

**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, May 18, 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
Christine Wells	Community Director
Denis Plavetzky	Community Director

*The following is a summary of the discussions and actions taken at the May 18, 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. 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. Mr. Realmuto suggested moving the closed session to the end of the meeting or as late as possible.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Approval of the Meeting Agenda - Moving Closed Session to the end, 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.

Paul Sullivan (4081 Dunmore Dr.) stated he is against the increase in any annual CDD payments that is on the budget.

Marianne Zak (4031 Birkdale Dr.) spoke about budget, restaurant and pending automatic door opener.

Daniel Davis (4445 Turnberry Ln.) spoke about the yearly assessment going up and golf carts driving too fast. Security sitting on the cart path on their phones during the day and riding around the community texting and talking on phones, not paying attention to what they are doing. He suggested raising assessment \$50 per year for 5 years.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the April 20, 2026 Board of Supervisors Meeting**

Ms. VanSickle presented the meeting minutes from the April 20, 2026 Board meeting. Ms. VanSickle sent in a correction on a vote.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the April 20, 2026 Board of Supervisors Meeting, were approved as amended 5-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Engineer**

Mr. Posten provided an update on pond 20 bank erosion, the Berwick pavement void and Waterford investigation, and encroachments. Ms. VanSickle noted regarding the encroachments, the first step should be with staff. Mr. Realmuto expressed concern with the expenditures they are making. He pointed out considerable erosion still after the work was completed at pond 20. Mr. Posten noted he will look at it but doesn't think it's an issue.

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**B. Attorney**

Mr. Lazarovich provided an update on the encroachment letters and responses with direction to staff, potential restaurant license agreement and feels a formal lease agreement is the appropriate route here. Mr. Realmuto pointed out to Jay that the intent is to lease only the contiguous areas of the restaurant, dining room and kitchen, and not any separate noncontiguous areas.

**C. Field Manager**

**I. Landscape Maintenance**

**a) Presentation of Monthly Landscaping Checklist and Report**

The Yellowstone representative reviewed the monthly landscape report.

**II. Aquatics Maintenance**

**a) Presentation of Monthly Aquatics Report**

Ms. Wells provided an update on the ponds being low due to the drought. The summer months is when algae gets more aggressive so they are keeping an eye on the ponds. Mr. Costello spoke about using grass carp in the past which helped and saved money.

**III. Planting Options and Summary/Staff Recommendations**

**a) Landscape Enhancement Photo Renderings**

**b) Proposals & Pricing for Plant Replacement**

**i. Yellowstone Landscape**

**ii. American Heritage Nursery**

**c) Landscape Enhancement Cost Comparison**

The Yellowstone representative and the Board discussed the plantings and labor for the boulevard, around the fountain and on the end caps.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, planting on the Boulevard at 25% off of the combined recommended cost, was approved 5-0.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, Direction to leave the entry planting specs the same, buy the plants from the nursery, and have Yellowstone do the labor around the fountain, was approved 5-0.

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On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the plantings on the end caps at \$834, was approved 5-0.

**D. Lake Ashton Community Director**

Ms. Wells reviewed the Community Directors report on page 54 of the agenda package. Mr. Realmuto questioned FEMA and the total amount. Ms. Wells noted off the top of her head it is probably around \$80k, maybe a little bit more. She already expended attorney funds on the first appeal to have them draft a memo to give direction on how to plead our case, as far as being a public entity. She stated the fact that we have a non-resident membership fee and we do not have a way to offer a waiver, she has nothing else to provide to them other than what has already been provided. Mr. Lazarovich will confirm with Jan as she prepared the previous memo. Board direction was for Jay to spend two hours looking into this matter.

The Board agreed to let the \$71.39 owed from the last restaurant tenant go if they agree not to come back later trying to recover the \$5,000. Mr. Lazarovich will send a notice. Ms. Wells introduced Denise the new Community Director. Mr. Realmuto asked for an estimated cost of the gallery lights including installation by the next meeting.

**E. District Manager**

**I. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline**

Ms. Burns reminded Board members to file their annual Form-1 by July 1, 2026.

**SIXTH 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 comments on the financial reports.

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

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**SEVENTH ORDER OF BUSINESS**

**Old Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**New Business**

**B. Items Relating to the Fiscal Year 2027 Budget Adoption**

**I. Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 20, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2026/2027 Budget and Imposition of Operations and Maintenance Assessments (*Proposed budget provided shows line items for Option 1 - \$100 Increase Per Lot & Option 2 - \$200 Increase Per Lot*)**

Ms. Burns provided an overview the budget. The Board has to adopt a preliminary budget by June 15th each year. There are two options that are included for the Board per direction from the last meeting. Once a preliminary budget is approved, this will go to the city at least 60 days prior to the public hearing date. Residents will have a chance to provide input during that public hearing. If there is a proposed increase which is contemplated in both of those versions, then a mailed notice will be sent to residents regarding the increase. This has not changed other than the direction for the \$100 and \$200 amounts that was directed from the last meeting. This is the basis of the discussion today. Mr. Realmuto spoke about the restaurant income and opportunities for cost savings. He pointed out several increases including engineering, attorney, pool maintenance, electric, and natural gas.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with Mr. Costello, Ms. VanSickle, and Ms. Landgrebe opposed and Mr. Realmuto and Mr. Ulrich in favor, the motion to approve Budget Option 1 with a \$100 Assessment Increase per lot, failed 2-3.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with Mr. Costello, Mr. Realmuto, Ms. VanSickle, and Mr. Ulrich opposed and Ms. Landgrebe in favor, the motion to approve Budget Option 2 with a \$200 Assessment Increase per lot, failed 1-4.

