

**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 **Thursday, March 19, 2026** at 11:30 a.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884.

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 *by phone*
Jason Greenwood
Sarah Sandy
Jay Lazarovich *by phone*
Christine Wells
Karen VanKirk
Krystle Funk

District Manager LA CDD, GMS
District Manager LAII CDD, GMS
District Counsel LA II CDD
District Counsel LA CDD
Community Director
LA II Onsite Management
LA II Onsite Management

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Greenwood called the meeting to order at 11:30 a.m. All Lake Ashton and Lake Ashton II CDD Supervisors were present. The Pledge of Allegiance was recited by all.

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SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Mecsics asked if there were any additions or deletions to the meeting agenda. Hearing none, he asked for a motion to approve the Lake Ashton Joint Meeting agenda.

Ms. Van Sickle requested adding joint meeting dates to the agenda for June 15th at the clubhouse and October 15th at the HFC.

On MOTION by Ms. Van Sickle, seconded by Ms. Landgrebe, with all in favor, the Meeting Agenda for the Joint Board of Supervisor Meeting by Lake Ashton, was approved.

On MOTION by Mr. Hill, seconded by Mr. Zelazny, with all in favor, the Meeting Agenda for the Joint Board of Supervisors Meeting by Lake Ashton II, was approved.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda

Mr. Mecsics opened the public comment period to items specific to the agenda. There were no comments, and the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 17, 2025 Joint Board of Supervisors Meeting

Mr. Mecsics presented the meeting minutes from the November 17, 2025 joint Board of Supervisors meeting and asked for any comments, questions, or corrections. Mr. Realmuto noted there was a number of typos. On page 4 end of middle paragraph should have been Mr. Zelazny stated the documents he provided were the financial goals and objectives, not Mr. Martin.

On MOTION by Ms. Van Sickle, seconded by Mr. Costello, with all in favor, the Minutes of the November 17, 2025 Joint Board of Supervisor's Meeting, were approved as amended.

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

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On MOTION by Mr. Hill, seconded by Mr. Zelazny, with all in favor, the Minutes of the November 17, 2025 Joint Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Discussion Regarding Joint Amenity Policies (requested by Supervisor VanSickle of Lake Ashton CDD)

Ms. VanSickle asked the Boards if they are ready to vote on this or are there other adjustments we need to make. The Lake Ashton Board had no changes.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, the Joint Amenity Policies, were approved.

Ms. VanSickle asked for a motion from Lake Ashton II to approve the joint amenity policies. Mr. Zelazny noted the document in front of him has the golf club information moved and that's not what our group that went to the meeting agreed to. Ms. Wells noted it is correct.

On MOTION by Mr. Hill, seconded by Mr. Aull, with all in favor, the Joint Amenity Policies, were approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Joint Strategic Plan Progress (requested by Supervisor VanSickle of Lake Ashton CDD)

Ms. VanSickle spoke about the Boards working together so the residents feel like this is one community. She spoke about adding videos to the website, which has to be ADA accessible so they will depend on Ms. Iris to do that. Mr. Realmuto commented about the tradeoffs with posting information or even documents online. He is hoping to have one comprehensive, cohesive strategy. He could see a section on ensuring fiscal responsibility and efficiency. Mr. Aull mentioned extending the public comment period to five minutes. The Board decided to leave it as is.

Mr. Zelazny pointed out that they have published page one of the Financial Goals & Objectives previously. The second page primarily focuses on how they do business and it's kind of in line with the one community, one CDD. Mr. Costello spoke about a strategic property community security assessment with a comprehensive protective strategy. Ms. Landgrebe and Mr. Hill noted quality of life and what the five pillars they looked at included physical

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environment, social connection, intellectual growth, emotional well-being and spiritual meaning. Mr. Ulrich and Bill noted infrastructure and maintenance plan to preserve the assets they already have, maintain property values, and reserve study. Mr. Martin spoke about a rating system to rely on when improvements need to be made.

Mr. Zelazny stated if you look at the four items they added to the joint financial goals and objectives, the fourth one in retrospect probably can't be obtained because of the difference in number of residents so probably should take that off.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Potential Merger of the CDDs & Cost Saving Opportunities Achievable Without Merger (Requested by Supervisor Martin of Lake Ashton II CDD and Supervisor Realmuto of Lake Ashton CDD)

Mr. Realmuto stated it is important for the CDD to put out the information that they have available from their attorneys. He spoke about the cost saving opportunities and pointed out they wouldn't necessarily have to merge to get those cost savings. He noted to proceed with the merger; the next step would essentially cost 10 hours of legal time for them to do the legal preparation work to request the Attorney General's opinion. The issue is not having clear direction on how the Districts would merge. Chapter 190 fails to address a situation of two CDDs that are currently located in municipal boundaries, with one being established by a city and the other being established by a county. Mr. Mecsics noted when they start down this road, there are costs associated and that always comes up to be who's going to pay for it and what impact will it have on their budgets and assessments. There is much more involved than just costs. Mr. Costello stated they can't go on assumptions, you have to think about the entire community. Mr. Realmuto stated this discussion with regard to merging the CDDs would be most productive with regard to are they willing to go ahead and request the Attorney General's opinion or not? If they are not, then that's the end of it. The potential merger of the CDDs and review of the solar lighting will both be placed on the June meeting agenda.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and General Public Comments

Mr. Mecsics asked for any audience comments.

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Iris Realmuto stated since the Board is heading into budget season, Focus 2030 would like to do a presentation at the next joint CDD meeting to announce the results of their finding. She asked to add the results of Focus 2030 to the June joint meeting agenda.

Supervisor Requests:

Mr. Realmuto followed up on security synergies from the last joint meeting and asked a question basically to see if there was interest in getting on the same page with the way their gates work.

NINTH ORDER OF BUSINESS

Adjournment

There not being any further business to discuss, Mr. Mecsics asked for a motion to adjourn the meeting from Lake Ashton II.

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

Ms. VanSickle asked for a motion from Lake Ashton Board 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.

Lake Ashton CDD

Jill Burns

Secretary / Assistant Secretary

Signed by:

Brend VanSickle

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Chairman / Vice Chairman

Lake Ashton II CDD

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Amanda Ferguson

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Secretary / Assistant Secretary

[Signature]

Chairman / Vice Chairman