

**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, June 23, 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
Mike Costello
Steve Realmuto
Debby Landgrebe *by Zoom*
Greg Ulrich

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jay Lazarovich
Garrett Posten
Alan Rayl *by Zoom*
Matt Fisher
Christine Wells

District Manager, GMS
District Counsel, Latham Luna
District Engineer, Rayl Engineering
District Engineer, Rayl Engineering
Operations Manager
Community Director

The following is a summary of the discussions and actions taken at the June 23, 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, took a moment of silence and recited the pledge of allegiance. Four Supervisors were present in person constituting a quorum. Ms. Landgrebe joined by Zoom.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Realmuto suggested giving the Supervisors the ability to discuss what took place among the CDD2 Board at their last meeting regarding the golf course lease. Ms. Burns stated that will be added as new business F. Ms. Van Sickle noted she and Jim

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had talked about moving that to the August meeting. Mr. Realmuto said the budget hearing is in July so we probably have the time then to do that. This is the only meeting between this one and their next meeting when they plan to discuss it and make a decision.

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

Ms. Burns asked for a motion to move the joint meeting from July to August at same time.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, to Move Joint Meeting to August 18, 2025, 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.

Steve Martin (4128 Dunmore Dr.) discussed starting an RC Car Club for interested residents and wanted to clear up some misinformation on social media. He noted money isn't an issue. He found land owned by the CDD located by the RV storage area. He asked the Board for permission to use that land for a couple of hours a week for the group to meet. Noise will not be a problem. Will meet once a week & traffic will not be an issue.

Fred Rorick (5513 Hogan Ln.) stated they sent an email about nonpayment of gate strike fees. Spoke about holes in CDD policies. Hopes the Board will amend policies to have a way to follow up on this with somebody.

Robert Tip Franklin (6173 Pebble Beach Blvd.) stated he is attending meeting on behalf of the Lake Ashton Community Affairs Committee to ask for help, Thompson Nursery Rd is about to be widened. Received two roadway designs from the county. Option 1 is traditional with bike path in the travel lanes. Option 2 (which the committee prefers) is separated multiuse or shared use path that provides a safer option for

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pedestrians, mobility devices, bicyclist, etc. Requesting everyone contact the county commissioners particularly Rick Wilson to direct the roads and drainage division to opt for option 2.

Marriane Zak (4031 Birkdale Dr.) spoke regarding concerns of the public access to the clubhouse doors at last month's meeting which was left out of the minutes. Asked that be added to the minutes. Has spoke about it 3 times but doesn't get addressed. Email was sent to the Board about concerns with handicap parking access to Lake Ashton Clubhouse. Would like to include the letter attached to the email to be addressed by the Board at the next meeting. Asked to add to next month's agenda.

Daniel Davis (4445 Turnberry Ln.) discussed the talk of the Lake Wales side having to pay for a new irrigation system. Talked about the bullying, intimidation and threats coming from CDD2. We hand them an 18-hole golf course on a silver platter each and every year for just \$1 and we spend tens of thousands of dollars to maintain the golf course path and the bridges but get nothing in return. The golf course is making plenty of money and shouldn't need any assistance. Suggested opening the golf course to the public and making it more reasonable for people to play golf.

John Lakan (3806 Litchfield Loop) discussed the RC track proposal. Suggested looking at alternative locations.

John Sebastian (Lot 931) spoke about the 6A request for space for remote control model car track. Against the location at hole 5 box 6 area.

Fay Wood (4029 Sable Loop Dr.) spoke about RC track. Will there be a fee and who will make sure this new club has some protection regarding security, clean up, safety, damages to RVs when coming through and animals. Who will guarantee noise levels? Asked to find other areas outside Lake Ashton.

Mike Fox (4037 Sable Loop Dr.) represents a group of likeminded community members who live around Sable Loop Dr. Behind Sable Loop Dr. will not work for the RC cars. Sent a letter to the Board and asked to put that letter on the record against this proposal. How can the type of car be regulated and noise?

Harold Edwards (4184 Dunmore Dr.) speaking under agenda item 8A to express concern and request both legal and procedural clarity regarding the lease and maintenance obligations between CDD 1 and CDD 2 as they relate to the East golf

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course. Specifically concerned about unilateral decisions to reduce or terminate maintenance under the existing lease. Action could carry serious implications for East residents. Urges the Board to secure and publish a formal legal opinion on the lease structure, obligations and consequences of withdrawal. Ensure any material changes to interlocal agreements or maintenance responsibilities are conducted transparently and with resident input. Consider forming a joint CDD commission to develop a sustainable, cooperative strategy for golf course management that reflects the shared interest of both communities. It is not a political matter but a question of fiduciary duty, legal prudence and long-term future of Lake Ashton.

