

**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, March 16, 2026** 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 March 16, 2026 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 requested to permanently move Yellowstone, Solitude and security after the engineer. Mr. Realmuto suggested moving the public rate hearing on the adoption of rates for gate strike fees after the engineering report and the discussion regarding strategic planning moved to the end of the meeting. Ms. Van Sickle noted she would like to get Yellowstone, Solitude and security out before the budget hearing.

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On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, to modify the meeting agenda to hold the public hearing on adoption of rates for gate strike fees to immediately after the engineering report and move the monthly reports from staff and financial reports also before new business., 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.

Jean Miller (3547 Hogan Ln) would like to speak at the public hearing on gate strike fees.

Michael Hays (4160 Limerick Dr) spoke about CDD encroachment. Lacks definition of where the CDD is and how it is measured.

Daniel Davis (4445 Turnberry Ln) stated the community should own and operate the restaurant without any outsiders. Spoke about money spent on the east golf course.

John Thompson (4253 Berwick Dr) informed of encroachment on protected wetland. Asked to put native greenery in there to attract butterflies and bees that would enhance the native habitat. Suggested beauty berry, fire brush and honeysuckle.

Frank Kennedy (3065 Dunmore Dr) stated they received the upgraded bingo equipment and thanked the Board and management team.

David Henegar (4180 Dunmore) suggested getting a separate address for the restaurant and ball room so alcohol can be served.

Kathryn Davailus (5308 Snead Dr) stated her husband 100% can make the restaurant work. Has worked in the restaurant business for 37 years.

Laura Navamek (84 San Kitts Circle) stated her and Mr. Salvatore are putting in a proposal to reopen the restaurant to serve the community.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the February 23, 2026 Board of Supervisors Meeting

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Ms. Van Sickle stated the minutes are not completed and they will be presented at the next Board meeting.

FIFTH ORDER OF BUSINESS

Engineering Report

Mr. Posten discussed the engineering report including pond 20 bank erosion adjacent to the cart path. The two options were 1) a retaining wall – quote from Toole’s Tractor was \$57,780 and 2) turf reinforcement mat – quote from Southern Landscape was \$42,750. Ms. Burns noted the Chair has spending authority so if it goes \$1,500 over, Brenda can approve that.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, the Toole’s Tractor quote NTE \$58K, was approved 5-0.

Mr. Posten reviewed an adjusted quote from 1-800 Striper - \$2,250.11 to restripe both parking lots and adjust the parking spaces on the west side to accommodate that additional entrance item. One parking space will be lost. Garrett will clarify that it includes three stop bars.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the 1-800 Striper quote for \$2,250.11, was approved 5-0.

Mr. Posten pursued a quote to do the Berwick pavement void that came in very high. He will look into another option to inspect that line and see if it can be determined that it is the cities’ fault prior to doing that repair. The quote came in at \$30K.

Mr. Posten reviewed the encroachments that came up in the last month or two which can be found on page 8 of the agenda package. Mr. Lazarovich suggested getting the wetland encroachments out right away. The non-wetlands are up to the Board.

The Board discussed the encroachments. Mr. Ulrich suggested 3612 Blackmoor Lane, 3616 Blackmoor Lane, 4135 Aberdeen and 4160 Limerick need to have a closer look by the engineer.

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On MOTION by Mr. Ulrich, seconded by Mr. Realmuto, with all in favor, for the engineer to review/identify lines at 3612 Blackmoor Ln, 3616 Blackmoor Ln and 4160 Limerick, was approved 5-0.

Mr. Posten noted the other ones have already been measured or are clear. The Board provided direction to the engineer regarding the wetland encroachments.

A. Operations Manager

I. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

Ms. Mr. Fisher reviewed the field operations report on page 76 of the agenda package. A Yellowstone representative reviewed the site visit report on page 83. There will be planting and drip line proposals for the next meeting.

II. Aquatics Update

a) Presentation of Monthly Aquatics Checklist and Report

Mr. Fisher and Ms. Tabor reviewed the Solitude aquatics report on page 87 of the agenda package.

III. Consideration of Quotes for Mulch Along Aberdeen Fence Line

Mr. Fisher reviewed quotes for mulch on Aberdeen. Yellowstone came in at \$3,900 for labor only. Pete got a proposal from their contractor that blows in the mulch using a semi-truck that came in at \$3,623 and that included the mulch.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello, and Ms. Landgrebe in favor and Mr. Realmuto and Mr. Ulrich opposed, the subcontractor that includes mulch at \$3,623, was approved 3-2.

