

**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, August 18, 2025** at 11:00 a.m. at 4141 Ashton Club Drive, Lake Wales, 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 Mecsecs
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
Sarah Sandy *by Zoom*
Jay Lazarovich
Christine Wells *by Zoom*
Matt Fisher
Karen VanKirk

District Manager LA CDD, GMS
District Manager LA II CDD, GMS
District Counsel LA II CDD, Kutak Rock
District Counsel LA CDD, Latham Luna
Community Director, LA CDD
Operations Manager, LA CDD
LA II CDD On-site Management

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the meeting to order at 11:00 a.m. and called roll. All Lake Ashton and Lake Ashton II CDD 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.

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

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

On MOTION by Mr. Aull, seconded by Mr. Hill, 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 opened the public comment period.

Maxine Ritter (3020 Dunmore Drive – Lake Wales) commented that she believes strongly that bringing the two CDD's together as one would be the best solution to their unusual situation that the developer left them with. She explained that one CDD would reduce duplicate costs, allow them to pool resources, and help them stand stronger as a united community with one governing body. She further explained that the focus could be on what really matters, maintaining and providing a place that they would be proud to call home. She added that if combining the CDDs isn't truly possible, then at the very least, she hopes their Boards can commit to working side by side with respect for each other and a shared vision. She suggested they honor the friendships and the neighborly spirit that bind them together and continue to care for the sites of paradise respectfully, responsibly, and together. She thanked both Boards.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 15, 2025 Joint Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the May 15, 2025 joint Board of Supervisors meeting and asked for a motion of approval. Ms. Burns noted there were a couple of comments from Supervisor Landgrebe that will be incorporated to the signed version of the minutes. Mr. Greenwood noted that Supervisor Realmuto also provided

some comments. It was noted that the agenda was updated. Supervisor Realmuto thanked Amanda stating she did a fantastic job on the agenda and the minutes in general.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes of the May 15, 2025 Joint Board of Supervisors Meeting, were approved as amended.

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

On MOTION by Mr. Mecsecs, seconded by Mr. Zelazny, with all in favor, the Minutes of the May 15, 2025 Joint Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

**Focus 2025 Preliminary Dashboard
(requested by Supervisor VanSickle
of Lake Ashton CDD)**

Ms. VanSickle stated she was asked to put this item on the agenda by Iris Realmuto. She stated for the record that the documents in the agenda for this item were prepared by Ms. Iris Realmuto and not by Supervisor VanSickle, even though she put the item on the agenda. She explained that Ms. Realmuto has worked on the Focus 2025 and is heading up the Focus 2030 group. She turned over the presentation to Ms. Realmuto.

Ms. Realmuto thanked the former Focus 2025 Liaison Supervisors, Supervisor Realmuto and Supervisor Zelazny, for spending time with her. She presented raw data that shows the actions that were or weren't taken to address the results of the Focus 2025 survey. She explained that she is looking for Supervisors and staff to review it and provide feedback, corrections, and additions within the next few weeks so that they can come back with a more comprehensive Focus 2025 wrap up report for the next joint meeting. She further explained that this data can serve as a discussion starting point to help feed information into the Focus 2030 group and the joint strategic plan that they are working on. As for the Focus 2030 group, she explained that there are 28 people that expressed interest. She stated they had two very positive, constructive meetings so far with 15 attending each meeting. She pointed out that they have established their bylaws, and

they are finding the focus of 2030. She noted they will continue to meet twice a month and are actively using the *lakeashtonliving.com* forums to communicate outside the meetings.

Mr. Zelazny noted that each one of the findings from both the 2020 Group and the 2025 Group were reviewed and evaluated extensively at the time by both Boards and decisions were made. He explained that if something wasn't done, it's not because they neglected it, it's because the Board decided to take no action for a number of reasons.

Mr. Realmuto added to Mr. Zelazny's comment stating the Boards have made extensive efforts evaluating and discussing each finding. He explained that there was quite a bit of actions taken by each Board to address the concerns raised. He commented that both Boards value input and encourage the community members to get involved either directly in the new Focus 2030 group or by giving members of the group feedback or concerns because it will be acted on by both Boards.

SIXTH ORDER OF BUSINESS

**Discussion Regarding the
Development of a Joint Strategic Plan
(requested by Supervisor VanSickle
of the Lake Ashton CDD & Supervisor
Mecsics of Lake Ashton II CDD)**

Ms. VanSickle stated she and Supervisor Mecsics requested for this item to be added to the agenda to be discussed. She noted that they both agree that they need to act as one community. She explained that right now they have four governmental agencies, two HOAs and two CDDs, and they are working very hard to work together. She pointed out that Supervisor Mecsics and herself have been meeting for over a year and they have invited the HOA presidents to join them as well to discuss and find out where the other sides are coming from and how they can work better to provide a better living experience for all the community members. She stated that as a resident, it should be a seamless experience, and they are entitled to all of it. Along those lines, she pointed out that they are working together on developing a joint strategic plan and hopefully coming up with better ideas. She provided and reviewed a draft of the joint strategic plan and opened discussion. She explained that they hope by having a Board member from each side work together, they will be able to work through some of the issues and come

to conclusions and solutions that perhaps individual members of either Board may not have come up with. Mr. Mecsics stated this facilitates discussion and cooperation between two Boards. He recommends that they do this over lunch because it's a nice way to do it. He explained that they will facilitate this to where they all sit and work together. Mr. Zelazny stated he thinks the document that Supervisor VanSickle and Supervisor Mecsics put together is exceptional. Mr. Realmuto thanked Supervisor VanSickle and Supervisor Mecsics for kicking this off. He added that they set up a very good framework for making further progress and he looks forward to doing that.

