MINUTES OF MEETING
LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday**, **June 15, 2026** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Brenda VanSickle	Chairperson
Mike Costello	Vice Chairman
Steve Realmuto	Assistant Secretary
Debby Landgrebe	Assistant Secretary
Greg Ulrich	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter *by Zoom*	District Counsel, Latham Luna (Resigned)
Savannah Hancock	District Counsel, Kilinski Van Wyk (Appointed at Meeting)
Garrett Posten	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director
Denise Plavetzky	Community Director

The following is a summary of the discussions and actions taken at the June 15, 2026 Lake Ashton Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 9:00 a.m., called roll, and recited the pledge of allegiance. All five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Approval of Meeting Agenda**

Ms. VanSickle requested approval of the meeting agenda. She asked to add an item due to the District's attorney resigning on Friday and to discuss next steps. Mr. Realmuto suggested adding staff reports to the end before the closed security session.

On MOTION by Mr. Realmuto seconded by Ms. Landgrebe, with all in favor, Approving the Meeting Agenda as Amended, was approved 5-0.

THIRD ORDER OF BUSINESS **Public Comments on Specific Items on the Agenda**

Ms. VanSickle opened the public comment period.

Resident (Marianne Zak) spoke about the restaurant – if someone had something on their record that has been eliminated, would the Board consider the age of the incident that took place because people change when they grow up.

Resident (David Henegar) spoke about the 3 ft. strip that the CDD owns at the roadway – What does the CDD want to do with the landscaping, driveway widening up to 24 ft. and those that are over the 24 ft. that Lake Wales allows.

Resident (Sharon Carl) stated they were frustrated with the restaurant discussion at the last meeting. The Board didn't conduct a comprehensive process to document how viable restaurants were selected.

Ms. VanSickle noted the next item will be discussion of the Districts attorneys' resignation. Ms. Burns solicited a couple options. One was not interested and the other one is present at the meeting today. Ms. Burns introduced Savannah Hancock with KVW. Ms. Hancock provided an overview of KVW which focuses specifically on Special Districts and CDDs. Mr. Realmuto stated he is ready to accept the proposal immediately with one minor change to the agreement. The client would be Lake Ashton CDD.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, Accepting the Proposal from KVW for District Attorney Services, was approved 5-0.

Ms. Carpenter stated her firm will work for another week or two to ensure a smooth transition. Mr. Realmuto noted the current attorney is the registered agent. The board discussed and agreed that the registered agent would be changed to the District Manager, Jill Burns.

FOURTH ORDER OF BUSINESS **Consideration of Minutes from the May 18, 2026 Board of Supervisors Meeting**

Ms. VanSickle presented the minutes from the May 18, 2026 Board of Supervisors meeting. Mr. Realmuto & Ms. VanSickle had amendments. Page 3 motion box – planting on Blvd should be 75% not 25%. Also pg 6 Mr. Realmuto quested the motion box regarding Resolution 2026-03. He would like to see the summary of that motion as presented in the minutes that was voted on to include those 3 significant elements – Approving the proposed budget, declaring special assessments and setting the public hearing. Pg 7 – Mr. Realmuto noted he never left the meeting.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes from the May 18, 2026 Board of Supervisors Meeting as Amended, were approved 5-0.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Engineer

Mr. Poston provided on update on the Berwick pavement void and Waterford paving. A storm sewer analysis was done showing areas with cracked pipes and some infiltration so storm sewer repairs will be needed. Mr. Posten recommended a comprehensive study so the Board can prioritize what is most important. He will bring an estimate for the investigation to the next meeting.

Presentation of Geotechnical Report

Mr. Posten reviewed the geotechnical report which showed its poor condition and the roads need to be repaved.

Mr. Posten stated regarding existing and new encroachments, it will be a case-by-case basis. Ms. VanSickle asked that they do the research and bring back professional opinions regarding the pipes and erosion at the next meeting. She asked residents not to do any work on CDD property but to ask staff instead.

Ms. Hancock will bring some options for policies regarding encroachments to the next meeting. The Board asked Staff to let the resident know that the Board granted a 60-day extension from the date originally referenced in the letter that was sent out.

Mr. Posten's recommendation regarding the encroachment is that they don't have resident owned infrastructure on CDD property. He will investigate the new erosion issue that Supervisor Realmuto brought up. He also alerted the Board of an inlet on an easement that the CDD has where the resident put some edging around it causing some water to back up. Mr. Posten has spoken with the resident about what to do.

EIGHTH ORDER OF BUSINESS

B. Discussion Regarding 3-Foot Utility Easement Along Lake Ashton Roadways *(requested by Supervisor VanSickle)*

Ms. VanSickle noted that 3 ft. doesn't always hold true on every property line. Some is more so on the other side and some actually do go to the curb. The road is 30 ft., 20 ft. for the road, 2 ft. for the drains and 3 ft. utility easement also a 10 ft. easement for TECO and MX Communications. The plat states the resident, the homeowner, is responsible for the maintenance and it shall remain unchanged. The maintenance is spelled out in the covenants. Mr. Posten suggested they shouldn't get involved in the driveway as that's regulated by the City of Lake Wales.

C. Attorney

Ms. Hancock will get with Jan and Jill and get the list and bring an update to the next meeting. She put together a resolution changing the District's registered agent effective today. This is going to change your registered agent to be Jill and her office.

