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**, **July 20, 2026** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	Kilinski Van Wyk
Garrett Posten	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Denise Plavetzky	Community Director

The following is a summary of the discussions and actions taken at the July 20, 2026 Lake Ashton Community Development District Board of Supervisors meeting.

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

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

Ms. VanSickle stated the Board would like to remind everyone that respectful and courteous conduct is expected at all times. Harassment, yelling, abusive language and disrespectful behavior towards District staff will not be tolerated as provided in the joint amenity policy. Such conduct may result in suspension of amenity privileges. Thank you for your cooperation and respect. If you have any complaints, this is your complaint department right up here.

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

Ms. VanSickle requested approval of the meeting agenda.

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

THIRD ORDER OF BUSINESS **Public Comments on Specific Items on the Agenda *(the District Manager will read any questions or comments received from members of the public in advance of the meeting)***

Ms. VanSickle opened the public comment period, limited to three minutes each.

Conigliaro Salvatori stated he put in an application for the restaurant 6 months ago. Wants to do something special for the community and the seniors like free food delivery as well as entertainment three days a week.

Mr. Realmuto pointed out to the audience that they do expect to discuss the restaurant later on in the agenda.

Resident (Kim Troscher) spoke about the plantings in the front that aren't there when entering the gate. It affects property values. It looks terrible. Stated she thinks they should stop and figure out what they really want and do the research and start from scratch.

Resident (Marianne Zak) spoke about the restaurant and positive things about Sal, noting he is eager to make this a wonderful place for residents, and he is a resident as well. Asked to put Sal back on the agenda. Asked if the Board or Matt have an end date as to when the handicapped door will be installed over here.

Resident (Kevin Fitzsimmons) asked who has the money, Lake Wales side or Winter Haven side. Which one has a deficit, Lake Wales or Winter Haven?

FOURTH ORDER OF BUSINESS **Consideration of Minutes from the June 15, 2026 Board of Supervisors Meeting**

Ms. VanSickle presented the minutes from the June 15, 2026 Board of Supervisors meeting. Ms. Burns received a few comments from Ms. VanSickle that have been incorporated. Mr. Realmuto had some changes from Ms. to Mr.

> On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Minutes from the June 15, 2026 Board of Supervisors Meeting, were approved as amended 5-0.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Engineer

Mr. Poston provided an update on the additional storm sewer inspections over in the Turnberry Lane area. He reviewed two proposals, one from Shenandoah for $7,225 and one from Insight for $5,220. He noted they are both going on time and materials. He noted if Shenandoah had the better price, he would think they might be better off to go with them because they actually did the pipelining the previous time. It would be possible they're the ones that end up doing the repair work in the future. He prefers not to delay this work.

> On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, NTE $5,220 for the work with the understanding Garrett will go back to the other bidder to get an equivalent bid, was approved 5-0.

The Board discussed a homeowner who requested to place riprap along the bank of adjacent CDD owned canal to protect property from erosion. The proposal and details were provided by the homeowner to CDD staff. Ms. Hancock stated if this is something the Board wants to move forward with, they will need to put in place basically a construction easement saying, an individual is allowed to enter this portion of CDD property and install this type of improvement or riprap. The Board agreed to pick up the legal expenses.

> On MOTION by Mr. Ulrich, seconded by Ms. VanSickle with all in favor, to allow the repair and authorize District Counsel to draft the agreement, was approved 5-0.

B. Attorney

I. Discussion Regarding Drainage on CDD Property

Ms. Hancock discussed the two issues going on, on CDD property concerning drainage. The first one is having property things placed in conservation areas behind individuals' homes and the second is different types of drainage systems installed on CDD property. Staff will prepare a report for the items that they have already sent letters out for. Savannah will bring a draft encroachment policy to the next meeting for the Board's review and consideration. For the items that are in the conservation area, the Board directed her to send another letter that says the homeowner has until X date to remove or CDD will is going to take it. Staff will go out to all the conservation areas and determine who may still be in violation and take pictures. Jill suggested that Garret make a conservation list and the other list to get to Matt to have it reviewed and bring a spreadsheet to the next meeting that has the address, whatever the item is that's installed, removed yesterday. Matt will manage it and report back. Savannah asked that when Matt's team goes out if they could get pictures with the stuff in the conservation areas as she likes to include a picture with the letters.

II. Discussion Regarding FEMA Appeal

Ms. Hancock discussed FEMA's policies and rules that just pretty clearly state anything behind a gate is not open to the public and is not available to be reimbursed by FEMA. FEMA is not reviewing any appeals until 2027.

