

**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, April 20, 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
Garrett Posten	District Engineer, Rayl Engineering
Matt Fisher	Field Manager
Christine Wells	Community Director

The following is a summary of the discussions and actions taken at the April 20, 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 9:01 a.m., called roll, and recited the pledge of allegiance. All five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle requested approval of the meeting agenda. She suggested moving 10A up to the beginning of staff reports.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Approving the Meeting Agenda Moving item 10a up to the beginning of staff reports, 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.

Michael Hays (4160 Limerick Dr) stated there was no intent to encroach on CDD property without knowledge or permission. The previous owner took a lot of pride in her yard. The Board has directed him to cover the said areas that are infringing on CDD property with grass. No consideration from past approvals from a previous Board. He requested a clear marked direction be made to ensure in the future a 6 in. or 12 in. encroachment is being served to him.

Mark Reed (4293 Berwick) received a letter about the wetland behind his home stating to promptly remove all encroachments. He didn't purchase that property. He noted it isn't his responsibility to remove any of it as he didn't plant it. The previous owner did the planting. Asked if he has to remove the plants.

Sue Marino (4269 Berwick) voiced her concerns regarding the restaurant. Would like the restaurant to be a part of their amenities. Suggested an assessment used like a gift card.

Jim Helmer (6140 Pebble Beach Blvd) spoke about the proposals for the restaurant. Requested individual Board members or the Board as a whole don't do a survey or anything that could appear like a vote of the community on a preferred option.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the February 23, 2026 Board of Supervisors Meeting, March 16, 2026 Board of Supervisors Meeting & March 16, 2026 Budget Workshop Summary

Ms. VanSickle presented the minutes from the February 23, 2026 Board of Supervisors meeting, the March 16, 2026 Board of Supervisors meeting and the March 16, 2026 budget workshop. Mr. Realmuto requested an addition to the February 23, 2026 minutes – Page 5 under 6A the discussion by the attorney of Lake Ashton Living – Supervisor Realmuto noted that up to \$16K in legal expenses related to Lake Ashton

Living have already been incurred and these expenses began in early November well over a month before being raised at the December meeting and no mention at the intervening November meeting. Ms. VanSickle noted an issue with that and doesn't feel that figure is accurate and has a problem with throwing it out there without substantial proof. She requested leaving the minutes as they stand.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with Mr. Ulrich and Mr. Costello in favor and Mr. Realmuto opposed, the Minutes from the February 23, 2026 Board of Supervisors Meeting and the March 16, 2026 Budget Workshop Summary, were approved 4-1.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Engineer

Mr. Posten provided an update on pond 20 bank erosion. He received quotes on the pavement void on Berwick to inspect the sanitary sewer line. The city did their own inspection however he doesn't feel what they provided him is conclusive to rule out that it is their system. He recommended before doing any work to restore that area, do their own investigation and if it is still related to their sanitary sewer lines.

He presented quotes for the investigation of the storm sewer on Waterford. The low proposal was from Insight Underground Solutions which would reduce the cost of the Berwick pavement void investigation by taking the mobilization away. He asked for approval on the Berwick pavement void with the understanding if they also do the storm sewer, they won't pay mobilization on it, the Underground Solutions quote for the storm sewer and the quote from Nissi Geotechnical. Mr. Realmuto asked Garrett if he observed any evidence in the road that there were failures to motivate this expense. Garrett stated the asphalt is definitely at a failed state. Supports the geotechnical testing.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Insight Underground Solutions Proposals & the Geotechnical Proposal, was approved 5-0.

Mr. Posten reviewed the properties with encroachments, took some measurements and provided photos for Board review. The encroachments for Board

action are on page 27 of the agenda package. He noted as far as when the residents did not do the plantings or installations themselves will be deferred to Mr. Lazarovich.

Mr. Lazarovich noted that doesn't take away the CDDs right to say there is an encroachment. The homeowner that is encroaching would have to go to whoever told them there was no encroachment on CDD property.

Mr. Posten recommended the hard material improvements be removed on Aberdeen but not the two dead trees that will fade away anyway.

On MOTION by Ms. Van Sickle, seconded by Ms. Landgrebe, with Mr. Costello in favor and Mr. Realmuto & Mr. Ulrich opposed, to Follow the Engineers Recommendations, was approved 3-2.

Mr. Posten asked as far as the direction to homeowners, will that still come through Jay. Ms. VanSickle noted the CDD has not approved any of these. If there is an issue with the HOA, you need to talk to the HOA. You need to only maintain to your property line. Mr. Realmuto noted engineering expenses were over \$9K and asked how much of that was attributable to the encroachments this year. Garrett noted there is a separate section on the invoices so the Board can track what is going into encroachments.

B. Landscape Maintenance

I. Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher reviewed the landscaping report.