Ms. Hancock stated this is a resolution of the Board of Supervisors of the Lake Ashton Community Development District redesignating a registered agent and registered office of the District and providing for an effective date. Whereas the Lake Ashton Community Development District is a local unit of special purpose government created and existing pursuant to Chapter 190 of the Florida statutes being situated within Polk County, Florida. Whereas the District is statutorily required to designate a registered agent in a registered office location for the purposes of accepting any process, notice or demand required or permitted by law to be served upon the District in accordance with section 189.0141 of the Florida Statutes. Now therefore be it resolved by the Board of Supervisors of the Lake Ashton Community Development District. Number One, Jill Burns of Governmental Management Services, Central Florida LLC is hereby designated as the registered agent for the Lake Ashton Community Development District. Number 2. The District's registered office shall be located at 219 East Livingston Street, Orlando, Florida 32801. Section 3. In accordance with Section 189.014, Florida Statutes, the District

Secretary is hereby directed to file certified copies of this resolution with Polk County, Florida and the Florida Department of Commerce. Section 4. This resolution shall become effective immediately upon its adoption, which will be today, June 15, 2026.

Mr. Realmuto asked Jill to make a commitment to notify the Board of any legal notices received. She agreed.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Resolution 2026-04 Naming Jill Burns as the District's Registered Agent, was approved 5-0.

D. Field Manager

I. Landscape Maintenance

a) Presentation of Monthly Landscaping Site Visit Review

Mr. Fisher reviewed the field management report on page 36 of the agenda package. He noted they are identifying trip hazards regarding the pavers and sidewalks. Mr. Realmuto noted some the street signs have been misnamed.

II. Aquatics Maintenance

a) Presentation of Monthly Aquatics Site Visit Review

Mr. Fisher presented the Solitude Aquatics report on page 43 of the agenda package. He noted Solitude stated it will be towards the end of this month for the plantings in the pond they approved. Mr. Ulrich noted residents have approached him regarding what Solitude is doing in the ponds and the fish population. Matt suggested maybe a vendor station Q&A.

E. Lake Ashton Community Director

Ms. Plavetzky noted the Community Directors report is on page 48 of the agenda package and she provided some highlights from the report. The Board discussed getting rid of the chessboard and putting in a pergola. Mr. Costello asked if pictures had been taken of the buildings for hurricane preparedness. Denise will make sure that happens.

Ms. Hancock asked for authorization for her office to work with Jill to get a second appeal filed with FEMA on the prior denial.

> On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle with all in favor, Authorizing District Counsel Savannah Hancock to File Second Appeal with FEMA, was approved 5-0.

F. District Manager

Ms. Burns stated she did not have anything to report.

SIXTH ORDER OF BUSINESS **Financial Reports**

A. Combined Balance Sheets

B. Capital Projects Reserve Fund

C. Statement of Revenues, Expenditures, and Changes in Fund Balance

D. Approval of Check Run Summary

Ms. Van Sickle asked for any questions on any of the financial reports and approval of the check run summary.

> On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, the Check Run Summary, were approved 5-0.

SEVENTH ORDER OF BUSINESS **Old Business**

A. Discussion Regarding Restaurant RFP

Ms. VanSickle noted Dundee Pizza & Burgers withdrew their proposal and Tropical Fusion had concerns about the credit check.

Mr. Ulrich stated he would like to see Ms. Hancock ask some questions of Tropical Grill and try to get down to the root of what's going on. Ms. Hancock noted she could ask Tropical Fusion some questions. She would like specific questions or answers that the Board is looking for by the next meeting. Also, if you would like her to do anything else in tandem for other options or other next steps should the Board not find the answer satisfactory.

> On MOTION by Mr. Ulrich seconded by Mr. Realmuto, with Ms. Landgrebe in favor and Ms. VanSickle and Mr. Costello opposed, to have Savannah speak to Tropical Fusion to clarify some Issues, Board Members will send the questions they would like asked so they are addressed, at the next meeting Savannah would look at types of agreements, if they could do

a license agreement, RFP for a lease agreement and RFP for a management agreement, was approved 3-2.

EIGHTH ORDER OF BUSINESS New Business

G. Discussion Regarding Alternate Revenue Streams *(requested by Supervisor VanSickle)*

Ms. VanSickle presented several alternate revenue streams that the Board discussed, including utilizing the CDD website. Mr. Realmuto asked for a written list of all of her suggestions for Board members.

H. CLOSED SECURITY SESSION *(Documentation from this session has been provided to Supervisors separately due to confidentiality purposes)*

I. Consideration of Preventative Maintenance Agreement with All Systems Go

II. Consideration of Agreement with TekWave

Ms. VanSickle noted the Board is breaking for a closed session.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, all 3 Contracts with one for preventive maintenance for security services agreement, one for amenity access control installation agreement, and one for visitor management system agreement and authorizing the Chair to sign, were approved in substantial form 5-0.

I. Discussion Regarding Memorial Program Plan

Ms. Wells stated the program is designed to provide residents and families with a meaningful way to honor loved ones while enhancing community amenities and landscaping. The proposed program starts on page 53 of the agenda package.

NINTH ORDER OF BUSINESS Public Comments

Resident (Marianne Zak) Spoke about the possibility of a pergola and not blocking the view.

Resident (Stanley Williams) spoke about restaurant and being in favor of it.

Resident (Roger Hill) stated restaurant is an enormous problem.

TENTH ORDER OF BUSINESS **Supervisor Requests/Supervisor Open Discussion**

Mr. Realmuto spoke about the joint meeting agenda and the November meeting. Currently scheduled for November 16 which is the day before the newly elected Supervisors will take their seats. He suggested moving the November meeting and also the joint meeting if it's held in conjunction with it that meeting. The proposed meeting schedule for Fiscal Year 2026 will be presented at the July meeting, so discussion of the November meeting date will take place at that time.

Ms. Landgrebe asked to minimize next month's agenda.

ELEVENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

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

Jill Burns
Secretary / Assistant Secretary

Signed by:
12F94F2404914EE...
Chairman / Vice Chairman