SIXTH ORDER OF BUSINESS

Old Business

Ms. Burns stated that there was no old business to discuss.

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SEVENTH ORDER OF BUSINESS

New Business

**A. Discussion Regarding Length of Meetings and Best Use of District Funds
(requested by Supervisor VanSickle)**

Ms. Van Sickle suggested they cut their meetings to two and a half hours. It would save them money. Mr. Realmuto recommended pushing up the staff reports and financial reports. Ms. Burns suggested maybe not having vendors attend every meeting. A consent agenda and action items only were discussed.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, to limit meetings to two and a half hours then adjourn, carrying unfinished part of agenda over to old business, was approved 5-0.

B. Public Hearing

I. Public Hearing on the Adoption of Rates for Gate Strike Fees

Ms. Van Sickle asked for a motion to open the public hearing.

Jean Miller (5437 Hogan) noted gate reading distance has been shortened.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, Opening the Public Hearing, was approved 5-0.

a) Consideration of Resolution 2026-02 Adopting Rates for Gate Strike Fees for the District

Ms. Burns stated there were comments from the Board at the last meeting that were incorporated regarding those fees. The range see is listed as exhibit A. They updated your rules, chapter three, which includes those rates, to actually include what was discussed.

Mr. Lazarovich noted section 1.6, subsection K, the reason for this language is it's setting the lower limit of 975, which was discussed in December, and it allows up to an increase of \$2,500 without coming back for a secondary rate hearing based on inflationary costs or whatever the reason may be that the vendor increases their rates

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, Resolution 2026-02 Adopting Rates for Gate Strike Fees for the District, was approved 5-0.

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Ms. Burns asked for a motion to close the public hearing.

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

EIGHTH ORDER OF BUSINESS

Monthly Reports

B. Attorney

I. Update on Lake Ashton Living Website Issues

II. Discussion of Statute Regarding Merger of CDD

Mr. Lazarovich provided an update on the Blackmoore encroachment, the recorded agreement on Dunmore and the merger statute and agreement. He noted they are still reviewing all the links on the Lake Ashton Living website issues.

C. Lake Ashton Community Director

Ms. Wells reviewed the Lake Ashton Community director report on page 68 of the agenda package.

D. District Manager's Report

Ms. Burns stated your tax-exempt application for all the CDD properties was filed by the March 1st deadline.

I. Next Joint Meeting Scheduled for Thursday, March 19, 2026 @ 11:30 AM @ the Lake Ashton II Health and Fitness Center

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

D. Approval of Check Run Summary

Ms. Van Sickle asked for any questions on any of the financial reports.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary, was approved 5-0.

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C. Discussion Regarding Strategic Planning (*back-up provided by Supervisor VanSickle, Supervisor Landgrebe, Supervisor Costello & Supervisor Ulrich*)

Ms. Landgrebe stated they have a joint meeting coming up and that's really where they will have a discussion. Four of the five supervisors provided an outline or something. Mr. Realmuto noted he handed his in at the November meeting but will provide it to Christine. She will print all of them for the other Board members.

D. Focus 2030 Restaurant Response Preview Presentation by the Focus 2030 Group (*requested by Supervisor Realmuto*)

The leader of the Focus 2030 Group announced the survey responses to the Board members.

TENTH ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests/Supervisor Open Discussion

Ms. Landgrebe asked if they really need two times for public comments. Ms. Burns stated it is not required. You need to provide an option for public comment before agenda items are listed but not at the end.

Ms. Van Sickle spoke about limiting meetings to two and a half hours.

Mr. Costello stated people should have the right to comment on what goes on in the meetings and its publicly known as to what people feel. He doesn't want to cut that off. Ms. Burns suggested to do what they did today and take all the public comments at the beginning whether it's an agenda item or not. Take all the public comments and people don't have to stay if they don't want and then they will code that last one as an optional public comment portion at the end. Should they have time under the two and a half hours.

Mr. Realmuto stated he thinks at the very end of the meeting they owe it to anyone who has lasted through the almost three-hour meeting the opportunity to comment. Ms. Van Sickle stated after the meeting they will stick around and make themselves available to talk to people.

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TWLEFTH 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.

Jill Burns

Secretary / Assistant Secretary

Signed by:

Brenda Vardell

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Chairman / Vice Chairman