C. Aquatics Maintenance

a) Presentation of Monthly Aquatics Report

Mr. Fisher reviewed the monthly aquatics report on pages 61-64 of the agenda package. Ms. VanSickle noted a complaint about the pond behind Aberdeen and asked Matt to check on it.

SIXTH ORDER OF BUSINESS

Discussion Regarding Proposals Received for Restaurant and Catering Services

A. Presentation of Proposals Received (5 Minutes Each)

I. Dundee Downtown Pizza

Kevin Rodriguez owner of Dundee Downton Pizza provided an overview of his business experience and a proposal on page 68 of the agenda package. He answered Board questions.

II. Plates on Deck

Ken James C-Founder & CEO of Plates on Deck provided an overview of his business and a proposal on page 73 of the agenda package. He answered Board questions.

III. Three Roots

Salvatore Cogliano owner of Three Roots provided an overview of his business experience and a proposal on page 85 of the agenda package. He answered Board questions.

IV. Tropical Fusion Grill

A representative from Tropical Fusion Grill provided an overview of their restaurant concept and provided a proposal on page 105 of the agenda package. He answered Board questions. Resume needed.

The Board discussed narrowing it down to two or three today and the need for additional information including background and reference checks, resumes, and financials, with rent set at \$1,250 per month to offset costs of utilities and property taxes. Christine will relay information and request for references from proposed lessees.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Rent \$1,250 per month, was approved 5-0.

Mr. Costello noted for the first three months it will be \$100 rent.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with Mr. Ulrich and Mr. Realmuto in favor, and Ms. VanSickle opposed, Rent set at \$100 per month for the first three months, was approved 4-1.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Securitas Contract & Ongoing Issues with Service

Ms. Wells noted her concerns with Securitas and the service the District is getting in the safety and security portion of her report. She mentioned the amenity access card readers and the length of time it took to get that repair done.

Mr. Lazarovich noted the CDD had three existing contracts with Securitas but terminated one based on review of email communications happening on their end, either incompetence or not performing. There was a disagreement on the existing contracts. They were saying they were all combined into one. There was specific language in each of the CDDs agreements that they were separate agreements. When they terminated the one that is terminated, they specifically stated they looked forward to continuing on with the other two existing agreements. Securitas has been performing in some sense however with the actual request of changes, they are not performing. Email communications are all over the place. He recommended from those communications and their nonperformance to terminate that existing agreement. The CDD has been paying monthly. Mr. Ulrich stated it seems like Securitas is not holding up their end of the bargain. Ms. Wells noted the same issues that she brought to the Board before like lack of communication. Mr. Ulrich stated he wanted to make sure there was enough of a paper trail where if they say they are done, they don't have to spend an excessive amount of money defending their position. Mr. Lazarovich noted in all their contracts with Securitas, there is language that specifically gives the District the sole discretion without cause to terminate or suspend an agreement with 30-day notice. Mr. Realmuto noted the real issue was that they learned Securitas hadn't ordered the part for three weeks so essentially ignoring the Board which was the reason for most of the delay.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, to terminate the other two Securitas contracts, was approved 5-0. (MOTIONS WITHDRAWN)
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Mr. Realmuto questioned if this affects the gate and the operation of the system that opens the gate and if so, he is not okay with that. Ms. Wells stated Tech Wave can take over as long as there is no longer a contract with Securitas.

Mr. Ulrich asked if they terminate with Securitas, will Tech Wave take over right away or check with Securitas. What if Securitas says we are going to fight it then maybe Tech Wave says sorry we can't do it until this is resolved. Ms. Burns suggested authorizing the Vice Chair to enter into an agreement with Tech Wave. Tech Wave would have to provide a proposal assuring they are able. Mr. Ulrich noted if the gate doesn't work, they will have someone manning it.

Mr. Ulrich withdrew his motion for now until they communicate with Tech Wave and see what they are willing to do if they terminate. Ms. Burns stated staff will get proposals and bring them to the next meeting as it is better to deal with them for 30 days than dealing with the gate potentially being open for 30 days. Mr. Lazarovich will send a nonperformance letter to Securitas. Ms. Wells will contact Tech Wave. Ms. Costello and Ms. Landgrebe suggested talking with Nations also.

A. Attorney

Mr. Lazarovich provided an update on the encroachment letters going out and will continue to monitor. He updated the Board on the developer property. He is looking into a separate agreement other than a lease agreement.

B. Field Manager

Mr. Fisher reviewed the Field Management report on page 116 of the agenda package.

I. Consideration of Proposal for Pool Maintenance Services from Heartland Pools

Mr. Fisher stated after reviewing with site staff and talking to Christine, it's in the best interest of the District to keep services in house. Jacob is willing to become CPO certified onsite.

