

**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, October 20, 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
Jay Lazarovich	District Counsel, Latham Luna
Matt Fisher	Operations Manager
Christine Wells	Community Director

The following is a summary of the discussions and actions taken at the October 20, 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 asked for a motion of approval of the meeting agenda

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Meeting Agenda, was approved 5-0.
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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.

Mariane Zak (4031 Birkdale Dr.) thanked the Board for adding the disabled parking space. Asked the Board to install an automatic door opener to the ballroom door entrance and asked to add this to the November 2025 agenda.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the September 15, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the September 15, 2025 Board of Supervisors meeting and asked for any comments, corrections, or change. Ms. VanSickle gave Jill some corrections at the beginning of the meeting regarding Applied Aquatic.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the September 15, 2025 Board of Supervisors Meeting, were approved as amended 5-0.

FIFTH ORDER OF BUSINESS

Engineering Report

Mr. Posten provided an update regarding the City of Lake Wales and the water leak as well as reimbursement, Turnberry Lane repaving project was completed. The Board requested to put Blackmoor pond on the December agenda for discussion. Mr. Posten will put parking lot striping down for discussion.

SIXTH ORDER OF BUSINESS

Old Business

A. Consideration of Revised Joint Amenity Facilities Policies *(requested by Supervisor Ulrich)*

The Board discussed the revised joint amenity facilities policies. Mr. Lazarovich noted regarding damage, they would start with a demand letter and if that doesn't take effect, there are other courses of action the District can take against the person. Regarding block parties, the insurer is against having blocking parties on the road as there is a lot of liability that comes with that. By putting this in the policy, they are trying

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to ensure no block parties on the road. Ms. Burns asked if they want the general consideration of joint amenity policies added, not just the specific line items but the whole set. Mr. Realmuto asked if a hearing is required and if it is necessary, it should be advertised.

SEVENTH ORDER OF BUSINESS**New Business****A. Update on Strategic Plan (*requested by Supervisor Landgrebe*)**

Ms. Landgrebe and the Board discussed the strategic plan and if it will be worked on only at joint meetings. They can work with members of the other Board, just not with each other.

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

Mr. Lazarovich spoke about demand letters sent out regarding gate strikes. He will keep an eye out and provide an update next month if they hear back. One resident was represented by an attorney, so Jay sent a letter directly to her attorney. He provided drafts of the conditional consent and a draft of the notice letter to the HOA for the Boards review. Ms. Wells asked regarding the demand letter, does the Board want to suspend amenity privileges until response is received back or wait until they receive response back with the payment of the gate strike. Mr. Realmuto stated it should be a matter of standard operating procedure and shouldn't need the Board's approval.

B. Lake Ashton Community Director

Ms. Wells reviewed Community Director Report which was included in the agenda package for Board review.

C. Operations Manager

Mr. Fisher presented the Operations Manager's Report which was included in the agenda package for Board review.

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I. Consideration of Quotes for Bridge Board Replacement

- a) **Bevis Construction, Inc.**
- b) **C&C Outdoors, Inc.**
- c) **EMC Docks**
- d) **GMS**

Mr. Fisher presented the Bevis Construction proposal for bridge board replacement for \$16K. He noted their cost is relatively half the price of the three bids received prior. Mr. Fisher spoke about the possibility of a yearly agreement with Bevis. Mr. Ulrich was hoping for a 3-year deal and maybe extend it out. Mr. Lazarovich clarified there will be a one-time agreement for the \$16K and then a new proposal will come back for annual maintenance.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Bevis Construction, Inc. Quote for Bridge Board Replacement, was approved 5-0.

II. Consideration of Items Pertaining to Clubhouse Irrigation Well Repairs

- a) **Cost Analysis for Well Water versus City Wayer**
- b) **Proposals for Repairs**
 - i. **Durham Well Drilling, Inc.**
 - ii. **Goodbye Hard Smelly Water, Inc. (Well Drilling)**
 - iii. **Nuco Pump & Well Services**

Mr. Fisher stated he revised the Nuco Pump & Well Services proposal to include a 2-inch galvanized drop pipe which is rated for irrigation.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, the Nuco Pump & Well Services Proposal, was approved 5-0.

III. Consideration of Proposals from Solitude Lake Maintenance for Aquatic Maintenance Services

- a) **Quarterly Maintenance**
- b) **Semi-Annual Maintenance**
- c) **Annual Maintenance**

Mr. Fisher presented the Solitude proposal for \$56,040 for the year. Applied Aquatics new price is almost \$10K more at \$67,020. Solitude lowered their quarterly and

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semi-annual wetland maintenance \$2K each. The contract will start in January. Solitude can start on November 1st.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, to Retract the Motion made at the Last Meeting to Approve the Contract with Applied Aquatics, was approved 5-0.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the New Contract with Solitude with a Term starting November 1, 2025 to Run to September 30, 2026 – Automatic Renewal if Price Doesn't Change, was approved 5-0.

Ms. Burns suggested putting an automatic renewal if the price doesn't change for the following year and lock it in for even longer.

IV. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the monthly landscaping checklist.

V. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher presented the monthly aquatic maintenance checklist.

D. District Manager's Report

Ms. Burns noted they are at the start of the new fiscal year so waiting for funds from the tax collector's office. Those should probably start coming in, in November.

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 noted the combined balance sheet, capital projects reserve fund and state of revenues, expenditures, and changes in fund balance. Mr. Realmuto reviewed the reports and noted a lot of the charges they have already incurred by having

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the work done or approving it to be done aren't included. Accounting takes some time to catch up.

D. Approval of Check Run Summary

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

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

Ms. Wells noted the Board agreed allowing 5 minutes per proposer for November, there is the November joint meeting. Would the Board want to move the parking lot restriping and preventative maintenance quotes for bridge maintenance since they aren't time sensitive? Mr. Ulrich is okay with moving the bridge quote and parking lot restriping out to December.

TENTH ORDER OF BUSINESS

Public Comments

Resident (Jim Helmer, 6140 Pebble Beach Blvd) spoke about comments during joint amenities policy and agrees with discouraging short-term rentals. He does not want the community to become an Airbnb or VRBO hub. Encouraged not to defer any of that judgement to the HOA.

Resident (Marianne Zak, 4031 Birkdale Dr.) spoke about having the doors unlocked. Mr. Realmuto stated they were asked to unlock the doors. For the record, the front door the closest entrance to this meeting is unlocked. Those doors are open and no need to even push a button. This meeting was accessible. The doors closest to the restaurant, both the lobby and east side parking lot entrance are unlocked during the restaurants operating hours.

Ms. Van Sickle noted David (does square dancing) recently tried to come in carrying a load of stuff. It would make it easier. At this point can we add a resident push button on this door?

Resident (Carol Keller, 4165 Dunmore) stated Matt has done a wonderful job. The window treatments are lovely.

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ELEVENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Signed by:

Brandi Vondra

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Chairman / Vice Chairman