

*Lake Ashton  
Community Development District  
&  
Lake Ashton II  
Community Development District  
Joint Meeting*

*June 15, 2026*

# AGENDA

# Lake Ashton and Lake Ashton II

## Community Development Districts

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 - Fax: 407-839-1526

June 8, 2026

### Joint Board of Supervisors Meeting Lake Ashton & Lake Ashton II Community Development Districts

Dear Board Members:

The next joint meeting of the Board of Supervisors of the **Lake Ashton Community Development District** and the **Lake Ashton II Community Development District** will be held **Monday, June 15, 2026 at 11:30 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**.

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public may make a public comment in-person or via Zoom. All public comments should be limited to 3 minutes. Residents may submit feedback or questions in advance of the Board meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com) or [jgreenwood@gms-tampa.com](mailto:jgreenwood@gms-tampa.com). Those comments received will be distributed to the Board of Supervisors but not read aloud at the meeting during the Public Comment portion.

**Zoom Video Link:** <https://us06web.zoom.us/j/96959231158>

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 969 5923 1158

Following is the advance agenda for the meeting:

### Board of Supervisors Meeting

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*All public comments are limited to three (3) minutes each*)
4. Approval of Minutes of the March 19, 2026 Joint Board of Supervisors Meeting
5. Discussion Regarding Potential Merger of the CDDs & Cost Saving Opportunities Achievable Without Merger (*requested by Supervisor Martin of the Lake Ashton II CDD & Supervisor Realmuto of the Lake Ashton CDD*) (*from March 19, 2026 Joint Meeting*)
6. Discussion Regarding Review of Solar Lighting
7. Discussion Regarding Results of the Focus 2030 Group
8. Discussion Regarding Strategic Plan Progress (*requested by Supervisor VanSickle of the Lake Ashton CDD*)
9. Discussion Regarding Community Wide Yard Sale (*requested by Supervisor Landgrebe of the Lake Ashton CDD*)
10. Discussion Regarding Vendors Blocking Roadways & Impending Emergency Vehicles (*requested by Supervisor Landgrebe & Supervisor VanSickle of the Lake Ashton CDD*)
11. Discussion Regarding Fiscal Year 2027 Joint Meeting Schedule
  - A. Next Joint Meeting Currently Scheduled for **Monday, August 17, 2026 @ 11:30 AM**
12. Supervisor Requests and General Public Comments
13. Adjournment

# MINUTES

**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.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Mecsecs 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 15<sup>th</sup> at the clubhouse and October 15<sup>th</sup> 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. Mecsecs 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. Mecsecs 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. Mecsecs asked for a motion of approval from Lake Ashton II.

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

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.

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**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**Lake Ashton II CDD**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION VII

# LAKE ASHTON FOCUS 2025 Response Report

May 29, 2026

Community Survey — Executive Summary of Resident Priorities & Actions Taken

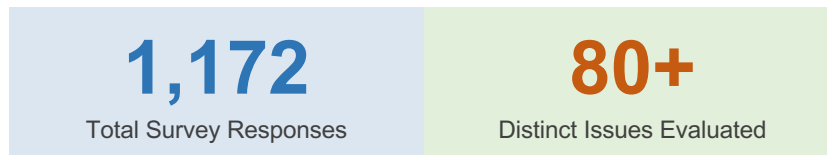
Survey Conducted: Spring 2021 | Responses: 1,172 from 859 Households

## Committee Members

Focus 2025		Focus 2030	
Jim Abney	Frank Kennedy	Sandra Arbaszewski	Debra Kreider
Roy Aull	Debby Landgrebe	Susanne Baisden	Doug Martz
Dave Bishop	Kristy McKibben	Dan Darrel	Kristy McKibben
Larry Cunningham	Sandy Papineau	Fred Dunlop	Deborah Murray
Sharon Goldetsky	Iris Para	Pierre Duquette	Iris Realmuto
Dave Greer	Steve Realmuto	Kerry Giebler	Kathy Schlipp
Gail Guenther	Iris Realmuto	Clive Greeff	Susan Strait
Jim Hellmer	Tom Scali	Diane Kaldor	Carolyn Ulrich
Tom Hevel	Joan Seneca	Frank Kennedy	Marianne Zak
Gary Johnson	Bob Zelazny		
Don Keller			

## At a Glance

The Focus 2025 survey captured the priorities of Lake Ashton residents across eight categories: Clubhouse Amenities, HFC Amenities, Dining, Fitness, General Amenities, Accessibility, Security, and Programs. The table below summarizes the overall response landscape.



Across all categories, resident satisfaction was generally solid where amenities had recently been refurbished or upgraded, while dissatisfaction clustered around aging facilities, room scheduling constraints, and gaps in new programming. Notably, all survey questions were framed around needs 'through the year 2025,' providing a forward-looking lens for CDD planning.

# 1. Clubhouse Amenities

## Indoor Amenities

Most indoor Clubhouse amenities received positive ratings, with the Ballroom (85% Yes) and Cinema (80% Yes) performing strongest. Moderate satisfaction was seen for the Library/Media Center (75%), Dance Floor (66%), and Bowling Alley (66%). The Conference Room (48%) and Craft Room (47%) registered the lowest satisfaction, and the Conference Room was subsequently removed entirely.

Item	Approval	Status	Action Taken
Clubhouse Ballroom	85%	Done	Carpeting, floors, window coverings, projector & screen replaced
Clubhouse Ballroom Catering Kitchen	50%	Done	Ice maker and commercial refrigerator added. Removed serving window
Clubhouse Bowling Alley	66%	Done	League bowling consumes 4 full days of play with 3 days for free play. Greater volunteer support has freed up money to do other more frequent maintenance & repairs.
Clubhouse Card Room	55%	Done	Swapped rooms with previous Media Center resulting in increased size, painted walls and tiled floors, replaced furniture & window coverings
Clubhouse Cinema	80%	Done	New projector, raised rear seating, expanded streaming services
Clubhouse Conference Room	48%	Not Done	Room was removed — no replacement provided
Clubhouse Craft Room	47%	Done	General cleanup completed
Clubhouse Dance Floor	66%	Done	Replacement with new hardwood floor
Clubhouse Game (Billiard/Poker) Room	54%	N/A	No action taken
Clubhouse Library/Media Center	75%	Done	Swapped rooms with previous Card Room, painted walls and tiled floors, replaced furniture & window coverings

## Outdoor Amenities

Outdoor satisfaction varied widely. Parking (81%) and Pavilion/BBQs (66%) were well-regarded. Tennis Courts (37%), Horseshoes (34%), and Basketball Court (35%) ranked lowest — though high 'No Opinion' rates suggest limited usage rather than dissatisfaction.

Item	Approval	Status	Action Taken
Clubhouse Basketball Court	35%	Not Done	No action taken
Clubhouse Bocce Courts	48%	Done	Complete refurbishment and upgrade
Clubhouse Garden	58%	Started	Garden redesign proposed
Clubhouse Horseshoes	34%	Done	Both pits relocated and replaced
Clubhouse Hot Tub	56%	Done	Full refurbishment; permanent chairlift; converted to natural gas
Clubhouse Outdoor Pool	68%	Done	Full refurbishment; permanent chairlift; additional rail; natural gas
Clubhouse Parking	81%	Done	ADA parking additions added but <b>golf cart spots lost</b>
Clubhouse Pavilion/BBQs	66%	N/A	No action taken
Clubhouse Shuffleboard Courts	53%	Done	New roof and resurfaced
Clubhouse Tennis Courts	37%	Done	Resurfaced and new screen installed

## Requested Enhancements

Residents supported a sun shade for the pool (51%), an emergency backup generator (48%), and additional hot tubs (40%). The Activities Desk reconfiguration was widely supported and completed. Cubbies/lockers were not favored.

Room scheduling remains a significant pain point: 70% of respondents reported difficulty scheduling Clubhouse rooms when needed. The Card Room was moved to a larger space to address demand, but the loss of the Conference Room worsened the overall situation.

Item	Approval	Status	Action Taken
Additional Hot Tubs at Clubhouse Pool	40%	N/A	No action taken
Adding Cubbies/Lockers at Clubhouse Pool	25%	N/A	Not supported by majority; no action taken
Hot Water Shower at Clubhouse Pool	35%	Not Done	Split opinion; no action taken
Make Clubhouse Emergency-friendly (i.e. Backup Generator)	48%	In Progress	AEDs increased from 1 to 3; emergency generator not installed
Redo Clubhouse Activities Desk	46%	Done	Clubhouse Activities Office created
Sun Shade for Clubhouse Pool	51%	Not Done	No action taken
Clubhouse Room Scheduling	27%	Not Done	Moved Card Room to a bigger room because it was the most contended. <b>Lost the conference room.</b>

## 2. HFC Amenities

### Indoor Amenities

HFC Indoor amenities are generally utilized by Lake Ashton residents. The Community Room (69%), Dance Floor (64%), and Indoor Pool (68%) were the highest rated. Massage Room (31%), Racquetball Court (33%), and Ping Pong Tables (35%) had lower satisfaction scores — but elevated No Opinion rates suggest these are niche amenities rather than broadly unpopular ones.

Item	Approval	Status	Action Taken
HFC Community Room	69%	N/A	No action taken
HFC Conference Room	44%	N/A	No action taken
HFC Craft Room	45%	N/A	No action taken
HFC Dance Floor	64%	N/A	No action taken
HFC Catering Kitchen	41%	Done	Ice machine replaced
HFC Indoor Pool	68%	Done	Full refurbishment; chairlifts added
HFC Library/Media Center	62%	Done	2 computers replaced; 4 others upgraded
HFC Massage Room	31%	Not Done	No action taken
HFC Ping Pong Tables	35%	Not Done	No action taken
HFC Racquetball Court	33%	Done	Floor replaced and later resurfaced
HFC Saunas	39%	Done	Both heaters replaced
HFC Sports Court	42%	Done	Floor replaced and later resurfaced

### Outdoor Amenities

HFC Parking (72%) and Hot Tubs (57%) ranked best outdoors. Pickleball Courts (39%) and Tennis Courts (34%) showed lower satisfaction, though major improvements have been made. Room scheduling at HFC also showed strain, with 68% unable to book rooms when desired.

Item	Approval	Status	Action Taken
HFC Garden/BBQs	54%	N/A	No action taken
HFC Hot Tubs	57%	Done	Heaters and pumps serviced. Chairlifts added
HFC Parking	72%	Done	4 spaces removed for CAP cars (net negative)
HFC Pickleball Courts	39%	Done	4 courts resurfaced; 1 new court added; benches replaced
HFC Tennis Courts	34%	Done	Remaining court resurfaced; 1 court converted to pickleball

## Requested HFC Enhancements

The top HFC enhancement request was a backup emergency generator (47% Total Yes), which has not yet been fulfilled. The HFC Indoor Pool availability was flagged as insufficient by many — a published schedule is now distributed regularly.

Item	Approval	Status	Action Taken
Add Herb Garden to HFC Garden	27%	Done	Community Garden added near SR 653 Guard House
Cubbies/Lockers at HFC Indoor Pool	31%	Done	Split opinion; wall hangers added as partial solution
Make HFC Emergency-friendly (i.e. Backup Generator)	47%	In Progress	2 AEDs and LifeVacs at HFC
Sun Shade for Pickleball/Tennis Area	31%	Not Done	Split opinion; no action taken
HFC Room Scheduling	28%	Not Done	No structural changes made to scheduling
HFC Indoor Pool Availability	46%	Done	Regular schedule published via Eblasts and improved signage at HFC

### 3. Dining Amenities

#### Ashton Tap & Grill

The restaurant was replaced by Charm City, a private operator, for three years. A new restaurant operator is being solicited.

However, there have been multiple equipment upgrades including converting to natural gas.

#### Eagle's Nest

Overall satisfaction at the Eagle's Nest was strong across most sub-categories. Pricing (74%) and Service (71%) rated highest. The Elevator (30%) and Noise Level (60%) were the weakest areas. Hours and menu options are being reviewed, while noise abatement panels have been installed.

Equipment (A/C, walk-in freezer, chiller, mechanics behind bar) has been replaced and added second pizza oven and a commercial air fryer.

Item	Approval	Status	Action Taken
Bar	65%	Done	The counter has been expanded to allow more space behind the bar for prep
Decor	66%	Done	Replaced floors & stairway rugs, painted walls
Elevator	30%	Not Done	Serviced several times and inspected regularly
Hours of Operation	69%	In Progress	Under review
Menu Selection/Variety	63%	In Progress	Menu has been updated
Noise Level	60%	Done	Added noise abatement panels
Outdoor Seating Area	69%	N/A	No action taken
Pricing	74%	N/A	No action taken
Quality of Food	69%	In Progress	New vendors being used and installed new equipment
Service	71%	N/A	No action taken

#### Requested Dining Enhancements

Item	Approval	Status	Action Taken
Add Hard Roof on Clubhouse Patio	34%	Done	Awning replaced; leaking resolved
Add Screening to Clubhouse Patio	49%	N/A	No action taken
Breakfast	52%	N/A	No action taken
Coffee Available	45%	N/A	No action taken
Ice Cream	54%	N/A	N/A

## 4. Fitness Centers & Programs

Fitness satisfaction hovered around 53% at both the Clubhouse and HFC — driven largely by complaints of crowded conditions and requests for newer equipment. Equipment at both locations has since been upgraded and replaced. Availability of equipment during peak hours (Clubhouse 44%, HFC 46%) remains a challenge with no structural solution implemented.

Item	Approval	Status	Action Taken
Clubhouse Fitness Room Sufficiency	53%	Done	Almost all equipment upgraded with newer options
Clubhouse Fitness Equipment Availability	44%	Not Done	No action taken to address peak-hour crowding
HFC Fitness Room Sufficiency	53%	Done	Equipment upgraded and replaced
HFC Fitness Equipment Availability	46%	Not Done	No action taken to address peak-hour crowding
Certified Fitness Director at HFC	27%	Done	All instructors are certified
HFC Fitness Class Scheduling Changes	12%	Done	Simply Healthy programs now offered at different times

## 5. General Amenities

### Existing Amenities

Landscaping was highly rated — 89% found the Lake Ashton Blvd/Clubhouse landscaping sufficient, and 86% approved of the Ashton Blvd/HFC corridor. Meeting Rooms (62%) were satisfactory, though the removal of the Clubhouse Conference Room is a noted gap. Pet parks earned low satisfaction scores (30-33% Yes), largely due to high non-usage rather than active dissatisfaction.

Item	Approval	Status	Action Taken
Landscaping on Ashton Blvd and the HFC	86%	In Progress	Due to frost freezing many new changes need to take place.
Landscaping on Lake Ashton Blvd and the Clubhouse	89%	In Progress	Converted annuals to perennials & back to annuals on Blvd. Changed mulch to rock, removed aged trees, created bed in front of ballroom door, removed hedges around pool by lake. Due to frost freezing many new changes need to take place.
Meeting Rooms	62%	Not Done	Clubhouse Conference Room removed — no replacement provided.
Pet Park by Clubhouse	33%	Done	Added two paver patios with tables, chairs, and umbrellas. Re-sodded multiple times.
Pet Park on Pebble Beach Blvd	33%	Done	Re-sodded, replaced some trees.
Pet Park on Winged Foot Lane	30%	Done	Re-sodded, replaced some trees and added parking bumpers by pond

## Top Requested Additions

Residents expressed the strongest support for a No Smoking Policy across all CDD premises (74%), General Walking Areas (69%), an ATM (57%), Nature Walks Through Wetlands (56%), and a Second Outdoor Pool (54%). Several of these have been addressed:

Item	Approval	Status	Action Taken
No Smoking Policy (Joint Amenities)	74%	Done	JT CDD Policy updated. <b>Large ashtray added to front entrance of HFC.</b>
General Walking Areas	69%	Done	Easements secured behind all retention ponds
ATM	57%	Done	ATM installed at Clubhouse
Nature Walks Through Wetlands	56%	N/A	No action taken
Second Outdoor Pool	54%	Not Done	No action taken
Fountains in the Ponds	48%	N/A	No action taken
Miniature Golf	49%	N/A	No action taken
Fishing Pier/Boat Launch – Lake Ashton	41%	Done	Easement guarantees resident access to boat launch and pier
Fishing Pier/Boat Launch – Rattlesnake Lake	34%	Done	Small area cleared for jon boat launches
Firepits	35%	N/A	No action taken
Gazebo/Pavilion on Rattlesnake Lake	35%	N/A	No action taken
Porch Swing by Lake Ashton	33%	N/A	Split opinion; no action taken
Indoor Track	33%	Done	Replacement floor installed prior designed to support indoor walking
Badminton	22%	Done	Indoor badminton set available at HFC
Gun Range/Skeet Shooting	25%	N/A	Not supported by majority; no action
Speed Bumps/Speed Tables	26%	N/A	Both Boards reviewed and declined
Volleyball Court	27%	N/A	Split opinion; no action taken

## 6. Accessibility

Accessibility satisfaction was high overall — 88% for the Clubhouse, 85% for the HFC, and 81% for the Cinema. Nonetheless, residents requested more automatic door openers and better parking for those with mobility needs. Several enhancements have been completed, though some automatic doors at the HFC were later removed.

Item	Approval	Status	Action Taken
Clubhouse Accessibility	88%	Done	Automatic doors on bathrooms, touchless faucets, water dispensers, permanent chair lifts added
Clubhouse Cinema Accessibility	81%	Done	Back row of seats raised
HFC Accessibility	85%	Done	Automatic doors bathroom outside and inside doors (some doors later removed), added chair lifts on pool and spa, and water dispensers added
Handrails – West Exterior Clubhouse Cinema	35%	Done	Handrail installed
More Auto Door Openers – Clubhouse	40%	Done	Automatic doors added on east entrance
More Auto Door Openers – HFC	38%	Done	Automatic doors on bathroom doors added; <b>inside doors later removed</b>

## 7. Security

Security satisfaction was 76% overall — with Lake Wales residents (81%) more satisfied than Winter Haven residents (70%). The transition from an insecure clicker system to a secure RFID system with expiring credentials was a significant improvement that directly addressed resident concerns. Keycard system opinions were split across all three venues.

Item	Approval	Status	Action Taken
Overall Security Sufficiency	76%	Done	RFID system with expiring credentials installed at both gates
Enhanced Security at Gates	40%	Done	RFID system replaces insecure clicker system
Keycard System – Clubhouse Pool	37%	Done	Security Access Control System with expiring credentials added
Keycard System – Clubhouse	35%	Done	Security Access Control System with expiring credentials added
Keycard System – HFC	34%	N/A	No action taken
Changes to Security Patrol Hours	21%	N/A	Not supported by majority; no action

## 8. Programs

### Existing Programs

Movies in the Cinema (74%) and Live Performances (73%) were the most satisfying programs. Entertainment Series (69%) also scored well. Karaoke (40%), Drive-in Movies (42%), and First Aid Training (42%) were lowest — though high 'No Opinion' rates again indicate non-participation rather than dissatisfaction. Several programs have been expanded significantly.

Item	Approval	Status	Action Taken
Dances	60%	Done	Summer Concert Series added; monthly HFC dances introduced
Day Trips	56%	Done	LA Getaways Club formed
Drive-in Movies	42%	N/A	No action taken
Entertainment Series	69%	Done	Music decade updated
First Aid Training	42%	Done	CPR/AED classes offered at both venues; staff trained
Karaoke	40%	Done	Available at Clubhouse, Eagle's Nest, and Charm City
Live Performances	73%	Done	Available at Clubhouse, HFC, and Charm City
Movies in the Cinema	74%	Done	Subscription streaming services expanded
Overnight Get-aways	35%	Done	LA Getaways Club formed
Special Events	52%	Done	Juneteenth, tournaments, expos, educational classes added
Trivia	41%	Done	Available at Clubhouse, HFC, Eagle's Nest, and Restaurant

### Requested New Programs

Small Boats/Kayak Rentals (40%) and Shuttlebus Service (34%) were the most desired new programs. An initial investigation into kayak rentals did not move forward. Shuttlebus service has not been addressed. The majority of residents (46%) opposed adding more resident-paid programs, though Simply Healthy, crafting classes, and a travel club have been added.

Item	Approval	Status	Action Taken
Bulk Marketplace Orders	33%	In Progress	Produce/meat market in Clubhouse parking lot; no formal bulk program
More Resident Paid Programs	20%	Done	Simply Healthy, Crafting Classes, and LA Getaway Club added
Shuttlebus Service	34%	N/A	No action taken
Small Boats/Kayaks Rentals	40%	N/A	Initial investigation did not pan out

## 9. Key Outstanding Items Requiring Attention

The following represent the highest-priority unresolved resident requests — items with strong support that have not yet been addressed:

- Sun Shade for Clubhouse Pool (51% Yes) — no action taken
- Add Screening to Clubhouse Patio (49% Yes) — no action taken
- Miniature Golf (49% Yes) — no action taken
- Emergency Backup Generator at Clubhouse (48%) and HFC (47%) — partial action only (AEDs added)
- Breakfast availability at dining venues (52% Yes) — no action taken
- Coffee availability (45% Yes) — no action taken
- Second Outdoor Pool (54% Yes) — no action taken
- Firepits (35% Yes) and Gazebo on Rattlesnake Lake (35% Yes) — no action taken
- Shuttlebus Service (34% Yes) — no action taken
- Small Boats/Kayak Rentals (40% Yes) — didn't pan out
- HFC Emergency Backup Generator (47% Yes) — no action taken
- Room Scheduling — 70% at Clubhouse and 68% at HFC unable to book when desired; structural fix still needed

## 10. Conclusion

Lake Ashton has taken meaningful action in response to the Focus 2025 survey results. Major infrastructure investments — pool refurbishments, fitness equipment upgrades, security system overhauls, and pickleball court expansions — reflect a genuine commitment to resident priorities. Expanded programming and the RFID security system are standout improvements.

However, several high-support items remain unaddressed. Dining enhancements, recreational additions, and transportation represent the clearest gaps between resident expectations and current delivery. Room scheduling constraints at both the Clubhouse and HFC continue to frustrate residents and warrant a systemic solution.

***Prioritizing outstanding items — particularly those with 40%+ resident support — will be essential to maintaining the high quality of life that defines Lake Ashton.***



# LAKE ASHTON

Focus 2030 Resident Survey  
Final Report  
May 29, 2026

# Table of Contents

<b>Committee Members</b> .....	<b>4</b>
<b>Executive Summary</b> .....	<b>4</b>
<b>Survey Categories</b> .....	<b>6</b>
<b>1. Activities &amp; Programs</b> .....	<b>6</b>
Key Findings.....	6
Take-Aways.....	6
Charts & Graphs.....	7
<b>2. Amenities</b> .....	<b>15</b>
Key Findings.....	15
Take-Aways.....	15
Charts & Graphs.....	15
<b>3. Businesses &amp; Service Needs</b> .....	<b>22</b>
Key Findings.....	22
Take-Aways.....	22
Charts & Graphs.....	22
<b>4. CDDs</b> .....	<b>23</b>
Key Findings.....	23
Key Differences Between Communities .....	23
Take-Aways.....	23
Charts & Graphs.....	24
<b>5. Clubhouse Restaurant</b> .....	<b>34</b>
Key Findings.....	34
Take-Aways.....	34
Charts & Graphs.....	35
<b>6. Communications</b> .....	<b>41</b>
Key Findings.....	41
Key Differences Between Communities .....	41
Take-Aways.....	41
Charts & Graphs.....	41
<b>7. Demographics</b> .....	<b>44</b>
Key Findings.....	44
Key Differences Between Communities .....	44
Take-Aways.....	44
Charts & Graphs.....	44
<b>8. Eagle’s Nest</b> .....	<b>48</b>
Key Findings.....	48
Take-Aways.....	48
Charts & Graphs.....	48
<b>9. Golf Course/Golf Club</b> .....	<b>52</b>
Key Findings.....	52
Key Differences Between Communities .....	52
Take-Aways.....	52
Charts & Graphs.....	53
<b>10. HOAs/ARCs</b> .....	<b>57</b>
Key Findings.....	57
Key Differences Between Communities .....	57
Take-Aways.....	57
Charts & Graphs.....	57

<b>11. Monday Coffee .....</b>	<b>65</b>
Key Findings .....	65
Take-Aways.....	65
Charts & Graphs.....	65
<b>12. Movies.....</b>	<b>69</b>
Key Findings.....	69
Take-Aways.....	69
Charts & Graphs.....	69
13. Moving Patterns & Drivers .....	72
Key Findings.....	72
Take-Aways.....	72
Charts & Graphs.....	72
<b>14. Safety &amp; Security.....</b>	<b>74</b>
Key Findings.....	74
Take-Aways.....	74
Charts & Graphs.....	74
<b>Comments .....</b>	<b>78</b>
<b>1. General Comments .....</b>	<b>78</b>
Activities, Classes & Events .....	78
Amenities — General Feedback & Suggestions .....	78
Amenity Access Cards / Fobs / RFID.....	79
CDD & HOA Governance — Transparency & Resident Input.....	80
CDD/HOA Merger & Community Unity.....	82
Cinema & Entertainment .....	82
Clubhouse & Facility-Specific Issues.....	83
Clubhouse Restaurant.....	83
Development & External Growth Concerns .....	85
Dog & Pet Issues .....	85
Eagle’s Nest.....	85
Elevation Community Agreement .....	86
Golf Course Access — Non-Golfers & Pedestrians .....	87
Golf Course Conditions & Maintenance .....	88
Golf Course Management & Staffing.....	90
Golf Course — Financial & Strategic Concerns .....	90
Golf Membership Pricing & Structure.....	91
HFC Staff & Facilities.....	92
Landscaping, Grounds & Community Appearance .....	93
Lighting & Noise .....	93
Pools & Outdoor Amenities .....	94
Security & Access Control.....	94
Survey Feedback .....	95
Traffic, Speed & Road Safety .....	95
Walking Paths & Pedestrian Safety .....	96
<b>2. HOA/ARC .....</b>	<b>97</b>
ARC Committee — Criticism & Overreach .....	97
ARC Committee — Praise .....	97
ARC Committee — Structural Suggestions .....	97
ARC Enforcement — Consistency & Fairness.....	97
ARC Process & Administration .....	98
Driveways & Hardscape .....	98
Exterior — Paint, Lighting & House Numbers.....	99
Exterior — Roofing & Structures .....	99
Guidelines & Rules — Clarity and Consistency.....	99
HOA Governance & Board Issues .....	99

Landscaping & Vegetation .....	100
Mailboxes & Package Delivery .....	100
Maintenance Requirements .....	100
Seasonal Decorations & Signage .....	100
Setbacks & Property Boundaries .....	100
Trash & Storage .....	100

## Committee Members

Sandra Arbaszewski	Debra Kreider
Susanne Baisden	Doug Martz
Dan Darrel	Kristy McKibben
Fred Dunlop	Deborah Murray
Pierre Duquette	Iris Realmuto
Kerry Giebler	Kathy Schlipp
Clive Greeff	Susan Strait
Diane Kaldor	Carolyn Ulrich
Frank Kennedy	Marianne Zak

## Executive Summary

Previous community surveys consisted of a single, comprehensive questionnaire that required over 20 minutes to complete. For the Focus 2030 initiative, this approach was redesigned into three shorter, topic-specific surveys distributed over several months.

Survey	Topic	Released
Survey 1	Demographics	November
Survey 2	Governing Bodies & Golf Courses	January
Survey 3	Amenities, Programs & Activities, Restaurants, and Safety & Security	Mid-February

Due to multiple survey releases and repeated communications, some duplicate responses were received. These were carefully reviewed, and only initial submissions were retained.

Survey	Total Responses	Unique Households	Multi-respondent Households
Survey 1	884	690	194
Survey 2	627	512	115
Survey 3	768	619	149

*Note: Multi-respondent households are addresses where more than one survey response was submitted.*

Because each survey focused on specific topics, results may reflect some degree of self-selection bias, as residents with strong opinions on particular subjects may have been more likely to participate.

Results indicate that Lake Ashton residents are highly satisfied with their community. However, there are clear opportunities for improvement in **communication, amenities, dining options, and programming**. Overall, the two communities are remarkably similar on most questions. Any differences between the two communities tend to be in the 5–15 percentage point range rather than dramatic divides

**At a Glance**

<p><b>62%</b> <i>Prefer Email Blasts for Community Updates</i></p>	<p><b>24%</b> <i>Misidentified CDD &amp; HOA Responsibilities</i></p>	<p><b>70%</b> <i>Interested in Learning More About Combining CDDs and/or HOAs</i></p>	<p><b>71%</b> <i>Interested in Quarterly CDD Town Meetings</i></p>
<p><b>79%</b> <i>Important for Eagle's Nest to Have Bar/Serve Alcohol</i></p>	<p><b>72%</b> <i>Do Not Attend Monday Coffee</i></p>	<p><b>62%</b> <i>Watch Movies in Clubhouse Cinema in Past 6 Months</i></p>	<p><b>79%</b> <i>Want Evening and Overnight Security Patrols</i></p>

# Survey Categories

## 1. Activities & Programs

### Key Findings

- Participation in activities is strong, particularly for:
  - Outdoor amenities (pool, pickleball, bocce)
  - Social activities
  - Indoor Fitness Centers
  - Fitness classes
- Residents expressed interest in expanding:
  - Fitness offerings
  - Educational and seminar-style programs
  - Live entertainment, dancing, and social events
- Residents are highly active outdoors:
  - ~74% take evening golf cart rides
  - ~66% walk or bike on cart paths
  - ~83% walk or bike on streets

### Take-Aways

- It is important to maintain cart paths and lighting.
- Provide shade and seating options.
- Barriers to participation are primarily scheduling conflicts, lack of interest, or competing activities rather than dissatisfaction with offerings.
- Offer a community-wide Yard Sale.
- Increase fitness programs (e.g., Tai Chi, yoga, strength training, Zumba/Dance).

## Charts & Graphs

### Do you participate in any of these indoor Lake Ashton activities?

Total Respondents: 769 | Lake Wales: 412 | Winter Haven: 357

<i>Survey Provided Activities</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Fitness Center Equipment	425	218	207
Movies	393	219	174
Shows	333	184	149
Bowling	291	164	127
Dances	282	135	147
Media Centers (books/computers/newspapers/puzzles)	277	151	126
Cards & Games	270	122	148
Pool (indoor)	270	125	145
Swimming	235	129	106
Trivia	208	95	113
Fitness Classes	198	97	101
Social Clubs	187	103	84
Potlucks	180	75	105
Educational Classes	131	69	62
Crafts/Sewing	127	64	63
Billiards	111	66	45
Karaoke	107	58	49
Bingo	107	66	41
Service Organizations	85	40	45
Sauna	79	42	37
Physical Therapy	77	35	42
Dance Lessons	67	33	34
Ping Pong	39	21	18
Basketball (indoor)	35	22	13
Woodworking	29	19	10
Water Sports (Airball/Water Volleyball)	28	13	15
Racquetball	23	13	10
Massages	22	7	15
Square Dancing	10	7	3
<i>Write-in Activities</i>			
Bible Study	3	2	1
Chess	2	2	0
Bunco	2	2	0
LAPAC	2	1	1
Pilates	1	0	1
Aqua Pump	1	0	1
Gentle Yoga	1	0	1
Line Dance classes	1	0	1
Rock Painting	1	0	1
Radio club	1	1	0

## Do you participate in any of these indoor Lake Ashton activities? (continued)

### Write-in Activities (continued)

CERT	1	1	0
LA Travelers	1	1	0
Men's Bible Study	1	1	0
Darts	1	1	0
Dining when available	1	1	0
Card club	1	1	0
Cornhole	1	1	0
Amateur radio	1	0	1
Woodworkers shop	1	0	1
Camera club/Photography	1	0	1
LAVA	1	1	0

## Do you participate in any of these outdoor Lake Ashton activities?

Total Respondents: 769 | Lake Wales: 412 | Winter Haven: 357

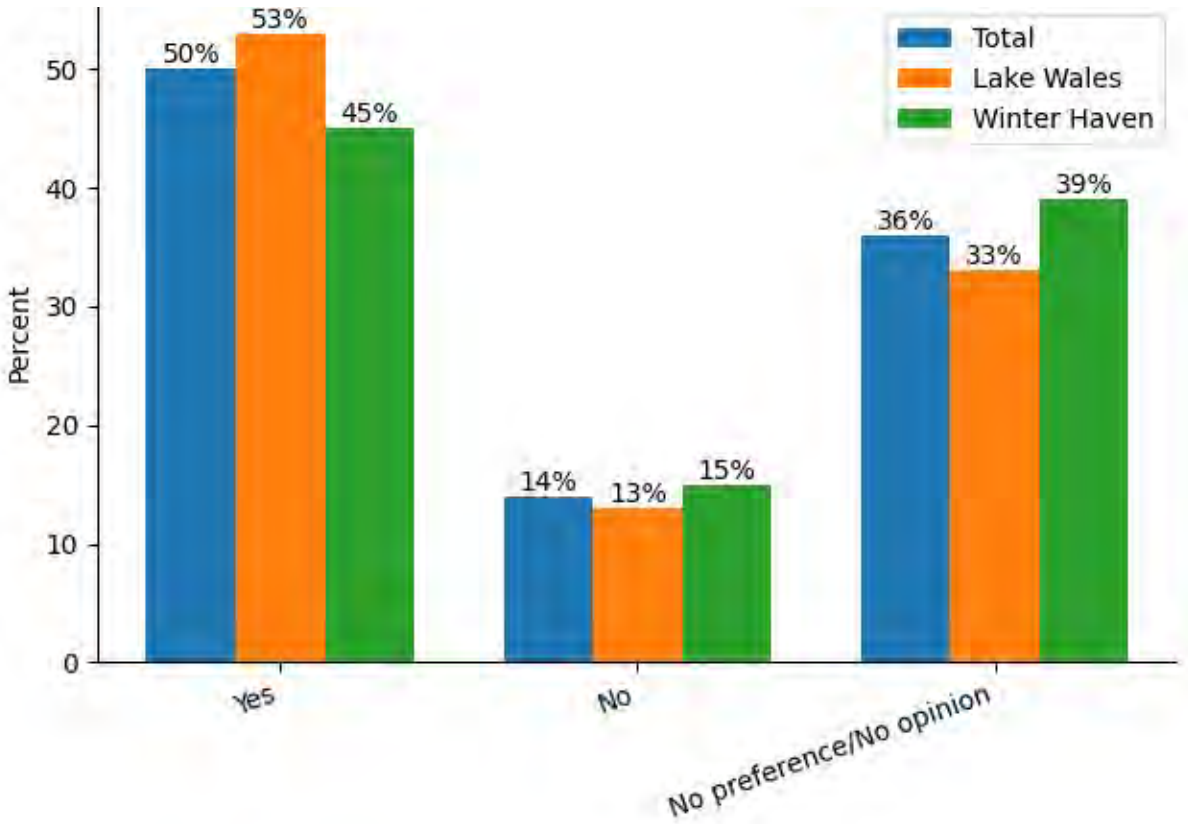
<i>Survey Provided Activities</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Pool (outdoor)	408	236	172
Spa/Hot Tub	234	127	107
Swimming	224	129	95
Bocce	178	101	77
Pickleball	148	64	84
Shuffleboard	126	72	54
Pet Parks	119	64	55
Fishing	112	59	53
Gardening Clubs	42	26	16
Boating	40	25	15
Tennis	30	16	14
Horseshoes	30	17	13
Sitting in Reflection Garden	29	11	18
Chess Board (outdoor)	21	13	8
Water Sports (Airball/Water Volleyball)	17	5	12
Basketball (outdoor)	14	12	2
<i>Write-in Activities</i>			
Golf	31	16	15
Walking	12	7	5
Biking/Bicycling	2	1	1
Club meetings at pavilion	1	0	1
Dog Walking	1	0	1
Cornhole	1	1	0
Bird watching	1	1	0
Photography	1	1	0

## What types of events or activities would you like to see more of?

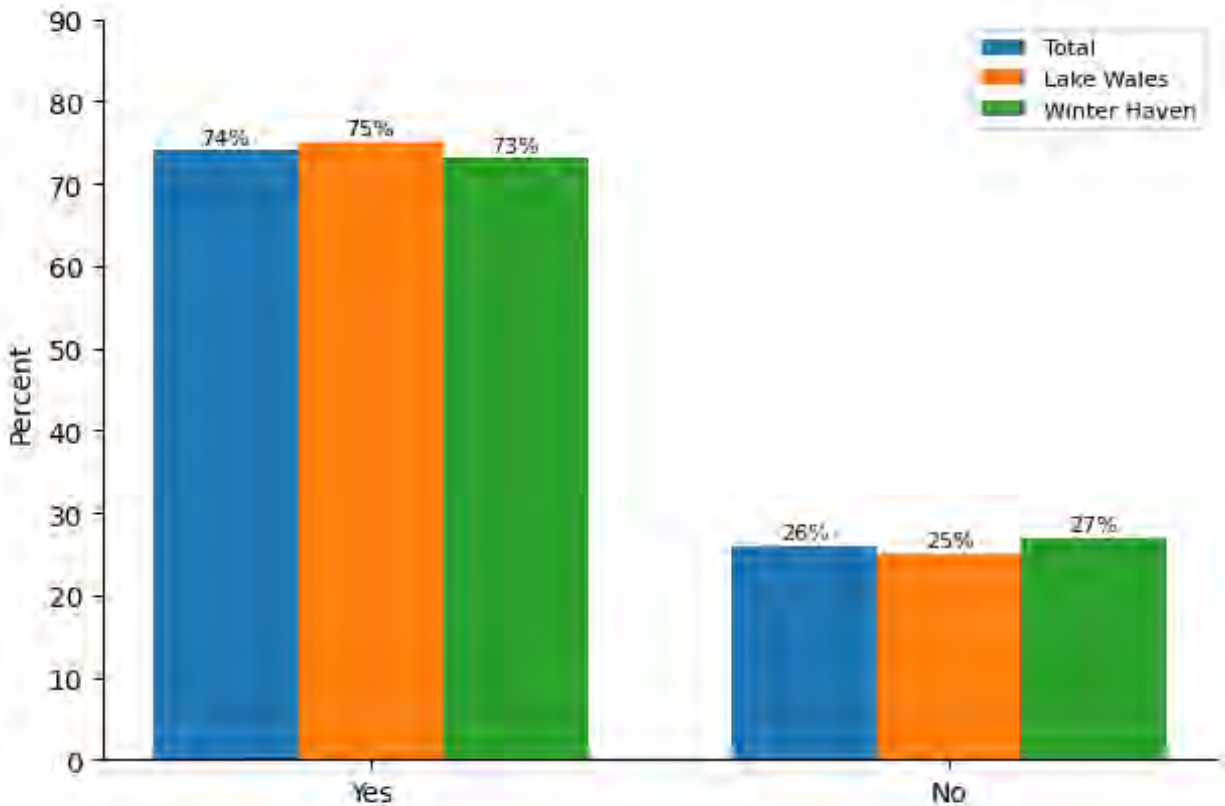
Total Respondents: 769 | Lake Wales: 412 | Winter Haven: 357

<i>Write-in Events/Activities</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Satisfied/No Changes Needed	30	18	12
Educational/Seminars/Speakers	13	7	6
Live Music/Concerts/Bands	11	5	6
Dancing/Dance Events	9	6	3
Exercise/Fitness Classes	9	4	5
Golf	7	4	3
Walking/Biking Trails	5	3	2
Crafts/Art Classes	5	4	1
Outdoor Concerts/Pool Events	4	3	1
Movies/Theatre	4	2	2
Shows/Entertainment	4	3	1
Dances	3	1	2
Pickleball	3	1	2
Bingo	2	1	1
Cornhole	2	1	1
Cultural Events	2	2	0
Day Trips/Bus Tours	2	1	1
Fishing Events/Club	2	1	1
Miniature Golf	2	1	1
Book Clubs	1	1	0
Karaoke	1	0	1
Ladies Tea/Fashion Shows	1	1	0
Potlucks	1	1	0
Sand Volleyball	1	0	1
Trivia	1	0	1