II. Consideration of Proposal for Planting in the Littoral Area of Pond 5 from Solitude Lake Management

Mr. Fisher reviewed the Solitude Lake Management proposal for \$2,700 for the plantings in the littoral area of pond 5. The plants are native and help with filtration of nutrients and helps with oxygen production in the pond.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, the Proposal for Planting in the Littoral Area of Pond 5 from Solitude Lake Management, was approved 5-0.

III. Consideration of Landscape and Irrigation Maintenance Proposals

a) Proposals to Replace Foliage Affected by Recent Freeze

i. Yellowstone Proposals

ii. Nursery Proposal

Mr. Fisher presented proposals from Yellowstone. He recommended using Yellowstone’s labor price and Heritage Nurseries price for plants. He suggested taking out the dead plants and not replacing them. Ms. VanSickle went through the numbers for the plants. Matt recommended planting later in July.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, to remove freeze damaged shrubs throughout the property, was approved 5-0.

b) Proposals to Install a Drip Line System Along Lake Ashton Boulevard Median

Mr. Fisher noted a bid from Yellowstone for a drip line system for \$19,000 just for the Boulevard. He noted they already have established plantings that are cold hardy and drought resistant so a drip line isn’t needed.

C. Lake Ashton Community Director

Ms. Wells reviewed the community director report on page 150 of the agenda. She asked for direction on the automatic door opener to the West entrance. A revised quote was received from Securitas to remove their installation at the concrete pad. It got the quote down to \$2,799.99. With the least expensive door opener of \$3,958.60 it came to an amount of \$6,788.59 not including the cost of materials for the concrete pad. The NTE

amount previously given was \$6,500. Mr. Ulrich spoke about someone other than Securitas doing that work. The question was the warranty, a definitive which warranty just for that set up or the warranty for the whole building. Christine hasn't received a response from Securitas. She will check with Tech Wave to see if it's something they can do. Mr. Ulrich stated he doesn't want Securitas doing any work if it can be avoided. He noted for the record he would like to make a decision on this next month. Table to next month.

D. District Manager

Ms. Burns asked for clarification on staff reports, if they only wanted the staff members who were going to charge by the hour to leave or not be present or if the Board wanted everybody present. She noted moving all staff reports to the front and landscape maintenance and aquatic maintenance to be moved under Matt's report. Leave public comments at the end, time permitting.

I. Announcing General Election Qualifying Period (Starting 12:00 PM Monday, June 8, 2026 and Ending 12:00 PM Friday, June 12, 2026)

Ms. Burns stated for anyone interested in running for a Board seat the qualifying period is Monday June 8th and ends at noon on Friday June 12th. Contact the Supervisor of Elections with any questions.

II. Direction Regarding Proposed Budget for May 18, 2026 Board Meeting

Ms. Burns stated all of the updates that were discussed at the budget workshop have been made as well as additional tweaks based on the updates to the reserve study. She asked for direction on what the Board would like to see included in the resolution to approve that proposed budget. Mr. Ulrich proposed \$100 increase. Mr. Costello and Ms. VanSickle don't want to shortcut the reserve. Ms. Burns noted the decision doesn't have to be made today and the Board may want to have this discussion when it is an actual agenda item. Mr. Realmuto suggested if there is going to be two options, one should be \$100 and the other \$166.81. Mr. Costello suggested presenting a \$100 and \$200 increase for the next meeting.

III. Presentation of Number of Registered Voters – 1,335 – ADDED

Ms. Burns stated for the record there is currently 1,335 registered voters within the boundary of Lake Ashton.

Ms. Burns stated Christine has decided to take a promotion within GMS to become a District Manager. They have found a great candidate who the position has been offered to. She lives in Lake Wales and has a lot of relative experience. She will start at Lake Ashton on May 7th.

EIGHTH 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 Ms. Landgrebe, with all in favor, the Check Run Summary, was approved 5-0.

NINTH ORDER OF BUSINESS

Old Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

Iris Realmuto responded to the conversation earlier about usage of the restaurant, addressing Mike’s question as to why they need to use the restaurant in the morning for dancercise classes. The number of classes now, thanks to the Simply Healthy program, has greatly increased. Focus 2030 pointed out people would like to see more usage of the restaurant, maybe divide the restaurant. Put locks on the liquor cabinets.

Mark Reed asked for clarification on the plantings behind his house that were planted by someone else in the wetland area, is he responsible for removing those? Mr. Lazarovich stated if the engineer put that in his report that it needs to be removed. Was it noted in the encroachment letter to you? Ms. Burns noted if it is one of the wetland encroachments, they don’t want anybody removing stuff from the wetland besides the District. Mr. Reed will talk with Jay after the meeting.

April 20, 2026

Lake Ashton CDD

TWELFTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

Ben Valeri

Chairman / Vice Chairman