

**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, August 18, 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
Greg Ulrich

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jay Lazarovich
Garrett Posten
Matt Fisher
Christine Wells *via Zoom*

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

The following is a summary of the discussions and actions taken at the August 18, 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 recited the pledge of allegiance. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle suggested moving 7C – consideration of the proposals for ADA inspection of the clubhouse parking lot be moved up under the engineer. Since it's a joint meeting today, she suggested moving landscape update after the engineers report. Mr. Realmuto added thinking about when to have the closed security discussion. Ms.

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VanSickle stated that will be moved to the very end. Mr. Costello spoke about the letter on the golf course. Ms. Burns noted that will be under the attorneys report.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, 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 Zak (4031 Birkdale Dr.) asked if the Board has fiduciary duty to provide at least three proposals from separate providers for the ADA consulting and if not, why?

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the July 21, 2025 Audit Committee Meeting and the July 21, 2025 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the July 21, 2025 Audit Committee meeting and Board of Supervisors meeting. Ms. Burns received a couple of corrections that will be incorporated in the signed version. She asked for a motion to approve both sets of meeting minutes.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Minutes from the July 21, 2025 Audit Committee Meeting and Board of Supervisors Meeting, were approved 5-0.

FIFTH ORDER OF BUSINESS

Engineering Report

Mr. Posten reviewed the Engineering Report on page 27 of the agenda package. He spoke about working in coordination with the City of Lake Wales. The main concern is a large cavity that opened up on Turnberry Lane. Density reports are needed which was not part of the original scope but is being added now. He has completed marking the

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wetlands around the community. There is some erosion on the Northwest corner of the entrance bridge and three quotes were received.

A. Proposal to Repair Entrance Bridge Erosion from Toole's Tractor Services & H2O Weed Control, LLC

Mr. Posten reviewed a quote from Toole's Tractor Service for \$4,356 to restore the erosion area on the NW corner of the entrance bridge.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, the Proposal to Repair Entrance Bridge Erosion from Toole's Tractor Service & H2O Weed Control, LLC for \$4,356, was approved 5-0.

Mr. Posten noted they are looking at the first of October for the start date of the Turnberry Lane repaving project. Ms. Landgrebe suggested reviewing the ponds that could impact residents. Mr. Posten noted hole #1, #2, and #4 ponds are priority. He noted a fairly substantial landscape encroachment on CDD property at Blackmoor Lane. Mr. Realmuto spoke about selective enforcement not being the right thing to do. Ms. VanSickle talked about consistency. The attorney will look into property line encroachments.

SIXTH ORDER OF BUSINESS

Old Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

New Business

A. Consideration of Agreement Renewals for District Services (Fiscal Year 2026)(Maintenance Contract Analysis Provided as backup)

I. Agreement with Yellowstone Landscape – Southeast

Mr. Fisher provided the Yellowstone Landscape Report. Ms. Van Sickle noted Yellowstone is staying flat and there has been a lot of improvement which she is pleased with.

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On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Agreement with Yellowstone Landscape - Southeast, was approved.

II. Agreements for Aquatic Plant Management Services with Applied Aquatics

- a) **East Conservation Area, Mitigations 1B & 7A, Wetlands 2-6 & 8, Pine Island & Utility Easement**
- b) **West Conservation Area from Clubhouse to Boat Ramp**
- c) **Lakefront, Twenty-One (21) Golf Course Ponds, E-1 Littoral Shelf, Two (2) Canals, and Thirteen (13) Stormwater Ponds**

Mr. Ulrich asked to remove Pine Island from the scope. The Board agreed to bid out the aquatics contract.

III. Agreement for Security Services with Securitas (*provided to Board Members separately due to confidentiality guidelines*)

The Board discussed Securitas and decided to bid out the security contract. Mr. Realmuto noted Securitas is in violation of their contract by providing a late notice. Counsel will review the contract and confirm.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, to Renew Security Contract with Securitas with 30 Day Termination without Cause, and Renew with Existing Rates, or at Least Defer Them to 90 Days from when this notice was received, was approved.

B. Consideration of Renewal of Bingo Rental Agreement

Mr. Realmuto made a motion to renew the bingo rental agreement.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Renewal of Bingo Rental Agreement, was approved.

C. Consideration of Proposals for ADA Inspection of Clubhouse Parking Lots

- I. ADA Compliance Specialists**
- II. RGA Design Forensics, LLC**

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Ms. Burns noted she reached out to three parties regarding quotes for ADA. The District's insurance provider doesn't have an ADA specialist. She presented the ADA Compliance Specialists quote for \$3,000 for the inspection and written report of the parking lots to identify all ADA compliance issues.