### Would you like a community-wide Yard Sale?



### Do you take evening golf cart jaunts on the golf cart paths?



## What new class(es)/program(s) would you attend if they were offered?

Total Respondents: 144 | Lake Wales: 74 | Winter Haven: 70

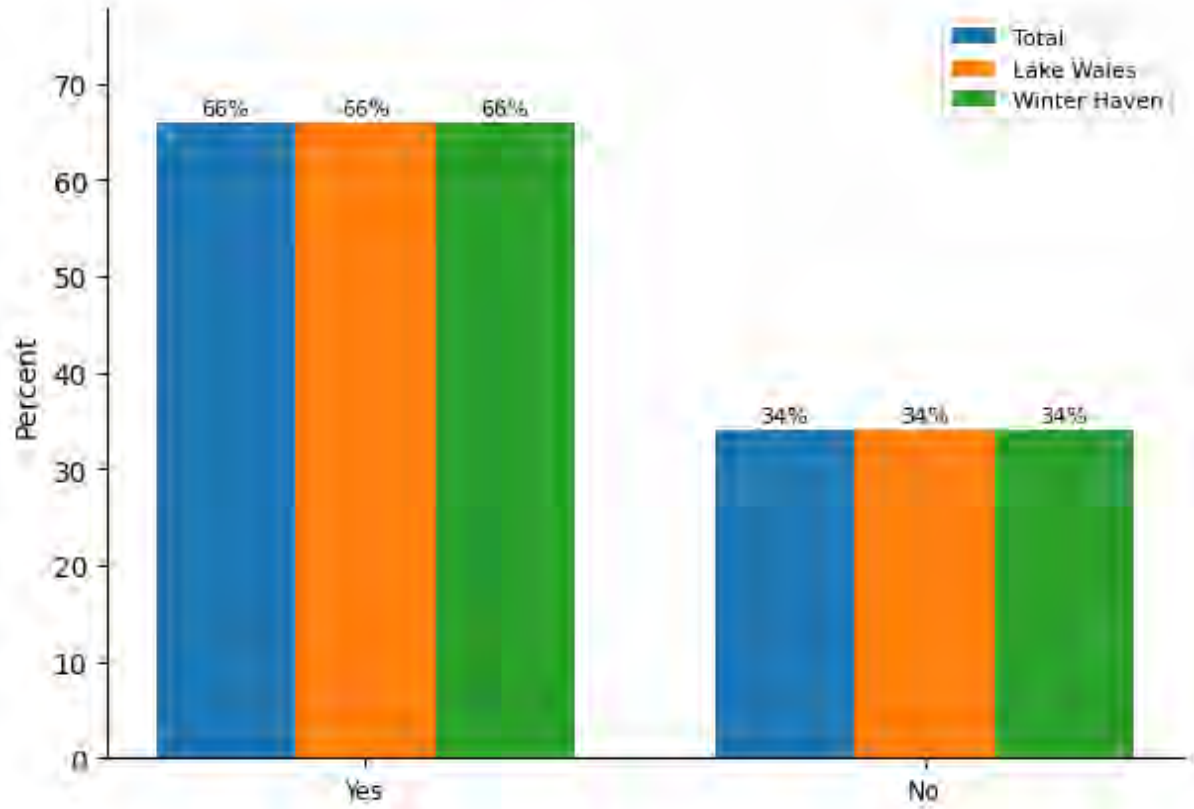
<i>Write-In Classes/Programs</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Tai Chi/Chi Gong	23	12	11
Yoga	21	14	7
Satisfied/No Suggestions	17	8	9
Zumba/Dance Aerobics	14	9	5
Evening/Afternoon Classes	11	7	4
Weight Training/Strength	8	5	3
Free Classes	8	6	2
Stretching/Flexibility/Balance	7	4	3
Cardio Classes	6	3	3
Educational/Health Talks	6	4	2
Chair Yoga/Seated Classes	5	5	0
Pilates	4	1	3
Crafts/Art	4	2	2
Cooking Classes	3	2	1
Technology/Computer Classes	3	3	0
Dance Lessons/Ballroom	2	1	1
Language Classes	2	0	2
Self Defense	2	2	0
Golf Cart Maintenance	1	1	0

## Do you participate in any of these fitness classes?

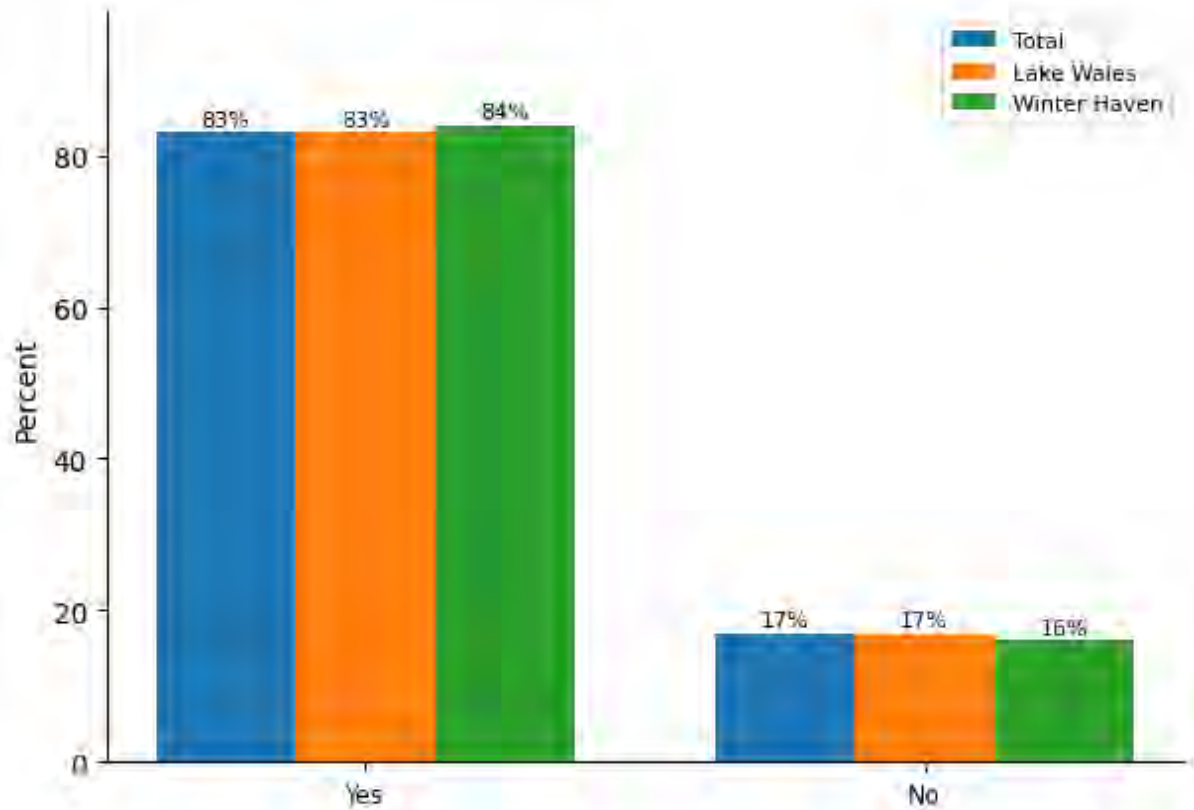
Total Respondents: 232 | Lake Wales: 110 | Winter Haven: 122

<i>Survey Provided Fitness Classes</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Balance, Stretch & Functional Fitness (HFC)	102	42	60
Core Conditioning & Stretch (HFC)	72	29	43
Aqua Motion (HFC)	65	26	39
Water Aerobics (Clubhouse/HFC)	65	38	27
Total Body Toning (HFC)	50	17	33
Pilates (HFC)	50	22	28
Chair Barre (HFC)	48	23	25
Dance Aerobics (HFC)	45	18	27
Chair Yoga (Clubhouse)	44	22	22
Instructor's Choice (HFC)	44	15	29
Dynamic Cardio Movement (HFC)	39	15	24
Aqua Pump (HFC)	31	15	16
Gentle Yoga with Gina (HFC)	26	11	15
Clinton's Boot Camp (HFC)	20	9	11
Well-Being is Now (W.I.N.) with Rea (HFC)	15	8	7
Dynamic Hybrid Stretching (Clubhouse)	14	8	6
Golf Yoga and Stretch Clinic (HFC)	11	7	4
Yoga Share (Clubhouse)	10	6	4
Virtual Meditation (Clubhouse)	1	0	1

### Do you take walks/bicycle on the cart paths?



### Do you take walks/bicycle on the street?



## 2. Amenities

### Key Findings

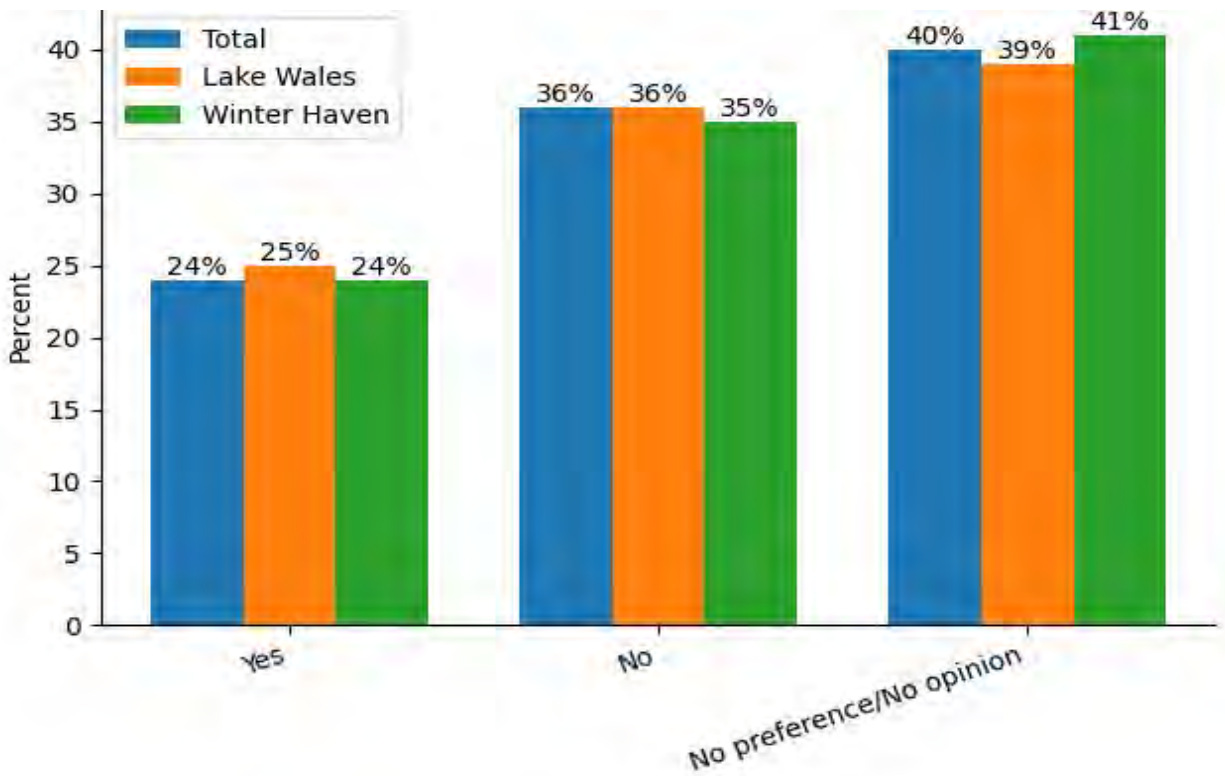
- Maintenance and amenities concerns are relatively limited.

### Take-Aways

- Concerns are primarily related to:
  - Landscaping
  - Golf Course conditions
  - General upkeep
  - Pool(s)
  - Seating, shade, and comfort features

### Charts & Graphs

Are there any changes to the common areas/facilities that you would like to see?

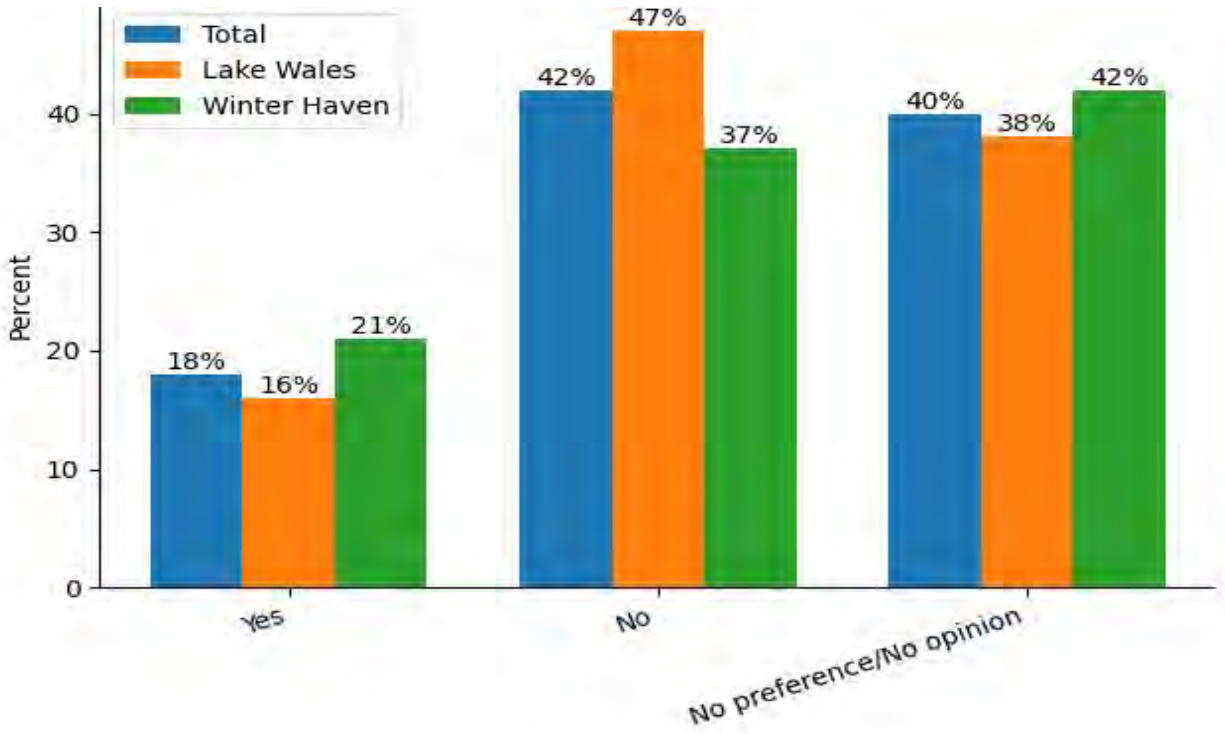


**Please list any changes in the common areas/facilities that you would like to see.**

*Total Responses: 187 | Lake Wales: 101 | Winter Haven: 86*

<i>Write-in Need Changes</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Restaurant / Bar	67	40	27
Outdoor Pool (HFC / West Side)	24	7	17
Landscaping / Trees / Plants	20	10	10
Security / Access / Key Cards	13	10	3
Pool Lounge Chairs / Seating	13	7	6
Cleanliness / Maintenance	13	6	7
Golf Course Improvements	12	4	8
Facilities Update / Renovation	12	4	8
Game Rooms / Craft Rooms	11	8	3
Indoor Pool Improvements	10	6	4
Gym / Fitness Equipment	10	5	5
Shade / Covered Areas	9	6	3
Walking Paths / Sidewalks	8	5	3
Entertainment / Activities	7	4	3
Staff / Operations	7	4	3
Pickleball Courts	6	2	4
Benches / Outdoor Seating	6	5	1
Lighting	6	1	5
Dog Park	6	3	3
Tennis Courts	5	2	3
Accessibility / ADA	5	3	2
Bowling Alley	5	1	4
Sound / Acoustics	5	5	0
Boat / Kayak / Lake Access	5	4	1
Thompson Nursery Road / Privacy Wall	4	4	0
Seating / Comfort (Indoor)	4	1	3
Parking	4	3	1
Restrooms / Bathrooms	4	4	0
Shuffleboard Courts	3	0	3
One HOA / One CDD	2	2	0
Bocce Courts	1	1	0
Yoga / Wellness Room	1	0	1

Are there any maintenance issues in the common areas/facilities that need attention?

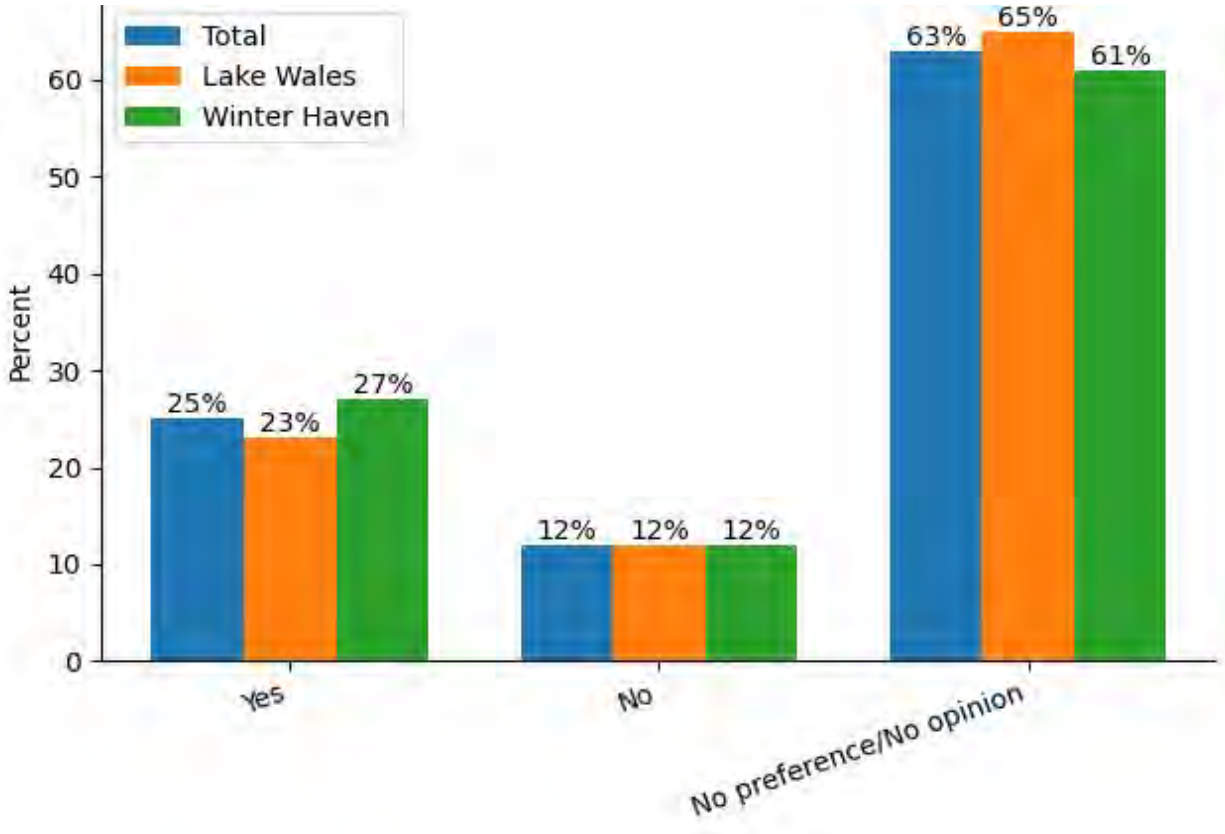


**Please list any maintenance issues in the common areas/facilities that need attention.**

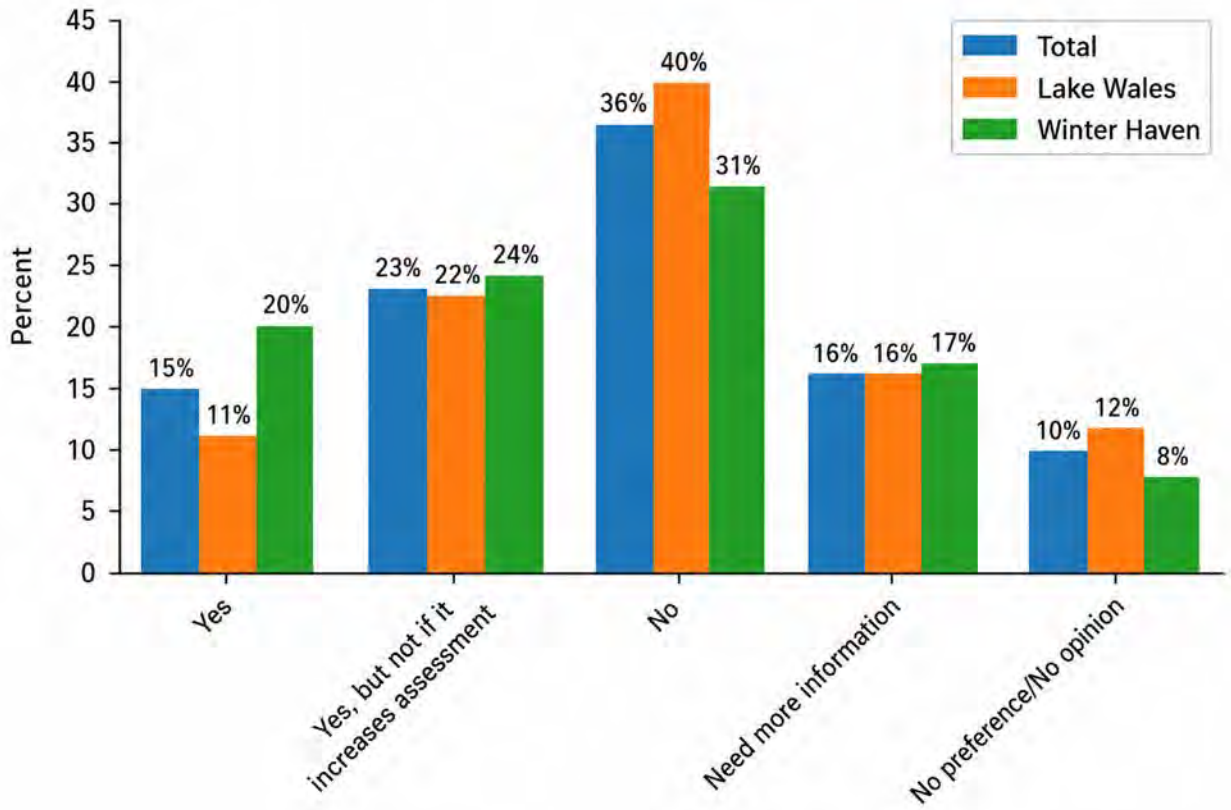
*Total Responses: 139 | Lake Wales: 64 | Winter Haven: 75*

<i>Write-in Need Attention</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Landscaping / Trees / Plants	31	17	14
Golf Course (Greens, Fairways, Irrigation)	16	4	12
Cleanliness / Trash / Power Washing	15	10	5
Doors / Entryways	14	6	8
Ponds / Water Features	13	5	8
Fencing / Gates	12	8	4
Dog Park	11	4	7
Lighting	9	3	6
Mold / Mildew / Odor	8	6	2
Curbs / Gutters / Street Markings	8	4	4
Sidewalks / Pavers / Trip Hazards	8	2	6
Pool Lounge Chairs	7	4	3
Gym / Fitness Equipment	7	3	4
Hot Tubs / Spas	7	1	6
Golf Cart Bridges	7	1	6
Cinema / Ballroom / Indoor Spaces	6	4	2
Sales Center / Real Estate Office	6	6	0
Pool Cleanliness / Chemistry	6	4	2
Thompson Nursery Road / Fence Line	6	6	0
General / Facilities Upkeep	5	3	2
Parking	5	2	3
Painting / Exterior Appearance	4	3	1
Pool Area / Outdoor Furniture	4	1	3
Electrical / HVAC / Temperature	4	0	4
Eagles Nest	3	0	3
Restrooms / Bathrooms	3	2	1
Signage / Street Signs	2	1	1
Restaurant	2	1	1
Bowling Alley	2	1	1
Bocce Courts	2	1	1
Shuffleboard Courts	1	1	0

Would you like a shaded seating area at the pickleball courts?



Would you like to see a second outdoor pool?



## If you do not use the amenities/facilities, why not?

Total Respondents: 769 | Lake Wales: 412 | Winter Haven: 357

<i>Write-in Reasons</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Limited/No interest	15	8	7
Work	9	6	3
Have own pool	8	4	4
Aging restrictions	6	4	2
Harassed/Cliques	5	1	4
Health issues	5	3	2
Time conflict	5	3	2
Need to limit sun exposure (add shade)	5	3	2
Not enough chairs when visitors come	4	2	2
Outdoor pool crowded	3	2	1
HFC pool chlorine is overpowering	2	1	1
Don't play golf	2	1	1
Club/Group using amenity	2	2	0
Only use the golf course amenities	2	2	0
Bowling equipment poor	1	0	1
Only use when have visitors	1	1	0
Lazy	1	1	0
Parking	1	1	0
Dances too loud	1	1	0
Need bigger and better pool	1	1	0
Use amenities that fit lifestyle	1	0	1
Splashing kids	1	1	0
Prefer individual activities over group activities	1	1	0
Pool water causes health issues	1	1	0
No movies on weekends	1	1	0
Bingo too late	1	1	0
Need better activity descriptions	1	1	0
Fitness equipment needs upgrade	1	0	1
Don't go to clubhouse	1	0	1
Personal issues	1	0	1

## If there was one thing you could change about the amenities offered in Lake Ashton, what would it be?

Total Respondents: 299 | Lake Wales: 151 | Winter Haven: 148

<i>Write-in Amenity</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Restaurant (general)	83	51	32
Golf course	29	14	15
Pool improvements	25	9	16
Satisfied/Nothing to change	21	5	16
Walking paths/sidewalks	19	8	11
Sports bar/casual dining	14	8	6
Access cards/security removal	14	8	6
Gym/Fitness equipment	13	6	7
Restaurant as amenity/subsidy	10	7	3
Exercise/Fitness classes	9	2	7
Pickleball	9	3	6
Outsider/guest enforcement	9	3	6
Shade structures	7	2	5
More evening/weekend activities	6	3	3
Miniature golf	5	4	1
More meeting/activity rooms	5	3	2
Eagle's Nest improvements	4	1	3
Better communication/info	4	2	2
Movie theatre improvements	3	1	2
Bowling	2	2	0
Indoor pickleball	2	1	1

### 3. Businesses & Service Needs

#### Key Findings

- Residents expressed interest in on-site services, particularly:
  - Restaurants and cafés
  - Personal services (salons/barbers)
  - Convenience/retail (mini-mart, pharmacy)

#### Take-Aways

- A restaurant in the community is important.

#### Charts & Graphs

<b>What other businesses/services would you like to see in Lake Ashton?</b>			
Total Respondents: 233   Lake Wales: 131   Winter Haven: 102			
<i>Write-in Businesses/Services</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Coffee shop/Cafe/Bakery	44	26	18
Hair/Nail salon/Barber	42	25	17
Convenience store/Mini mart	30	17	13
None/Satisfied	20	10	10
Bank/ATM	18	8	10
Ice cream shop	14	9	5
Deli	13	6	7
Pharmacy/Medical services	13	7	6
Transportation service	5	5	0
Gift shop/Craft market/Vendors	4	3	1
Shipping/Postal services	4	3	1
Boat/Pontoon rental	3	0	3
Handyman/Car/Home services	3	2	1
Pet grooming	2	1	1
Snack bar at pool	2	0	2
Liquor/Package store	2	2	0
Computer/Tech help	2	1	1
Food trucks	1	1	0
Laundromat	1	1	0

## 4. CDDs

### Key Findings

- Confusion exists over CDD/HOA responsibilities
- Governance perception is mixed
- Communication gaps persist
- Merger interest is strong but conditional
- High interest in engagement—but low meeting participation
- Strong support for accountability and staff performance oversight
- Top three priorities across the entire community:
  - Security and Safety
  - Outdoor amenities
  - Landscaping

### Key Differences Between Communities

Lake Wales	Winter Haven
<ul style="list-style-type: none"><li>• More supportive of direct-staff model investigation</li><li>• More likely to cite 'not interested' as reason for non-attendance</li><li>• Want more info on management company model change</li></ul>	<ul style="list-style-type: none"><li>• Stronger support for staff performance evaluations</li><li>• Better CDD meeting attendance</li></ul>

### Take-Aways

- Continue to explain CDD/HOA responsibilities
- Host a merger exploration session
- Increase pre-decision communication
- Change staff accountability measures to include input from all Board members and residents
- Enhance board meeting accessibility
- Improve Supervisors' responsiveness

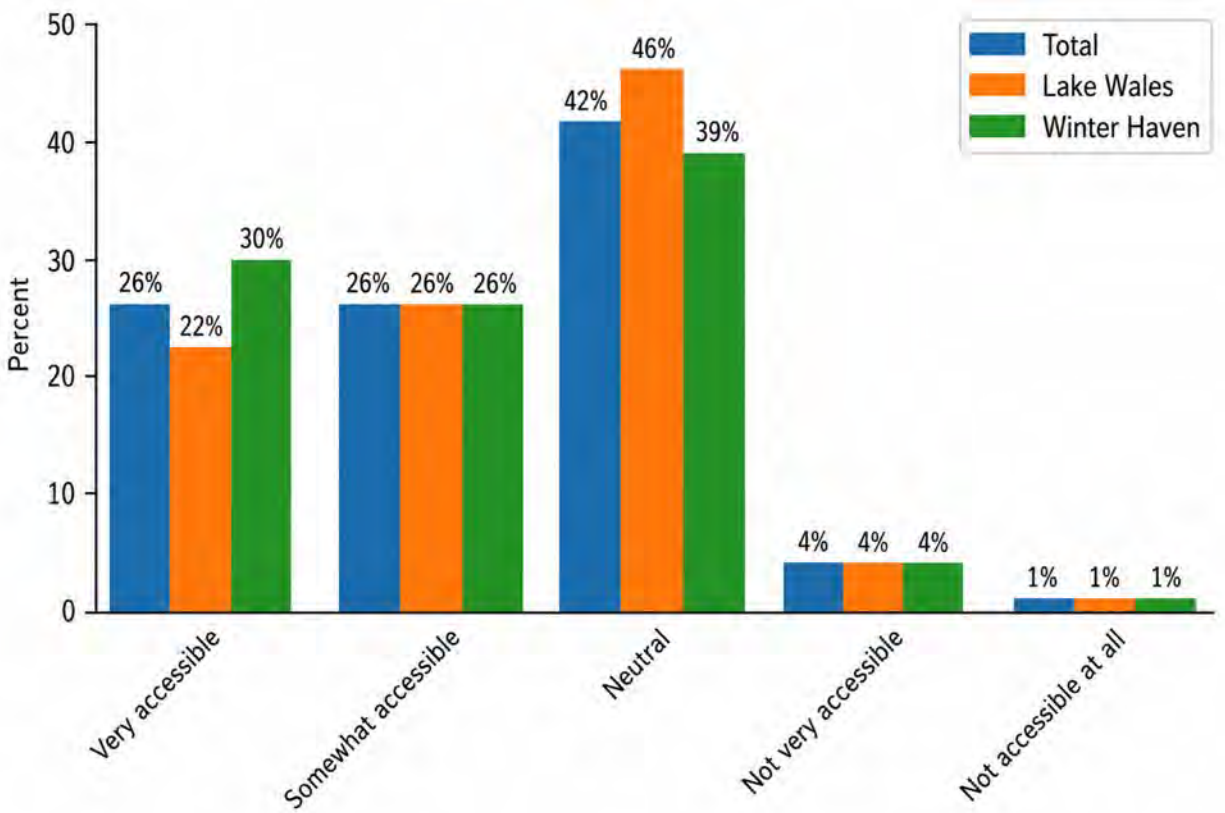
## Charts & Graphs

### What is the CDD responsible for?

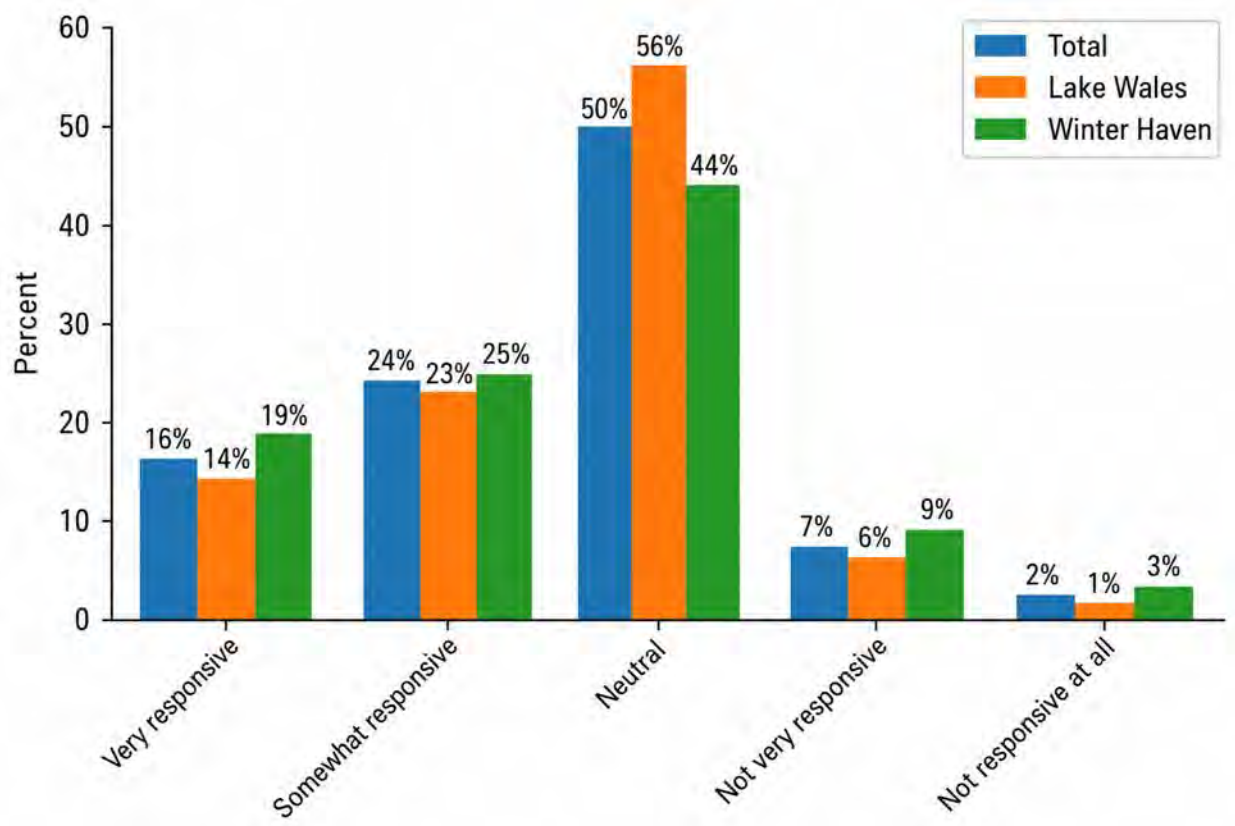
Total Respondents: 627 | Lake Wales: 317 | Winter Haven: 310

Survey Provided Responsibilities	Total	Lake Wales	Winter Haven
Maintaining the infrastructure	582	293	289
Maintaining the amenities	565	285	280
Maintaining the bridges, cart paths, and ponds	562	276	286
Maintaining the roads and stormwater drainage	543	273	270
Providing security	516	260	256
Offering regular programs and activities	314	158	156
<b>— Items below this line are not CDD responsibilities —</b>			
Verifying the 55+ age restriction requirement	380	200	180
Enforcing the Covenants, Conditions, and Restrictions	315	163	152
Enforcing traffic laws	150	80	70
Approving what you can do on your house and lot	133	76	57

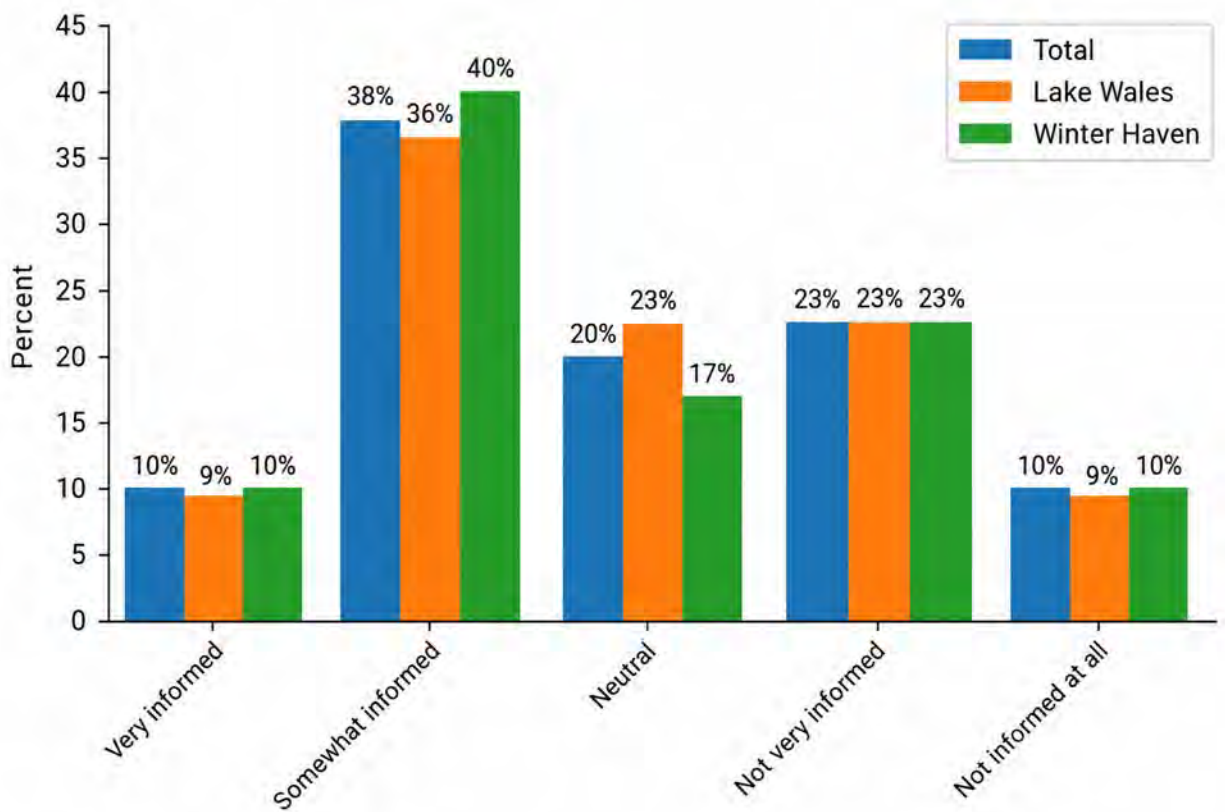
How accessible are the CDD Supervisors/Board to your questions or concerns?



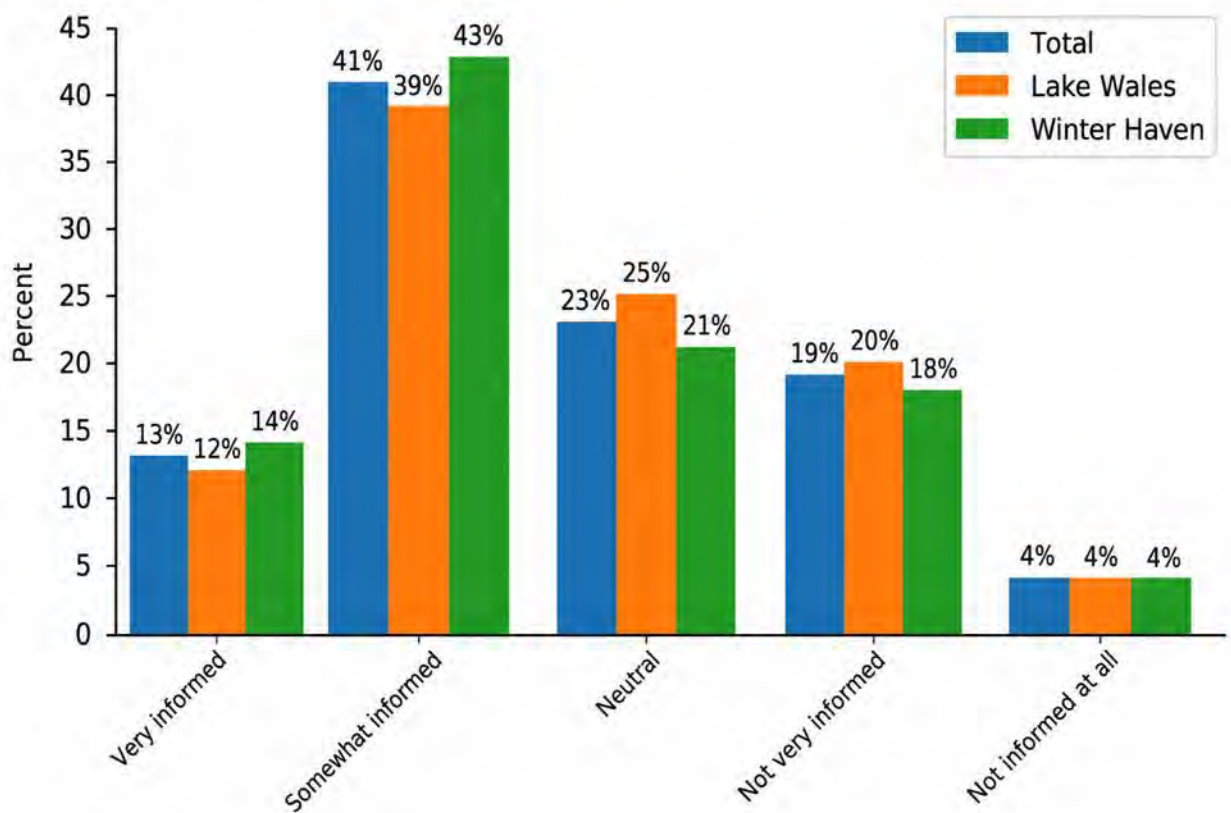
# How responsive are the CDD Supervisors/Board to your questions or concerns?