Shelly Miller (1280 McArthur Palms Dr.) spoke on widening of Thompson Nursery Rd. County Commission is concerned about potential golf cart usage of the multiuse path. Golf carts will not be allowed on the multiuse path. Received update from Polk Co. Roads & Drainage Division and have received final plans for a traffic signal at Lake Ashton. Coordinating with TECO for installation of new overhead transformer. No time update.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes from the
May 12, 2025 Board of Supervisors
Meeting & May 12, 2025 Audit
Committee Meeting**

Ms. VanSickle presented the minutes from the May 12, 2025 Board of Supervisors meeting and May 12, 2025 Audit Committee meeting. A resident asked to add something that was left out of last month's minutes. Ms. Burns reminded it's a summary of actions and not verbatim.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the May 12, 2025 Board of Supervisors Meeting & May 12, 2025 Audit Committee Meeting, were approved 5-0.

FIFTH ORDER OF BUSINESS**Engineering Report**

Mr. Posten stated the repair areas which were predominantly cart path repairs near hole 10 was completed for \$6,400. The Turnberry storm sewer repairs were completed for \$33,691. Pond 11 bank repair is in progress. He updated the Board that when the

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water was lowered in the pond to complete the work, it exposed an issue that the control structure had with the pipe connection to Lake Ashton. He worked with the Chair to get approved between meetings and that work was \$6,600. Photos provided. He offered to take any questions on that work. Mr. Realmuto asked if he can characterize the nature of the repair, the length of time it's expected to last or expect future problems. Mr. Posten stated he doesn't have an exact as how long it will last but doesn't expect future issues. Mr. Posten completed some pond inspections for the SWFWMD permit but did not make it in the agenda. He will send a copy of the report for Supervisors to review. He noted a lot of erosion is happening at the end of the flume and eventually will work its way up and cause issues to the cart path. The City of Lake Wales went out for bids to do the repair work on the Turnberry Lane pavement so he will keep coordinating and following up with them. Ms. VanSickle asked to add discussion regarding ADA parking compliance to next month's agenda.

Mr. Posten spoke about an exhibit passed out that goes with the wetland markings. He spoke of 4 areas where resident lots back up to CDD owned conservation areas. He is consistently finding when getting called to look at something in these areas, the residents are encroaching into the conservation area which is a violation of the SWFWMD permit and SWFWMD made it clear that it's something the CDD is responsible for making sure those areas are not impacted. Letters have been sent to residents to urge them to know where their property boundary is and stop encroachments. He has continued to see yards that are encroaching and continuing to mow in the conservation area. On the West side, T posts have been installed at the property boundary to provide visual indication of you cannot encroachment past this point. He provided numbers for him to go locate the property lines and set the T posts. Mr. Realmuto spoke about more stringent follow up with the homeowners and making sure the people are aware of the seriousness of their violation. Mr. Posten noted they would defer to the attorneys on how to handle it. Mr. Lazarovich noted he can put together a stronger letter. Mr. Costello noted there are too many variables in this. Mr. Rayl stated the lot markers are difficult monuments to disturb. Mr. Realmuto asked are the lot line boundaries the same as the wetland boundaries or does the wetland boundary fall within the CDDs property boundary. Mr. Rayl noted in this case they are both the same. Mr. Posten noted he one exception is on 4188 Aberdeen,

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butting up against CDD land that is not explicitly wetland on their Northern line and then 4449-4437 Waterford there is a small section of CDD owned track between their rear lot line and the wetland. Both of which they can't impact but one of them is the conservation area impact. Mr. Rayl stated it will protect the CDD as well.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with Ms. VanSickle, Ms. Landgrebe, Mr. Ulrich and Mr. Realmuto in favor and Mr. Costello opposed, Staking CDD Boundaries for NTE \$9,525 & Send the Letter, was approved 4-1.