The second quote was from RGA Design Forensics for \$1,750 for the same scope. No action was taken and the Board directed staff to notify vendors.

Mr. Ulrich made a motion that the side door be open during restaurant hours or during public events when people are using the ADA access parking spots.

On MOTION by Mr. Ulrich seconded by Ms. Landgrebe, with all in favor, the Side Door Stay Open During Restaurant Hours or During Public Events when People are using the ADA Access Parking Spots, was approved.

D. Discussion Regarding Updated Joint Amenity Policies (*requested by Supervisor Ulrich*)

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Mr. Lazarovich stated there were no major updates this month, but there was a request from Steve last month regarding the FIA Risk Services report. He stated he thought it was a good report overall, fairly simple. The recommendations are at a minimal cost, so we don't see any reason to not make those changes. Specifically, the treadmills, if there is adequate room to make that change, it should be complied with. Mr. Lazarovich noted a letter received from Lake Ashton II with an estimate of \$500K. He stated this is not a proper request as there is not enough information. Mr. Realmuto noted the attorney says the cost of \$500K is to replace the existing irrigation system for the East course which is not true. The exact number was \$480K. It was to replace the sprinkler heads and control system for the sprinkler heads only.

B. Lake Ashton Community Director

Ms. Burns stated Christine's report starts on page 97 of the agenda package.

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Ms. Burns noted one thing Christine is looking for some direction on is the attendance for the 11:00 a.m. Tuesday through Friday movies is essentially zero attendees. I think she's looking for direction on if we would like to remove those. The Board had no issue with that. Staff direction to do away with that showing.

Ms. VanSickle stated Christine had another item that she wants to have direction for and that was who should be billed for the engineer's time for the project for the Blackmoor issue. The Board agreed that would be resident responsibility.

Mr. Realmuto spoke about using the reserve study as a planning tool. The changes that have been made need to be incorporated. Mr. Costello stated Christine has to gather the information and bring it back to the Board. Mr. Realmuto noted she is looking for feedback from us on what we want to see it updated with. Ms. Burns stated I think you're looking for an updated reserve study for all District owned property and it is other than the roadways because we have the engineers report on that. Mr. Realmuto suggested incorporating the engineer's report into the reserve study so that they are tracking the individual roads as they're repaved rather than a set amount and not allocating it to particular roads. It would help us understand where years of expenditures might be necessary.

C. Operations Manager

Mr. Fisher presented the Operations Manager's Report which starts on page 111 of the agenda package. Items included bridge maintenance.

I. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

There being no comments, the next item followed.

II. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher stated he addressed the Applied Aquatic ordeal and will start soliciting some bids to bring back to the Board.

III. Consideration of Proposals for Pressure Washing and Sealing Bridges

a) C&C Outdoors, Inc.

August 18, 2025**Lake Ashton CDD****b) Clean Right, LLC****c) GMS-CF**

Mr. Fisher reviewed proposals from C&C Outdoors for \$13,500, GMS for \$14,646.25 and Clean Right for \$15,000 for pressure washing and sealing bridges.

On MOTION by Mr. Costello, seconded by Mr. Ulrich, with all in favor, the C&C Outdoors Proposal for \$13,500, was approved.

IV. Consideration of Proposals for Bridge Boards Replacement (*Additional proposals to be provided under separate cover*)

a) EMC Docks

No Action. Mr. Fisher and Mr. Ulrich will meet with a bridge expert regarding board replacement.

D. District Manager's Report

Ms. Burns had nothing specific to report but offered to answer questions.

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 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**

Ms. VanSickle opened the public comment period. There being no comments, the next item followed.

August 18, 2025**Lake Ashton CDD****ELEVENTH ORDER OF BUSINESS****Supervisor Requests/Supervisor
Open Discussion**

Ms. Landgrebe would like to start talking about the streetlights and some of the contracts coming up at the next Board meeting. She would like to take a look at maybe two of the contracts to see if there is a cost savings with that section. Mr. Realmuto noted they can have Christine update the quotes because they don't know how prices have changed or anything else. What's available to us now for our next meeting, we can discuss that there.

CLOSED SECURITY SESSION

Ms. VanSickle stated the Board is entering the closed security session.

TWELFTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned.

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

Signed by:



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Chairman / Vice Chairman