SEVENTH ORDER OF BUSINESS**Discussion of Revised Joint Amenity Facility Policies (*Requested by Supervisor Ulrich of the Lake Ashton CDD & Supervisor Aull of Lake Ashton II CDD*)**

Ms. VanSickle opened discussion of revised joint amenity facility policies. Supervisor Ulrich stated he and Mr. Aull have been meeting on a monthly basis to get a fresh set of eyes on the joint amenity policy. He stated the changes were significant, but there wasn't a lot of them. He explained that there was some clarification on some items that residents expressed concern about, and they addressed those. Mr. Aull stated it's easy to follow through because everything is highlighted from the old to the new. He stated that maybe by the next joint meeting, they could all look through it and give thoughts on it. Supervisor Landgrebe asked what the thought process was on the elimination of 90 consecutive days on page three, requirements for leaseholders. Supervisor Ulrich responded that they pulled out the 90 day consecutive days because the east and the west aren't the same in this regard. He also stated the HOAs have different requirements for leaseholders, so they took out the 90 day comment. Ms. VanSickle asked if they could at least put a minimum in there because they have had problems with Airbnbs in the past. After discussion, Ms. VanSickle recommended that they work with their HOAs on this matter and suggested that perhaps their HOAs can work together as well. Ms. Landgrebe also asked what the thought process was on the elimination of the guest policy with 15 consecutive days, 30 extended. Mr. Ulrich responded that the verbiage was confusing. He explained that the issue they were coming

across or that Ms. Wells brought up was that if guests were staying there for 30 days or 45 days, at 15 days, the guest would have to come back and redo their amenity badge for another 15 days, so they changed the verbiage to correlate with guest length of stay and kept in the 60 day maximum. He pointed out that they need to remember the very last sentence in the paragraph that states the ability to be registered may be reviewed by the amenity manager if exceeding the standards listed above. Mr. Realmuto asked for consideration of his suggestion for the verbiage to say, *"issued for a maximum of 30 consecutive days as correlated with the guest length of stay"* and delete the part that states, *"may only be extended once for a maximum of 30 total consecutive days."* and leave in the 60 day in the 365 day period. Ms. Landgrebe suggested changing *"patrons"* to *"individuals"* on page five. Mr. Realmuto explained that he was involved in the group that changed and created the word, *"patrons"* and the intent was to include essentially both residents and non-resident members. There was a question and discussion about changing the word *"pet"* to *"dog"*. After discussion, it was decided that each Board will discuss this policy's verbiage further and bring it back to further discuss jointly at a later time. Discussion ensued on the block parties and a policy to address those. The discussion included block parties being only during daylight hours, keeping the roads clear and notifying police, fire and emergency services so they are aware. A question was asked if they would need to have a waiver or a liability statement. Mr. Lazarovich responded that they have typically taken the position that there should be no road closures without police presence. It was suggested that the policy be approved by somebody in a position of authority such as the amenity manager or the Board and then the legal team sign off. Service animal policies were briefly discussed. Mr. Lazarovich stated he would take a closer look at this matter and confirm the laws relating to service animals. For the bowling policy, Supervisor Landgrebe suggested adding something to the effect of, *"do not attempt to retrieve the ball on our own."* Under the fitness center, she also suggested using closed caption on all the TVs as opposed to volume. She also pointed out that in the policy regarding dog parks, number ten, it says, *"handlers must be at least 18 years of age."* But in other parts of the policy, they say, *"anyone under 18 has to be accompanied by someone 21."* She also suggested in the same category, number 14, they should say, *"patron"* instead of *"owner"*. There was discussion about the term

“patron” in this type of situation being too restrictive. Supervisor Realmuto commented on the golf club being included in the joint amenity policy on page 17, despite the fact that on page 13, they have a statement that clearly says the clubhouse, restaurant and Lake Ashton Golf Course are independently operated businesses and management has sole discretion. He suggested to remove it entirely, but if that’s not acceptable, he suggests summarizing it and eliminating a lot of the details. He presented a proposal to change the verbiage essentially eliminating the detail about any unauthorized individual found using it will be asked to make restitution. He explained further that they would be summarizing and making people aware there is a fee and where they can find the golf course rules. Supervisor Zelazny stated he thinks it’s important to leave it in, but he has no issues with the terminology Supervisor Realmuto put forward. It was noted that these were just suggestions for the committee to review and consider. Mr. Zelazny added a suggestion to consider a policy addressing radio controlled motorized vehicles, electric cars, etc. He explained that if one side decides to do it, then they’re responsible for the policy. If both sides agree to do it, then they both have to agree on the policy. He also recommended if they are going to update the amenity policy, they should do it one time and not redo it. Mr. Realmuto suggested another way to handle it might be that any reservation would need to be approved. For example, if someone wants to reserve the ballroom for use of RC cars, it would be the amenity manager who would get the details and decide whether or not that is appropriate.