C. Field Manager

Mr. Fisher reviewed the Field Management Report on page 25 of the agenda package.

I. Aquatics Maintenance

a) Presentation of Monthly Aquatics Site Visit Review

Mr. Fisher noted Solitude provided their site visit review starting on page 28 of the agenda package.

II. Discussion Regarding Touching-Up the River Rock at Both Sides for Entrance

a) Quote from American Heritage
b) Proposal from Yellowstone Landscape

Mr. Fisher reviewed two proposals for rock replenishment. Ms. Landgrebe suggested looking at the possibility of mulching that area and repurposing that rock under the magnolia tree or in another rock location, and reconsider mulch as it looks better. The quote to just add rock was $7k. He will get a proposal to move that rock, relocate it somewhere nearby and to mulch and that'll go up around the corner in front of those columns where the weeds grow. He will bring back renderings and a proposal for freeze resistant plantings at the boulevard.

III. Presentation of Bridge Inspection Report from Bevis Construction Dock Division

Mr. Fisher stated the bridge inspection report from Bevis is on page 40 of the agenda package. Four extra boards need to be replaced.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, to move forward with the 40 boards plus four more at $160 each, was approved 5-0.

Mr. Fisher noted the engineer will address the concrete at a future meeting. He will make sure all that information is sent to the Board prior to the meeting

D. Lake Ashton Community Director

I. Discussion Regarding Reserve Study

a) Version 8
b) Version 10

Ms. Plavetzky reviewed the Community Directors report on page 42 of the agenda package. The Board discussed the differences in the versions of the reserve study. Supervisor Realmuto and Supervisor Costello questioned the life expectancy on some of the items stating it’s just unrealistic such as with the pavers. The stage lighting and audio system were missed in the reserve study and should be included. Ms. VanSickle touched on the fencing or wall and whether to do it incrementally or all at once. Mr. Realmuto suggested deferring the fencing at the moment. He also asked for an explanation ending with a formula or the math that was used to calculate what defines 100% funding.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with Mr. Ulrich and Ms. Landgrebe in favor and Ms. VanSickle opposed, The Reserve Study Version 10 with revisions, was approved 4-1.

Denise spoke about an independent moderator working to provide a candidate forum on October 5th. Ms. Burns noted the Board and staff have always taken the stance that they are not involved in the election and not involved in the candidate forums. Those are run by independent groups. Savannah requested if it is some type of candidate forum that on whatever advertisement or email blast it says, this is not hosted by the Lake Ashton Community Development District, nor is it endorsed by the Lake Ashton CDD.

Staff is looking at it from a room reservation standpoint. If they are not breaking amenity policies, they don't traditionally get involved in what those groups are doing. If advertised as a workshop Board members are protected under Sunshine law because it's advertised as an open meeting of the Board. Whoever wants to have forum would need to let Denise know by August 15th so all will be on the same ad. Ms. VanSickle recalled that the District has a campaign policy.

Ms. Hancock reviewed the things that any Board member considering making an endorsement just to keep you in line with the ethics laws that are within the state that they are subject to as a sitting supervisor. She will send a memo with best practices for campaign season.

Denise provided an update on the door repair. Mr. Realmuto stated they want to be able to tap the card and access from there, the door opens for them and they don't have to push another button.

E. District Manager

Ms. Burns had nothing to report but offered to take questions.

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. VanSickle asked for any questions on any of the financial reports and approval of the check run summary. Mr. Realmuto asked about a large expense for a publishing company. Jill stated it was probably the newspaper ad for the assessment hearing.

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

SEVENTH ORDER OF BUSINESS **Old Business**

A. Discussion Regarding Restaurant RFP and Options Moving Forward

I) Update from District Counsel on Question Submitted to Tropical Fusion

The Board discussed the restaurant RFP. Ms. Hancock brought back information from the Tropical Fusion individual and some answered questions from him. She reviewed different options such as a licensing agreement and a lease as well as a short-term rental. Ms. VanSickle liked the idea of a more robust RFP.

On MOTION by Mr. Realmuto seconded by Mr. Ulrich, with Ms. Landgrebe in favor and Ms. VanSickle and Mr. Costello opposed, to respond to Tropical Fusion with their required terms, would be an $8,000 deposit, rent at $1,250 per month with one-year renewable lease, a pro forma cash and business plan of how they're going to get it going and provide all proof of licensing by August 5th after executing the document, was approved 3-2.

Ms. Hancock requested all of the above to be in place before they even move forward with a lease because they can't be operating without a license.

