

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

The joint meeting of the Board of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District was held on **Monday, February 10, 2025** at 11:00 a.m. at 6052 Pebble Beach Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brenda VanSickle
Michael Costello
Steve Realmuto
Deborah Landgrebe
Greg Ulrich

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

James Mecsics
Bob Zelazny
Roy Aull
Duff Hill
Bill Martin

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

Also present:

Jill Burns
Jason Greenwood
Jan Carpenter
Sarah Sandy *by Zoom*

District Manager LA CDD, GMS
District Manager LAII CDD, GMS
District Counsel, LA CDD
District Counsel, LAII CDD

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 11:05 a.m. and called roll. All Lake Ashton CDD Supervisors were present. Mr. Greenwood called the roll and all Lake Ashton II Supervisors were present. The Pledge of Allegiance was recited by all.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle asked for a motion of approval of the meeting agenda.

February 10, 2025

Lake Ashton CDD & Lake Ashton II CDD

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting, was approved.

Mr. Mecsics asked for a motion of approval of the meeting agenda.

On MOTION by Mr. Zelazny, seconded by Mr. Aull, with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting, was approved.

THIRD ORDER OF BUSINESS

**Public Comments on Specific Items
on the Agenda**

Ms. VanSickle asked for public comments related to specific items on the agenda and stated that all comments should be limited to three minutes.

Resident (Dona Rodgers) had a concern about the restricted guest policy allowing only 12 guests per year and asked for the policy to be amended.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 19,
2024 Joint Board of Supervisors
Meeting**

Ms. VanSickle presented the meeting minutes from the July 19, 2025 joint Board of Supervisors meeting and asked for a motion of approval.

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

Mr. Mecsics asked for a motion of approval from Lake Ashton II.

On MOTION by Mr. Zelazny, seconded by Mr. Mecsics, with all in favor, the Minutes of the July 19, 2024 Joint Board of Supervisors Meeting, were approved.

February 10, 2025

Lake Ashton CDD & Lake Ashton II CDD

FIFTH ORDER OF BUSINESS

Discussion Regarding Appropriate Treatment of Staff & Volunteers
(requested by Supervisor VanSickle of the Lake Ashton CDD Board)

Ms. VanSickle stated that this item came up a couple of months ago and led the discussion stating that there was a resident email with concerning observations. She stated that the Board will have zero tolerance of abuse of staff and volunteers. Mr. Mecsics added if residents or guests are disrespectful to staff, that it may result in their amenity privileges being revoked. There were no other comments on this matter and the next item followed.

SIXTH ORDER OF BUSINESS

Discussion Regarding Security and Community Gate Access (NOT A CLOSED SESSION) *(requested by multiple Supervisors of the Lake Ashton CDD)*

Mr. Mecsics noted that there have been concerns with the quality of services from Securitas and proposed that Mr. Costello and himself work closely with senior members of Securitas staff working on efficiencies and best practices for the security gate moving forward. Discussion continued on the active or inactive clickers that will allow gate access as a backup system.

SEVENTH ORDER OF BUSINESS

Update on the Coordination of Efforts Between CDD's *(Requested by Supervisor VanSickle of the Lake Ashton CDD Board)*

Ms. VanSickle stated they have been working on this and she is proud of what has been accomplished. Park rules are consistent among all three parks. The Activities Advisory Committee has been working very hard to ensure the events are coordinated and there are no double bookings. Unified gate access is ongoing and a big accomplishment. She noted that the Chairs from each CDD are meeting monthly. Due to Sunshine laws prohibit Board members from talking to each other but they allow for Board members to talk with the other members of the CDD and Mr. Mecsics encourages Board members to collaborate with their counterparts. Mr. Hill from Lake Ashton II requested

February 10, 2025

Lake Ashton CDD & Lake Ashton II CDD

that the Boards consider working together on having one landscape company perform services for both Districts. It was stated there is always room for improvement in the CDD's joint efforts and it was suggested that at the next joint meeting they could maybe touch base on some of the items that are not permitted to be discussed openly concerning security to iron out some of the kinks and maybe hold a closed session for that purpose.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Guest Policies
within the Joint Amenity Policies
(Requested by Supervisor VanSickle
of the Lake Ashton CDD Board)**

Ms. VanSickle requested this due to the feedback from several residents and the Board discussed at length. Policies will stay as is until further notice but the Boards will consider residents wishes.

NINTH ORDER OF BUSINESS

**Discussion Regarding Healthy Living
(Requested by Supervisor Mecsics of
the Lake Ashton II CDD Board)**

Mr. Mecsics opened discussion and audience member Carol Sites introduced the program Simply Healthy. She explained all the programs they have done and what they are trying to do and asked the Board to help spread the word.

TENTH ORDER OF BUSINESS

**Supervisor Requests and General
Public Comments**

Ms. VanSickle asked for general audience comments. There being none, they asked for Supervisor's request.

Mr. Realmuto requested that staff ensure that the most up-to-date agenda is provided and distributed to everyone at the meeting.

Mr. Duff asked if it is possible to make the roads private? District Counsel reported that that is not a possibility.

Mr. Zelanzy asked if the Board could issue HFC ten access cards to be managed by CDD II. He also requested that the amenity policy exceptions be relinquished to the amenity manager in that requested District.

February 10, 2025

Lake Ashton CDD & Lake Ashton II CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

There not being any further business to discuss,

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the meeting was adjourned by the Lake Ashton CDD Board.

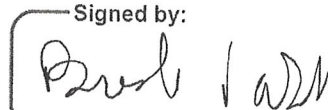
On MOTION by Mr. Zelazny, seconded by Mr. Meccsics, with all in favor, the meeting was adjourned by the Lake Ashton II CDD Board.

Lake Ashton CDD



Secretary / Assistant Secretary

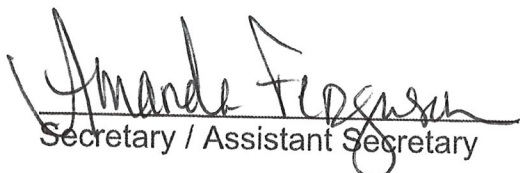
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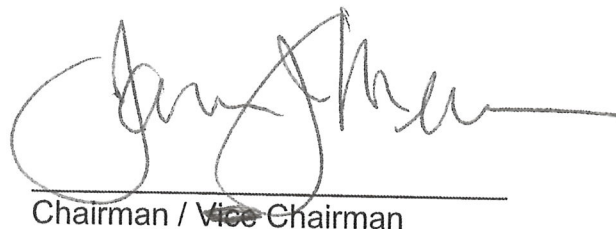
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Chairman / Vice Chairman

Lake Ashton II CDD



Secretary / Assistant Secretary



Chairman / Vice Chairman