SIXTH ORDER OF BUSINESS**Old Business**

A. Discussion Regarding Resident Request for Space for Remote Control Model Car Track *(requested by Supervisor Costello & Supervisor VanSickle)(tabled from May 12, 2025 Board of Supervisors Meeting)*

Mr. Costello asked if they can look for another location for this. He noted if this is the retired residents form of enjoyment then the Board should do whatever they can to accommodate them. Mr. Ulrich suggested between the screened pavilion and chess board and keep it with the rest of the amenities. It doesn't interfere with residents' views. There is noise from tennis and basketball. Mr. Costello noted space near the bathrooms on hole 10. Mr. Realmuto suggested the group explore areas somewhere adjacent to the clubhouse or the paved basketball court. People need to be reasonable and flexible. Ms. VanSickle noted the resident is doing the right thing by coming to the Board so the Board needs to accommodate him. Restrictions would need to be put in place. Request was withdrawn.

SEVENTH ORDER OF BUSINESS**New Business**

A. Discussion Regarding Non-Payment of Gate Strike Fees *requested by Supervisor VanSickle)*

Mr. Ulrich stated there is a consensus that they should be charging something but discussing how much. Mr. Costello noted they can't continue to repair this every time somebody hits a gate. Mr. Realmuto stated there is an existing policy in place applied equally to all members. There is video to review. He suggested the Board should let this stand.

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B. Discussion Regarding the Development of a Joint Strategic Plan Which Would Address Community Wide Issues from a Macro Perspective *(requested by Supervisor VanSickle)*

No action was taken on this item.

C. Presentation of Engagement Letter & Representative Authorization for Road Widening Project on Thompson Nursery Road from Gray Robinson

Mr. Lazarovich stated an engagement letter was received from Gray Robinson. They handle many CDDs. In this case, Polk County is looking to acquire some land along Thompson Nursery Rd for an expansion. As of right now, this is of no concern to residents of the District. They have been conducting research for us at no cost to the CDD. If and when this were to go through them, Gray Robinson would then look to the county to reimburse their fees as well as District Counsel fees associated with the eminent domain matter. There are 3 impacted parcels. Mr. Realmuto asked for more facts about it. Jay will ask Gray Robinson to provide an update for the next meeting.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Acceptance of the Engagement Letter from Gray Robinson, was approved.

D. Ratification of Fiscal Year 2024 Audit Services Engagement Letter with Berger, Toombs, Elam, Gaines & Frank

Ms. VanSickle stated this was a multiyear contract so we are just ratifying for Fiscal Year 2024. It has already been executed.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Fiscal Year 2024 Audit Services Engagement Letter with Berger, Toombs, Elam, Gaines & Frank, was ratified.
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E. Presentation of Fiscal Year 2024 Audit Report

Ms. Burns noted this is an independent audit report and was a clean audit with no findings. It has been submitted to the state the June 30th deadline.

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On MOTION by Mr. Costello, seconded by Mr. Ulrich, with all in favor, the Acceptance of the Fiscal Year 2024 Audit Report, was approved.

F. Golf Course

Mr. Realmuto attended the CDD2 meeting. There was an acknowledgement that the existing lease which was negotiated in 2019 did include all capital improvements unless otherwise noted. The CDD is the owner of the land and paid \$230K directly to CDD2 for that. That is in addition to the other incidental and due diligence expenses. He noted the CDD probably invested just in the acquisition of the land about \$250K. It is a commercial triple net lease. The length of the lease is 30 years. The lessee owns the land for that 30-year period. The CDD has no rights to it and can't cancel the lease agreement. The only expenses Lake Ashton is responsible for on the property are the maintenance of the ponds, cart pathway and bridges. Ms. Burns suggested waiting on the letter from Lake Ashton 2 and if the letter is received, place it on the next agenda.

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

Mr. Lazarovich had no updates this month. They are looking into the irrigation issue.

B. Lake Ashton Community Director

Ms. Wells reviewed the Lake Ashton Community Director Report on page 87 of the agenda package.

Ms. Wells spoke about fabric options to stay within the budget. She did get it down to \$51,623 for the total project. The Board approved NTE \$51,500. She asked to get that extra \$123 approved to move forward with this project.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, the extra \$123 for fabric, was approved.

Ms. Wells noted she along with Matt are working on the pressure washing ceiling and replacement of boards on the East golf course bridges, trying to get that done this

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fiscal year. She noted they are looking to do that every other year. She has received 3 quotes to pressure wash and seal the bridges. They are waiting on the quotes for replacement of the bridge boards. There are 3 more bridges that they need to ride to identify boards that need replacement. She hopes to have those quotes by the July meeting for Matt to present.