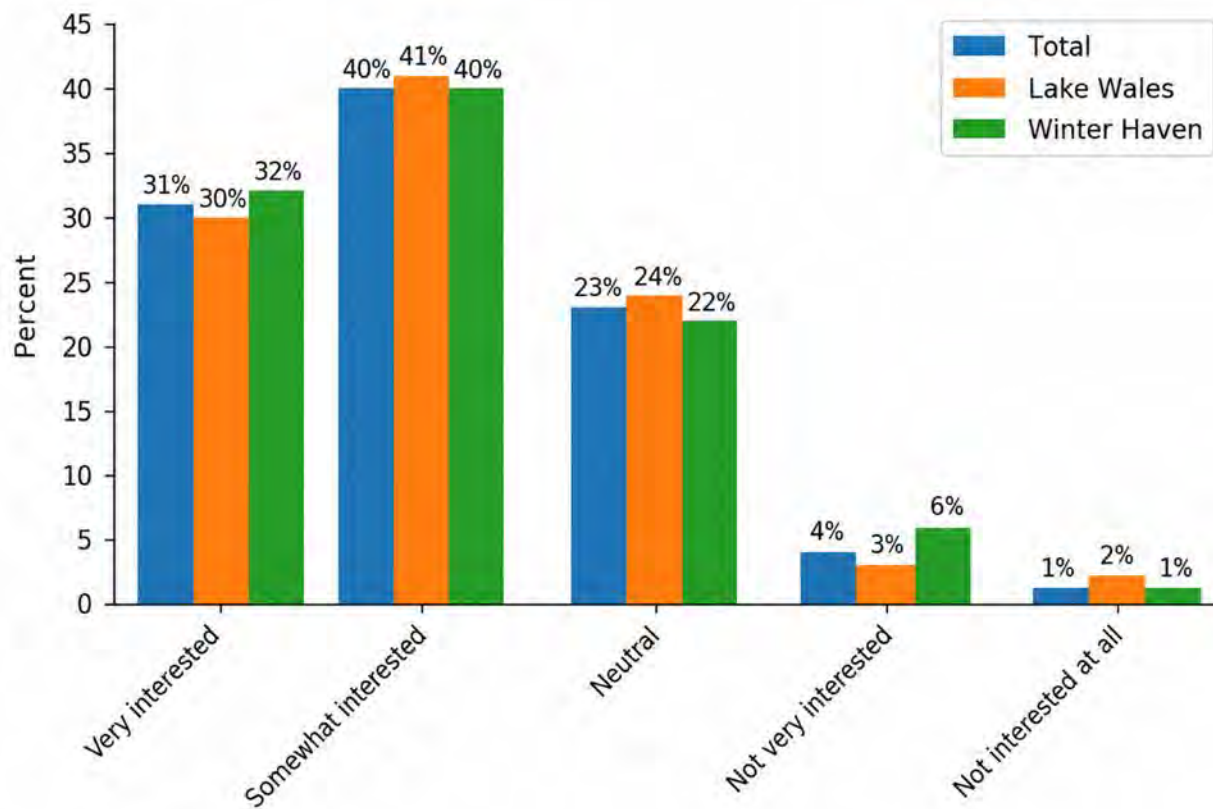
How informed do you feel about important community decisions BEFORE decisions are made?



How informed do you feel about important community decisions AFTER decisions are made?



## How interested are you in quarterly community town meeting with CDD Supervisors where you can ask questions and interact on topics of concern?

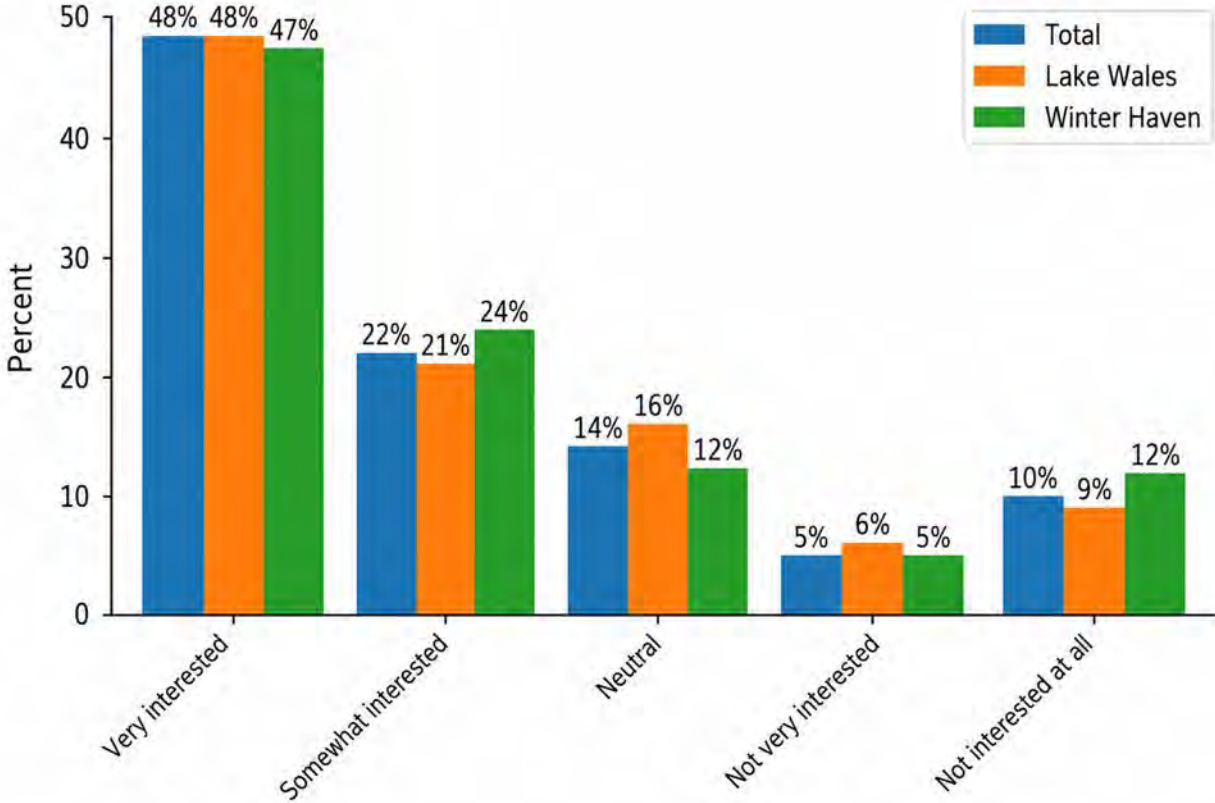


## What should **your** CDD's top priorities be?

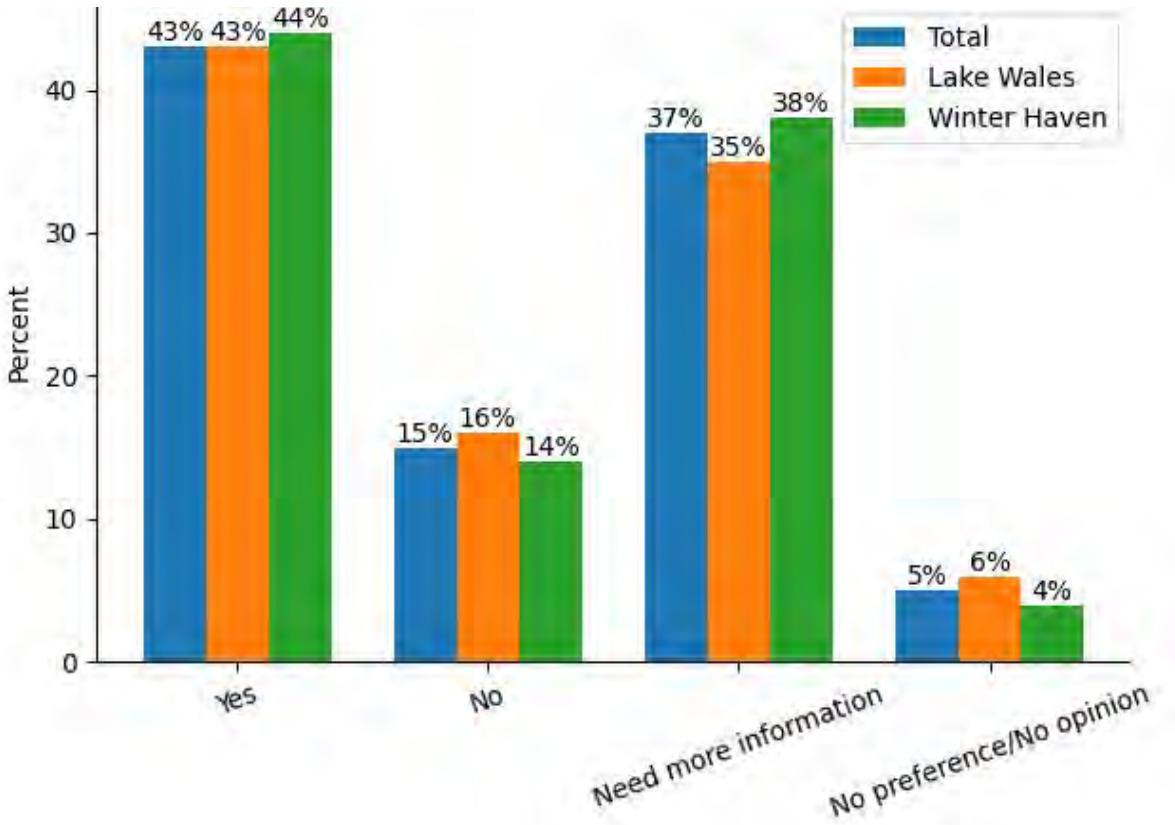
Total Respondents: 627 | Lake Wales: 317 | Winter Haven: 310

Survey Provided Priorities	Total	Lake Wales	Winter Haven
Security/Safety	518	259	259
Outdoor Amenities	421	213	208
Landscaping	415	212	203
Indoor Amenities	402	208	194
Golf Course/Golf Club/Eagle's Nest	334	137	197
Cost of Living	283	163	120
Entertainment (shows, concerts, dances)	163	88	75
Write-in Priorities			
Fiscal responsibility/Cost control	7	2	5
Roads/Infrastructure/Ponds	4	2	2
Restaurant/Charm City	2	2	0
Traffic/Speed enforcement	2	0	2
No opinion/None/Don't care	2	2	0
Maintain community appearance	1	1	0
Dog parks	1	0	1

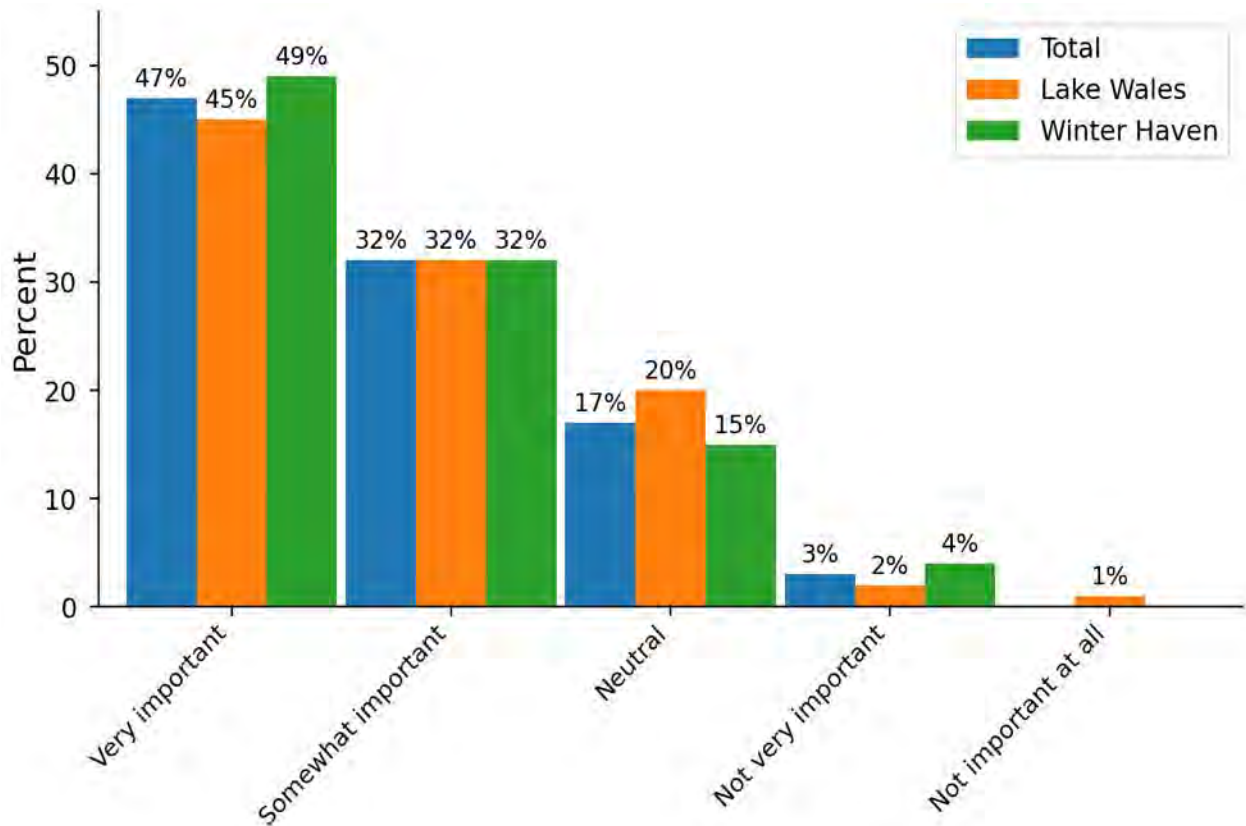
Would you be interested in the community pursuing learning about what's involved with combining our two CDDs, including the costs?



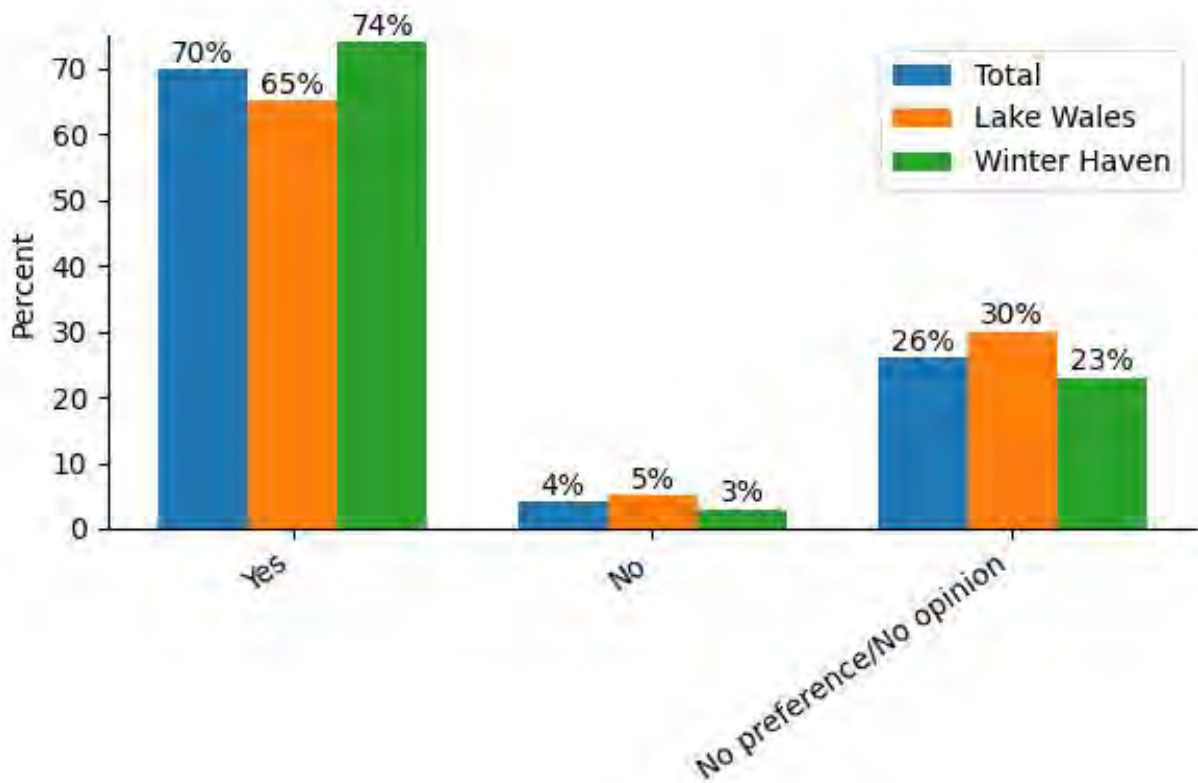
Would you like to see the two CDDs merge?



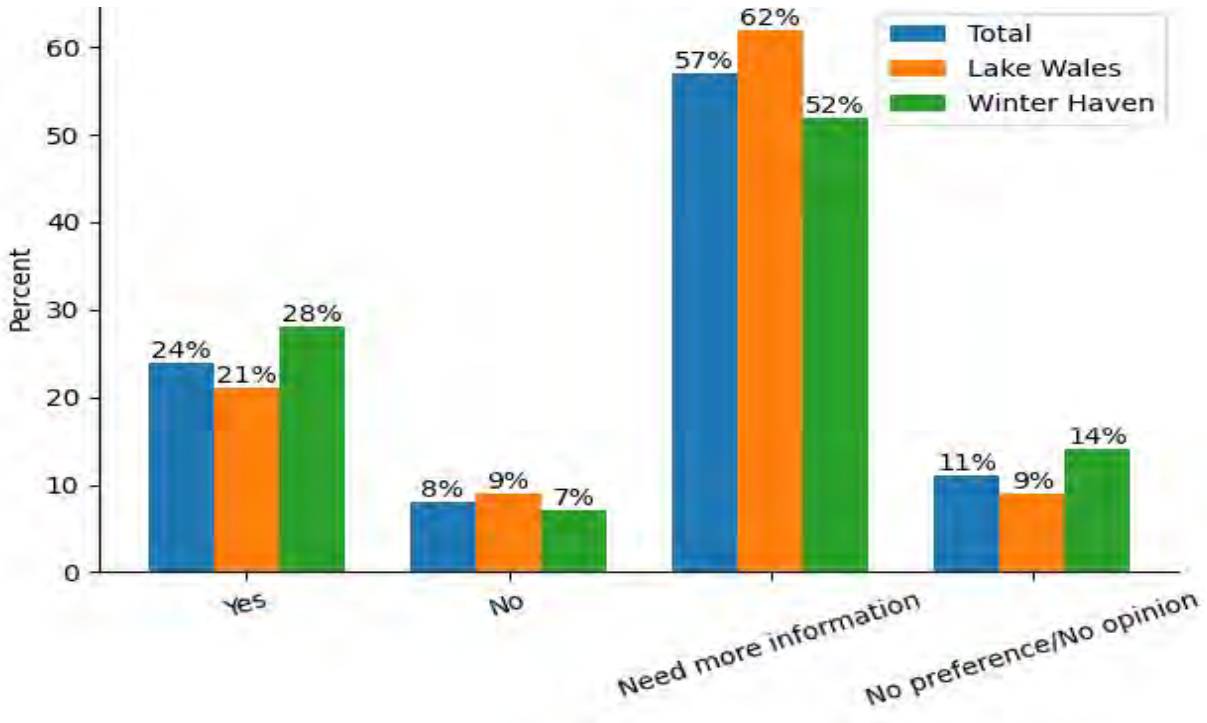
How important is it for all onsite staff to have yearly customer service training?



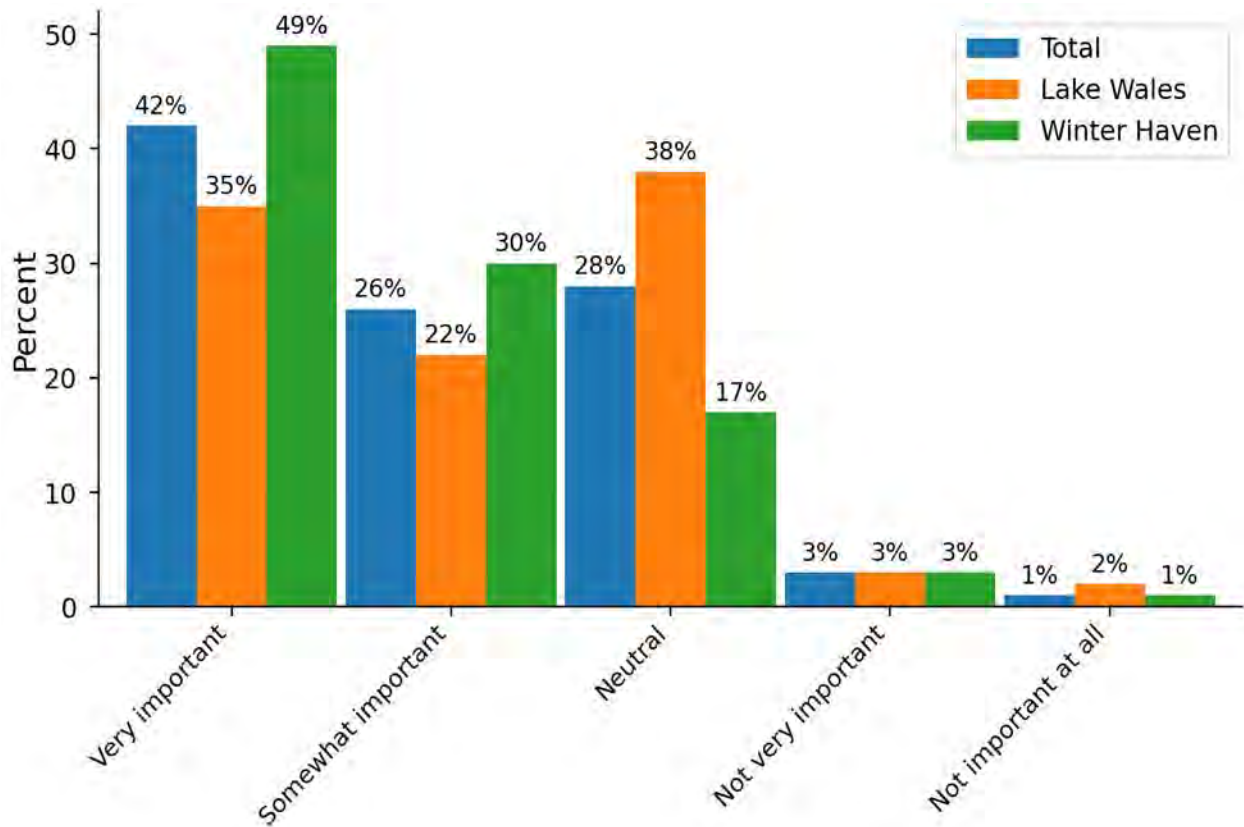
Should LACDD require the management company to have performance plans and written evaluations for Lake Ashton onsite staff?



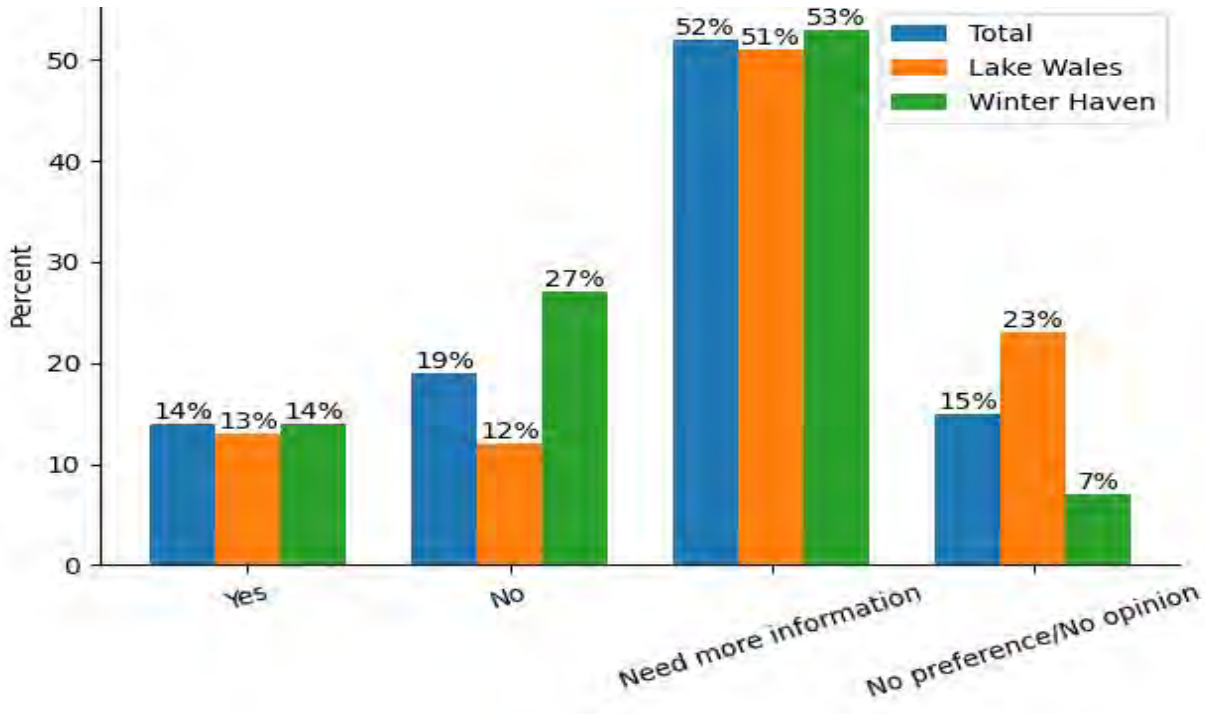
Should LACDD investigate changing to a direct staff model vs. a management company?



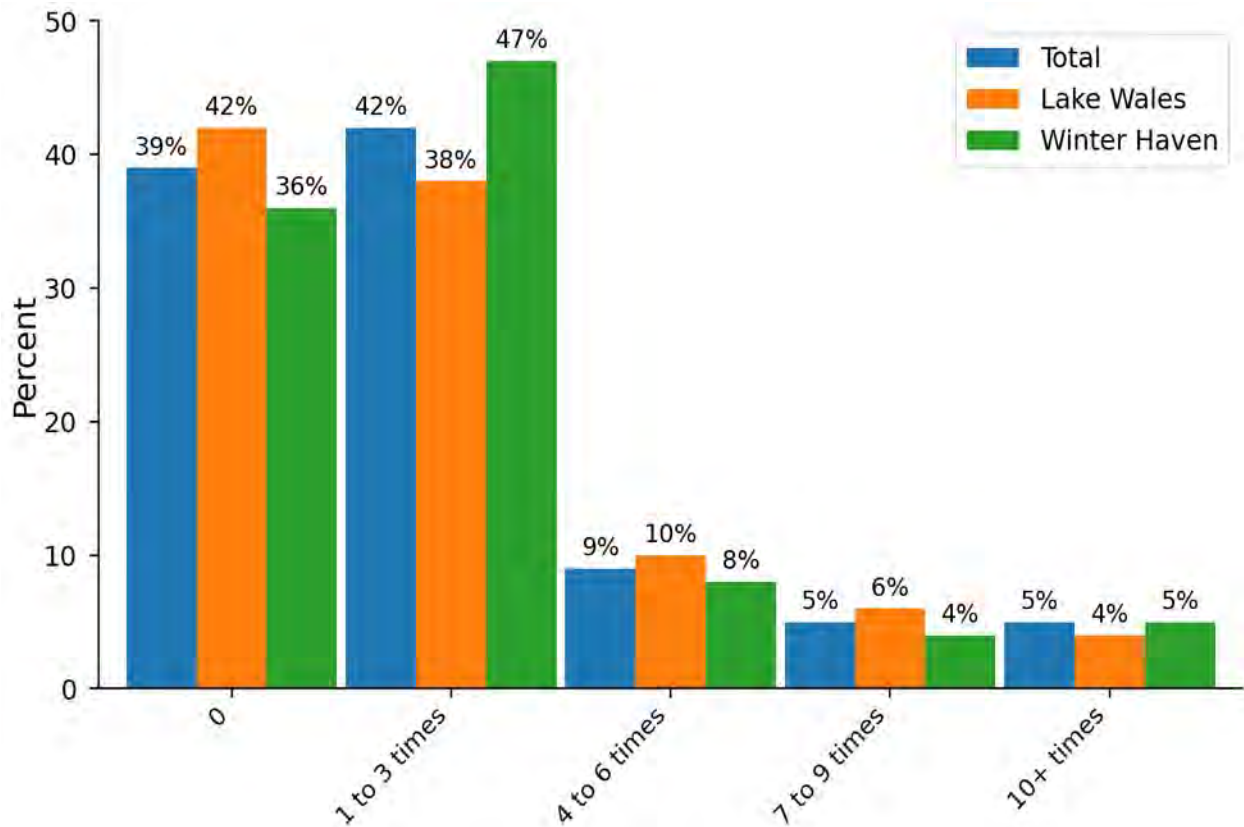
How important is it for LAICDD onsite staff to have performance plans and written evaluations from all LAICDD supervisors which includes resident input?



Should LAICDD investigate changing to a management company vs a direct staff model?



How many times have you attended CDD Board meetings (either in-person or via Zoom) during the last 12-month period?

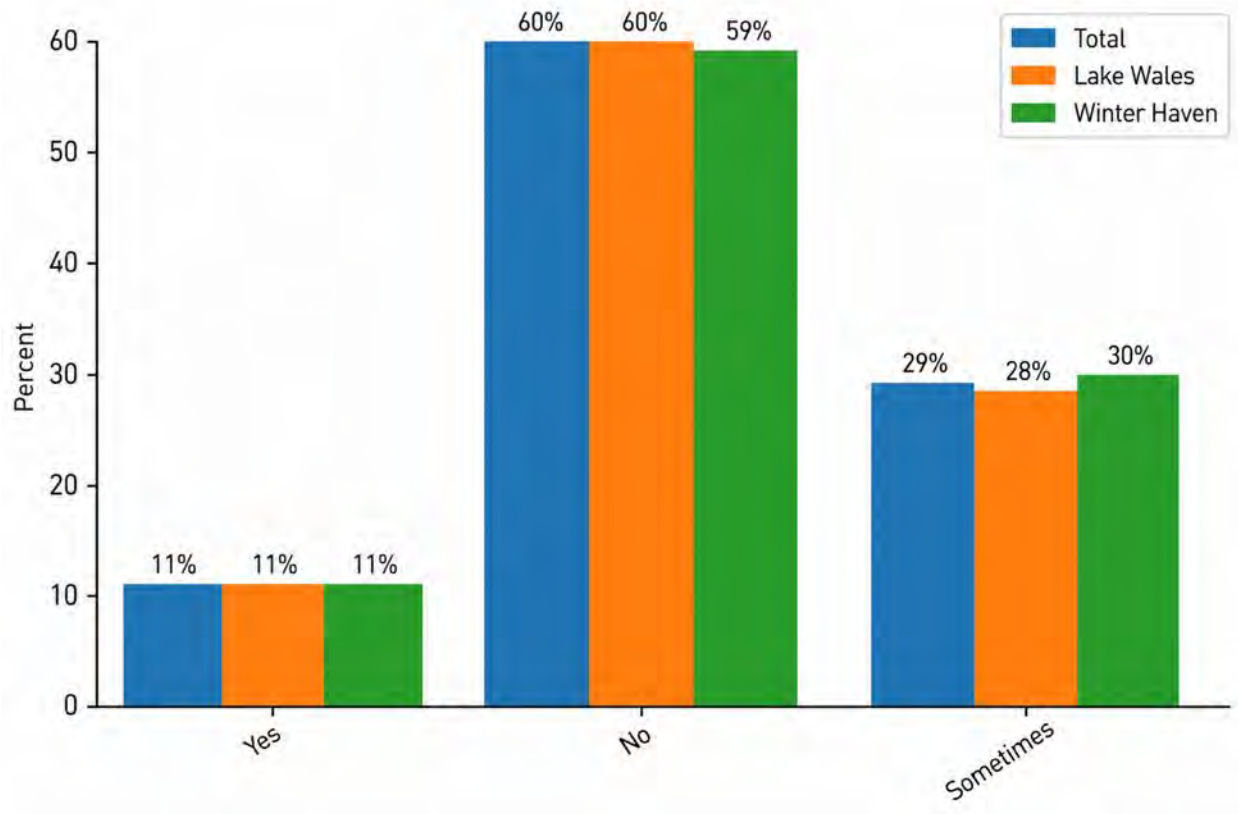


## Why haven't you attended a CDD Board meeting in the last 12 months?

Total Respondents: 627 | Lake Wales: 317 | Winter Haven: 310

<i>Survey Provided Reasons</i>	Total	Lake Wales	Winter Haven
Time conflict	107	54	53
Not interested	43	28	15
Working	26	16	10
Meetings are too long	32	19	13
Meetings are too difficult to follow along	28	19	9
Poor sound quality	13	4	9
<i>Write-in Reasons</i>			
New resident/Just moved in	9	2	7
Snowbirds/Not in town seasonally	7	4	3
Bickering/Unproductive dialogue	7	5	2
Resident input ignored	6	2	4
Health Issues/Medical/Caregiver	6	4	2
Waste of time/Decisions Predetermined	6	1	5
Meeting notice insufficient/Forget to attend	4	2	2
Read minutes/Get info from others	2	1	1
No issues/Trust board	2	0	2
Spouse/Partner informs	1	1	0
Zoom issues	1	1	0
Chairs uncomfortable	1	0	1
Don't need stress	1	1	0
Unaware of CDD function/meetings	1	1	0
Too many uneducated comments	1	1	0
Get information from board member	1	0	1

If you miss a CDD Board meeting do you go back and watch it later?



## 5. Clubhouse Restaurant

Clubhouse restaurant findings and recommendations were addressed in the March 16, 2026 report submitted to the LACDD Board of Supervisors.

### Key Findings

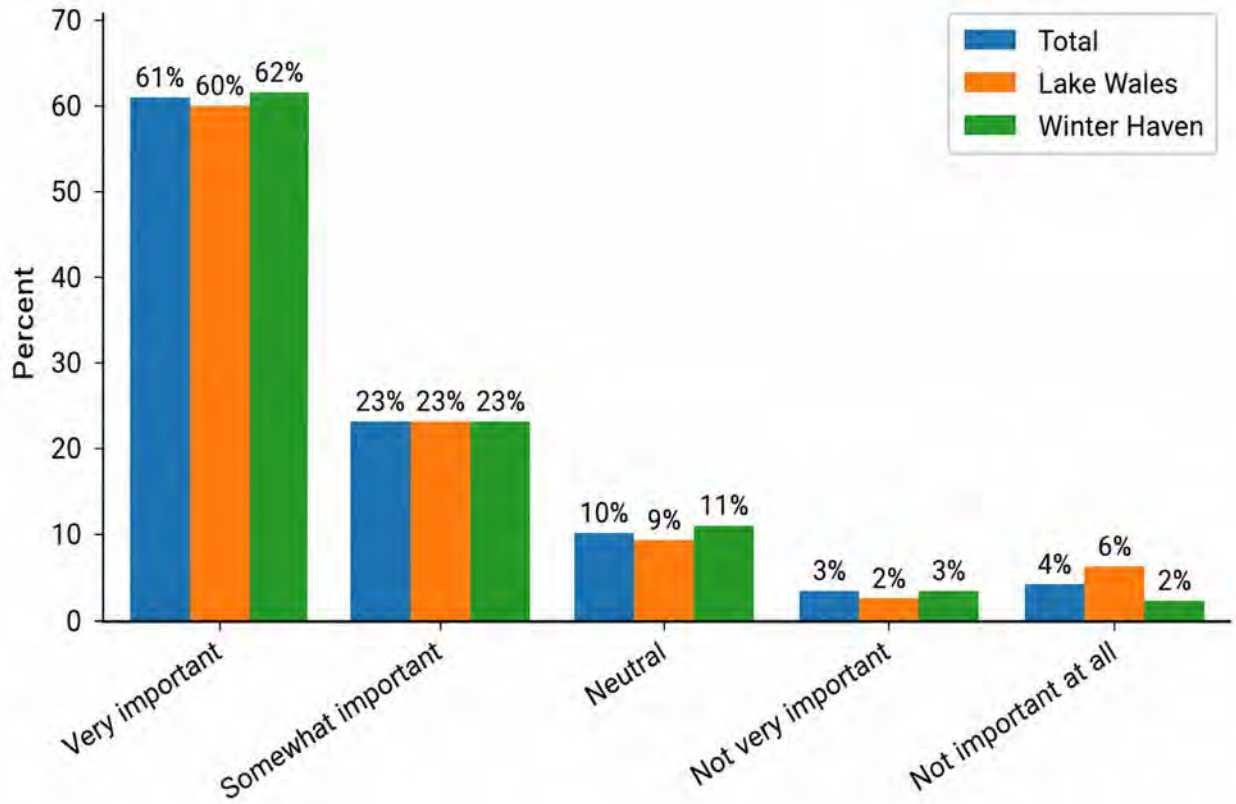
- Residents continue to believe it's important to have a Restaurant (**84%**) and Bar (**72%**) in the Clubhouse.
- There is a desire to continue having Entertainment, Karaoke, Trivia, and Musical Bingo. However, comments made in the Comment section suggest that residents would prefer the “noisier” activities not happen during the dinner hour.
- There was an openness on the part of residents to other potential uses for the Clubhouse restaurant space.
- Responses about food and service ideas show a strong preference for casual dining and bar-oriented concepts.
- Dinner was the most preferred time to patronize the Clubhouse restaurant.
- Residents were split on supporting the restaurant with a monthly fee to use as a credit at the Clubhouse restaurant. Among residents who indicated they would pay a fee, the majority expressed that they would pay up to \$50/month.

### Take-Aways

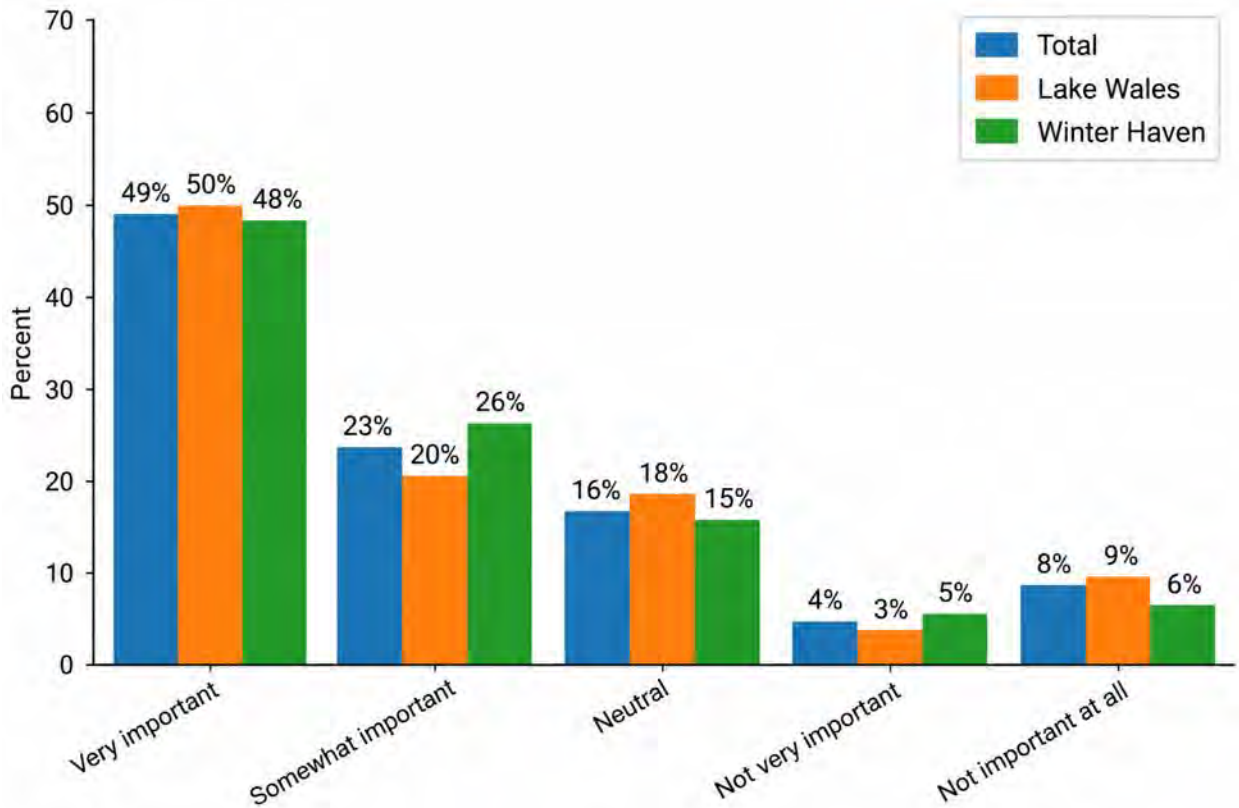
- The Clubhouse restaurant and bar are important.
- Listen to the residents' request for diner type food/menu with a full-service bar.