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On MOTION by Mr. Costello, seconded by Ms. VanSickle, with Ms. Landgrebe, Mr. Realmuto, and Mr. Ulrich opposed and Mr. Costello and Ms. VanSickle in favor, the motion to approve a Budget with a \$150 Assessment Increase per lot, failed 2-3.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with Mr. Realmuto and Mr. Ulrich opposed and Mr. Costello, Ms. Vansickle, and Ms. Landgrebe in favor, the motion to approve a Budget with a \$175 Assessment Increase per lot, was approved 3-2.

Ms. Burns asked for a motion to approve Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2026/2027 Budget and Imposition of Operations and Maintenance Assessments. The Board agreed to set the public hearings to adopt the Fiscal Year 2027 Budget & the Imposition of Operations and Maintenance Assessments for Monday, July 20, 2026

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with Ms. VanSickle and Mr. Ulrich in favor and Mr. Realmuto opposed, Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2026/2027 Budget and Imposition of Operations and Maintenance Assessments for July 20, 2026, was approved 4-1.

**C. Presentation of Fiscal Year 2025 Audit Report & Auditor Findings Letter**

Ms. VanSickle stated this was a clean audit with no findings. Ms. Burns noted this gets sent to the state by the June 30<sup>th</sup> deadline. She asked for a motion to accept the report.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Acceptance of the Fiscal Year 2025 Audit Report & Auditor Findings Letter, was approved 5-0.

**D. Discussion Regarding Restaurant RFP – ADDED**

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Ms. VanSickle noted they started with four restaurants and narrowed it down to three. The Board discussed the restaurant RFP, leases and bringing in management people. A Board member noted maybe doing something different or nontraditional other than a lease or perhaps open it up for proposals again possibly looking to expand to smaller management companies. Lake Ashton residents will choose to support or not support by patronizing the restaurant. The vast majority of residents want the convenience of a restaurant.

Mr. Lazarovich stated they are required if government is entering into a lease agreement, they want it to be a properly recognized entity. Under Florida law, they have to register with Sunbiz and have all the proper authority and the legitimacy to enter into an agreement. The Board discussed doing credit checks and criminal background checks.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with Mr. Ulrich, Ms. Landgrebe and Ms. VanSickle opposed, the motion to move forward with Dundee Pizza failed 2-3.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with Ms. VanSickle, Mr. Costello & Mr. Realmuto opposed, the motion to move forward with Tropical Fusion failed 2-3.

Ms. VanSickle noted she would like to see background checks and financials before making a decision. Mr. Realmuto suggested they do that for both Dundee Pizza and Tropical Fusion. Financials to include credit check and criminal background check.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, requesting Background Checks & Financials from Dundee Pizza & Tropical Fusion, was approved 5-0.

Mr. Lazarovich suggested the Board direct him to look into (the credit & criminal checks) this and then a motion can be made subject to his review or the Board can delegate authority to the chair to then authorize going forward with the credit check and background check subject to Jay confirming.

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**NINTH ORDER OF BUSINESS**

**Public Comments – Taken out of order**

Mr. Realmuto asked if anyone is in favor of allowing public comments.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, to allow public comments, passed 5-0.

Marianne Zak (4031 Birkdale Dr.) discussed her conversation with Kevin at Dundee Downtown Pizza.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor Open Discussion**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**New Business**

**A. Discussion Regarding Securitas Agreements and Consideration of Security Proposals (CLOSED SESSION AVAILABLE & ADVERTISED FOR IF NEEDED)**

*\*This item was moved down to the end of the meeting and was discussed out of order.*

Ms. VanSickle asked if there is anything the Board wanted to do before going into the closed session. Mr. Realmuto noted if the Board needs to take action as a result of the closed session, they need to do it when they return. Ms. VanSickle reminded the Board the next joint meeting is June 15<sup>th</sup>. She noted the Board is recessing for the closed session and will return.

Ms. VanSickle noted it is 11:50 and the meeting will resume.

Mr. Lazarovich recommended moving to terminate the two existing agreements with Securitas.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Terminating Existing Agreements with Securitas, passed 5-0

Mr. Lazarovich recommended having staff seek proposals for a NTE amount of \$15,000 for preventative maintenance and the tech to cover the agreements that we just

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terminated and delegating authority to the chair to execute those agreements and have it ratified by the Board at the next meeting.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Directing Staff to Seek Proposals NTE \$15k for Preventative Maintenance & Tech and Delegating Authority to Chair to Execute, passed 5-0.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

*Jill Burns*

Secretary / Assistant Secretary

Signed by:  
*Renee Vashole*  
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Chairman / Vice Chairman