I. Consideration of Quotes to Replace Weight Bench/Rack Combo with Smith Machine

Ms. Wells reviewed two quotes from Life Fitness and Valor Fitness that includes a Smith Machine, flat incline/decline bench, leg curl extension, preacher curl accessory, two 45-pound plates two 25-pound plates, four 5-pound weights, an Olympic bar and plate rack. The Life Fitness quote did not have leg curl or preacher curl extension so quoted a bench on theirs. The Valor Fitness quote is \$2,042.90 including delivery and set up. The warranties are comparable. Mr. Ulrich went out and looked at Valor Fitness which was good stuff. He noted there are a lot of things to do safely on this piece of equipment without having someone watch over. Ms. Wells stated it can be covered in the fitness center repairs and maintenance.

On MOTION by Mr. Ulrich, seconded by Ms. VanSickle, with all in favor, the Valor Fitness Quote, was approved.

Ms. Wells stated they will need to surplus the bench that is currently in the fitness room.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, to Surplus the bench, was approved.

C. Operations Manager

Mr. Fisher presented the Operations Manager's Report on page 112 of the agenda package.

I. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

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Pete provided an update on landscaping including sod and ant mounds. They did an irrigation inspection. Matt approved the needed repairs so the repairs will be scheduled ASAP. The palms are scheduled for July 10-11. Ms. VanSickle pointed out the green ginger, the oyster plant in the front and the weeds amongst the blue daze in front of the clubhouse East side need attention. Mr. Ulrich asked to review the area at the guardhouse more often.

II. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher reviewed the pond checklist on page 123 of the agenda package. The wetland quarterly maintenance was completed. The boat ramp to the clubhouse was treated. There is an upcoming treatment before the 30th of this month at the driving range, trimming of some wax myrtle trees to 3 ft. at no cost to the District. It is for resident concern of growth in that area. Mr. Realmuto asked how often that is scheduled for because they have received a lot of complaints from residents. Mr. Fisher stated he will get back to him on that and may need to get that in writing.

Mr. Fisher noted they are over in the pool maintenance with chemicals. He reached out to some vendors and received one reply with pricing over a 3-month period almost saves the District \$2,200 in chemicals. He will use what they have then make that transition and will update the Board once that transition is made.

III. Consideration of Quotes to Replace the Card Room AC

Mr. Fisher stated the AC is not working in the card room. He reached out to Millers who came out and detected a leak in the evaporator coil in the condensing unit. This generally means the unit needs to be replaced. The unit is almost 20 years old. He received three quotes from Iceberg, Millers and Springer Brothers. Millers has a good SEER rating and competitive price compared to the others. Mr. Realmuto questioned the heat strip.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, to Accept the Bid from Millers, was approved.

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D. District Manager's Report

Ms. Burns confirmed the Board directed no increase and no changes other than updated actuals.

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 stated the financial reports are included in the agenda package and asked for any questions or comments.

D. Approval of Check Run Summary

Ms. VanSickle asked for approval of the check run summary.

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

Marriane Zak (4031 Birkdale Dr.) spoke about the diligent work on the ballroom. Since the drapery material costs a lot, asked if the ladies from the sewing club would like to do the draperies to save money. Asked if the shades would provide enough darkness for the performers during shows.

Ms. VanSickle stated they need to stick with a professional on the draperies. They have reached out to the sewing club before and they didn't want to do it. Should the draperies be donated or surplus?

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, to Surplus the Old Draperies, was approved.

Bob Zelazny (5192 Pebble Beach Blvd) spoke on differences in remote control cars and radio control cars with regards to noise. Reminded the Board of restrictions in amenity policies dealing with skateboards, drones, etc. and should address the remote-control cars the same. The SWFWMD stakes that go out, there are stakes on the West because they received notification by SWFWMD of a potential fine over \$250K for

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encroaching on SWFWMD property. Ms. VanSickle asked to bring this back to the next meeting.

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

Ms. VanSickle noted the joint amenities advisory group is planning a fall festival November 1st as kick off for the Alzheimer's fundraiser. They are looking for volunteers and would like the CDD and HOA Boards to volunteer in some capacity.

Mr. Realmuto followed up on a resident comment that wasn't addressed. On Tips report to the Board, the community action committees report. I don't think he was asking the Board for anything. A letter was sent to the county in support of that position.

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:

Brush (Signature)

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Chairman / Vice Chairman