## Charts & Graphs

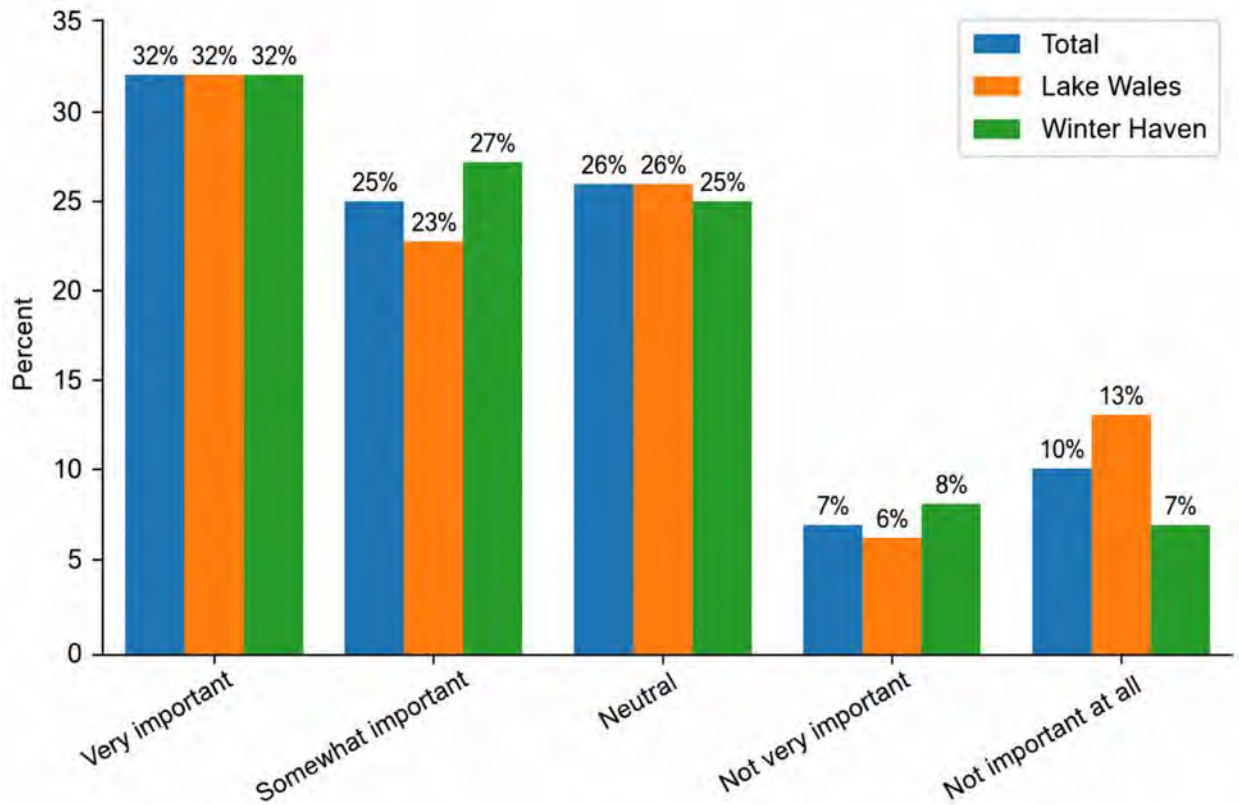
How important is it to have a restaurant in the Clubhouse?



How important is it for the Clubhouse restaurant to have a bar?



How important is it for the Clubhouse restaurant to have activities like Entertainment, Karaoke, Trivia, Musical Bingo, etc?



Would you like to see other potential uses for the Clubhouse restaurant space?

Total Respondents: 282 | Lake Wales: 156 | Winter Haven: 126

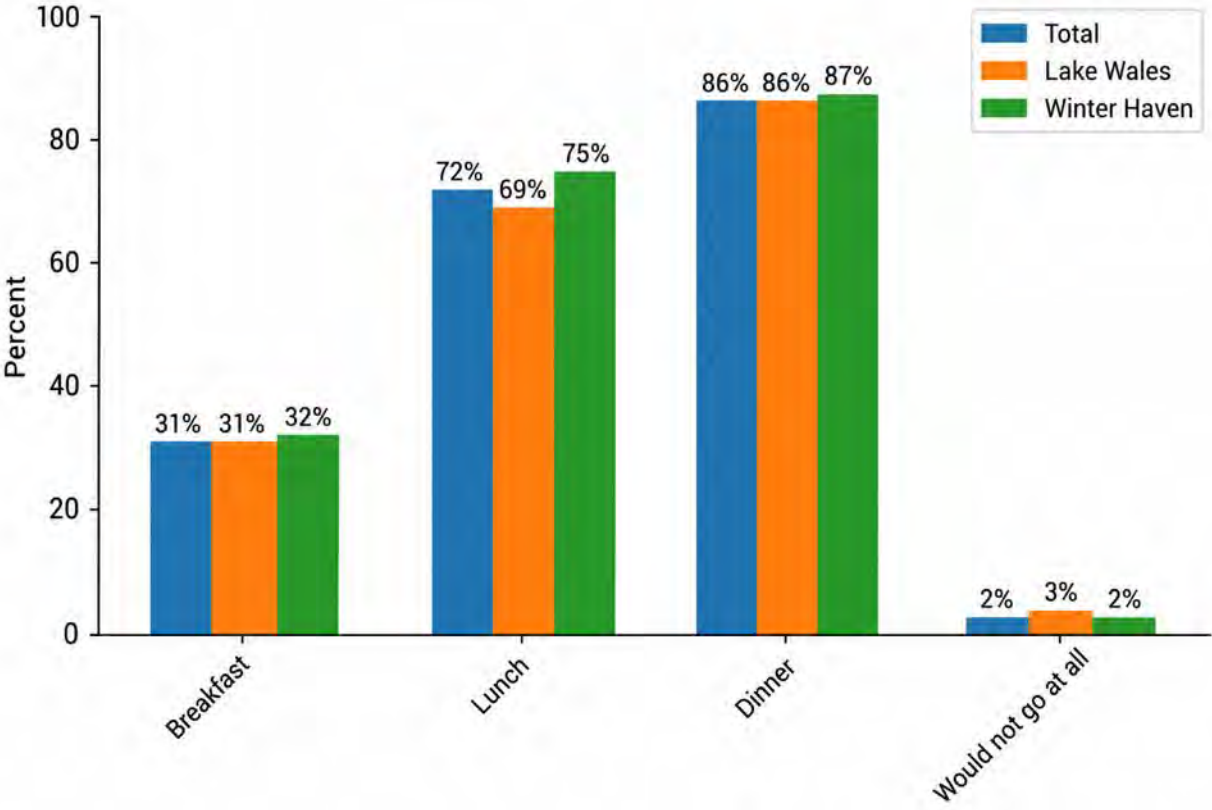
Survey Provided Potential Uses	Total	Lake Wales	Winter Haven
Divide room: smaller restaurant + more meeting/activity space	117	55	62
Divide room: just a bar + more meeting/activity space	56	28	28
Convert entire space to meeting/activity space	19	10	9
Write-in Potential Uses			
Keep as restaurant (general)	22	11	11
Restaurant + bar (combined)	13	10	3
Breakfast/Lunch - cafe/diner	13	8	5
Poolside/Outdoor service	10	5	5
Sports bar/Irish pub theme	7	5	2
Coffee shop/Snack bar	7	4	3
More meeting/activity/social space	7	6	1
Live music/Entertainment venue	7	6	1
No opinion/Satisfied	7	3	4
Divide: bar area + smaller restaurant	3	2	1

## What type of menu/menu items/restaurant style would you like to see at the Clubhouse restaurant?

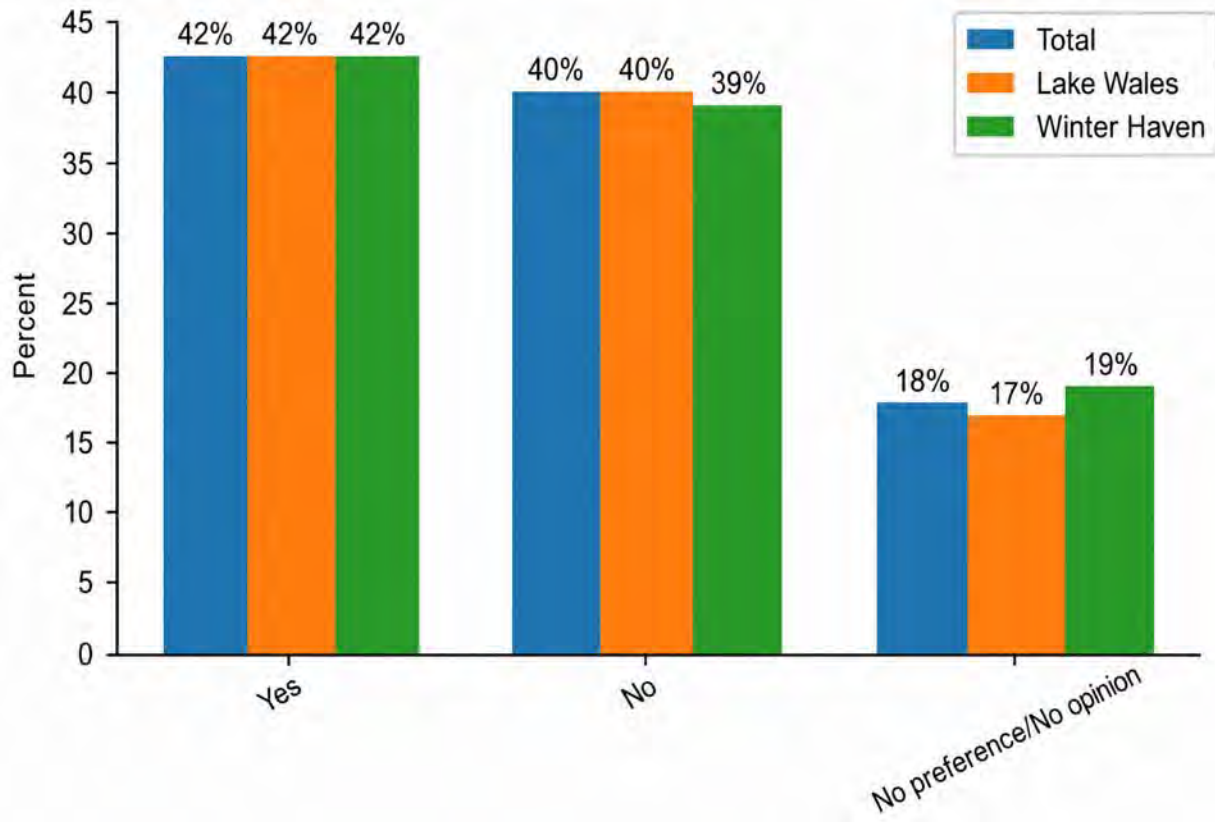
Total Respondents: 741 | Lake Wales: 393 | Winter Haven: 348

<i>Survey Provided Menu Styles</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Daily/Weekly Specials	517	277	240
Bar Service	473	244	229
Diner Style Variety	449	229	220
Sandwiches	411	215	196
Sport Bar	311	164	147
Salad Bar	303	158	145
Bar Service in Lobby for Ballroom Activities	279	135	144
Coffee Shop	228	119	109
Buffet Style	133	71	62
Breakfast/Lunch Only	96	48	48
Counter Service	93	52	41
BYOB	85	39	46
Malt Shop	85	45	40
Outside Catering	66	42	24
<i>Write-in Menu Styles</i>			
Lunch and/or dinner service	9	5	4
Breakfast/Brunch	9	5	4
American/Diner style	7	2	5
Fine dining/Full service	7	4	3
Healthy/Plant-based options	4	2	2
Grab and go/Snack options	4	2	2
Ice cream/Coffee shop	3	3	0
No entertainment/Quiet atmosphere	3	2	1
Irish pub/Sports bar	2	2	0
Poolside service	2	1	1
Reasonable pricing	1	1	0
BYOB option	1	1	0

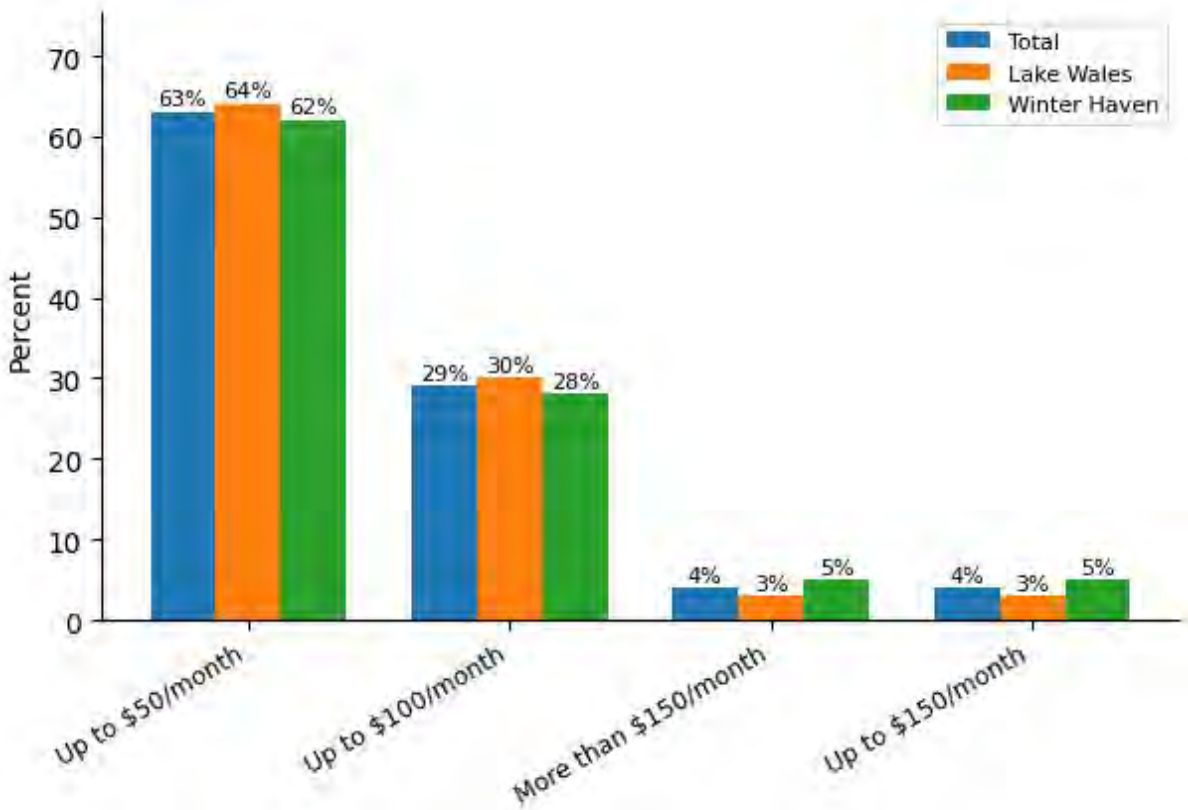
Assuming you liked the food and service, when would you realistically go to the Clubhouse restaurant?



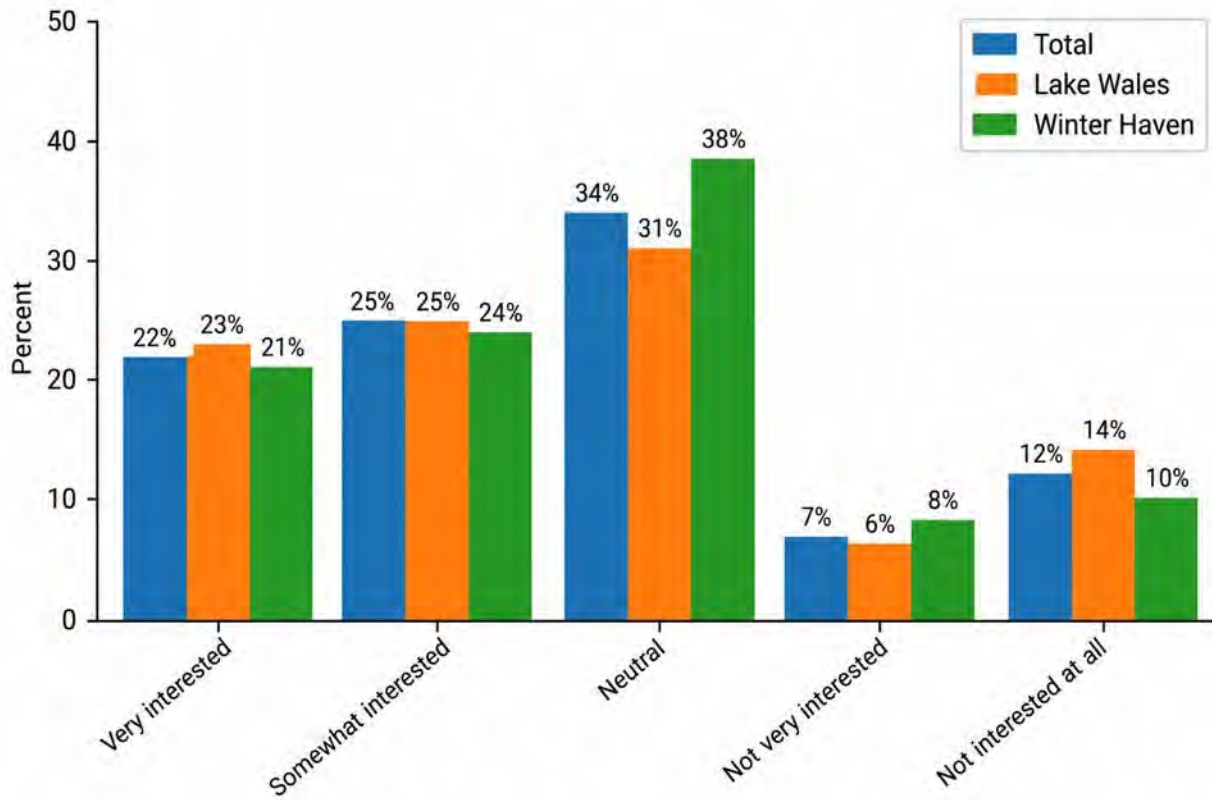
Would you support a monthly fee to use as a credit at the Clubhouse restaurant?



How much would you pay?



While the Clubhouse restaurant is closed, would you be interested in having the restaurant opened as a gathering place for residents where organized Entertainment, Karaoke, Trivia, Musical Bingo, etc can be held?



## 6. Communications

### Key Findings

- Residents overwhelmingly receive and prefer community information via Email Blasts.
- Second choice was the LA Times (paper) followed by word-of-mouth from other residents.
- Most residents view information on mobile devices, followed by computers.

### Key Differences Between Communities

Lake Wales	Winter Haven
<ul style="list-style-type: none"> <li>• Greater reliance on printed materials</li> </ul>	<ul style="list-style-type: none"> <li>• Higher mobile device usage</li> </ul>

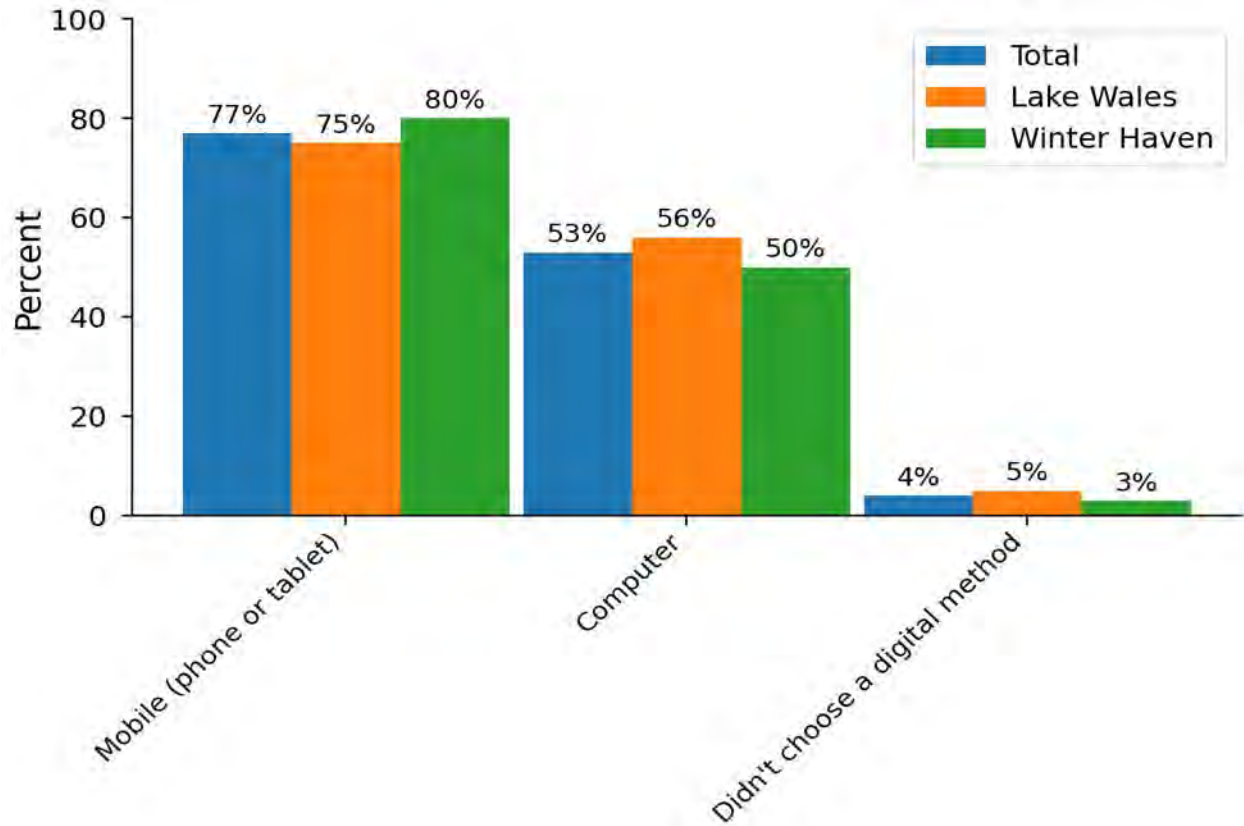
### Take-Aways

- Email remains the most effective communication channel. Ensuring that all communications are mobile-friendly is essential.

### Charts & Graphs

How do you receive community updates?			
Total Respondents: 884   Lake Wales: 470   Winter Haven: 414			
Survey Provided Methods	Total	Lake Wales	Winter Haven
Email Blasts	799	420	379
LA Times (paper)	679	371	308
Fellow residents/Friends	556	277	279
Facebook Groups	415	213	202
LakeAshtonLiving.com	341	174	167
Clubhouse Activities Office/HFC Activities Desk	256	142	114
Clubhouse/HFC Information Boards	230	108	122
LA Times (electronic)	219	120	99
Official CDD/HOA websites	201	98	103
CDD/HOA meetings (in-person)	158	73	85
Monday Coffee	132	80	52
CDD/HOA meetings (Zoom)	92	48	44
Write-in Methods			
Spouse/Partner attends or shares info	4	1	3
CDD/HOA Meeting Minutes	1	0	1

### What device do you use to view the information?

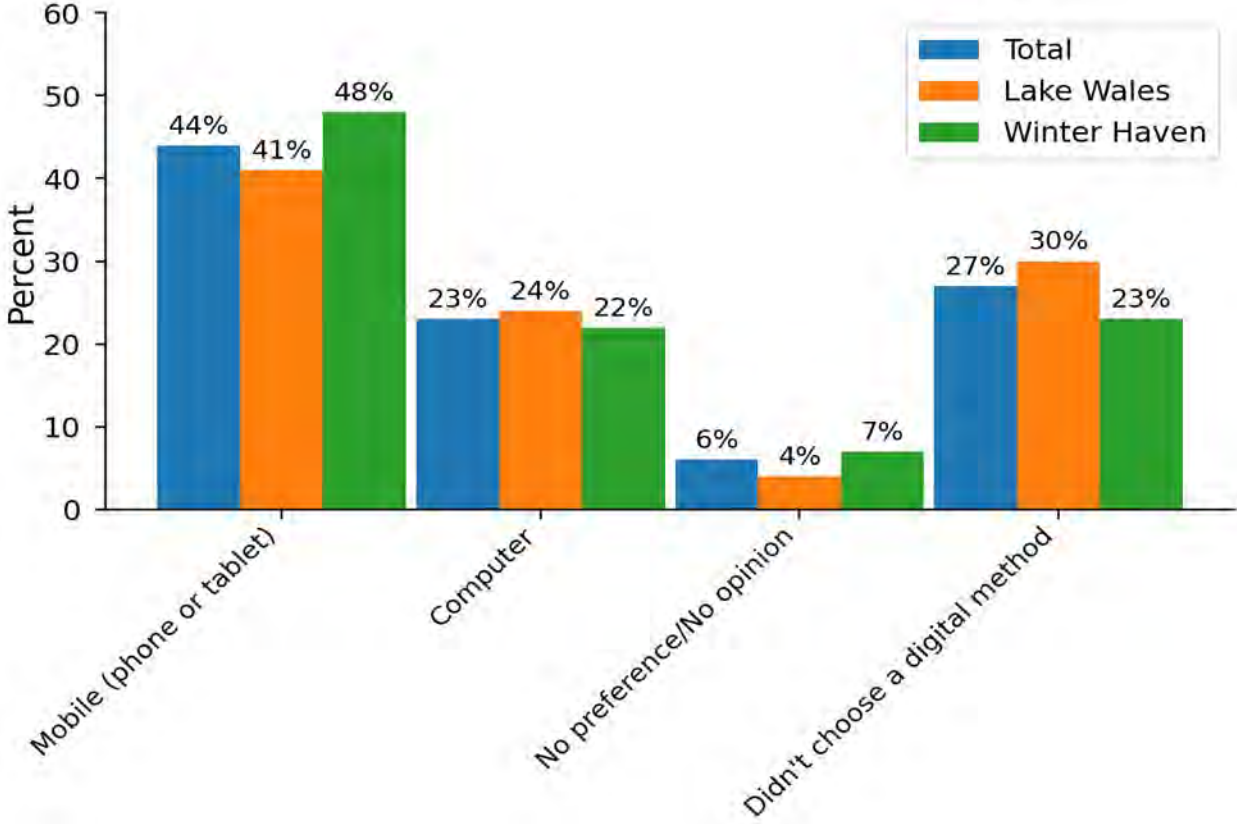


### What is your preferred method for receiving community updates?

Total Respondents: 884 | Lake Wales: 470 | Winter Haven: 414

Survey Provided Methods	Total	Lake Wales	Winter Haven
Email Blasts	549	272	277
LA Times (paper)	160	100	60
No preference/No opinion	47	26	21
Text	27	17	10
LA Times (electronic)	21	10	11
LakeAshtonLiving.com	20	10	10
Official CDD/HOA websites	16	10	6
Facebook Groups	13	8	5
Monday Coffee	7	6	1
Fellow residents	6	2	4
Clubhouse/HFC Information Boards	6	4	2
CDD/HOA meetings (in-person)	5	2	3
CDD/HOA meetings (Zoom)	3	2	1
Clubhouse Activities Office/HFC Activities Desk	2	1	1
<b>Write-in Methods</b>			
Spouse/Partner attends or shares info	2	0	2

### Which device do you prefer to view the information?



## 7. Demographics

### Key Findings

- The Lake Ashton respondent pool reflects a stable, owner-occupied community with most households consisting of couples.
- Lake Wales and Winter Haven are closely matched on most demographic measures.

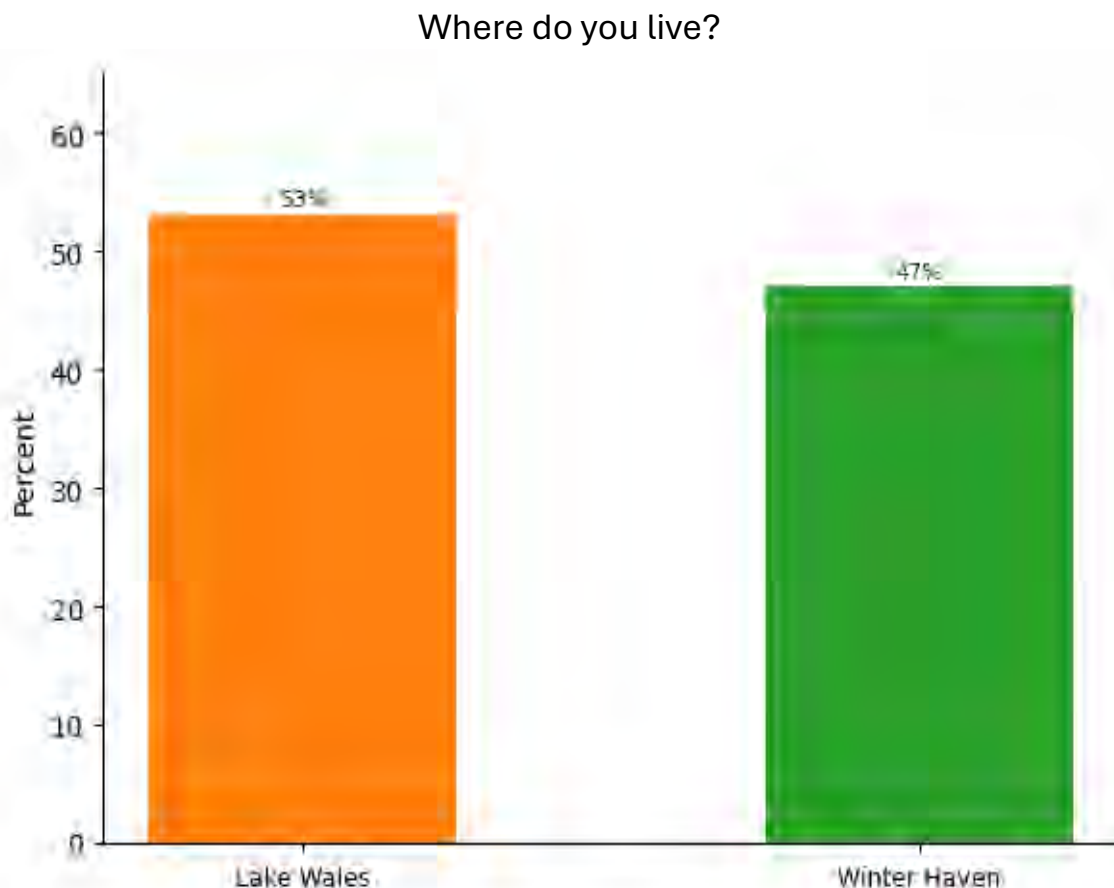
### Key Differences Between Communities

Lake Wales	Winter Haven
<ul style="list-style-type: none"><li>• Older demographic (higher concentration of ages 75+ and ages 85+)</li><li>• Longer tenure (10+ years)</li><li>• Residents return in September</li></ul>	<ul style="list-style-type: none"><li>• Skewed notably younger at ages 65 to 74 years</li><li>• More mid-tenure residents 2 to 10 years</li><li>• Residents return in October</li></ul>

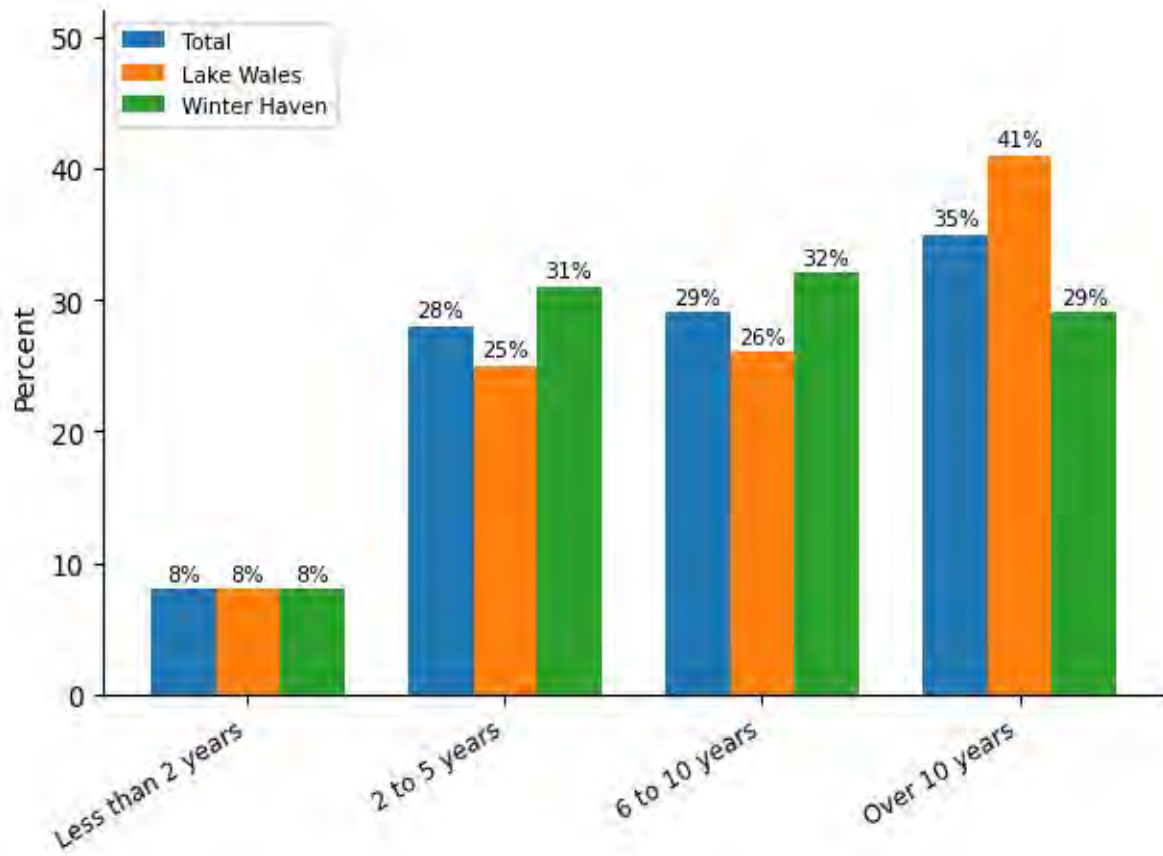
### Take-Aways

- Lake Wales is aging significantly faster than Winter Haven as a community. This has real implications for amenity design, programming, fitness class offerings, accessibility, and the types of services residents will need over the next five years.

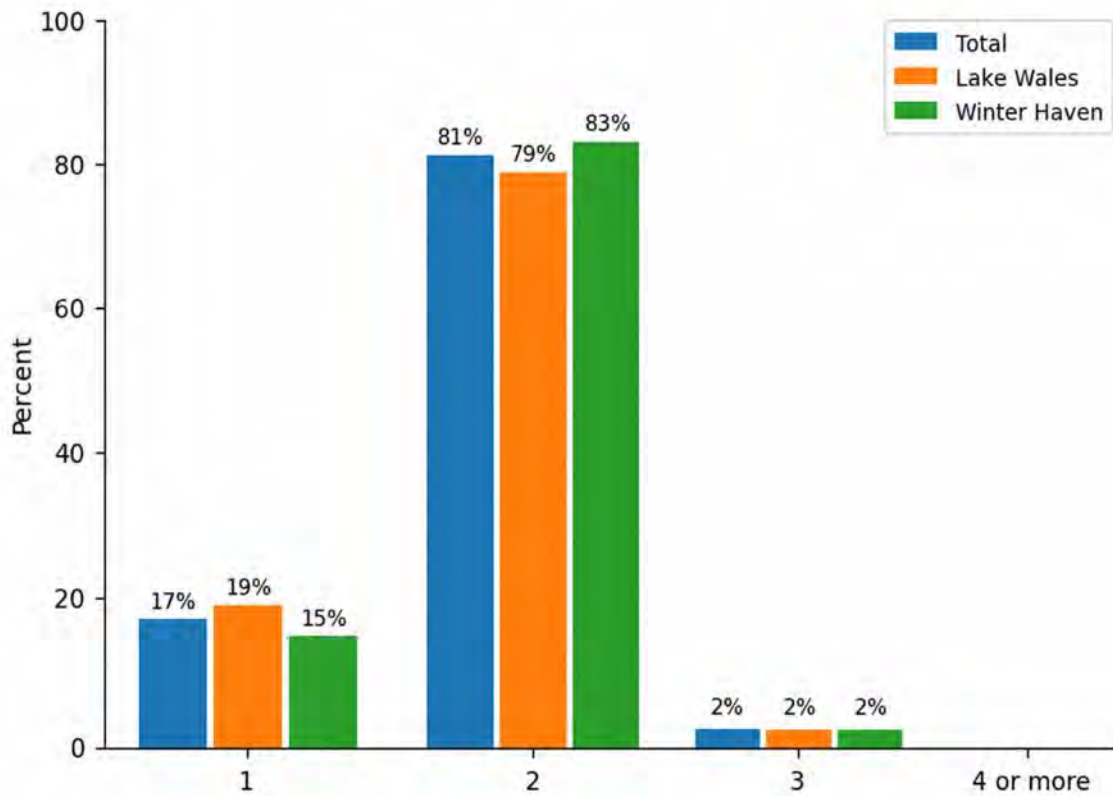
### Charts & Graphs



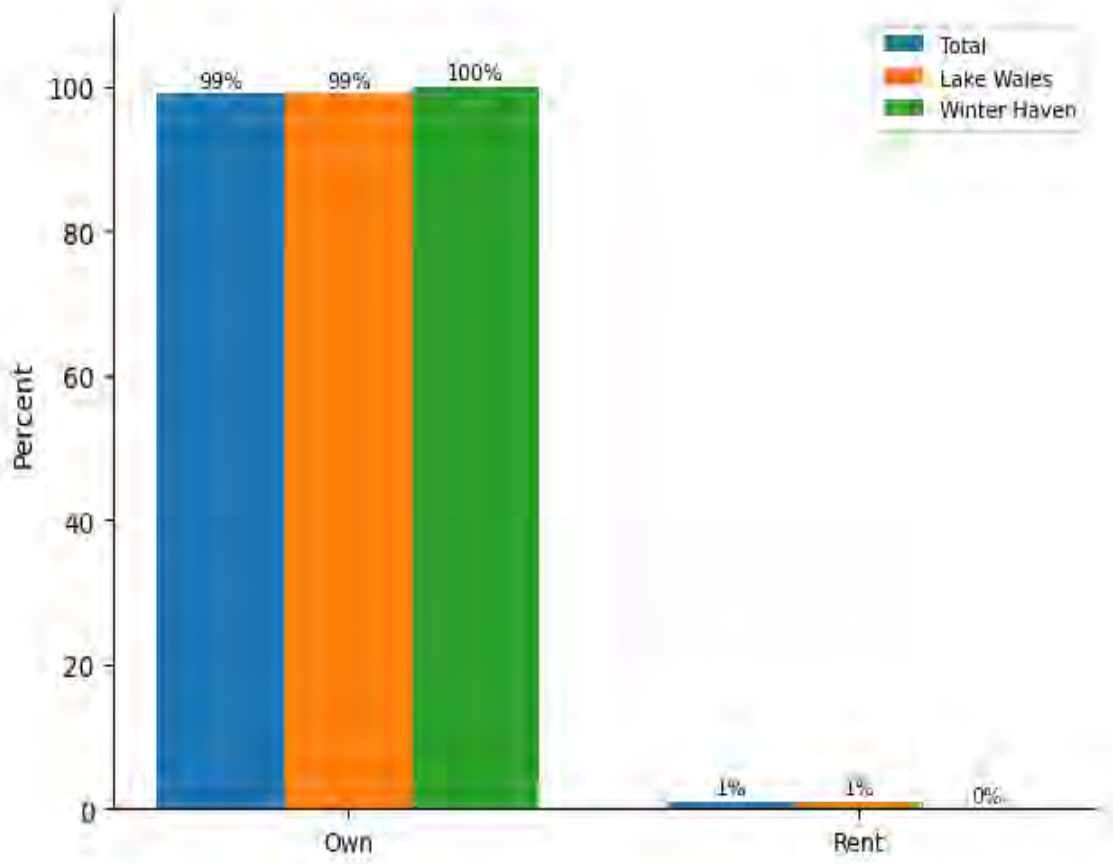
### How long have you lived in Lake Ashton?