EIGHTH ORDER OF BUSINESS**Discussion of Combining the Two CDDs *(Requested by Supervisor Martin of the Lake Ashton II CDD)***

Supervisor Martin addressed a good summary that touches on key points to what would have to be covered if there was an attempt to merge the two CDDs. After confirming with both District counsel’s permission to release information, he is going to make sure everybody on both CDD Boards receive the summary before their next joint meeting so they can discuss this further. Supervisor Martin also discussed different issues that need to be addressed before combining the two CDDs. Supervisor Realmuto stated this is not a simple process. He stated there is a lot of risk and liability to this. He discussed a proposed state amendment that didn’t pass, but he thinks it is very useful because

essentially it lays out in great detail what the merger process would be and it addressed a lot of the concerns being raised. He pointed out that it has been stated under the proposed amendment that one of the difficulties is that Board members would agree to give up their seats. It was clarified that the current members of each Board kept their seats until such time as the Districts were dissolved. In addition, there were elections held prior to that dissolution for five members on the new Board, so everyone would have to run to have a seat in the new merge District. District Counsel clarified that they couldn't call everybody's position for election at a point in time that the Boards were merged. She also noted that this was a proposed legislation that didn't pass that Supervisor Realmuto is referring to. Supervisor Realmuto responded that it was, but it's valuable to look at in that it outlines a very detailed procedure about how that would take place. It was explained that when they merge Districts and apply or petition the city or county, part of the petition includes a merger agreement between the two Districts. It was further explained that included in the merger agreement is agreement between the Boards of what will be the emerging District, the name of the District and the Supervisor seats that will emerge from the merger. There will be five seats eliminated and five seats carry, so the two Boards will have to state which seats remain and which seats terminate. Supervisor Aull asked District counsel if merging of the Districts require annexation of any of the properties to another town. Ms. Sandy responded no. She explained that Chapter 190 or the method by that being addressed would not address whether one annexation from one city to another, but it is kind of an obstacle in terms of them not knowing which governmental entity to petition to merge the Districts because of how they have been established and then annexed.

NINTH ORDER OF BUSINESS**Consideration of Fiscal Year 2026
Joint Meeting Schedule****A. Lake Ashton CDD – Resolution 2025-09 Adopting the Joint Meeting Dates for
Fiscal Year 2026**

Ms. VanSickle stated she and Mr. Mecsecs recommend they move up one month and keep the meetings three months apart, so that the October 20 meeting would be November 17, the January 26 meeting would be February 16, April 20 meeting would be May 18, and July 20 meeting would be August 17. She noted they are a month behind.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Resolution 2025-09 the Fiscal Year 2026 Joint Meeting Dates Changes as Proposed, was approved.

B. Lake Ashton II CDD – Resolution 2025-05 Adopting the Joint Meeting Dates for Fiscal Year 2026

Mr. Mecsecs presented Resolution 2025-05.

On MOTION by Mr. Mecsecs, seconded by Mr. Martin, with all in favor, Resolution 2025-05 the Fiscal Year 2026 Joint Meeting Dates Changes as Proposed, was approved.

TENTH ORDER OF BUSINESS

Supervisor Requests and General Public Comments

Ms. VanSickle asked for general audience comments and Supervisors requests.

Resident Marianne (4031 Burkedale Drive) commented on the amenities not being considered amenities.

Mr. Zelazny thanked Mr. Ulrich and Mr. Aull for their hard work on the amenity policy. He also thanked Ms. VanSickle and Mr. Mecsecs for working on the strategic plan. He explained that this shows they can work together, and they are making progress on working together.

Ms. Landgrebe commented that a good question was raised by Resident Marianne about the restaurant being an amenity. Mr. Realmuto responded that the existing policy is clear that they are independent businesses, and nothing is being changed. He pointed out that they have always been independent businesses. Discussion ensued. Ms. VanSickle commented that she agrees with Supervisor Realmuto. She explained that they are private businesses. She stated the Board votes on the amenities and control those, but they don't control the restaurant, which is a private lease. She noted they give the restaurant certain constraints, but it's a part of the lease agreement. She pointed out that they don't have control over the golf course because it's a private enterprise. Mr. Costello stated the subject of the restaurant is CDD I business and it has no place at a joint meeting.

August 18, 2025

Lake Ashton CDD & Lake Ashton II CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

There not being any further business to discuss, Ms. VanSickle asked for a motion to adjourn.

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

Mr. Mecsecs asked Lake Ashton II Board for a motion to adjourn.

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

Lake Ashton CDD


Secretary / Assistant Secretary


Chairman / Vice Chairman

Lake Ashton II CDD


Secretary / Assistant Secretary


Chairman / Vice Chairman