EIGHTH ORDER OF BUSINESS **New Business**

A. Public Hearings

Ms. Burns stated a copy of the budget with the amount directed from the Board is included in the agenda package. This budget has been sent to the city 60 days prior to this public hearing date, and a mailed notice was sent to all property owners within the community. She asked for a motion to open for public comments first.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, Opening the Public Hearing, was approved 5-0.

Marianne Zak spoke about the budget and raising the assessment to $175. Asked the Board to reconsider.

Deborah Murray spoke about the Board raising assessments instead of cutting spending. People on a fixed income cannot afford it.

I. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

a) Consideration of Resolution 2026-05 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds*

Supervisor Realmuto requested his handout regarding the budget and assessments be included in the minutes and it is included as the last page of this document

Mr. Realmuto stated his goal is to keep the Capital Projects Fund funded so that when something is needed like a road replaced or some drainage fixed, really important items like that, the money is there. He noted to keep in mind those residents who can't afford that, and they owe it to them to save as much or reduce expenditures by at least as much as they are contemplating raising their assessments. He moved to approve an assessment increase of $100 per lot which is in line with inflation. Mr. Costello questioned a zero assessment. Mr. Ulrich stated looking at the capital Reserve study, his thought is to do the projects that need to be done in the FY27 and not affect the overall savings in the Capital Reserve fund for the following year.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with Mr. Costello, Ms. VanSickle and Ms. Landgrebe opposed, $100 per lot increase, the motion failed 2-3.

Supervisor Landgrebe noted if they continue to look here and not ahead, they are not going to be funded.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with Mr. Costello in favor and Mr. Realmuto and Mr. Ulrich opposed, Resolution 2026-05 Adopting the District's Fiscal

Year 2026/2027 budget and appropriating funds & $150 per lot increase, was approved 3-2.

Ms. VanSickle asked for a motion to close the public hearing.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, to close the public hearing, was approved 5-0.

II. Public Hearing on the Adoption of the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing on imposition of operations and maintenance special assessments.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, to open the public hearing, was approved 5-0.

Marianne Zak spoke about the $150 assessment increase rather than just having an assessment if there was an emergency.

a) Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this certifies the assessment for collection based on the amount that was just approved as well as the previously levied debt assessments.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved 5-0.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Closing the Public Hearing, was approved 5-0.

B. Consideration of Resolution 2026-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027

Ms. Burns stated the meeting schedule included in the agenda package is the same as the current schedule. It is the third Monday at 9:00 a.m. at this location. An adjustment was made for a holiday in January which was bumped back a week. Mr. Realmuto stated the November 16th meeting falls the day before whoever the residents potentially elect for three new Supervisors take office. He proposed moving it by at least one day or move it to the 23rd.

> On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, Resolution 2026-07 Designation of a regular monthly meeting date, time and location for FY2026/2027 with the November date being moved to the 23rd at 9:00 a.m., was approved 5-0.

TENTH ORDER OF BUSINESS **Public Comments**

Marianne Zak (4031 Birkdale) Spoke about the restaurant and noted Sal has proven himself and asked the Board to consider him. With Fusion, they won't get their chef or servers. The Board should consider all the people.

NINTH ORDER OF BUSINESS **CLOSED SECURITY SESSION AVAILABLE**

**The recording ended at this time.*

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

TWELFTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

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

Lake Ashton CDD Assessment History
from July 2026 Agenda with additional info for a $100/lot increase
Provided by Supervisor Realmuto

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027 w/ +$175 per lot	FY 2027 w/ +$100 per lot
Net Assessment	$1,703,644	$1,789,053	$2,055,306	$2,145,886	$2,336,610	$2,336,605	$2,495,773	$2,427,562
Net Assessment Y/Y Increase	$131,568	$85,409	$266,252	$90,580	$190,724	-$6	$159,168	$90,958
Plus Collection Fees (7%)	$128,231	$134,660	$154,700	$161,518	$175,874	$175,873	$187,854	$182,720
Gross Assessment	$1,831,875	$1,923,713	$2,210,006	$2,307,404	$2,512,484	$2,512,478	$2,683,626	$2,610,282
No. of Units	977	977	974	974	978	978	978	978
Gross Per Unit Assessment	$1,875	$1,969	$2,269	$2,369	$2,569	$2,569	$2,744	$2,669
Per Unit Y/Y Increase	$161	$94	$300	$100	$200	$0	$175	$100
Per Unit % Y/Y Increase	9.37%	5.01%	15.24%	4.41%	8.44%	0.00%	6.81%	3.64%

Cumulative Assessment Increase	$1,030	$955
Cumulative % Assessment Increase	60.1%	55.7%

Jill Burns

Secretary / Assistant Secretary

Signed by:

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Chairman / Vice Chairman