### How many people reside at this location?



## Do you own or rent?

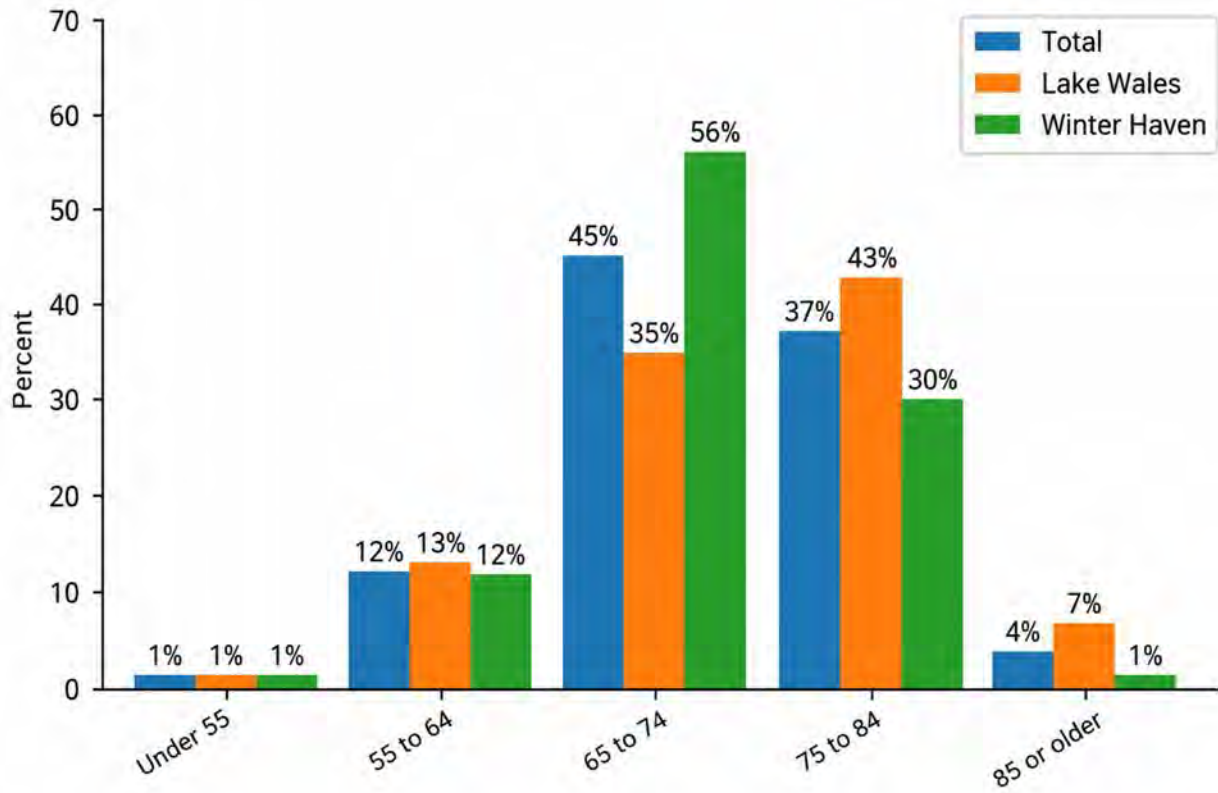


## Which months do you live here?

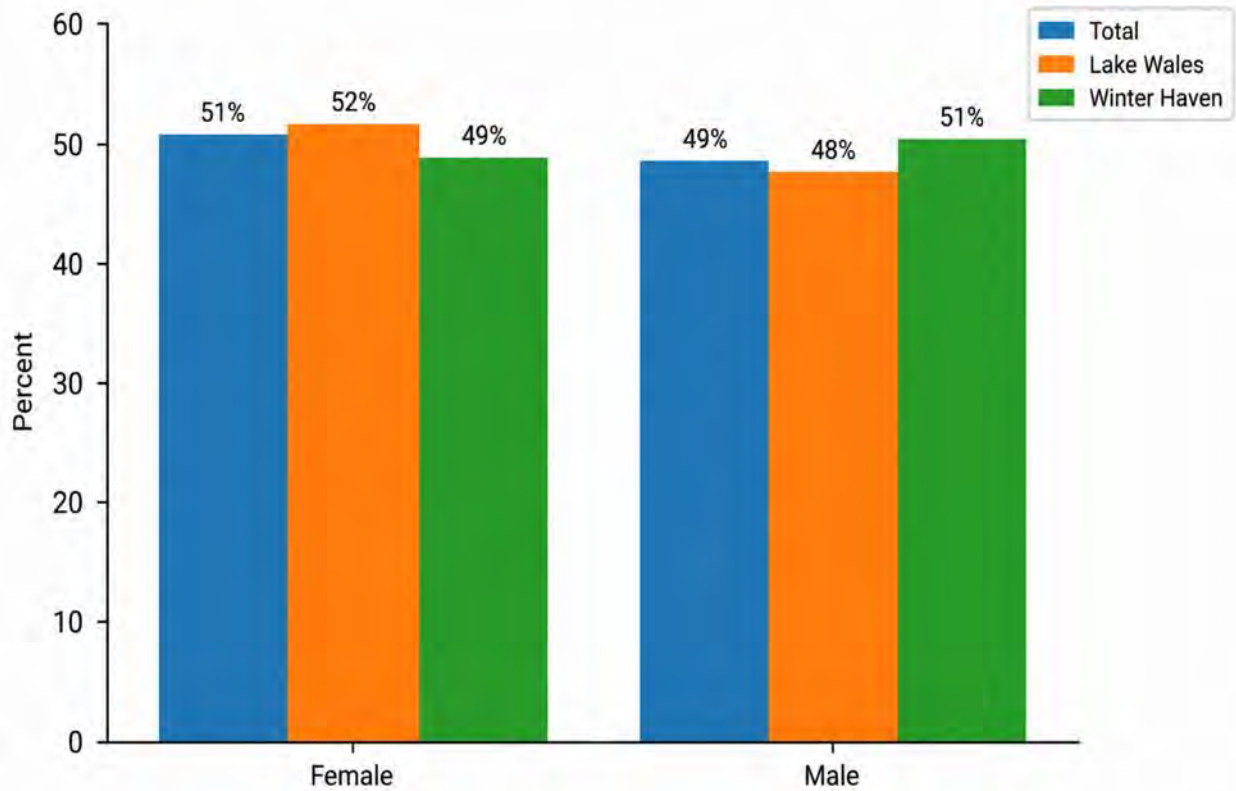
Total Respondents: 884 | Lake Wales: 470 | Winter Haven: 414

Survey Provided Months	Total	Lake Wales	Winter Haven
January	879	469	410
February	876	466	410
March	879	468	411
April	864	458	406
May	770	408	362
June	692	360	332
July	672	346	326
August	672	346	326
September	715	367	348
October	812	435	377
November	842	447	395
December	820	435	385

### What is your age?



### Gender (Extrapolated)



## 8. Eagle's Nest

### Key Findings

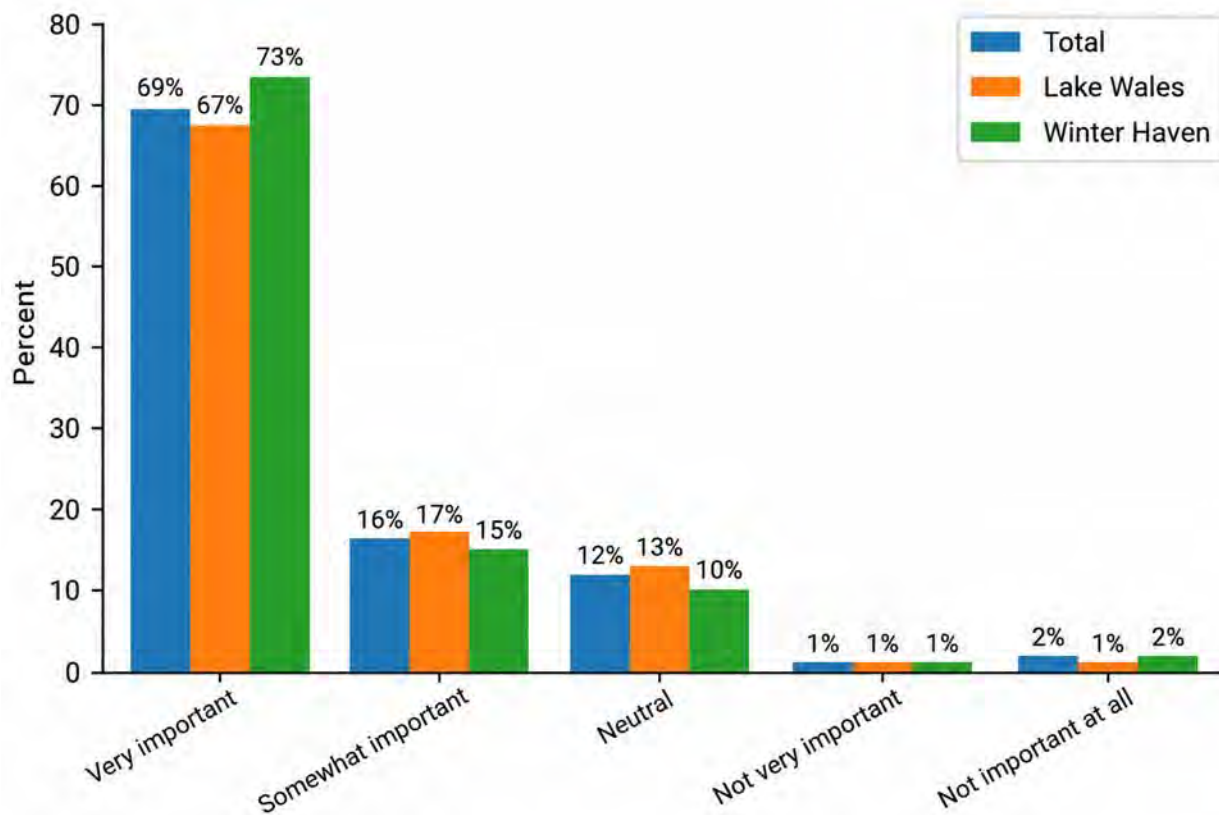
- The Eagle's Nest is a highly valued amenity, especially the full bar service. It was rated as one of the most important items in the survey.
- Residents support enhancements including:
  - Bar service
  - Expanded menu options

### Take-Aways

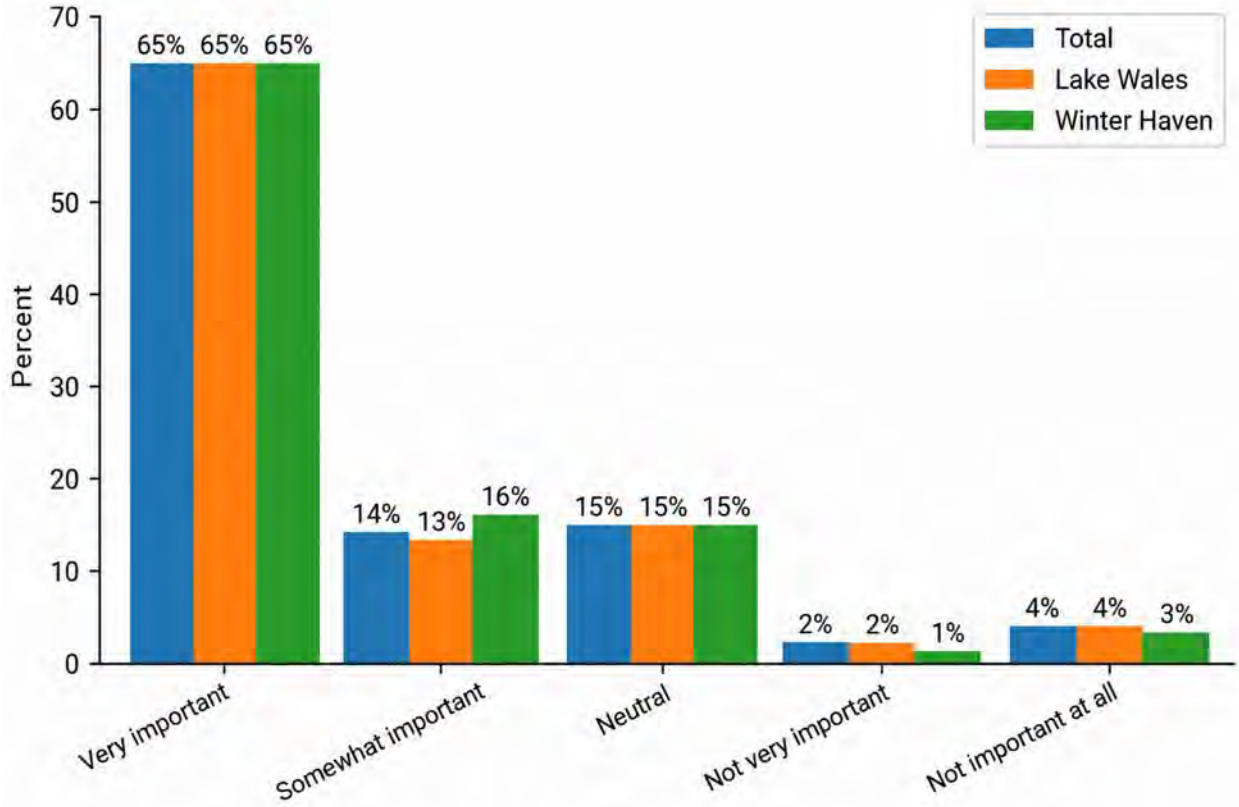
- Maintain its role as a casual dining and social venue.

### Charts & Graphs

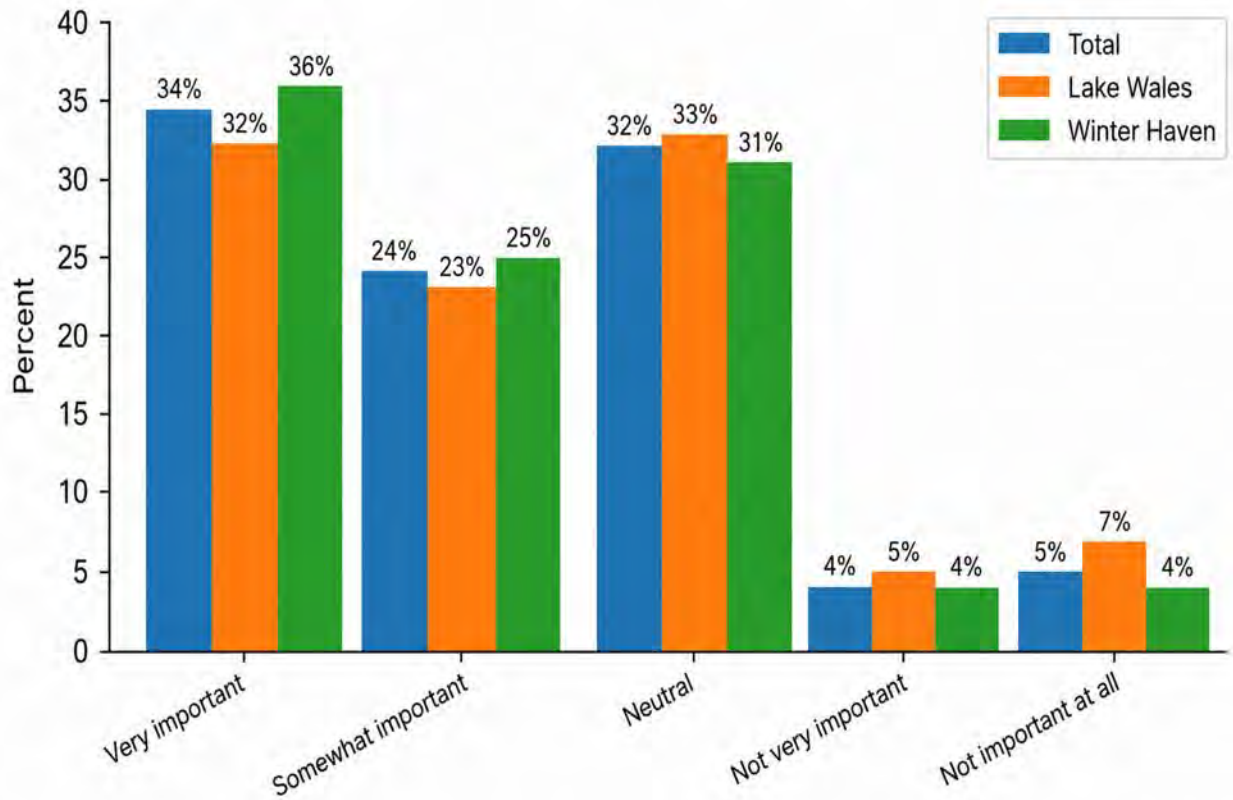
How important is it to have the Eagle's Nest?



How important is it for the Eagle's Nest to have a bar/serve alcohol?



How important is it for the Eagle's Nest to have activities like Entertainment, Karaoke, Trivia, Musical Bingo, etc?

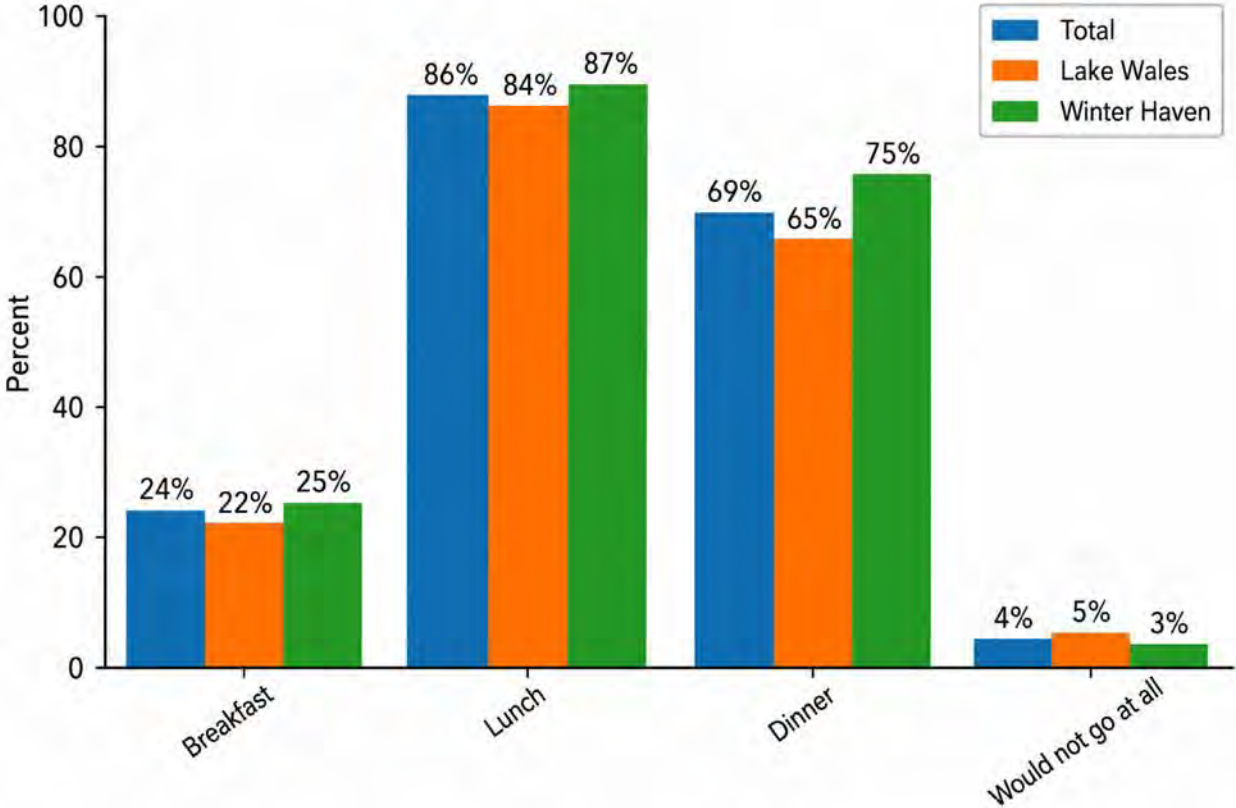


## What type of menu/menu items/restaurant style would you like to see at the Eagle's Nest?

Total Respondents: 728 | Lake Wales: 385 | Winter Haven: 343

<i>Survey Provided Menu Styles</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Bar Service	412	214	198
Daily/Weekly Specials	411	207	204
Sandwiches	378	191	187
Sport Bar	302	148	154
Keep As Is	298	156	142
Diner Style Variety	237	130	107
Salad Bar	214	106	108
Buffet Style	206	102	104
Counter Service	126	66	60
Coffee Shop	124	56	68
Breakfast/Lunch Only	88	47	41
Malt Shop	46	26	20
BYOB	26	8	18
Outside Catering	19	13	6
<i>Write-in Menu Styles</i>			
Healthy/Plant-based/Gluten-free options	5	2	3
19th hole/Traditional golf bar	4	3	1
Breakfast/Brunch	3	1	2
Keep as is/Fine as is	3	2	1
Lunch and/or dinner	2	1	1
Longer hours/Less private events	2	1	1
Expand kitchen/More items	1	1	0
Fine dining/Full service	1	1	0

Assuming you liked the food and service, when would you realistically go to the Eagle's Nest?



## 9. Golf Course/Golf Club

Golf-related findings and recommendations were addressed in the January 15, 2026 report submitted to the LAICDD Board of Supervisors.

### Key Findings

- Golf remains a key community factor—with mixed sentiment.
- Almost half the respondents play golf.
- Of those that play golf, most are full members of the Golf Club.
- Residents were concerned about the Elevation Agreement due to:
  - Privacy, security, quality of life, and governance practices
  - Potential non-resident access to community amenities

### Key Differences Between Communities

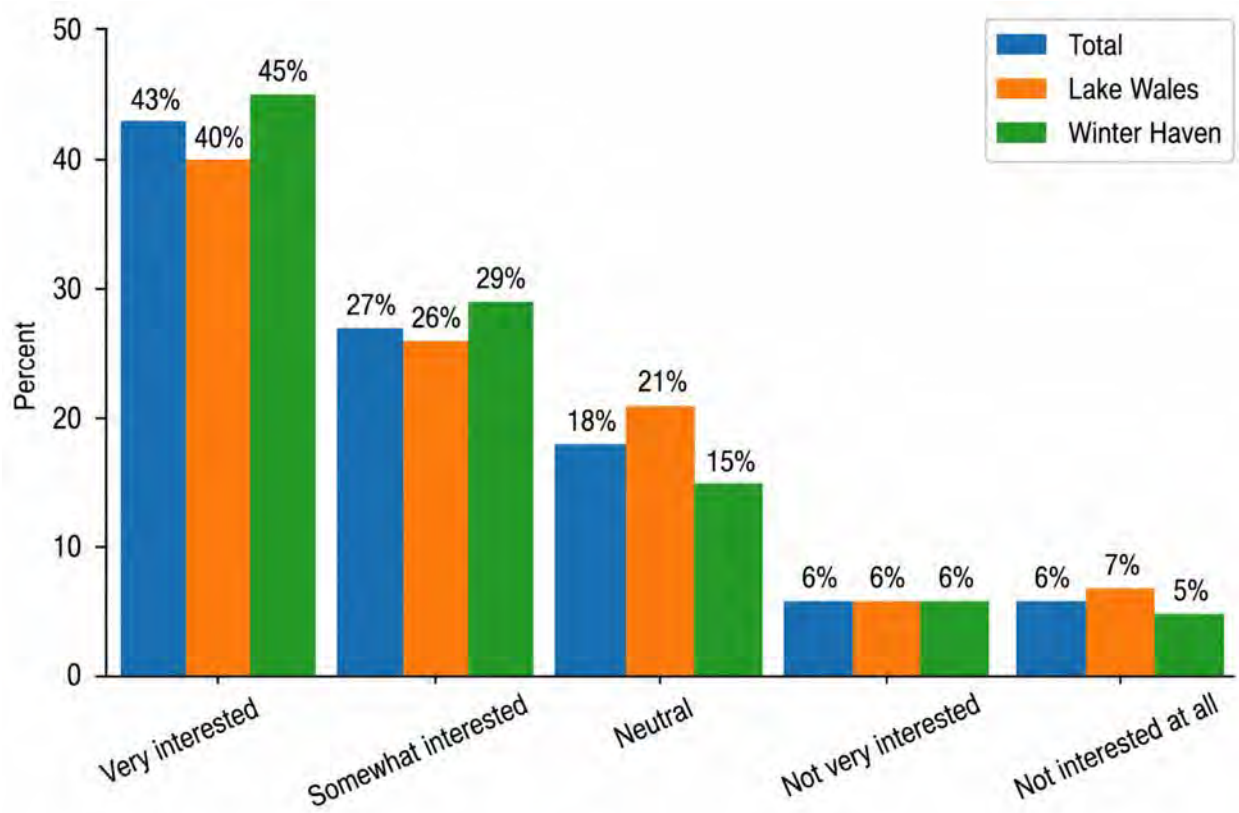
Lake Wales	Winter Haven
<ul style="list-style-type: none"><li>• More Golf Club members holding seasonal membership</li></ul>	<ul style="list-style-type: none"><li>• Higher support for Elevation Community golf access</li></ul>

### Take-Aways

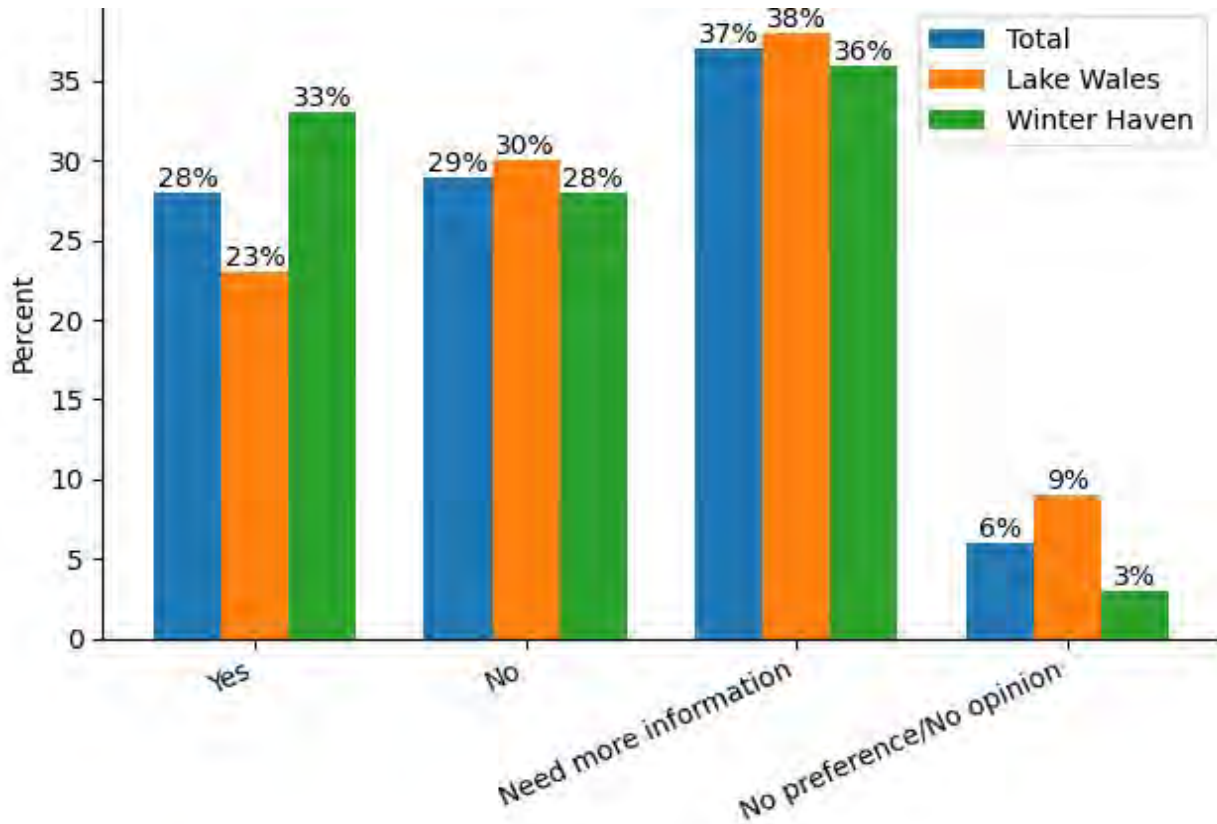
- Residents want future decisions to be made with greater transparency, defined safeguards, and meaningful resident involvement.

## Charts & Graphs

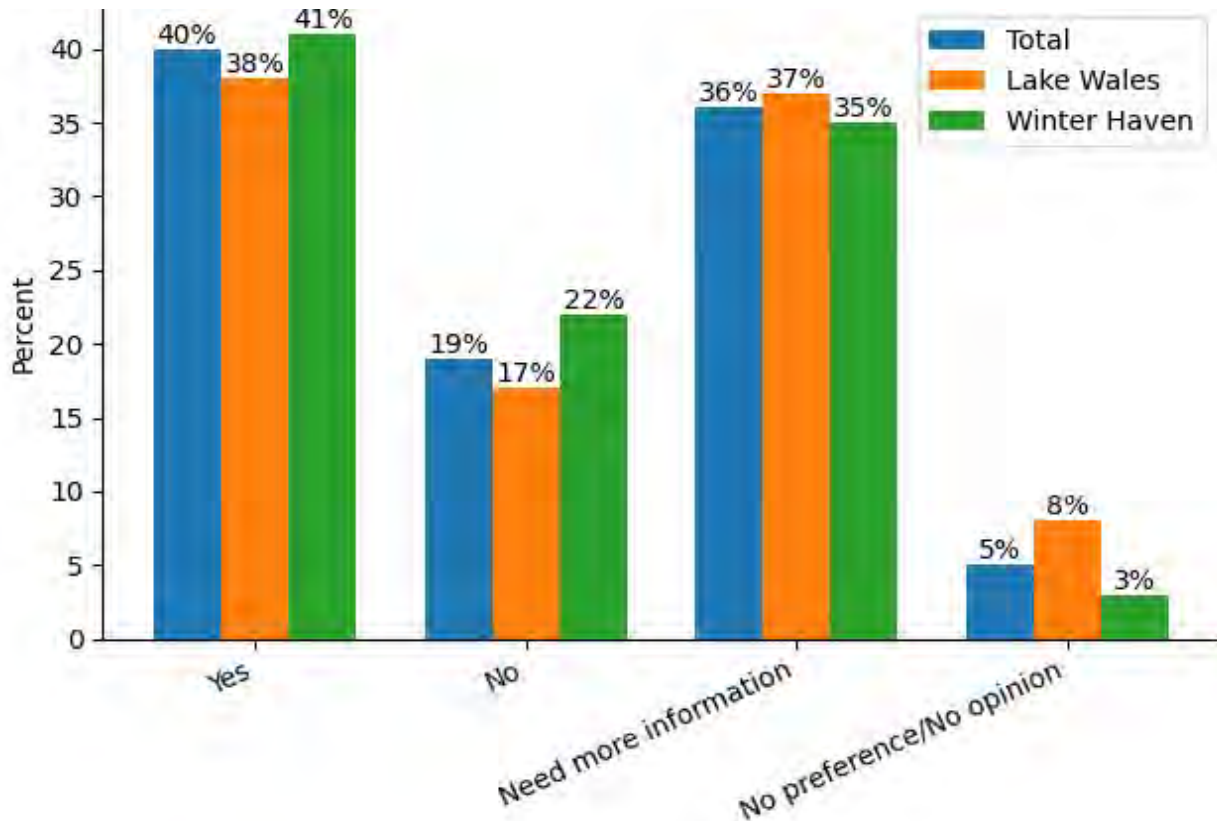
Would you like a presentation on the overall golf course structure, management, financials and irrigation issue?



Are you in favor of LAIICDD entering into an arrangement with Elevation Community that grants its residents access to the Golf Course?



Do you have any concerns about LAIICDD entering into an arrangement with Elevation Community that grants its residents access to the Golf Course?

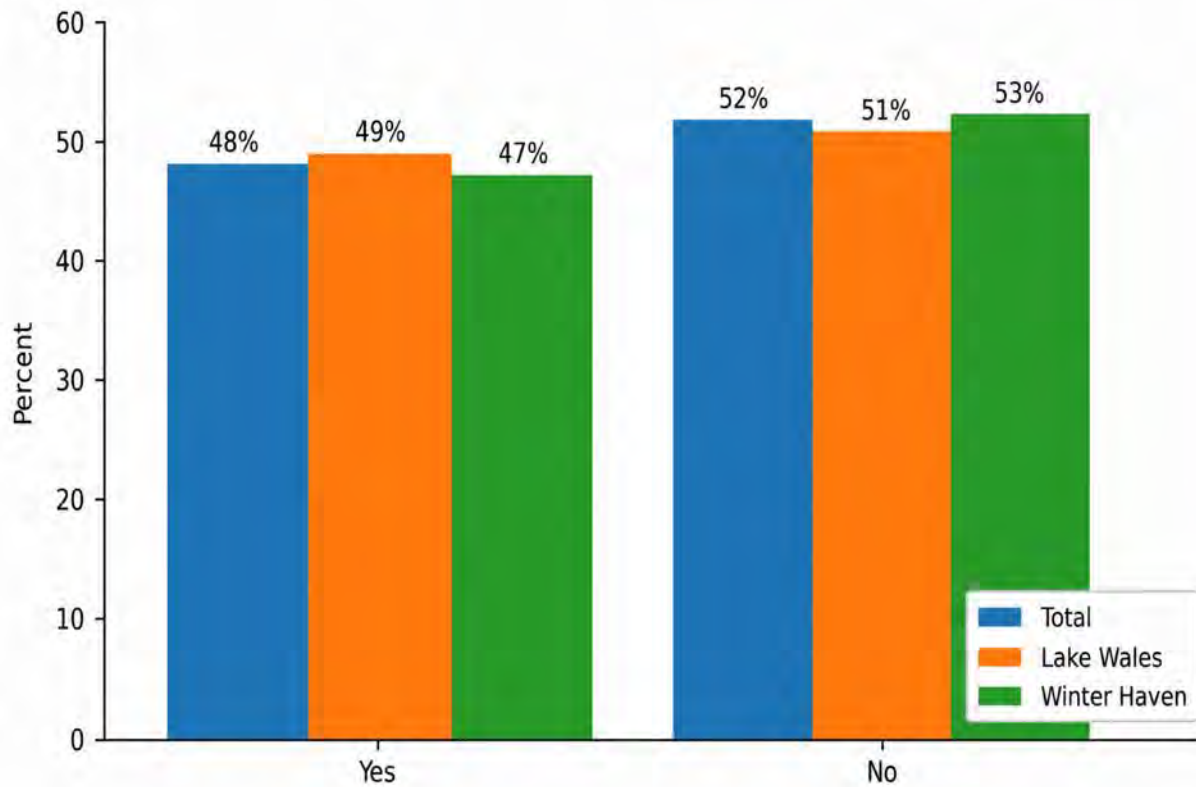


**Please list your concerns regarding LAICDD entering into an arrangement with Elevation Community that grants its residents access to the Golf Course.**

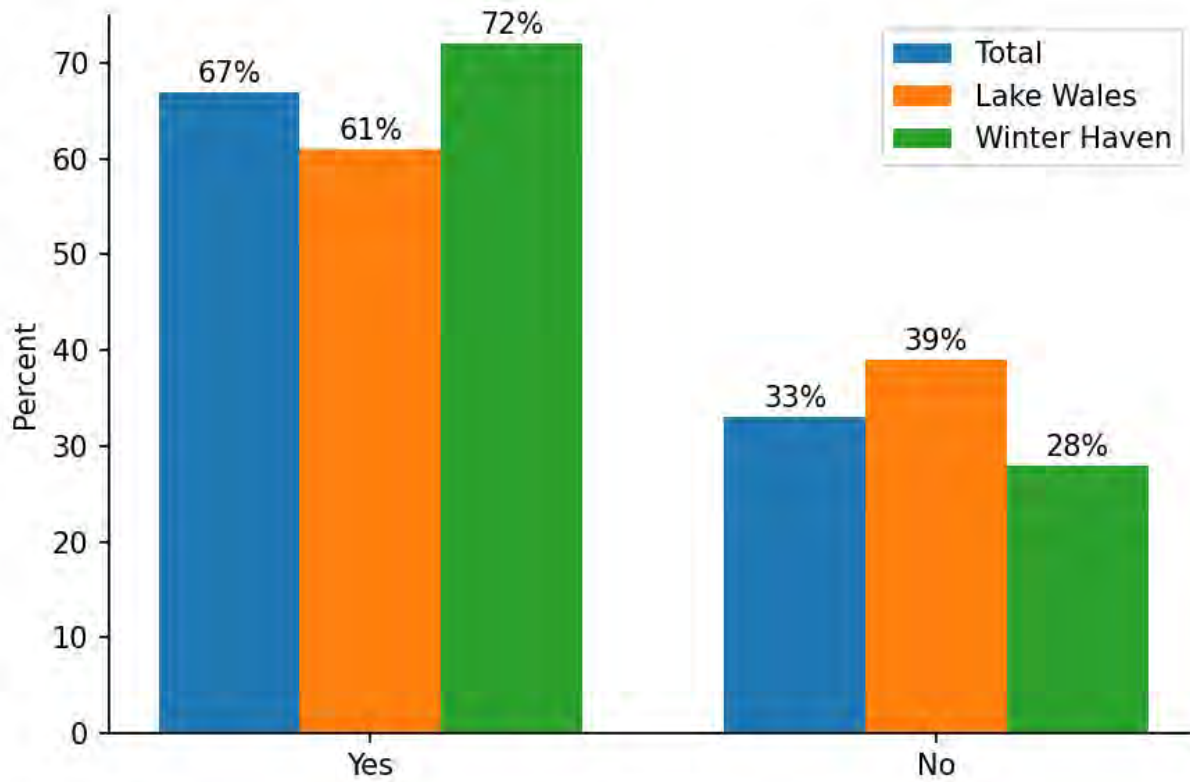
Total Respondents: 252 | Lake Wales: 123 | Winter Haven: 129

<i>Write-in Concerns</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Traffic/Congestion/Overcrowding	69	40	29
Amenity access — keeping Elevation out	57	25	32
Security/Gate/Access control	49	20	29
Wear and tear on infrastructure	21	10	11
Contract terms/Process/Transparency	20	7	13
Tee time availability	19	12	7
Inadequate compensation (\$200K too low)	17	5	12
Non-residents not respecting rules/Property	14	6	8
Age restrictions/55+ compliance	9	5	4
How money/funds will be used	9	6	3
Community privacy/Keeping LA private	7	4	3
Cart path/Golf cart restrictions	4	2	2
Liability	2	1	1

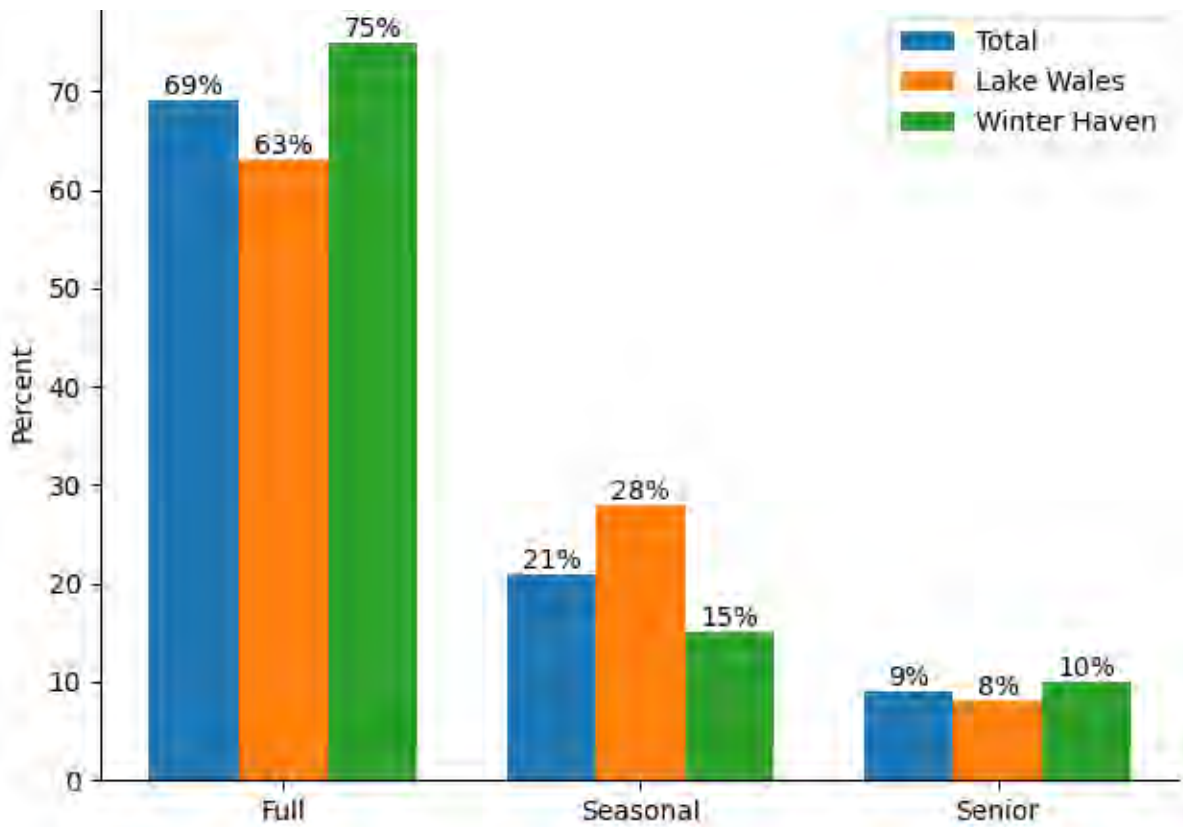
**Do you play golf?**



### Are you a member of the Golf Club?



### What level of membership do you hold?



## 10. HOAs/ARCs

### Key Findings

- Confusion exists over CDD/HOA responsibilities.
- Governance perception is mixed.
- Communication gaps persist.
- Merger interest is strong but conditional.
- Engagement interest is high while meeting participation is low.
- Feedback on ARC Guidelines suggest more modernization and flexibility.

### Key Differences Between Communities

Lake Wales	Winter Haven
<ul style="list-style-type: none"> <li>• More likely to cite 'not interested' as reason for non-attendance at HOA meetings</li> <li>• ARC hosts office hours</li> </ul>	<ul style="list-style-type: none"> <li>• Higher share attending HOA meetings</li> <li>• ARC does not host office hours</li> </ul>

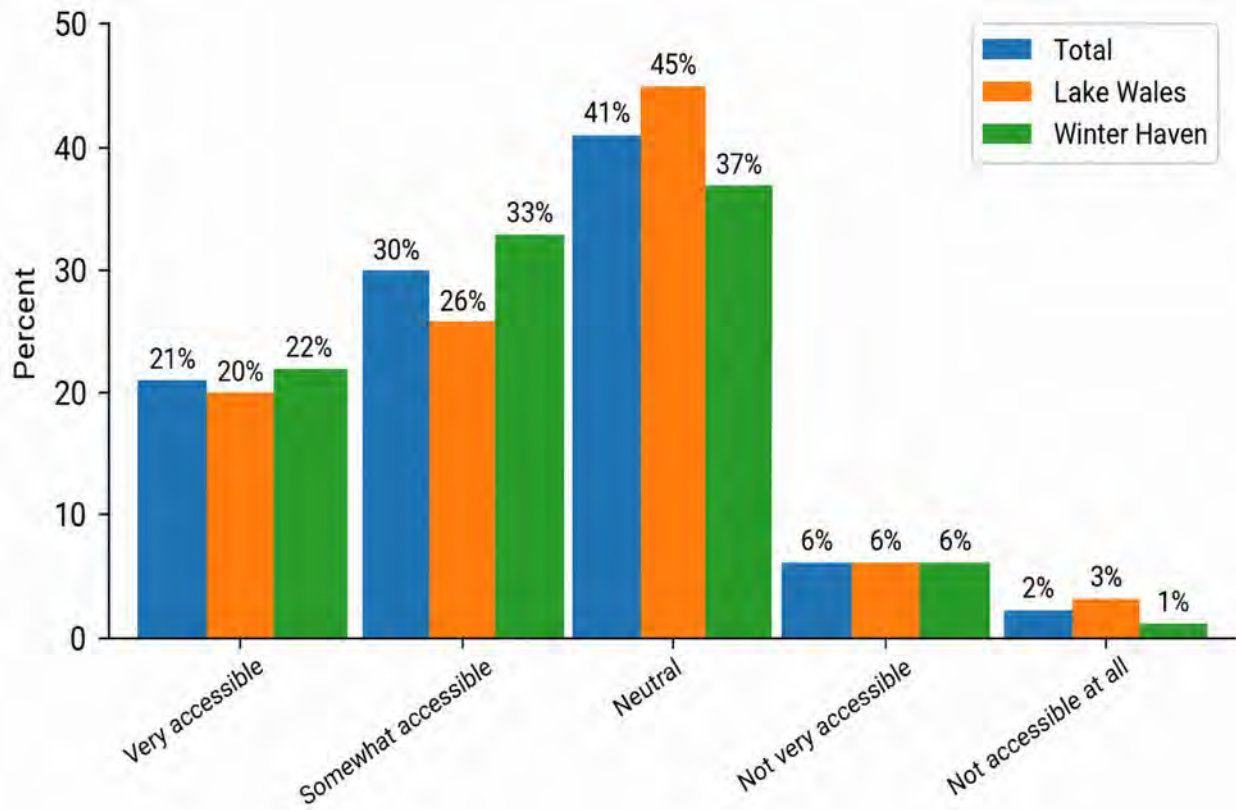
### Take-Aways

- Continue to explain CDD/HOA responsibilities.
- Host a merger exploration session.
- Improve Director responsiveness.
- Add ARC office hours in Winter Haven.
- Reevaluate ARC guidelines to reflect current resident expectations.

