reports****A. Combined Balance Sheets****B. Capital Projects Reserve Fund****C. Statement of Revenues, Expenditures, and Changes in Fund Balance**

Ms. VanSickle asked for any questions or comments on the financial reports. Mr. Realmuto pointed out as of the end of March the District had \$1,139,000 in the capital projects fund but that will go down with the Turnberry Lane expenditures. The District seems to be in pretty good financial shape.

D. Approval of Check Run Summary

Ms. VanSickle stated next is the check run summary. Mr. Realmuto noted the check run summary from February had things miscoded and charged to them that shouldn't have been and \$1,900 is being refunded as a result. He reviewed this month's summary and nothing raised a question so asked for approval.

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

TENTH ORDER OF BUSINESS**Public Comments**

Mary Ann Sagg – Asked where the responsibility of the security company is in addressing this before it became an issue. Did they inform you before this system was put in? Why didn't they tell you the doors had to be open as a state law. Could they be held somewhat responsible?

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

Mr. Costello wished everybody a Happy Easter.

Ms. VanSickle noted they talk about a lot of things that enrich the resident's lifestyle in Lake Ashton and recently seen it was important enough to subsidize a restaurant. She asked the Board to think of one amenity that is not on the reserve study and that is the staff who have gone over and above. They went over and above during the credential distribution. She proposed a \$2K bonus to permanent staff members and \$1K bonus to part-time staff members. Ms. Burns noted to approve an increased scope for that work to

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GMS where that was related to GMS and GMS can give bonuses to the staff. It wouldn't be the CDD giving bonuses. It would be a scope increase to their contract.

Mr. Realmuto stated as Jill pointed out the District does have a contract with GMS that includes in this budget a 6% increase. Ms. VanSickle noted these guys are phenomenal and wants to keep them. Mr. Realmuto asked out of respect for the residents that this be deferred to May's meeting.

Ms. VanSickle stated public comment is now open.

Resident Jack stated GMS employees worked hard, and this Board should recognize them. He noted one Board member tries to take over and interrupts everything.

Resident John (4167 Amberdene St.) reminded the Board that they are not your employees. It's a contract service provided for you. No notice was put out regarding this at today's meeting. Resident recommended putting it off until next month's agenda for resident comment. Ms. VanSickle noted for the record this was a last-minute addition.

Mr. Ulrich agreed the Board should wait until the public has a chance to comment.

Ms. Landgrebe noted whether that changes how the Board feels or not, at least the public has a chance to comment.

Ms. VanSickle withdrew her motion for staff bonuses so the Board could add it to the May meeting agenda.

Mr. Realmuto referred to the golf course irrigation. It hasn't been on the agenda or discussed during any meeting. The Board needs to be more transparent and not designate someone to handle it all behind the scenes. Any discussion and action on that should be freely discussed and needs to be on the next Board meeting agenda and joint Board meeting agenda. Ms. Landgrebe asked for clarity on behind-the-scenes discussion. Mr. Realmuto stated not between Supervisors on the same Board. Ms. Burns noted discussion regarding golf course irrigation will be added to the next meeting agenda and joint meeting agenda. Mr. Realmuto responded to a public comment attack on him personally by a Supervisors husband was inappropriate. He noted he is the Supervisor who did not volunteer to handout security credentials because he was running in a contested election. He is fully aware of how hard our staff worked. Ms. VanSickle noted

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to be clear any Board members can talk to West CDD Board members, it's just their own Board they can't talk too.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

Paul Land

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Chairman / Vice Chairman