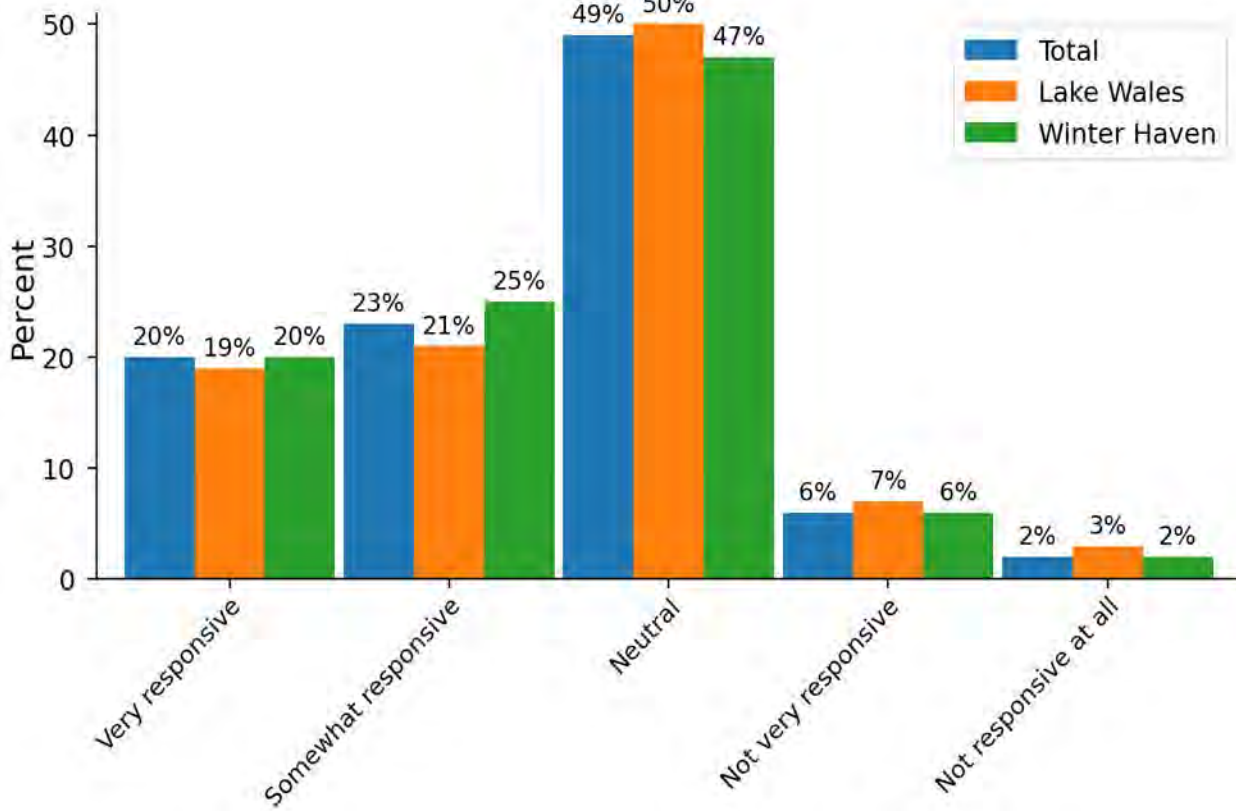
### Charts & Graphs

What Is the HOA responsible for?			
Total Respondents: 627   Lake Wales: 317   Winter Haven: 310			
Survey Provided Responsibilities	Total	Lake Wales	Winter Haven
Approving what you can do on your house and lot	522	269	253
Enforcing the Covenants, Conditions, and Restrictions	483	246	237
Verifying the 55+ age restriction requirement	333	165	168
<b>— Items below this line are not HOA responsibilities —</b>			
Offering regular programs and activities	153	76	77
Maintaining the amenities	127	66	61
Providing security	115	60	55
Maintaining the infrastructure	81	46	35
Maintaining the bridges, cart paths, and ponds	78	40	38
Maintaining the roads and stormwater drainage	76	41	35
Enforcing traffic laws	66	37	29

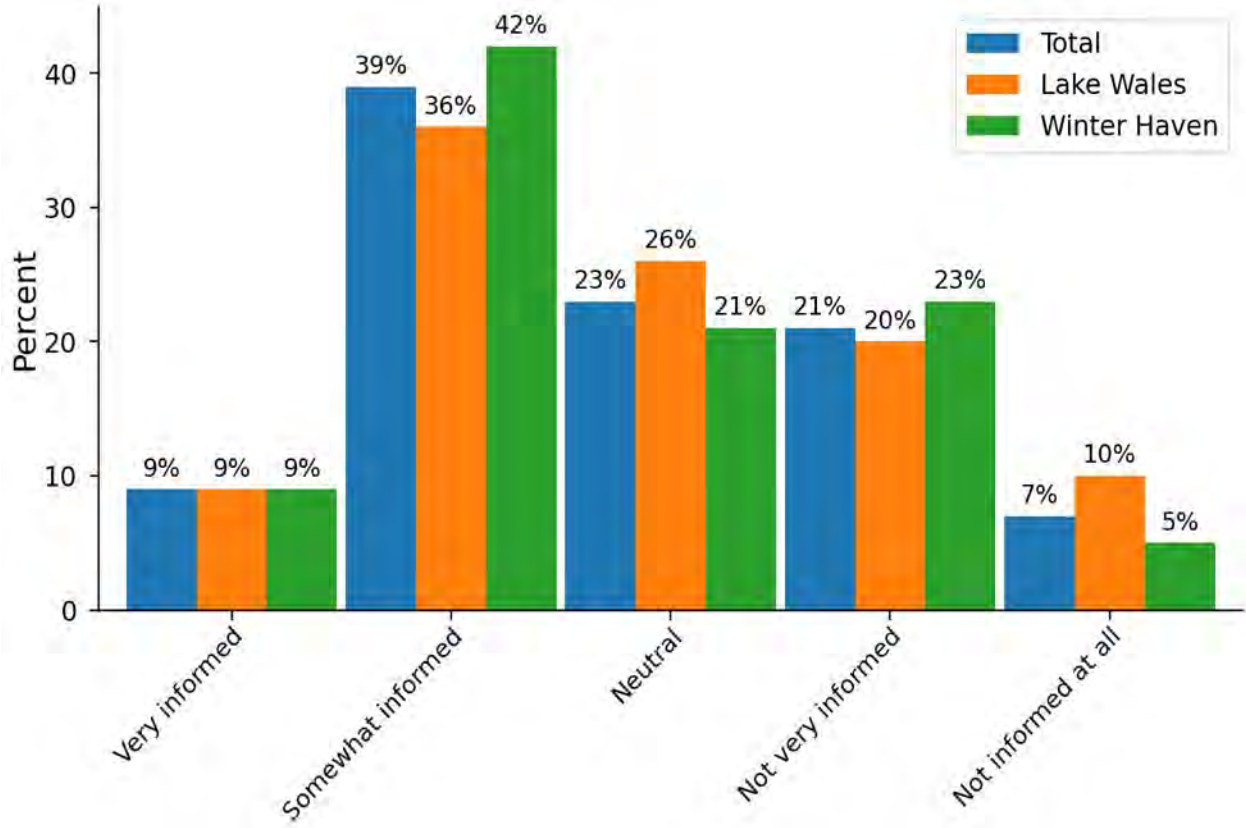
### How accessible is **your** HOA Board?



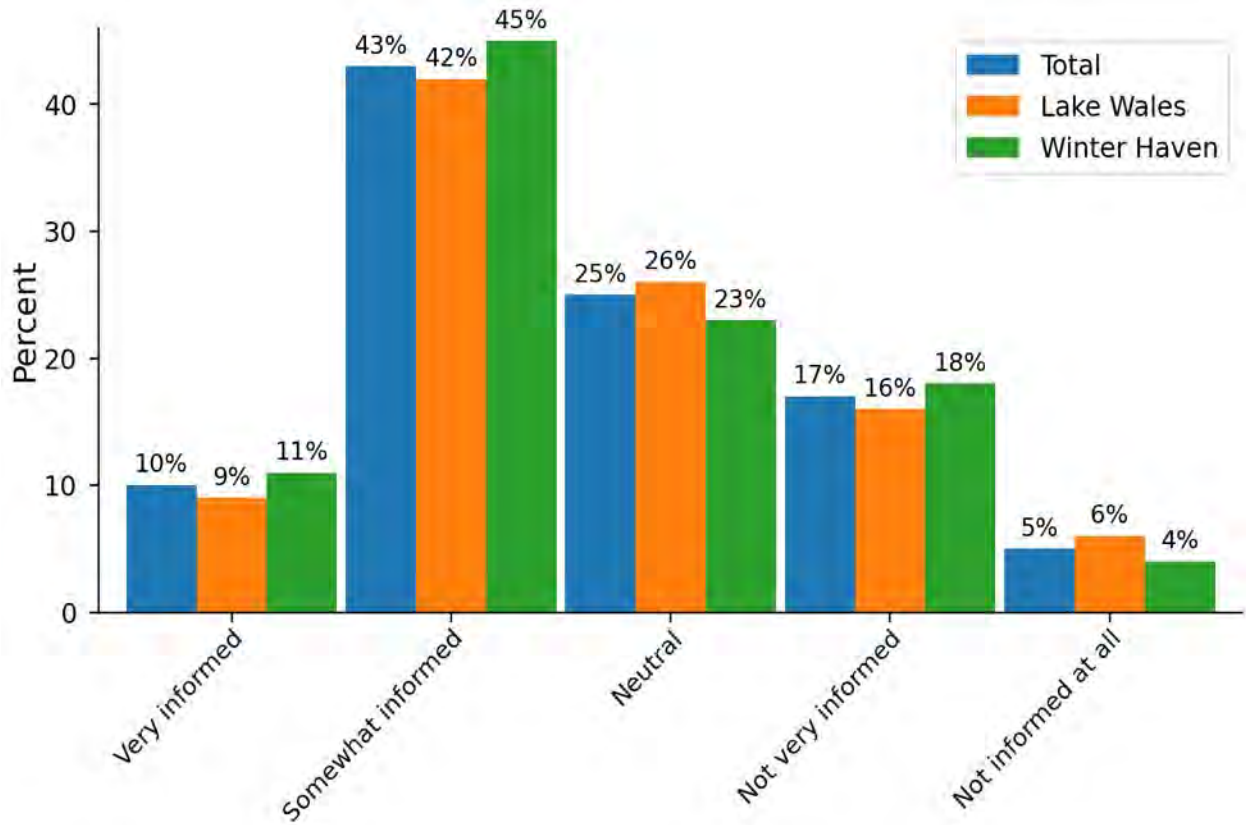
### How responsive is **your** HOA Board?



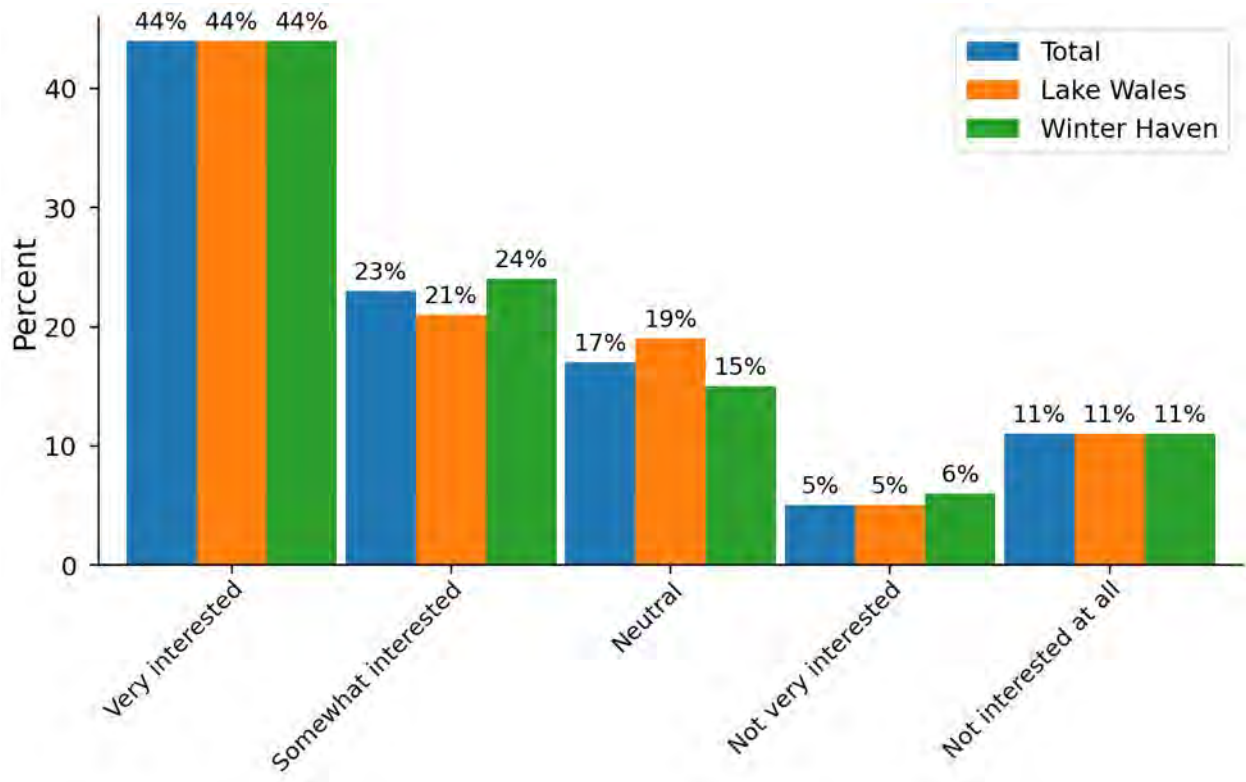
How informed do you feel about HOA decisions BEFORE they are made?



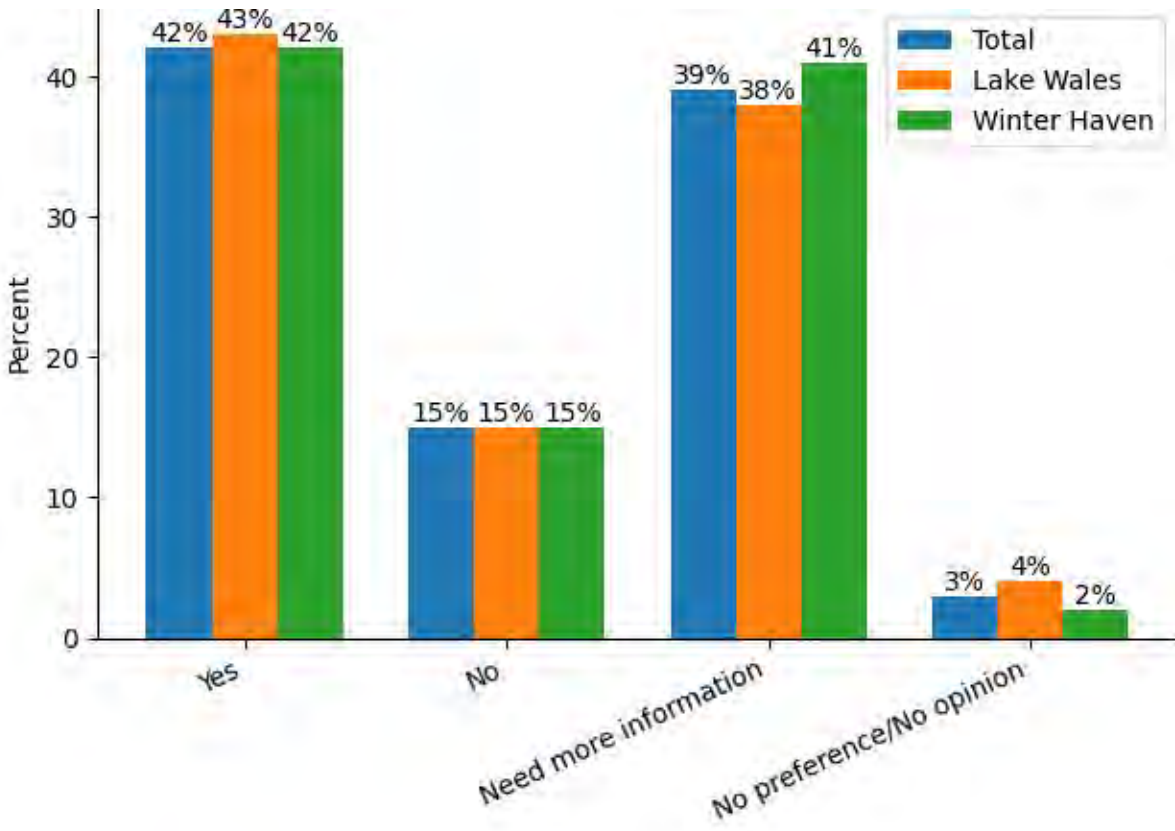
How informed do you feel about HOA decisions AFTER they are made?



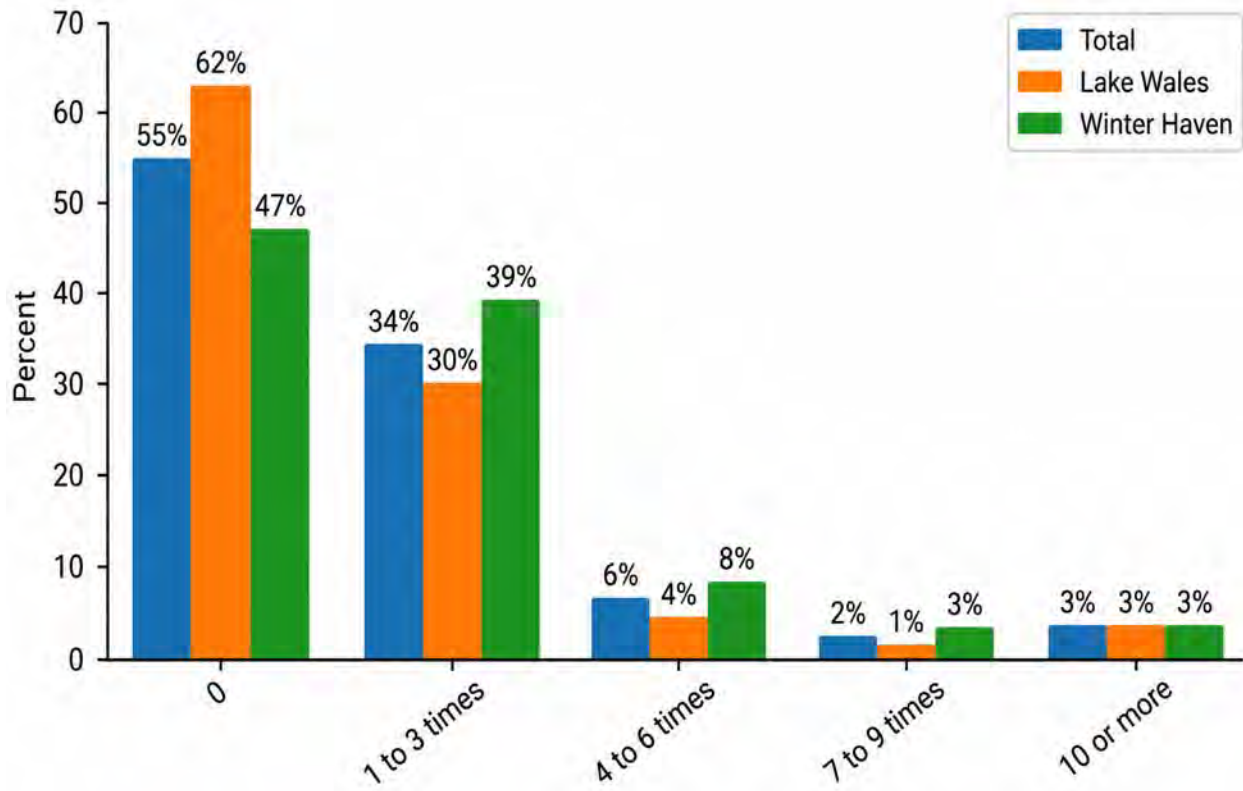
Would you be interested in the community pursuing learning about what's involved with combining our two HOAs, including the costs?



Would you like to see the two HOAs merge?



How many times have you attended HOA Board meetings during the last 12-month period?

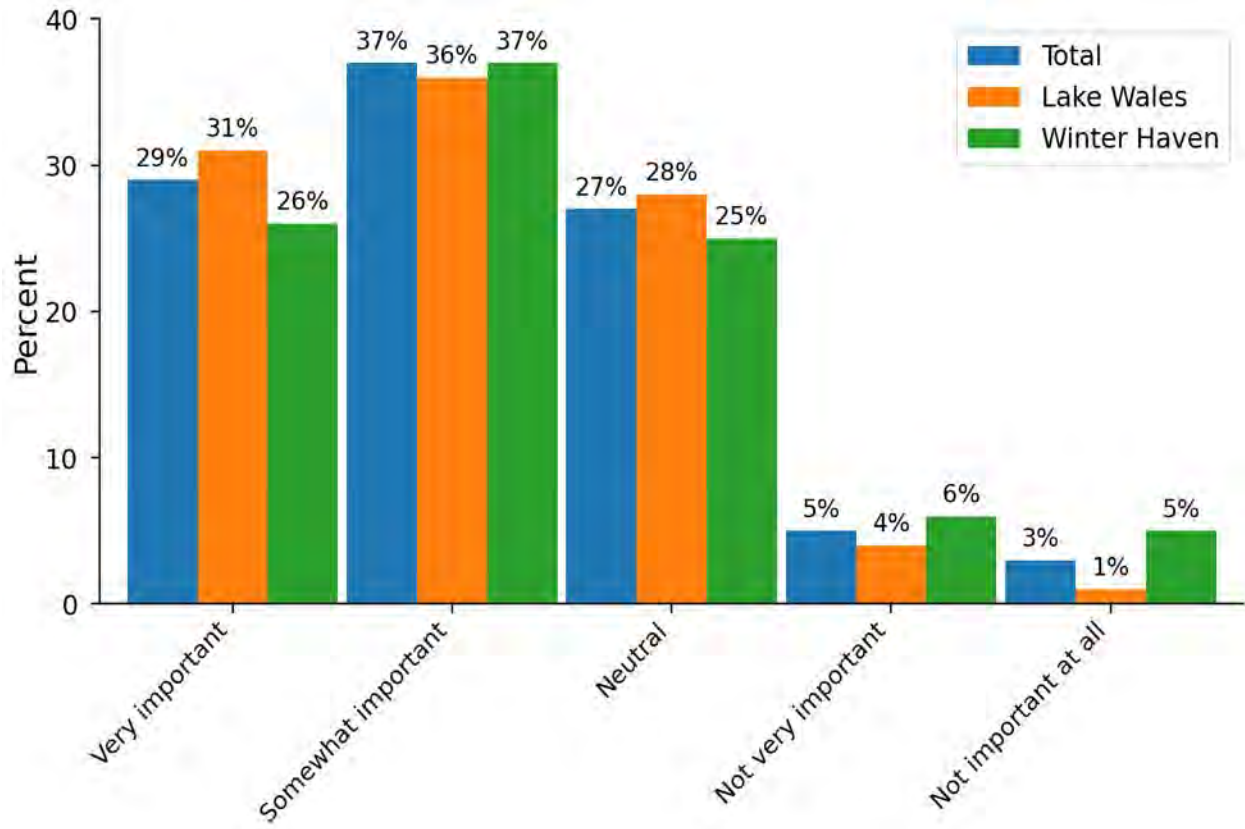


## Why haven't you attended a HOA Board meeting in the last 12 months?

Total Respondents: 627 | Lake Wales: 317 | Winter Haven: 310

<i>Survey Provided Reasons</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Time conflict	154	89	65
Not interested	84	52	32
Working	31	16	15
Meetings are too long	26	18	8
Meetings are too difficult to follow along	26	16	10
Poor sound quality	8	2	6
<i>Write-in Reasons</i>			
Not interested/No need	10	6	4
Snowbird/Not in town seasonally	9	5	4
New resident/Just moved in	8	3	5
Health/Medical/Caregiver	8	6	2
Bickering/Poorly run	6	6	0
Board does what it wants/Not responsive	4	0	4
Read minutes/Get info from others	4	1	3
Waste of time	3	2	1
Unaware of schedule/Meetings	3	3	0
No issues/Trust board	3	0	3
HOA attitude/Overreaching	2	2	0
Joined new HOA Facebook page	2	0	2
Don't know HOA duties/Meetings	1	1	0

### How important is it for the ARC committees to have office hours?



## What ARC Guidelines would you like to see adjusted?

Total Respondents: 627 | Lake Wales: 317 | Winter Haven: 310

<i>Survey Provided Guidelines Adjustments</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Roofing options	266	134	132
Yard decor	263	133	130
Modern home accents	188	93	95
Color palettes	184	90	94
Shingle color choices	172	85	87
Garage door design	104	66	38
Shutters	99	53	46
No adjustments/Satisfied	90	49	41
<i>Write-in Guidelines Adjustments</i>			
Landscaping/Grass/Hardscape/Planting	12	7	5
Driveways/Paver maintenance	10	3	7
Screening/Storage/Backyard	5	3	2
Enforcement/Compliance	4	3	1
Guidelines review/Clarification	4	3	1
Easier ARC submission process	3	0	3
Mailbox/House number options	3	2	1
Holiday/Flashing lights/Signs	3	0	3
Speeding/Parking	2	1	1
ARC attitude/Overreaching	2	2	0
Better mannerism from ARC reps	1	0	1
Printed rules for residents	1	0	1
Setback adjustment	1	0	1

## Please list other colors you would like to see.

Total Respondents: 182 | Lake Wales: 89 | Winter Haven: 93

<i>Write-in Colors</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
More variety/Updated choices	47	22	25
Blues/Blue-grays/Navy/Teal	42	18	24
Grays	34	16	18
Greens	26	13	13
Earth tones/Browns/Neutrals/Tans	22	13	9
Satisfied/No specific color	21	9	12
Yellows	16	7	9
Pastels/Soft/Florida colors	15	8	7
Whites/Cream	12	8	4
More door color choices	12	3	9
Remove orange/gold	4	2	2
Black	4	2	2
Off-standard paint options	3	2	1
Trim color flexibility	3	1	2
More shutter color choices	1	0	1

## 11. Monday Coffee

### Key Findings

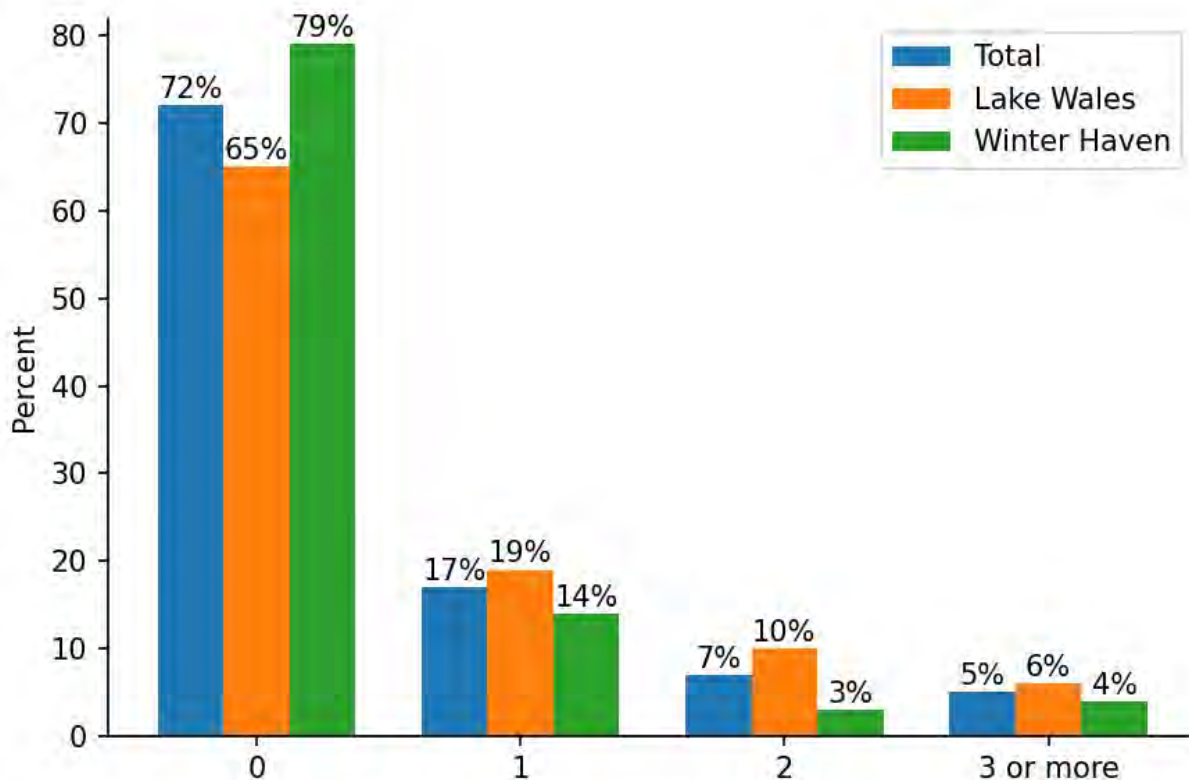
- Monday Coffee attendance is limited, with the majority not attending regularly.
- The primary reasons include:
  - Scheduling conflicts
  - Lack of interest
  - Timing (too early)
  - Don't like donation requests from charitable organizations

### Take-Aways

- Attendees value community updates and social interaction.
- Consider changing focus and scheduling.

### Charts & Graphs

How often do you go to Monday Coffee per month?



<b>Why don't you attend Monday Coffee?</b>			
Total Respondents: 677   Lake Wales: 347   Winter Haven: 330			
<i>Write-in Reasons</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Scheduling conflict/Busy	109	56	53
Not interested/No interest	94	49	45
Too early/Not a morning person	74	36	38
Work/Still employed	51	25	26
Golf conflict	50	30	20
Topics not interesting/Repetitive	47	21	26
Exercise/Fitness class conflict	22	11	11
Forget/Never think about it	14	8	6
Pickleball/Tennis/Other sport	13	9	4
Don't drink coffee	13	8	5
Prefer info via email/online/LA Times	11	9	2
New resident/Just moved in	9	3	6
Too much advertising/Sales pitches	7	3	4
Caregiver responsibilities	7	5	2
Health/Physical limitations	6	4	2
Snowbird/Not always in town	3	3	0

<b>What do you like about Monday Coffee?</b>			
Total Respondents: 303   Lake Wales: 176   Winter Haven: 127			
<i>Survey Provided Reasons</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
City and County presentations	240	139	101
Club/groups/organization announcements	174	101	73
Socializing with fellow Lake Ashton residents	168	106	62
Local community group presentations	152	93	59
Health presentations	147	90	57
Vendor/Sponsor announcements	132	84	48
Birthday and anniversary announcements	91	60	31
New residents introductions	85	50	35
Donation requests from charitable organizations	60	37	23

<b>What don't you like about Monday Coffee?</b>			
Total Respondents: 104   Lake Wales: 57   Winter Haven: 47			
<i>Survey Provided Reasons</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Donation requests from charitable organizations	64	36	28
Birthday and anniversary announcements	39	22	17
Vendor/Sponsor announcements	29	15	14
Club/groups/organization announcements	21	14	7
New residents introductions	15	8	7
Health presentations	14	8	6
Local community group presentations	12	6	6
Socializing with fellow Lake Ashton residents	10	5	5
City and County presentations	9	6	3

## What other types of presentations would you like to see at Monday Coffee?

Total Respondents: 67 | Lake Wales: 37 | Winter Haven: 30

<i>Write-in Topics</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Not interested/None	21	13	8
Local government/City & county officials	6	3	3
Area restaurants/Things to do locally	6	3	3
Community updates/CDD & HOA info	5	2	3
Club/Organization introductions	4	3	1
Travel/Trip presentations	3	1	2
Nature/Wildlife/Environment	3	1	2
Format/Timing changes	3	2	1
Safety/Scam awareness	2	2	0
Health/Wellness presentations	2	1	1
More vendors	2	2	0
Library/Educational programs	2	1	1
Local history/Historic locations	1	0	1
Diversity/Cultural topics	1	0	1
HFC staff involvement	1	0	1

## 12. Movies

### Key Findings

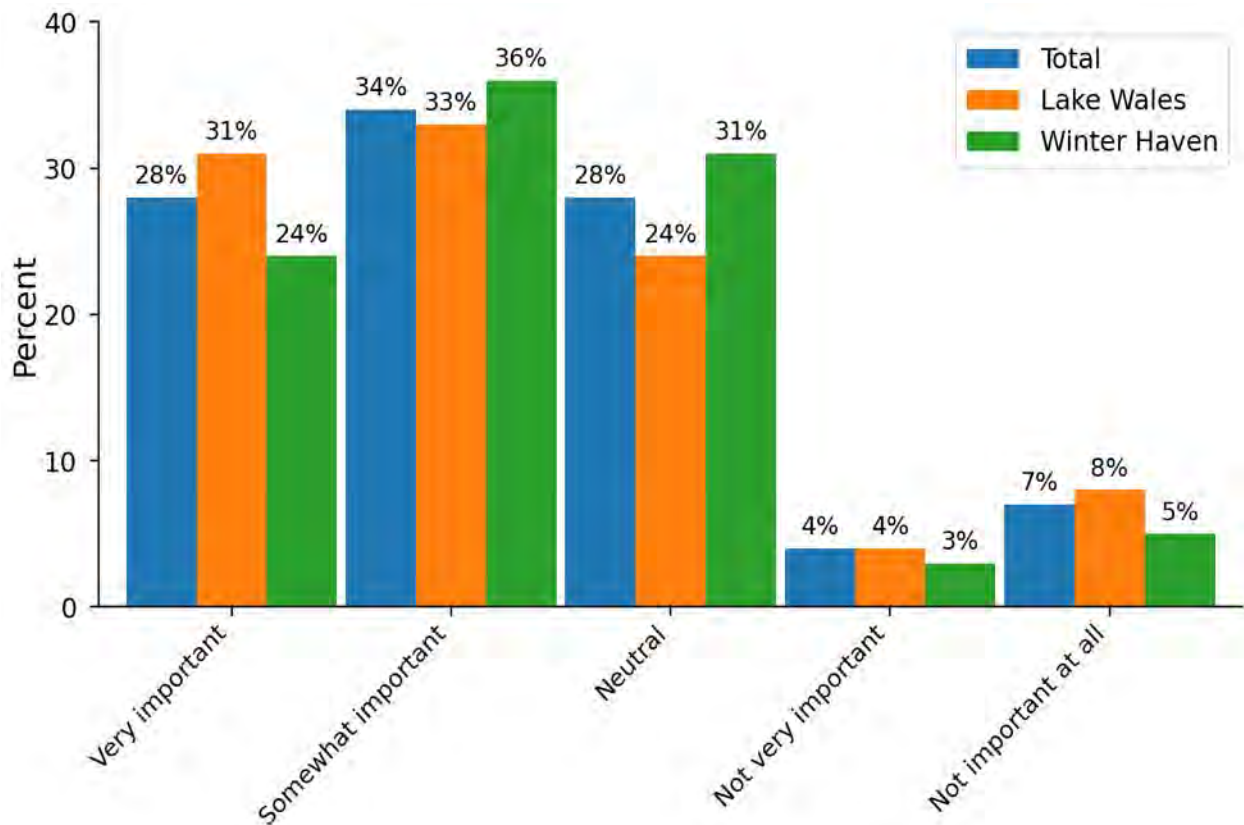
- The Clubhouse Cinema has broader perceived value than actual usage would suggest — residents want it available even if they don't attend regularly.
- Attendance barriers include:
  - Scheduling conflicts
  - Preference for at-home viewing

### Take-Aways

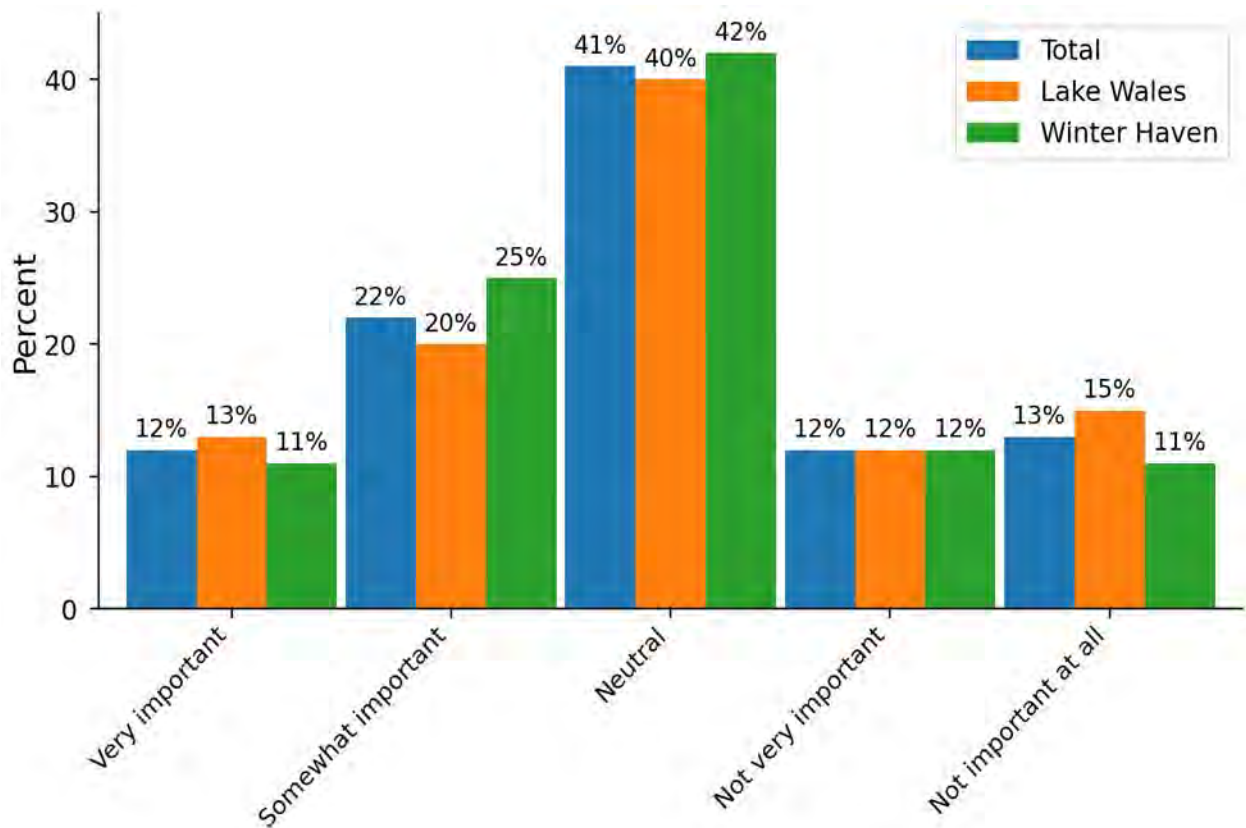
- Consider offering films not readily available on common streaming platforms.

### Charts & Graphs

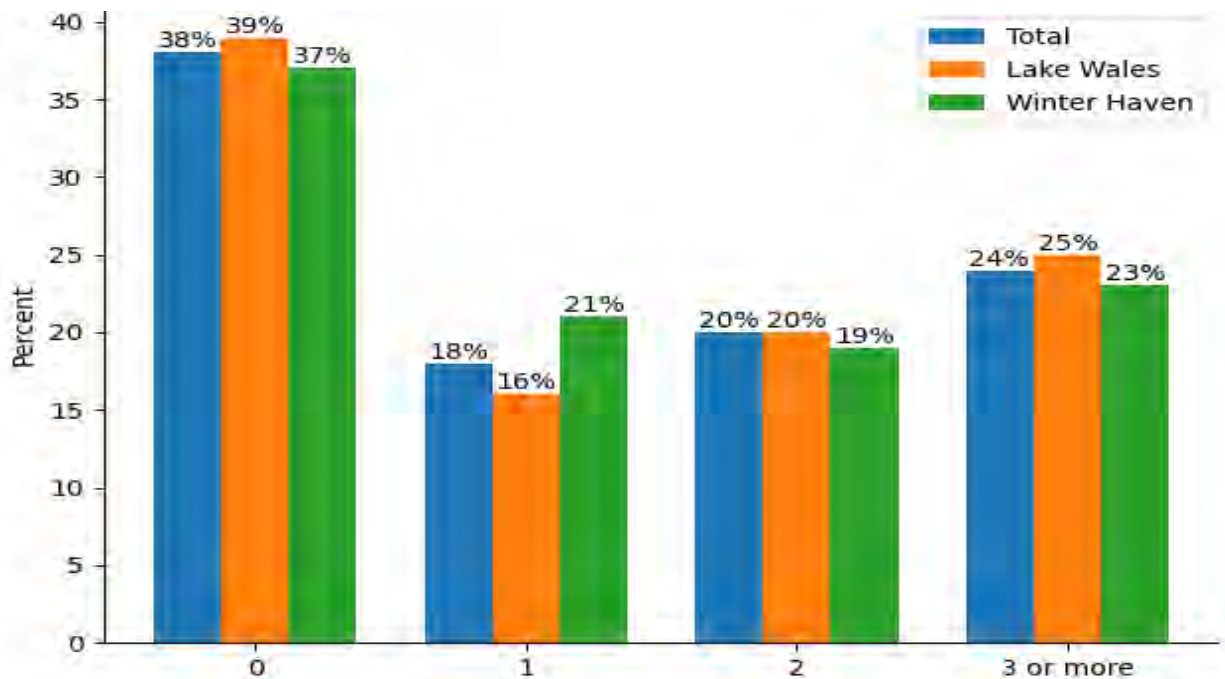
How important is it to have movies shown in the Clubhouse Cinema?



How important is it to have specialty movies shown in the Clubhouse Cinema?



How many times have you attended a movie in the Clubhouse Cinema in the past 6 months?



## Why haven't you attended movies in the Clubhouse Cinema?

Total Respondents: 433 | Lake Wales: 227 | Winter Haven: 206

<i>Survey Provided Reasons</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Scheduling conflicts	193	98	95
Don't like the movies shown	93	55	38
Haven't been in Lake Ashton	23	17	6
Movie cancelled at day/time I want	13	7	6
Quality of the video is not good	10	6	4
<i>Write-in Reasons</i>			
Prefer to watch at home/streaming	62	31	31
Mold/Odor in cinema	13	6	7
Not interested in movies generally	13	9	4
Already seen the movies shown	12	9	3
Forget/Not aware of showings	10	3	7
Health/Mobility issues	10	7	3
Scheduling/Showtime conflicts	4	3	1
Poor movie selection	3	2	1
New resident	3	2	1
Still working	2	2	0

## 13. Moving Patterns & Drivers

### Key Findings

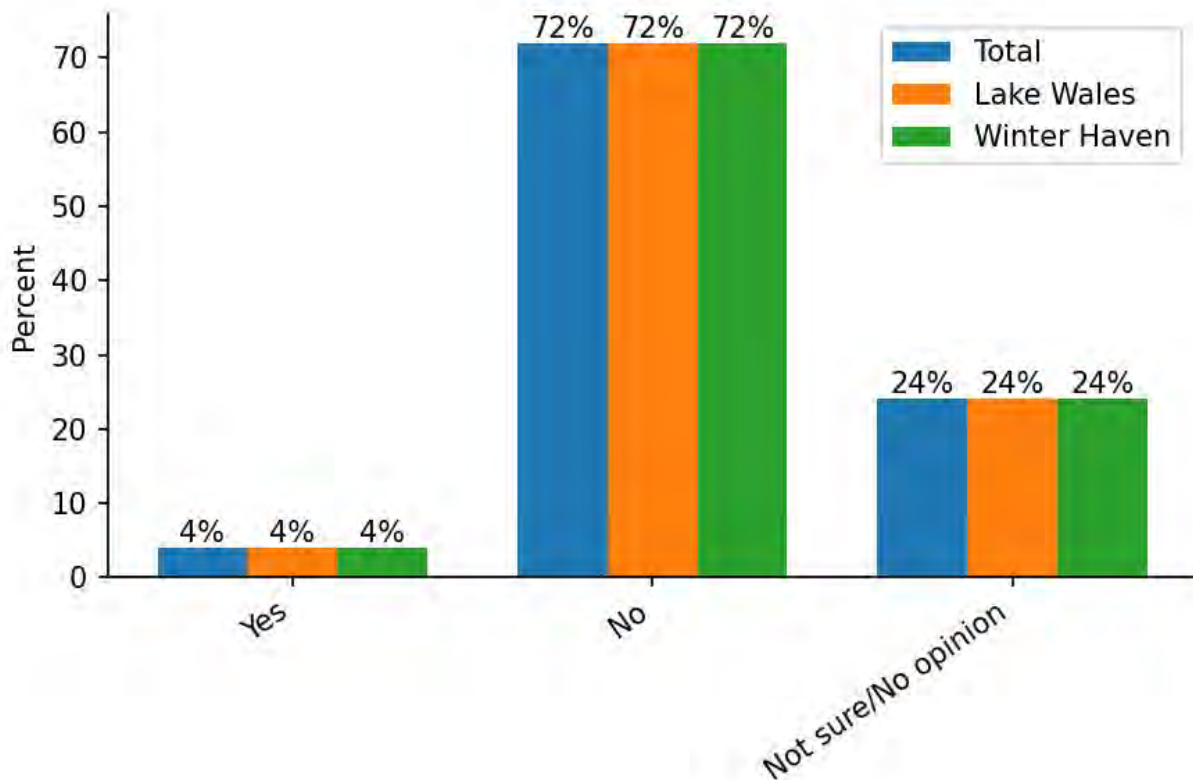
- The majority of Lake Ashton residents intend to stay in Lake Ashton over the next 5 years, but a significant portion remains uncertain.
- The two top reasons for leaving are moving:
  - To be with family
  - Cost of living

### Take-Aways

- The cost-of-living finding is significant as nearly a quarter of potential movers cite it as a driver, pointing to sensitivity around CDD assessments and HOA dues.

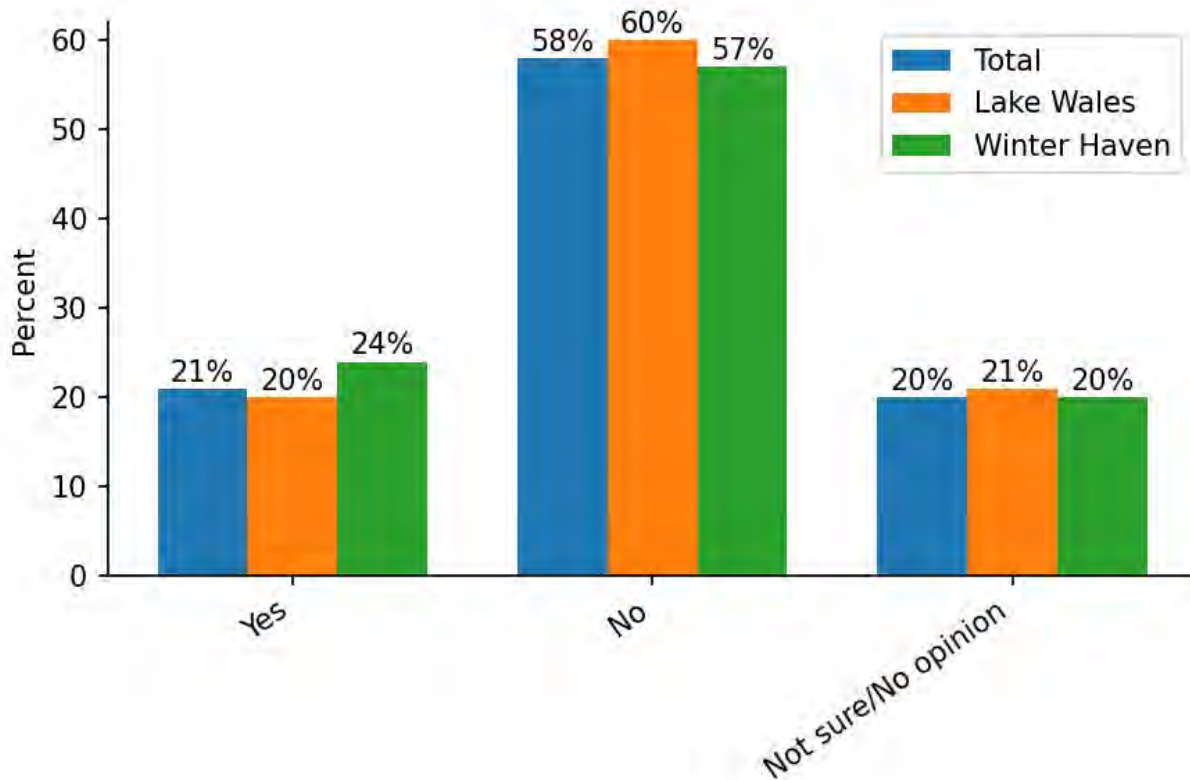
### Charts & Graphs

Do you plan on moving in the next 5 years?



Why are you moving?			
Total Respondents: 35   Lake Wales: 18   Winter Haven: 17			
Survey Provided Reasons	Total	Lake Wales	Winter Haven
To be with family	9	5	4
Cost of living in Lake Ashton	9	5	4
Polk County growth	4	1	3
Road construction around Lake Ashton	4	2	2
Moving to an Assisted/Independent Living facility	3	3	0
Moving locally	2	1	1
Medical Care for Canadian	1	0	1
Polk County is boring	1	1	0
Death of a spouse	1	0	1
To a dryer climate	1	0	1
Write-in Reasons			
Cost of out-of-province medical insurance (Canadian)	1	0	1
Moving to dry climate/Better-maintained community	1	0	1
Polk County is boring	1	1	0

Is growth causing you to rethink living in Lake Ashton?



## 14. Safety & Security

### Key Findings

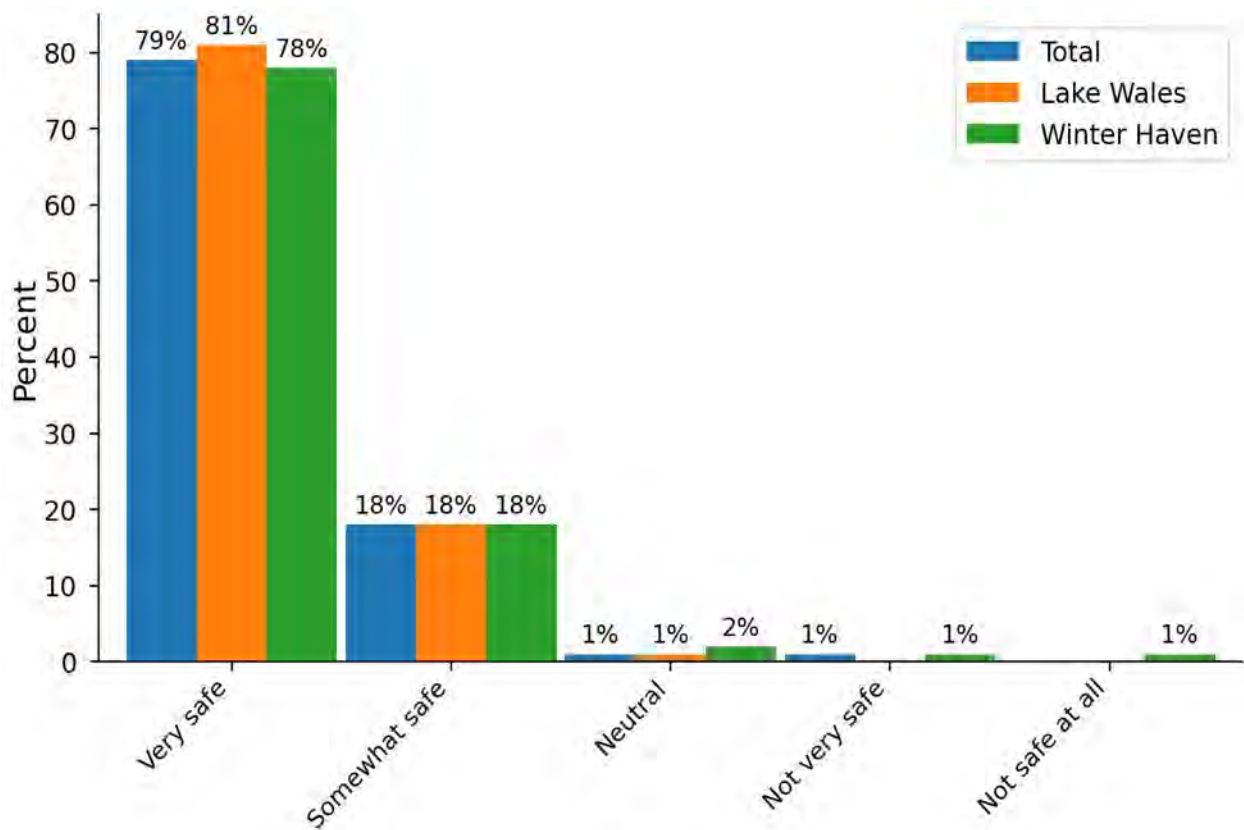
- Residents overwhelmingly feel safe in Lake Ashton.
- Many residents are not aware of phone by Clubhouse pool.

### Take-Aways

- There is support for enhanced security measures such as evening and overnight patrols.
- Educate residents about the Clubhouse pool phone.

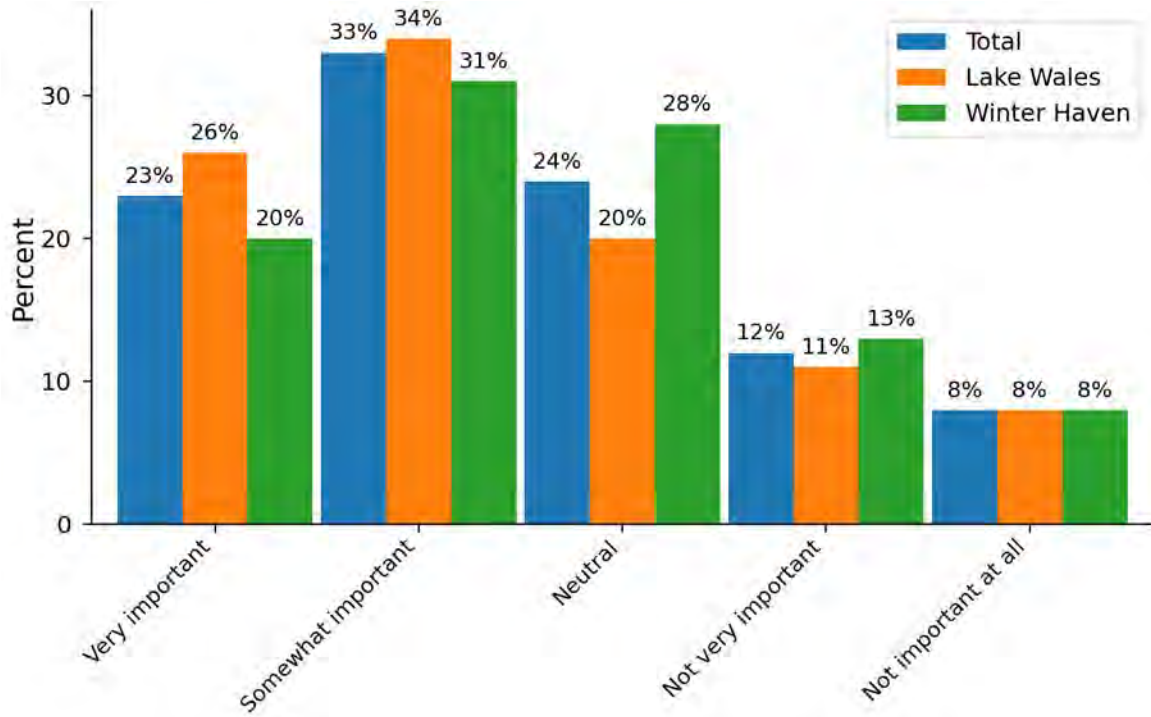
### Charts & Graphs

How safe do you feel in Lake Ashton?

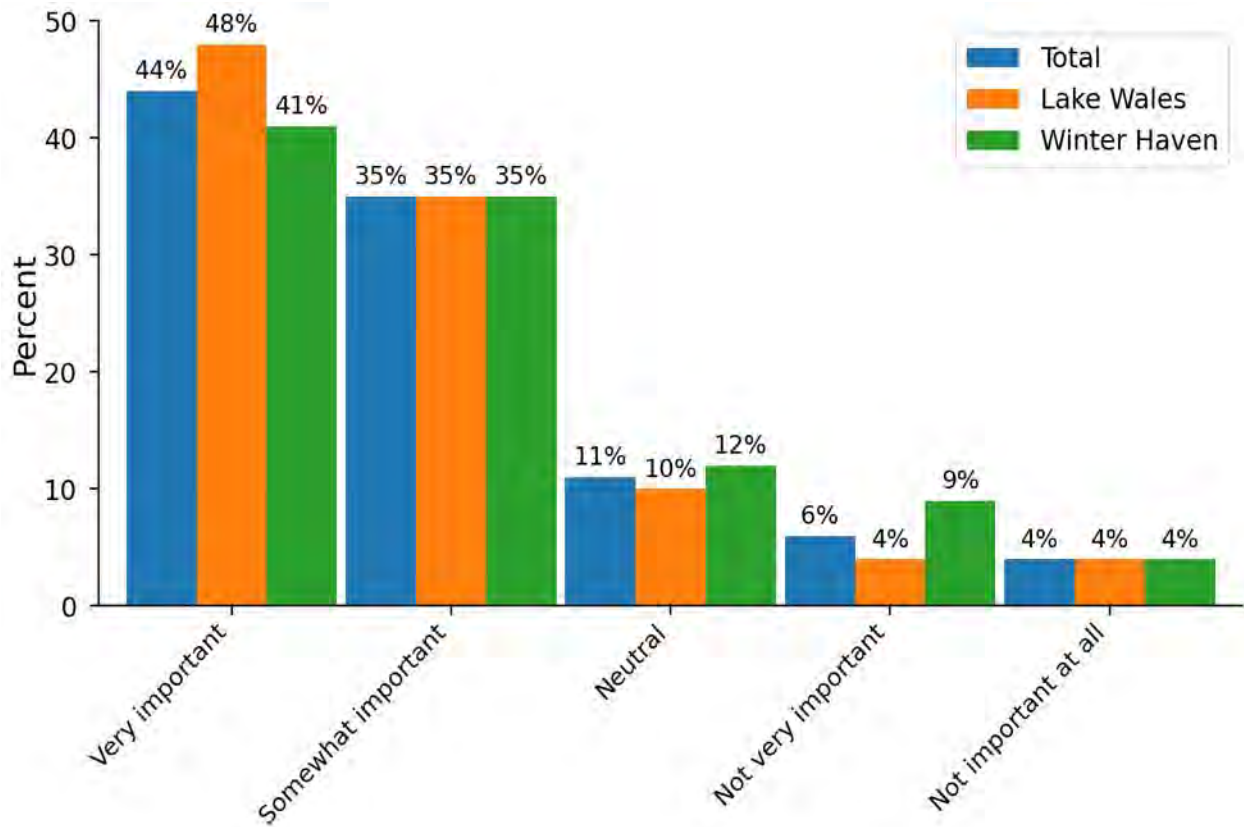


Why don't you feel safe in Lake Ashton?			
Total Respondents: 7   Lake Wales: 2   Winter Haven: 5			
Write-in Reasons	Total	Lake Wales	Winter Haven
Inadequate gate security/Anyone can enter	4	0	4
Security personnel have no authority	2	0	2
Unsafe walking/driving conditions	1	1	0
Unsolicited visitors gaining entry	1	1	0

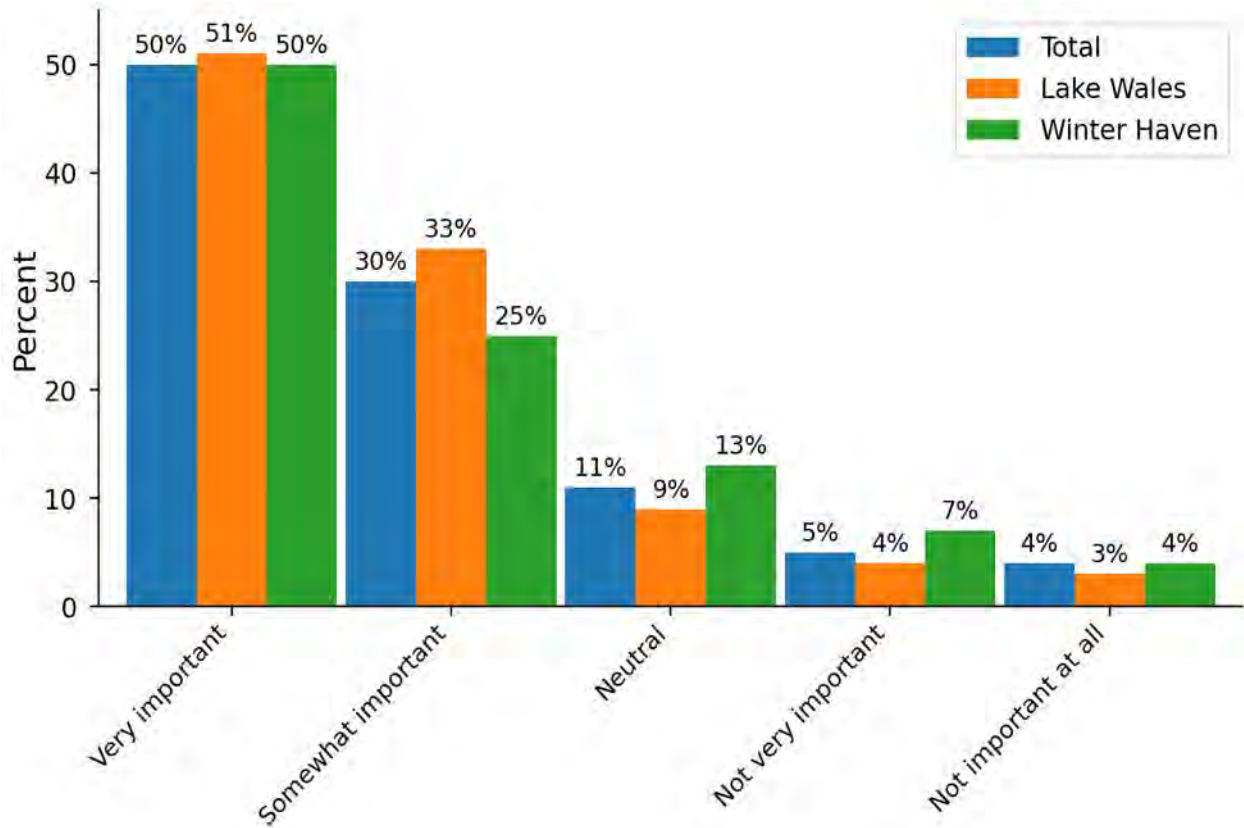
How important is it to have paid roving patrol during the **day**?



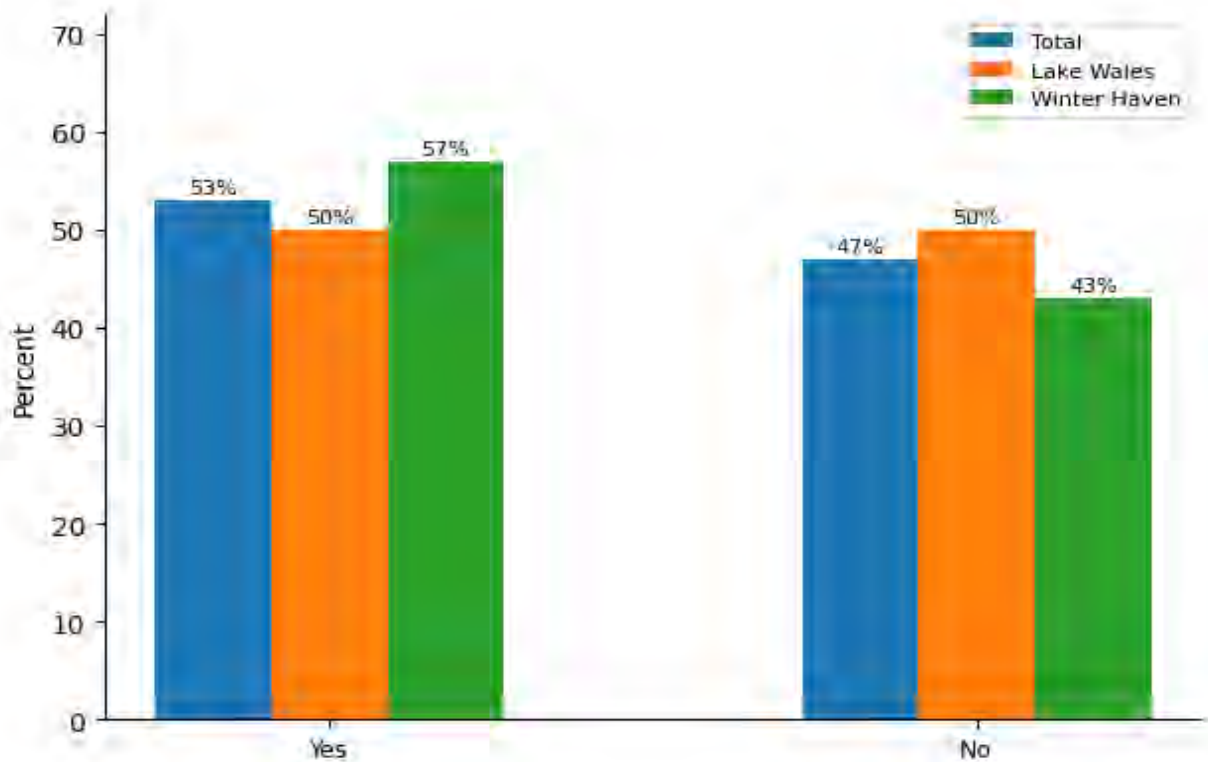
How important is it to have paid roving patrol during the **evening**?



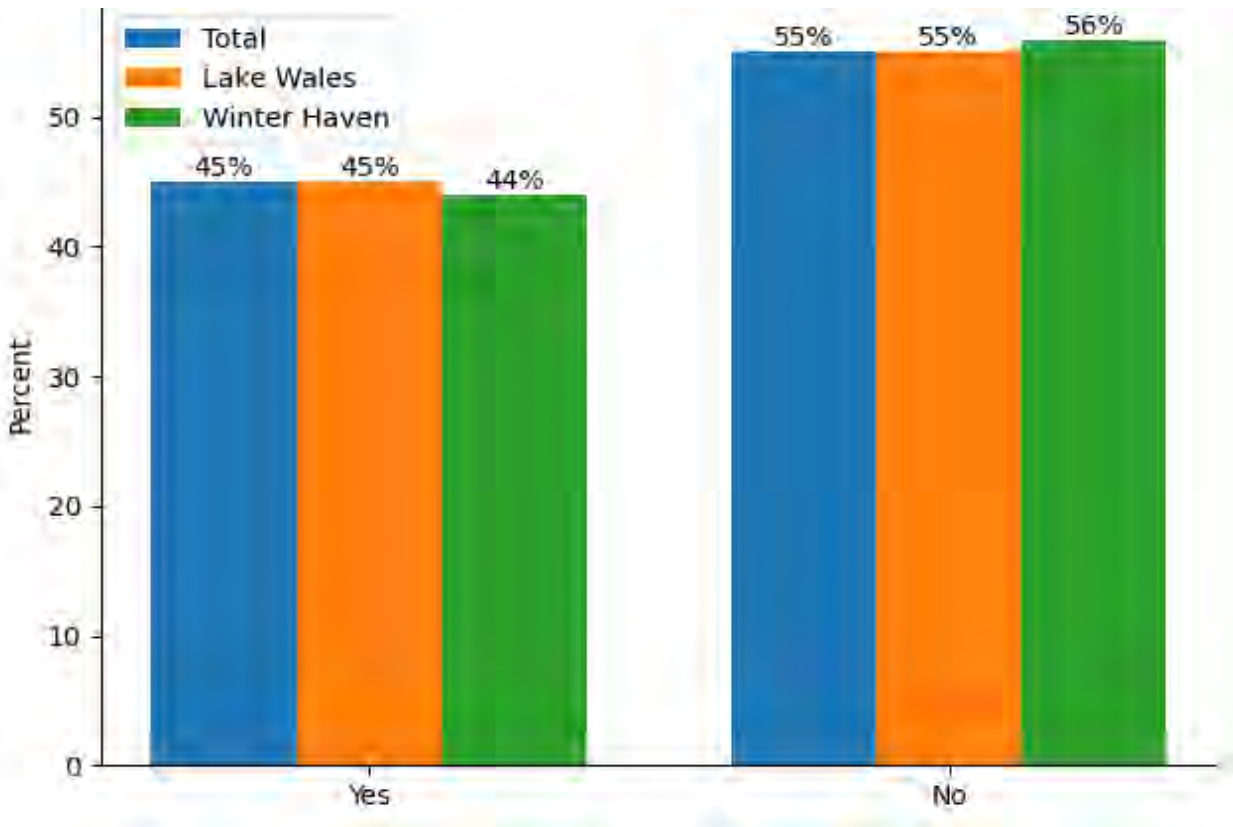
### How important is it to have paid roving patrol **overnight**?



### Do you know where the AEDs (automated external defibrillators) in the Clubhouse and HFC are?



Do you know there is an emergency phone by the Clubhouse Outdoor Pool?



**Would you like to be able to purchase alternative devices to access the Clubhouse amenities?**

Total Respondents: 769 | Lake Wales: 412 | Winter Haven: 357

<i>Alternative Devices</i>	<i>Total</i>	<i>Lake Wales</i>	<i>Winter Haven</i>
Yes, a Phone App	215	121	94
Yes, an access fob	125	63	62
No	228	126	102
No preference/No opinion	311	159	152

# Comments

## 1. General Comments

### Activities, Classes & Events

- I love all the options for classes and activities.
- Need more weights for exercise classes in 7 pounds and up.
- I don't attend any exercise or health classes now, but will be trying them out.
- We are encouraged that the HFC does NOT change the time of the Monday water aerobics class to later in the day. I would not mind it being held at 10, like the Wednesday/Friday classes are.
- Other than Monday morning coffee, could there be a newbies group for new people to meet others and also ask questions about Lake Ashton and surrounding areas?
- We have owned a home here since 2011. The atmosphere here has changed. Folks are more cliquy and less friendly. I'd like to see an outside activity where we could meet and greet folks with exercises (not physical) that would have folks talk with a LA resident they do not know. We also need a free resident directory.
- LakeAshtonLiving.com is a great asset to the community precisely because it provides easy, resident-only access to information about the entire greater community in one place and is NOT controlled by the governing bodies. Petty CDD supervisors and staff should stop wasting our money attacking one of the Lake Ashton Community's greatest assets.
- Daytime BINGO with no outsiders would be fine with me.
- Also, please help out with getting the new bingo machine.

### Amenities — General Feedback & Suggestions

- I appreciate all the hard work by the CDD1 and CDD2 staff and their Boards.
- We are fortunate to live in a community with so many opportunities.
- Very happy with all that is available!!
- We love Lake Ashton. Overall this is just a great place.
- I feel incredibly fortunate to live in such a wonderful community. Keep up all the great things you do.
- LA is a wonderful place to live. Your efforts to keep it that way are greatly appreciated.
- Lake Ashton is a beautiful community. One of the best we've seen.
- The quality of service and attention to detail has declined since the developer pulled away from managing. It's still great, but not first class.
- Minor limitations, easy to work around. All in all, a good place to live.
- We are a retirement community. I feel often that is forgotten and we get too involved in outside pressures from people who live here and want changes that are not appropriate for a RETIREMENT community.
- Personally I'd appreciate a break from the constant badgering to change everything here. I know why I moved here but am curious why others have, since they want to change everything. Let's get a restaurant and build from there.

- I find that the folks here are not very friendly. A simple wave or a hello goes a long way!
- There are many of us who do not go to the amenities like we used to due to other people in the community being rude and mean. There seems to be a lot of clique creation here that wasn't before. It was more inclusive 2017-2020.
- I feel it is very important to have the restaurant opened back up! Many people enjoy the bar, enjoyed going for lunch. The restaurant is what made me want to come here and helped me make a decision to buy here! Being vacant does not look good!
- All restaurants/dining facilities and food-related events should offer at least one plant-based (vegan) option. For some, it is a medical necessity.
- I sure wish there were a Lake Ashton app to access hours of the amenities, food trucks, etc. It's just so difficult to see what's happening in real time.
- I am not in favor of other communities being able to use our facilities.
- We don't want the other community to use our pools, classes and gyms.
- Handicap access buttons at parking lot doors near tennis courts.
- I'd like to see the emergency gate at the end of Berwick available for residents' use.
- I really would like to see a coffee shop added somewhere.
- Update the outdoor chessboard area to a comfortable outside space with a fire pit and Adirondack chairs.
- Weekly church services supplied by pastors from Lake Wales and Winter Haven, each church sharing one Sunday every three months.
- We need to bring LA back to life with fewer restrictions on activities and upgrade our dining experience with higher quality food and more choices.
- I would like more help for disabled residents.
- I spent 11 years in the restaurant business running a kitchen and staff. I would be open to trying to assist in making the restaurant successful. I could offer menu suggestions.

### Amenity Access Cards / Fobs / RFID

- I feel the RFID was a waste of money and now that it has been activated for a while, it has lost its purpose. People come into the amenities as guests but do not have an ID badge. With guard shacks and patrols, I feel this initiative was totally unnecessary.
- Remove the card access to Clubhouse amenities — what a waste of our money.
- The expense for a card to use the media center in the clubhouse was a waste of money and not needed.
- I am not a fan of the amenity access program. Way too much money was spent addressing 'illusionary security' for a 'problem' that did not exist.
- HFC needs the fob access as well! Phone app would be wonderful.
- The HFC should be updated with a code entry. I personally have witnessed outsiders using the showers and pools. Many guests go there without passes especially during vacation time.
- We need key cards for HFC! People are coming from the outside using showers, weight room, basketball court and the hot tub.

- I like the idea of limiting amenity access to authorized users (card, fob, or app), but it should be applied consistently at the Clubhouse and HFC. The current situation makes it seem like a worthless, yet expensive, joke.
- Alternative access devices should be furnished at no additional cost.
- I don't want to purchase anything to access Clubhouse amenities! I pay my dues. Access should be provided and be as easy as possible. Hand them out.
- A wristband type of fob for access to clubhouse.
- I don't think it is necessary for residents to have a card or key fob to get into our amenities. Front gate should do a better job vetting people coming in.
- I would suggest that a fob would be needed for the movie theater, the bowling alley, and the card room. There are no fobs needed for the HFC so I really don't understand the reason for there being fobs for the Clubhouse.
- Cdd on west needs to get their rooms secured and need to disable gate access with the old remotes.
- Do you know how many golf carts in LA are NOT even registered? Why is not everyone required to follow the same rules?
- Penalize residents that break the entry gates. Strip them of their amenities entry card and headlight decal until they pay their fine!
- And maybe a better way to monitor when visitors go over the 12 times a year visit and use our amenities. People come in and play pickleball who don't live here.
- Don't add more security to the Clubhouse.

## CDD & HOA Governance — Transparency & Resident Input

- I also think the CDD and HOA board members need to have annual resident evaluations on how well they are doing their jobs. The meetings I have been to, there doesn't seem to be any input from the residents as to how money is being spent. The board makes decisions on expensive pet projects and residents have no input to say yes or no, only comment at the end of the meeting. There is a lack of transparency in both CDD & HOA. Bottom line is as a resident, I do not feel heard by either board. The HOA when I needed help was crass and uncaring.
- It is all about transparency and communication.
- SOME MATTERS/FINANCIAL DECISIONS SHOULD BE VOTED BY THE COMMUNITY. THE SECURITY SYSTEM WOULD HAVE BEEN NICE TO HAVE IT VOTED ON. SOME IDEAS SEEM TO BE A KNEE JERK PURCHASE. IF A BOARD MEMBER SUES THE COMMUNITY OVER SOME DECISION THEY DON'T LIKE JUST TO GET THEIR WAY, THEY SHOULD BE REMOVED FROM THE BOARD.
- I feel decisions are made prior to any community input. A few people are making decisions which greatly impact the majority of the residents. This is a community not a five-man show. Money wasted on things that are not priorities.
- I would like to attend more CDD meetings and read the minutes, but I don't have the time to attend the meetings. The sound quality of the Zoom meeting is terrible. It also seems that the CDD members have already discussed a topic outside of the meeting and already made their decision.
- The CDDs both should communicate much more with residents and not enter contracts before residents have been told details. Residents should have more opportunities to voice their opinions

before large sums of money are spent. Major expenditures should be open to a vote of the residents.

- All supervisors need to communicate with one another and with residents in a respectful, professional manner at all times. Sarcasm, dismissive language, or outright rudeness reflects poorly on leadership. I was appalled at the CDDII meeting I attended.
- Communication is absent, very disappointing for a community of this stature. Everything is a secret until you hear it from a neighbor or on a FB page. Residents quit going to CDD meetings due to the format and not feeling their input is valued. Information needs to be shared.
- By and large Lake Ashton residents are financially well off. The CDD should not be so scared to raise the assessments when the capital reserve is woefully low.
- Spending by CDD I seems to occur without true consideration and input of residents.
- The boards need to be mindful that they are not spending their own money nor the government's money when making decisions.
- The HOA & CDD waste too much money. What is really best for the community doesn't seem to be a concern — members appear only interested in their little pet projects.
- There needs to be an overall shake-up with the management company and the CDD Board members need to be more fiscally responsible to the residents.
- Need more interaction with residents for CDD and HOA before decisions are made. Like the town hall meeting concept but someone would need to facilitate egos and keep the group focused. Current meetings are a joke, ineffective and no accountability. Process used for restaurant allowed for resident support and votes but BOS did not vote as residents wanted — total loss of credibility and respect.
- With the HOA, who is enforcing the CC&R? Too many exceptions — one exception opens the floodgate for more, and why bother writing CC&Rs if you're not enforcing them.
- The law gives the CDD Board member too much unrestrained power. This needs to change.
- I believe there must be a professional outside source to guide the legal and best process to protect all current Lake Ashton residents.
- I would like to see a cap on spending so that residents could vote on expenditures above a certain amount.
- Get rid of the Board that's wasteful with our CDD monies.
- I appreciate the community members who serve on HOA & CDD Boards.
- Thanks for the people who volunteer their time.
- In general, I feel both CDDs have done an outstanding job for the residents of LA.
- Generally I feel the CDDII has done a good job managing the community. Given its age and usage the facilities are well maintained and enhancements are thoughtfully executed.
- Excessive expenditures such as the RFID program should have been voted on by the community. An exorbitant amount of money for something we did not need.
- I have heard rumors that there are plans to limit or alter clubs and organizations' ability to fundraise. As the facilitator of one such club, I would appreciate being a part of the discussion and ask that NO DECISIONS be made without proper input from the interested parties.
- Would love quarterly town meetings open for updates happening with future needs of LA, future growth in the surrounding area, road development on Thompson Nursery Road, etc.

- I appreciate the survey; however, how this information is interpreted and used are the most important aspects. The two CDDs must work together for the betterment of the community.
- What specific responsibilities does the CDD Board have besides presiding at monthly CDD meetings?
- I was not aware that I could view CDD meetings after the fact.
- Sadly it matters not. Board does what it wants.

## CDD/HOA Merger & Community Unity

- How can you consider combining two separate sections that have different tax base and CDD costs?
- Merge the CDDs — this is the most important.
- If the CDDs and HOAs cannot merge, their rules and ARC Guidelines should be the same. Additionally, the HOAs and CDDs should work together to follow the same rules — when Christmas lights can be on, for example.
- We need to be one community with the 5 best leaders at the helm.
- Too many differences between the east and west. We need to be ONE community so the BS stops.
- The current two-CDD structure made sense for the developer, but not for long-term management of the community. It is at best inefficient and dysfunctional.
- Do away with the 'East and West' mentality here at Lake Ashton and have one governing body for the entire development. The current system just allows more slots for those residents who thrive on the power to control.
- I would like to see both East and West combined.
- THE most important item is combining the CDD & HOA.
- I would like to see a merger of the CDDs and HOAs for continuity throughout the community.
- I also would like to see us have One Community rather than two different CDDs and HOAs. The rules (CC&Rs) & governance should be consistent regardless of street address. I would expect better efficiency and a noticeable cost savings, especially if we were not duplicating personnel.
- Not happy at all about the apparent lack of cohesiveness between the two CDDs.
- The East and West need to communicate with each other before scheduling an event so that they do not conflict.
- Not sure why HFC feels they have to plan an activity on the same night that the Clubhouse already had one planned.

## Cinema & Entertainment

- Have the cinema cleaned. Thank you!!
- NOT SO MANY R RATED MOVIES.
- I would go to the movies more often if the movie selection did not have so much profanity. Try to keep the movies wholesome.
- Movies on the weekend.
- I don't like the need to purchase tickets online and believe it is a challenge to many residents. It's nice to have a person you can buy tickets from and ask questions if necessary. I realize many of

the workers are a younger generation, but one of the reasons to live in a senior community is to experience an 'age-friendly' environment.

- Should be able to purchase entertainment tickets at the clubhouse.

## Clubhouse & Facility-Specific Issues

- Closed doors in clubhouse are sad.
- The HFC and Clubhouse are kept at a temperature that is too cold for most patrons.
- Also change TVs to Bluetooth so people can have their own headphones to listen instead of blasting the TV.
- Every time in the past 10 years that it was announced the Clubhouse parking lot was being re-stripped, I talked to staff about not blocking the side door to the parking lot as it is an emergency exit. No one has paid any attention and the current striping is a catastrophe waiting to happen.
- Why is happening to the preview center? Could be useful space for the community. Is the gazebo safe at the preview center? Some cart paths have cement breaks which are of concern. Lake Ashton has aging assets. Please plan accordingly to maintain these assets.
- Please emphasize the need to keep bowling lanes either properly serviced or replaced with newer equipment.
- I would like an ice machine by the clubhouse gym like they have at HFC.
- I would like to see the monthly magazine available more easily. I have found it difficult to get a physical copy several different months. If the cost isn't covered by ads, just have the magazine strictly online.
- If we need more space, we should acquire the sales office and get all non-Lake Ashton business out.

## Clubhouse Restaurant

- Please bring back the restaurant.
- Restaurant is critically important. Please find a way to have a good full-service restaurant here. Need to be able to serve food at the pool. Need a limited breakfast and lunch menu. Would pay a monthly fee to offset monthly costs.
- I believe LA should have a restaurant owned by the community — one united community, not two — with positive creativity to enhance the experience of living here!
- Every restaurant owner fails to make it financially — we need to stop charging rent! Have them pay operational expenses & repairs only. If we want a restaurant here, make it an amenity for the residents only.
- Restaurant needs to be open to outside customers and advertised.
- The sooner a restaurant is open in the clubhouse, the better.
- Need to do whatever is necessary to bring a full-scale restaurant back to Lake Ashton. Restaurants and community safety were two main reasons we moved here.
- I really want a restaurant/bar in the clubhouse! I miss Charm City and gathering with my neighbors and friends!
- I really think we need to get a restaurant and bar back. That is how we connect with friends and makes it a fun place to live. That social aspect is vital.

- I really want to have a restaurant in the Clubhouse! We've supported all the restaurants (3) since we moved to LA.
- Many people miss the restaurant. Please find someone. Socializing is important.
- I would support a small monthly fee on restaurant if I can eat the food, it has gluten-free options, and is reasonably priced. The last restaurant was too expensive — \$40 before tip for an iced tea and southern boil.
- I actually would support a monthly fee for the restaurant but nothing close to \$50 per month. This would be \$1,200 for the 2 of us — no way. Maybe \$300 per year per household would be reasonable.
- I would support an across-the-board deduction for all residents included in their CDD payment — \$50 or \$100 deducted and available to use as a gift card at the restaurant. Use it or lose it.
- For twenty years this has been a beautiful community. The restaurant is the big issue. We need to support it with a minimum per month.
- I love the idea of paying a monthly fee to use as credit toward the restaurant. Many private clubs do this. Also, one huge deterrent for us with Charm City was the menu. We go to a restaurant to have a pleasant, relatively quiet meal — not trivia, karaoke, etc. Do they really have to occur in the restaurant?
- I think it is most important that you have a regular restaurant with bar! It is an amenity we were looking for when we moved here. Just make sure you don't do a BBQ place. Want a more well-rounded menu. Quality vs. quantity of food.
- We need a nice restaurant.
- Lake Ashton is a beautiful community. With additional improvements to the golf courses, new restaurant, and amenities, it could truly be one of the best in Central FL.
- Restaurant is a losing battle if no profit can be made. There are just too many alternatives outside the community.
- Open the restaurant space as an eating space when food trucks are there.
- We want a restaurant with normal food at reasonable prices. Not a 5-star restaurant. A sports bar like Chili's or Beef O'Brady's with a good variety menu. No crab on everything.
- It's very important to me to have a restaurant in the Clubhouse. Would be easily used by non-Lake Ashton people.
- Why should I go to meetings? The first one was about the restaurant — did LA go with the majority vote? No. Promised we would not have to pay for golf course. LIE. Not happy at all with what our 'Paradise' has turned into.
- Just feel the Board does not take the restaurant as being important and also doesn't take our input as serious consideration.
- Until the CDD stops trying to control the menus, hours, etc., no restaurant will succeed. They can't have it both ways. They are running out of restaurateurs because the CDD reputation goes before them.
- Any monthly fee for the restaurant should be only for months the resident is here.
- Put a restaurant sign on the road that says it is open to the public so the restaurant can survive.
- I still believe that Lake Ashton's restaurant would be better if we partnered with the FSU culinary arts students and instructor/chef.

- Get restaurant and bar open ASAP!

## Development & External Growth Concerns

- What is the truth behind the possible development of the land south of the marina? Will there be busing running through LA? Will they access their homes through Lake Ashton? Will they be able to utilize our cart paths for pleasure rides? Too many rumors without any information from either CDD or HOA.
- Is there anything we can do to abate the traffic noise from Thompson Nursery Road once the road is widened? I'm very concerned about that, and apparently the county isn't concerned about LA or the neighboring communities.
- A sign at all gates for contractors, workers, lawn services to say: do not block access to mailboxes or trash containers on pick-up days.

## Dog & Pet Issues

- We need better rules and warnings to be given to dog owners letting their pets use our property to relieve themselves, and have them enforced. Let them use their own property instead of someone else's property. Also, leashes that have long lengths on them which cause the pets to not be controlled should be banned — owners should have leashes that are more controllable.
- No Dogs in the Clubhouse Gym. People are using fake Service dog credentials. Legitimate credentials come from the state or ADA Feds.
- Keep the dogs off our lawns! We see neighbors coming out of their homes with their dogs and then having them go on their neighbor's yard next door or across the street!
- I also do not appreciate people letting their animals use the bathroom in my yard. I don't like the smell it leaves and I don't like other dogs sniffing it out to do the same thing.

## Eagle's Nest

- I believe there would be greater variety and effectiveness if the Eagles Nest and the restaurant cooperated to provide the best dining experiences for the community.
- Eagles Nest is a great bonus but service is not that great. They have a great turnout for golfing events but every time I go in when there is no golfing event I am ignored. They need set hours so people know when they are open or not open.
- Eagles Nest needs more staff and better equipment to handle the dining ideas they have but don't execute very well.
- Don't mess with the Eagles Nest!! They are successful.
- As far as the Eagles Nest, I would go there more often if they stayed open a little longer and didn't close every other day for a special event — hours are very limited and cater to golfers only.
- I forgot to mention the Eagles Nest closes early so it's hard to attend sometimes.
- I would love to be able to frequent the Eagles Nest. But I, like many people, refuse to use the freight elevator. It's too scary that someone has to put you in it and that you have to hope someone opens the door at the top. There are no buttons or emergency alarms and it is dirty.
- I don't believe this community can support two restaurants. The Eagles' Nest is nice for lunch but is not suited for a full-service restaurant. Additionally, many residents have mobility issues and cannot access it. I would suggest re-envisioning the Eagles' Nest, expanding the menu and operating hours, and moving it to the restaurant space in the Clubhouse.

- We have repeatedly asked to keep the Eagle's Nest open until at least 7pm on Saturday nights. This is an amenity paid for by ALL Winter Haven residents but seems to accommodate only golfers.
- A more accessible elevator to get to Eagle's Nest. I like the food served there but am not sure I like it enough to deal with the elevator as it is now, and since I have to use a wheelchair that is a problem.
- Improve ADA access to the Eagles Nest!!!!
- Rename the awkward 'Eagles Nest.'
- During golf league play, if you win some money, you should be able to use it upstairs at the Nest!!!
- Lengthy feedback about poor and inconsistent service at Eagles Nest: being ignored repeatedly, abrupt closings, not receiving communications about hours or events, and feeling unwelcome as a newer resident who doesn't know regulars. The resident reports being ignored for 30+ minutes during a visit, waitresses chatting with regular guests while new visitors were overlooked, and the venue closing mid-NFL games. Has not returned since and is unsure they will go back unless more drastic changes happen.

## Elevation Community Agreement

- Any decision to include allowing Elevation Community residents to use the golf courses should be examined very carefully.
- The agreement with Elevation ensures the East courses will not have to be closed within 5 years due to declining LA golf memberships.
- The decision regarding the Elevation Community impacts all of LA, not just CDD 2. Both CDDs should communicate FAQs or provide more options for Q&A, not just one hour of someone reporting on the golf course conditions.
- The Elevation agreement has already been made, but could have gotten more money.
- With Elevation coming on board, our maintenance fees should go down.
- Merge the CDDs is the most important and the Elevation contract needs to be more in our favor.
- I think the additional money and potential club members is a great opportunity. I think everyone would agree that the rules for non-LA residents need to be strict and adhered to.
- Money generated from the Elevation community should ONLY be used for the golf course maintenance and golf course improvements. None of it should be used for general community needs; only the golf course.
- Lake Ashton Golf courses were private and for residents only when we purchased our home and increased property value. Opening it up to nonresidents will have a negative impact on property values. Any funds generated from the arrangement with the Elevation community should be entirely used for the maintenance and improvements on the courses.
- I don't care if they bring money into the golf course, Charm City and Eagle's Nest but don't want them using our other amenities.
- I suggest a rental monthly fee to keep the Elevation members' golf cart over in the golf cart area.
- We don't want the other community to use our pools, classes and gyms.
- I live on the course; I would like the CDD to commit all monies received from Elevation to golf course maintenance.
- Money from Elevation should be used for the golf course only.

- Financial viability of the Golf Course is a concern. But jumping into this relationship with Elevation without exploring other options is a mistake. It appears that this relationship will somewhat help LA while the majority of the benefits will be realized by Elevation. Please consider other options to support the financials of the golf course. Elevation cannot be the only answer.
- The \$200,000 from Elevation should be earmarked for greens and irrigation.
- I think the \$200,000 should be designated for golf course maintenance and upgrades, not added to the General Fund.
- Money collected as part of the Elevation agreement should be used exclusively on the golf course. That should be in writing with no exceptions. It should only be allowed to execute projects approved by the golf course membership that improves the playability of the course.
- I would appreciate some assurances that Elevation funds would be used for golf course maintenance and improvements.
- I do not feel that the representatives understand the deal on the table.
- All income earned from Elevation should go directly to the golf course, not the CDD. It should be used for upkeep of the course only.
- If the West starts making a profit because of Elevation, does the East receive half of the profits?
- CDD1 needs to participate in the golf maintenance to ensure we have 2 golf courses. Also it would be nice if we occasionally saw all of the board members support the restaurant.
- How safe will our community be once the new community is allowed to use the golf course? What will keep them out of and off the amenities?
- In reference to the golf course, although I do not play golf, I am uncomfortable with outsiders coming into our community on a regular basis. Wasn't the reason the CDDI went all out and bought into this ID access system because outsiders were using our amenities after going to Charm City?
- Security at entrances is inconsistent in screening guests. Security concerns exist with potential of neighboring new community sharing our golf courses.
- When is the next Elevation concerns meeting?
- I prefer to keep our development private.
- Will Elevation owners be able to also walk the golf course during normal golf hours? This will cause even greater grievances for golfers who pay to use the course. Will those non-golfers be charged a fee to use the golf cart paths?

## Golf Course Access — Non-Golfers & Pedestrians

- There should be posted hours for walkers/fisherman/bikers to be on the golf courses. When LA first opened, there were hours before golf or after golf where others could enjoy the courses. Why did that change? This is the only golf course I've ever heard of that allows pedestrians during golf.
- There are too many dogs, walkers, and e-bikes on the courses during peak playing times. The non-golfers do not have any golf course etiquette — they walk past golfers teeing off, stand on cart paths between tees and fairways talking, walk in front of golfers teeing off, come around blind corners, and do not keep their pets on the cart path. Many non-golfers walk with their backs to the golfers. There should be rules for non-golfers and they should be restricted from peak playing times.
- Pedestrians SHOULD NEVER be on the course during golf hours.

- Non-golfers should have to pay a certain amount annually for the upkeep of the golf course. They get to use the paths, drive all over the golf course at any time of the day and enjoy it without having to pay anything for its upkeep.
- I would like walking and biking on the golf cart path to be highly discouraged during golfing hours.
- Have enforced hours for golf cart path hours for golfers, like 8am to 4pm. There are golfers on the course way earlier than that, and way after that, up until dark. It would be great to be able to go on the pathways without having to dodge golfers at some time of the day.
- When we have guests we go out of here to play. Our golf courses are looked at as parks by all the people who do not play golf. Someone is going to get hurt, and when they do, we are going to be sued for millions. Send out emails to everyone about the dangers of being out there when golfers are present. Why not restrict walkers and runners to after 4:00 when the pro shop and driving range are closed?
- Please STOP walking on the golf cart paths while people are golfing. I almost hit an elderly couple walking with a walker and a dog. Someone is going to be seriously hurt and Lake Ashton will be sued.
- Would love walking trails rather than having to walk on the streets. Had been told the cart paths were for walking as long as we were off the course by 9am. There are now golfers on before then and I've had golfers get upset at me.

## Golf Course Conditions & Maintenance

- Not at all happy with the conditions of the course, especially the east course.
- More accountability for problems with the golf courses. The head green keeper should be fired for destroying the greens this year. The survey conducted by the golf management company has not been published; this needs to be corrected by the CDD board releasing all the responses to the survey.
- Get these golf courses back to a more playable condition!
- Very disappointed in the condition of the two golf courses. Question why they are so poorly maintained. They are in the worst condition since we moved here in 2014.
- We moved here in April of 2024 and we felt that the golf courses were in very nice condition. They are a real mess now and it's embarrassing to bring outside guests to play or recommend to play. The courses need a lot of improvement.
- I do not play but live on course. I see late golfers who do not have memberships, members, let alone non members, who do not understand 90 degrees, avoiding wet areas, understanding you cannot roam properties looking for balls when lost ball is not in plain sight. Hitting homes and ignoring dents when witnessing damage. Course run and maintained like a public course rather than a private course with high fees.
- These courses need new management and a licensed agronomist to prevent the recent and ongoing course conditions. It is inexcusable that you can go 30 minutes in any direction from LA and find much better playing conditions.
- Time for a different management company. Course is not in that good of shape especially the greens.
- Condition of course is going downhill. Greens and tee boxes specifically!
- Love to see the golf course continue to be improved and maintained to a higher level.

- Golf courses are in terrible shape. Instead of seeking more money find out why the golf courses have deteriorated so badly and fix the underlying cause before throwing more money down the drain.
- Golf courses are in terrible shape. We need a trained golf superintendent who is degreed in agronomy.
- Golf course needs irrigation and large improvement in quality of the greens.
- THE GOLF COURSE IS A DISASTER, THEY SHOULD ALL BE FIRED.
- COURSE IS IN POOR CONDITION. BUDGET NEEDS TO BE INCREASED BUT ONLY FOR SPECIFIC IMPROVEMENT NEEDS.
- The golf course maintenance people currently have the golf courses closed 2 days a week and 6 weeks in the summer which amounts to 20% of the available golf course days. The condition of the courses does not reflect the amount of time devoted to maintenance. The aerification process destroyed the greens this past summer and many are still in poor condition. We hear a lot of excuses, but maintenance should be taking action before a problem gets out of hand instead of always reacting. Nearly all approaches are so wet from watering that golf balls just stop on them and sand is being applied regularly 4 months after the last aeration in hopes of restoring the greens. It's not working, it just makes the greens difficult to putt. Additionally, we are again in the pattern of shrinking the size of the greens because maintenance doesn't seem to be able to maintain them.
- I wish the grounds crew would have more pride in their work and more time to fix/repair obvious poor conditions that simply jump out in your vision riding around the courses. Such as holes, dirt patches, uneven bumps in the fairways. The roughs are even worse with some unplayable areas.
- We need a new greens keeper/supervisor to get both courses back in respectable and playable shape and actually keep them that way in the future. Is it money or budget that is keeping this from happening? This is a top priority for residents like myself that live here full time and have lived here for over 11 years.
- Need to hire a new greens keeper.
- When will you get a new superintendent? It's embarrassing to bring guests here.
- I would like to see better maintenance of the golf courses...we have lost so many trees and shrubs and they aren't replaced...they just spray the weeds and then all we have is dead weeds...instead of edging areas and pulling weeds...it just looks sloppy...they throw the white shells down and don't edge...I just think it looks sloppy and unkept.
- I am concerned about golf course upkeep. When I moved from Lake Ashton three years ago the golf courses were pristine. What happened?
- The condition of our golf course is embarrassing and a disgrace — the worst it has ever been! The superintendent needs to be fired — sooner rather than later. He has been given more than enough time and opportunity to do something. He obviously has no clue and from what I have been told (by a very reliable source) he can't be bothered to even leave his office to check on the course. This has gone on way too long and someone needs to stand up and address the situation once and for all. The members are very angry and rightfully so!
- Fix the damn greens and overall condition of the golf course. It's embarrassing.
- Would like to see tighter controls on guest access to Lake Ashton facilities and greater accountability of residents with guests.
- I would like to see more golf course monitors. I see people play that don't pay.

- NO maintenance done on course(s) while tournaments or outings are being played. Tired of waiting for the lawn mowers to finish before we are able to tee off.
- 1. Seasonal membership rates do not successfully encourage LA golfers, especially those who play infrequently. 2. Course conditions need to be addressed on a more expedited timeframe.
- Would like to investigate the possibility of changing the variety of grass we use on our greens.
- The landscaping behind my house next to the 6th tee box, West Course is in disrepair and aesthetically displeasing to homeowners on my side of the drainage area. Wrote this up once but got no response. Also a palm tree came down in the hurricane but was never replaced. And the bridge off 5 green, West Course is in total disrepair.

## Golf Course Management & Staffing

- Kevin Baker is a breath of fresh air to the golf club. Keep up the good communication to the members.
- Kevin Baker has been a significant addition to LA! He has a wealth of knowledge, vast experience and relevant ideas that can benefit the residents of LA and increase the value of our community. I hope he is being utilized to his full potential!
- Thank you, Kevin, for your commitment to the members/residents of LA. That said, please add rangers to the staff, particularly on heavy golf days and Saturday morning shotguns — too many times one group will back up play for 3 or 4 groups.
- Handicaps in the couples leagues are being too manipulated by the members. Fewer people are playing because of it.
- I would like to see periodic information go out to all residents & golfers about golf course rules and courtesy to homeowners with homes on the golf course.

## Golf Course — Financial & Strategic Concerns

- Better budgeting to reduce the costs that aren't necessary.
- The golf courses should be considered an amenity like the pool, tennis courts, bowling alley, etc.
- I would like the golf course financials to be more transparent. It's always a secret with only a privileged few who get to see them.
- The golf course must be kept viable and ultimately break even. It is important to help maintain home values.
- Unable to play more than a few holes in a day. I think it's very important to have a good golf course. The official name of our community is Lake Ashton Golf Club. We need a course to maintain our property value.
- IT IS VITAL TO KEEP TWO 18-HOLE GOLF COURSES AT LAKE ASHTON.
- So glad we have 2 courses.
- Have 1 golf course & 1 green space, bike path, walking path, etc.
- With 300 golfers out of about 3,200 residents, I do not agree with merging due to the hidden costs and liabilities that will be incurred to operate the two golf courses that DO NOT MAKE MONEY.
- The golf courses are an amenity and should be supported by the WHOLE community, not just the people who play golf.

- CDD members need to have a committee of residents who have entered into these contracts in their employment years. We have a wealth of talented people who are willing to review these items and are not used. WHY?
- Decrease in property value being on a public course vs. private.
- Do not combine the two communities! I do not golf and the 300 golfers should not influence the direction of the remaining 3,000-ish residents on how their CDD money is to be used.
- Learn more about our lakes, ponds, storm water runoff/collection and golf course irrigation. We are hurting our curb appeal, re-sale values and overall appearance by having many of our 'ponds' and golf course hazards look and smell like disgusting stagnant mosquito-breeding grounds. I would volunteer my time & skills to assist in evaluating a storm water pond maintenance plan.

## Golf Membership Pricing & Structure

- I don't play golf as I am a new golfer and find the pricing structure to be a bit high for someone who is new to the game.
- Lower the cost for unit owners.
- I quit being a member when it went to full membership only pricing. I play 2x per week, not everyday. Associate membership worked great. Now, I go elsewhere due to the expense.
- I would play golf but they raised the price too high for a widow.
- I play golf, but not at Lake Ashton.....too expensive.
- I don't play on our course because it's too expensive and difficult. I play in Bartow!
- Golf prices are too expensive for players that only play 9 holes at a time. There should be a rate for players who would be willing to play after 1pm — unlimited (\$2,000) annual fee.
- I believe that if membership fees were reduced to \$1,600 to \$2,000 there would be a lot more people joining which may more than make up the amount needed to break even. A questionnaire of the community giving the different cost options would at least give us a better understanding. I also think that if one could pay dues on a monthly basis rather than a lump sum at the beginning of the season might make it easier to increase membership.
- Golf membership rates should be revised more closely to encourage more residents to join. That would cover a good portion of the expense deficit.
- I'm glad to see the reduced green fee experiment. It was obvious that once non-members saw the high green fees (without the associate member discount), they would go elsewhere. Also, try offering a single membership for just over half of a couple's. The singles 'tax' should be a thing of the past: it has no economic justification anymore. If you did that, I'd become a member.
- Golf membership prices are too high for snowbird residents.
- Too expensive to join. If having another community use our golf course would help lower membership costs to LA residents, it might be a good idea. Fees that are charged to them should go directly to running the golf courses and maintenance.
- Lower the resident cost to occasionally play. I play 3 or 4 times per year, but I don't play here because it's too expensive. I would if it were cheaper.
- The golf memberships are far too expensive; please provide memberships that provide occasional access to play both courses.
- Lower the price for residents.

- Unless we see much lower fees, no value in an overcrowded course.
- Cost is too high for a round. Latest pricing priced me out of membership — changed associate program completely.
- Golf prices are too high. My wife and I golf for 21 bucks. I should be able to do the same thing here. Why can't we?
- As a golfer who pays for a seasonal family membership and only plays a few times a week for less than 4 months, I think there should be a slight adjustment to the cost of my golf membership.
- I would like to see the golf club go to a semi-private structure where people like me who want to play occasionally can do so on a pay as you go basis. I also think they should offer a monthly practice facility membership.
- I would like to see more options for occasional golfers.
- I would like to see the Golf Club bring back an associate membership. I'm currently recovering from back surgery so I was unable to join so far this year. I was an Associate member last year.
- Bring back associate membership.
- We're at our home from Sept-April. When the Golf Club had an associate membership fee it made financial sense to me to pay the \$1,300 or \$1,400 fee and pay for rounds as I go. But doing away with the associate fee did not make financial sense to me only being here about 6 months out of the year.
- Would like an option for individuals who stay here four months or less and also a fee for the driving range as a separate fee.
- I would like to be able to use the driving range and practice green on a regular basis. I had an Associate Membership in 2025.
- Lower rates and access to driving range and putting greens for resident non-members.
- I'd like to see the afternoon hours for the driving range extended. It will be light until 8-9pm soon. And far more comfortable in the late afternoon or early evening as the days get longer and hotter.
- LA golf prices need to be lower for the occasional player. Perhaps \$30 for 18 on weekend afternoons.
- Bring more rate structures. Afternoon/restricted hours rates.
- Golf Course consider using 9 holes on East & West for 18-hole game. Perhaps during the summer when it's slow. Can close 9 holes longer to repair or recover from maintenance.

## HFC Staff & Facilities

- Clubhouse staff is supportive of resident activities.
- HFC staff is not at all supportive of activities and therefore attendance has decreased to the point where activities are cancelled. Room usage at HFC is not well thought out. Front desk staff at HFC should not be making decisions about room usage, activities or anything else. HFC staff is not a champion of resident requests.
- The times that I have entered the HFC I found the staff there to be unwelcoming and unfriendly!
- My wife thinks the HFC isn't kept as clean as the Clubhouse is.
- The staff at HFC should be more welcoming and positive.

- I have lived here for almost 19 years and each year it has become more costly. My one concern is seeing an employee behind the HFC desk, unproductive, often playing with her personal cell phone.
- The HFC and Clubhouse are kept at a temperature that is too cold for most patrons.
- Add a few parking spots at HFC for visitor day and visitor overnight parking.
- HFC needs the fob access as well! Phone app would be wonderful.
- We go to dances at HFC because we can BYOB and the tickets are cheaper.
- Plan for updating the HFC Racquetball courts to golf simulators for scheduled practice times.

## Landscaping, Grounds & Community Appearance

- I am proud of how beautiful this community is. The common areas are landscaped so perfectly and the clubhouse/HFC are fantastic.
- Cleaner ponds and grass areas. Finding lots of garbage when I walk. Not really my job to pick up after people.
- Too little lake front clearing is routinely performed on the trees and weeds on Rattlesnake Lake adjacent to the golf course along Pebble Beach Blvd.
- Please help us along Pebble Beach Blvd — we are losing our view of the lake because of the overgrowth and unmanaged maintenance and removal of invasive plant species.
- Would like to see the golf course ponds that are empty cleaned up and made to look nice even when water level is low.
- Road sweepers should come in and clean the roads per the city.
- The grounds around the cart paths east and west side are eroding. Is there any plan to make repairs along the path? Also to replace palm trees that were cut down.
- With regards to the golf cart paths, there could be some attention to trees that are overgrowing. There are several trees that have palm leaves that whack the golf cart if you stay on the path.
- Landscape noise is big for me. Not sure there's a solution unless gas blowers are prohibited.
- The second most disappointing part is the limited street space for all the trucks, mowers, maintenance personnel. Would be great if mowing/trimming could be limited to one or two days a week to alleviate this problem.
- Overgrowth management and removal of evasive plant species that has obstructed views of the lake from the property owners that live across from the lake. I paid a premium for my lot because of the water view, which is now obscured.

## Lighting & Noise

- Illuminate overnight lighting of maintenance facility (@ 16 west). Lights come on approximately 1am and remain on illuminating the rear portion of my house.
- What happened to the downlighting that was supposed to be put in on the back gate road? We now have street lights shining in our back windows. Do you ever listen to what the residents are trying to tell you?
- More streetlights at North and South entrance.
- More lights at entrance and the road divider coming in — like rope lights on the palm trees — it would make it look elegant like Naples, FL.

- I would like to see smoking — especially cigars — banned from the outdoor patio spaces. It is disgusting and the bad habits of a few spoil the experience for everyone else. There seems to be no way to escape the stench!

## Pools & Outdoor Amenities

- We need another outdoor pool. The current outdoor pool is way too small for 1,600 homes.
- I really want a second outdoor pool!
- 1,600 homes is too many for the tiny outdoor pool. If you look at comparable neighborhoods they have much better pool amenities.
- Keep outsiders out of our amenities especially the pools.
- I wish there was an AED and water fountain out by the pickleball courts.
- Update outdoor grills/smokers, especially at the lakeside gazebo.
- Utilize the outdoor patio area between the pool and the restaurant — install a bar, outdoor kitchen, pizza oven, new comfortable patio furniture, run by restaurant. Roll-down windows for weather, TVs outside, pool service.
- Would like to be able to have access to the lake more.

## Security & Access Control

- Installing an unmanned gate at the Olson Rd. entrance would reduce traffic flow on both Pebble Beach and Ashton Club Dr.
- The security is false security. They let anyone in. They should be asking where they are going/who they are going to see and call that person to let them know they have a visitor.
- The nighttime security is a joke. I've seen where people leave their garage door open by mistake. The nighttime security drives by and doesn't do anything about it.
- The paid security is a joke. Everyone knows it's a 2-hour loop so what's the point? I have seen them drive right by situations that looked out of the ordinary to me without even turning their head.
- My opinion: we don't need front or back gate employees. Paying for unnecessary things. Put in a gate code pad for residents.
- It might be useful to have vendors receive some sort of tracking device as they come in through the gates. Then, when they've finished business inside the community, they return the tracking device to the guard. This would be a great safety upgrade!
- We need to make sure we get car stickers and IDs from sellers before they leave the community.
- With the growing population around our area, there should be concerns about future surveillance for the borders not visible from the road.
- Eliminate the Roving Patrols and instead place a Security Guard at both the Clubhouse and the HFC to make sure only residents are using the facilities. Especially once the new neighborhood being built has access to LA.
- Cameras to know who is coming and going.
- Would like to see better screening of people going in and out of the community.
- Even though our security is not the best, it is a deterrent to a criminal. If someone is looking to commit crimes they will pick a neighborhood without security.

- It is important to have security personnel — like Kate — at LA. What a shame that the CDD chose a security service that does not pay benefits, and caused us to lose dedicated people like Kate!
- Security at entrances is inconsistent in screening guests.
- Gate access and identification cards work very well after initial challenges. It was a good decision.
- Registration for guests needs to be made easy so we can sign up visitors before they arrive. Normally they come on the weekend. I should be able to do this on the web.

## Survey Feedback

- Questions are repeated to see if you answer with the same response.
- Survey seems vague.
- Making every question on this survey required is a rookie move. It only forces people to fill in boxes randomly or bail out of the survey altogether.
- Some of these questions should have had 'I don't know' as an answer.
- Difficult to answer most questions without cost/savings information.
- This survey is way too long.
- This is the third time doing this survey and the last.
- I have answered neutral to several questions due to my lack of knowledge or experience on what was being asked, for lack of a better option.
- I do not have a solid view of the government structure. Hence the terminology is vague to me.
- This survey should allow you to Submit even if some questions are blank.
- I'd like to see questions in the next survey on the importance of and residents' satisfaction with existing amenities, infrastructure (roads, stormwater drainage, cart paths, bridges, ponds), security, landscaping, activities (entertainment, social events, classes & seminars, trips, expos, charitable organization & vendor presentations, etc.).
- Thank you for these surveys and the ability to give opinions.
- Thank you for asking our opinions. Please listen.
- Thank you for offering the surveys. Our opinions matter and it's a sign that you care.
- Thank you for asking these questions. Nice to know we can offer our opinions.
- Thank you for doing this survey.
- Thanks for asking these questions.
- No other than hope you get enough people to respond in order to make your survey results relevant.
- I appreciate the survey; however, how this information is interpreted and how it is used are the most important aspects.
- It is appreciated that the community seeks the opinions of residents, but would like to see the results distributed.

## Traffic, Speed & Road Safety

- We need speed bumps especially on Hogan Lane. Dogs have been hit and killed by people speeding. Several other streets need speed bumps also.

- The speed of vehicles and golf carts on Ashton Club Drive is VERY UNSAFE. Speed bumps are usually not favored by residents but are the only way to maintain safe streets. Let's not wait for a bad accident to happen.
- More speed limit signs, fix street signs — they are faded and some are broken, bent.
- 1. Have the guards at the entrance inform all visitors that the speed limit is 20 mph. 2. People drive too fast. Install stop signs at Sawgrass and Pebble Beach. 3. Install a crosswalk at the Pebble Beach dog park. Drivers coming from the HFC come around the curve going too fast and dog owners are crossing the street.
- I chose 'somewhat safe' under 'safety.' Since living here, I've almost been hit five times while walking my dog at night. I always wear a reflective safety vest.
- Speeding in the community is horrible. I witnessed a possible head-on yesterday just before our house. A car pulled out to pass a golf cart, on a curve, with an oncoming car. Let's not wait until there is a fatality to take action.
- Speed control and traffic signs.
- Some residents are not safe drivers when it comes to tailgating me on my golf cart.
- Would like to see a middle line on our streets to control oncoming traffic. Take down stop sign at Sawgrass and Oakmont that no one stops at anyway. Would like to see all streets repaved.
- Put a line in the middle of the street to keep folks on the right side of the road. People seem to drive all over without a designated side.
- Can something be done for contractors parking on the road? When contractors park it makes it dangerous. Maybe a rule of no parking on Dunmore and Ashton Club for contractors. Living on Dunmore, vehicles travel sometimes at 40 mph especially at night.
- Have police in here more often to control the idiot drivers.
- Enforce the speed limit for cars and golf carts. I see golf carts exceeding the 20 mph speed limit.
- Speed and parking on the wrong side of the road or on corners is stunning. Cars have gone by at well over 35 mph. People not stopping at stop signs, especially on Pebble Beach to Mulligan. Visitors are bad but people who live here should get fined for their speed.
- We need to address speeders especially on Ashton Club Dr!!
- Three-way stop signs at clubhouse.

## Walking Paths & Pedestrian Safety

- Our streets are VERY narrow and with bikes, dog walkers, golf carts, landscapers, builders, cleaning people, painters, cars, etc., it is a VERY DANGEROUS place to walk, yet there is no other option other than the golf course, which is not fair to golfers and dangerous as well with golf balls flying. Not all dogs are dog park friendly and we need a safe place to walk.
- I would like to see safer walking paths.
- I would like safer walking paths around the neighborhood.
- The most disappointing part of living here is not having sidewalks or a dedicated space for walking.
- Would like walking trails rather than having to walk on the streets.
- Also a walking loop that isn't accessible to golf carts should be planned. Walking on the streets isn't safe and I've been hit with a flying golf ball walking on the golf cart path.
- I'd love to see a sidewalk at least on Berwick to get to the clubhouse safely.

- More access for walkers and bike riders to paths.
- Love to have walking trails.
- Bike paths are an admired amenity.

## 2. HOA/ARC

### ARC Committee — Criticism & Overreach

- Intrusion on personal rights and nitpicking of irrelevant matters.
- Get rid of the Architectural compliance committee. Too many times problems occur because of personal interpretations. These are not qualified people, they just want the power to enforce people to do things. How many problems do we really have in this community?
- Some members of our HOA/ARC resort to bullying tactics as opposed to reviewing all of the relevant information before the issue is even on a meeting agenda. (WH)
- Extensive committee and HOA overreach is not amenable to a sense of personal and familial responsibility nor a sense of community. Authoritarianism is antithetical to a community sensibility.
- Better mannerism from reps dealing with residents (Joanne). (WH)
- Most of what they are doing is opinion based with no real policy or guidelines. Yes the CC&Rs tell you the do's and don'ts but mostly based on one person's opinion not a true guideline.

### ARC Committee — Praise

- I think the ARC does a good job of keeping our development looking good.
- I think the ARC does an outstanding thankless job.
- The ARC committee is very responsive and responds in a timely manner to requests.
- I have no complaints about what they do.
- I have no other adjustments. I think ARC does a great job ... and I know it's tough being the enforcer! The ARC results show well ... Lake Ashton is a beautiful community and is maintained as such by the ARC. Keep up the good work!
- I will say, Stephanie went out of her way with us getting approval for paint. Ignored otherwise. (WH)

### ARC Committee — Structural Suggestions

- The ARC should be able to approve requests not prohibited by the CC&Rs or ARC guidelines, rather than denying all requests not explicitly allowed and kicking them up to the board.
- Replace Chair. (WH)
- I am okay with guidelines.

### ARC Enforcement — Consistency & Fairness

- Just make sure residents follow what has already been established. When we moved here we were told we couldn't park in our driveway overnight. We sold two additional cars due to that rule. We were told no signs or yard art. There is yard art everywhere.
- I wish the ARC would adhere to the ARC rules. When driving around the community I see many noncompliance issues that have been ignored for years. Also, I have seen where they will issue a

noncompliance for a driveway that needs resealing but ignore the driveways where a driveway addition was added and the bricks don't match. They need to be more consistent in their issuing noncompliance issues.

- It seems that ARC has been inconsistent and is much more hands on now.
- With the HOA, who is enforcing the CC&R? With the HOA, too many exceptions to the CC&R — one exception opens the flood gate for more exceptions and why bother writing CC&R if you're not enforcing them.
- Siting residents that are not in compliance.
- Proactive inspection of community. Look for violations. Periodically inspect in the evening. Locate violations, such as commercial pickup trucks parked in driveways.
- People sign into this community and agree to the rules and regulations yet do not follow these regulations which they themselves have put in place; makes me sad as I love this community and the people I've gotten to know.
- Less control by HOA on outdoor plant containers. Worry more on maintenance of property instead of counting and measuring heights of statues.
- Both HOA's with the same color choices
- A lot of the previous restrictions existed to enhance the community's beauty and attraction to assure the purchase of NEW homes. We are built out, no more new homes to be built, some rules could be eased.

## ARC Process & Administration

- The ARC should be able to approve requests not prohibited by the CC&Rs or ARC guidelines, rather than denying all requests not explicitly allowed and kicking them up to the board.
- Easier to submit an ARC request. Too much information is required from the homeowner just to plant a tree/plants in their yard.
- The ARC should handle the request instead of having to fill out forms on the computer handled by an outside firm.
- Not having to have approval for power washing/sealing drives.
- I don't understand why we pay a company to do the job of the ARC board.
- I'm happy with the guidelines but feel sometimes there are questions from ARC that go beyond what is needed.
- It would be nice to know who our ARC/HOA representatives are with email and phone numbers. (LW)
- If I'm going to paint my home the same color why do I have to have ARC approval? Dumb!!

## Driveways & Hardscape

- I would like to see concrete driveways and walkways that are easier to maintain for weed growth.
- Paver coating shade darker. 20-year-old pavers look horrible and need a boost.
- Allow colored tint for driveway pavers.
- Driveway pavers which are of 2 different colors should be treated to make them uniform.
- Not require driveways to be sealed every few years.

- Not having to have approval for power washing/sealing drives.
- Materials for outdoor walkways.
- Astroturf.

## Exterior — Paint, Lighting & House Numbers

- House numbers should be able to match the sconces in color; black only was a mistake last year.
- Limiting or even eliminating the outside house lights on the roofs/eaves.
- I do not care for certain homes continuously having flashing lights. It cheapens the look of the neighborhood.

## Exterior — Roofing & Structures

- All types of roofing.
- Please permit residents to have a pan metal roof on a screen enclosure — they're no longer allowed but were in the past. It's much more cost effective than a shingle roof.
- Allow back yard storage structures.
- Backyard fences.

## Guidelines & Rules — Clarity and Consistency

- Some clarification of what edition of the guidelines apply to a house, the 2025 edition has changes. Under what circumstances does a home have to be brought up to the 2025 guidelines? (WH)
- Unsure of current guidelines and need to adjust.
- Removal of subjective terms.
- Confused about what you can and cannot plant. As written too restricted.
- Not sure what these changes can be made based on the current CC&Rs.
- I think all the guidelines should be reviewed and revised as appropriate

## HOA Governance & Board Issues

- I would like to see the community have people follow the rules which were instituted when I moved here over 10 years ago. We should not have so many variations but should keep the community in a uniform status.
- I love our community. I built here because it felt like home and there was a real sense of community. Over the last few years that seems to have changed somewhat and I have to say the dysfunction of our HOA is concerning. We have a president who rightfully wasn't elected if it wasn't for the proxy vote of her buddy. The ARC committee was a non entity and the community was beautiful. Now they 'focus' on things. Focusing on things can cause issues as well.
- The recent vote for W.H. — what a circus that turned out to be. I could go on.... but why? Everyone here says, 'The Board does exactly what it wants to do.' So, why go to meetings? (WH)
- No changes. I bought here because we like LA as is.
- My responses to the HOA questions are related to my position on the board.
- Combined HOA.

## Landscaping & Vegetation

- Native Landscape policies are not reasonable.
- Florida Friendly Landscape.
- Type of grass, free choice of mulch/stone and boundaries.
- Exterior planting requirements.
- Backyard landscaping.
- Being able to plant trees on property line when backing to a pond.
- I think when we lose trees or take a tree down for whatever reason it should have to be replaced with another tree or shrub.
- Landscaping — including grass/turf options, hardscape, etc.
- Easier to submit an ARC request. Too much information is required from the homeowner just to plant a tree/plants in their yard.
- It is my opinion that the ARC committee should be a little more lenient, and more supportive in assisting with the proper management of the overgrowth that borders the lakes and Rattlesnake Lake where I live — without success my neighbors and I could not get a reasonable solution to have the overgrown bushes trimmed without having to absorb an insane cost that we should not have to bear!!!!!!

## Mailboxes & Package Delivery

- Update mailbox options and soffits to obtainable options. Don't force us to hunt and pay exorbitant prices for discontinued options.
- Locking mailboxes and allowing locking boxes on front patio for packages.
- The choice of a lower cost mailbox when needed to purchase a new one.

## Maintenance Requirements

- Maintenance requirements — in conjunction with owners.
- Not require driveways to be sealed every few years.
- Law enforcement for speeders within the community.

## Seasonal Decorations & Signage

- Christmas lights and yard decorations should be allowed from Thanksgiving until Jan 2nd.
- Halloween and Christmas decorations should be limited to a tasteful arrangement. Some are taking liberty and promoting a 'carnival' atmosphere. One of them is on the board.
- Political signs should be allowed inside our lanai. It's our personal property.

## Setbacks & Property Boundaries

- Allow the current 5 ft HOA setback to match Winter Haven 3 ft setback. At the very least review on a case by case vs a blanket no.

## Trash & Storage

- Storing refuse containers outside the house.
- Determine if covered golf carts & cars in driveways is acceptable.

# SECTION XI

# **DRAFT JOINT MEETING SCHEDULE FOR DISCUSSION PURPOSES ONLY**

## **JOINT MEETINGS OF THE LAKE ASHTON AND LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICTS FISCAL YEAR 2026-2027**

The Board of Supervisors of the Lake Ashton and Lake Ashton II Community Development Districts will hold joint scheduled public meetings for Fiscal Year 2026-2027 as follows, unless otherwise indicated:

**Monday, November 16, 2026 at 11:30 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)**

**Monday, February 15, 2027 at 11:30 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)**

**Monday, May 17, 2027 at 11:30 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)**

**Monday, August 16, 2027 at 11:30 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)**