

**MINUTES OF MEETING  
LAKE ASHTON II  
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Lake Ashton II Community Development District held on November 15, 2019 was reconvened on November 21, 2019 at 12:00 p.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

Present and constituting a quorum:

Doug Robertson  
James Mecsecs  
Bob Zelazny  
Stanley Williams  
Carla Wright

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present:

Jillian Burns  
Sarah Sandy  
Mary Bosman  
Numerous residents

District Manager  
District Counsel  
Community Director

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the roll and the pledge of allegiance was recited.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Robertson asked for a motion to approve the meeting agenda.

On MOTION by Mr. Mecsecs seconded by Mr. Zelazny with all in favor the meeting agenda was approved.
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**THIRD ORDER OF BUSINESS**

**Public Comments on Specific Items on the Agenda**

*(speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting. Individuals providing speaker cards will also have an opportunity to speak prior to Board action)*

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Update and Discussion on Golf Course Acquisition**

**A. Consideration of Storage and Maintenance Building Lease Agreement  
(provided under separate cover)**

Ms. Sandy briefly discussed the storage and maintenance building lease agreement and asked the Board to authorize the Chairman to work with District Counsel to negotiate and sign the lease.

On MOTION by Mr. Zelazny seconded by Ms. Wright with all in favor the storage and maintenance building lease agreement was approved; and the Chairman was authorized to work with District Counsel to negotiate and sign the lease.

**B. Discussion and Review of Due Diligence Items**

**i. Status Update and Discussion**

**ii. Review of Phase I Environmental Report**

**iii. Review of Commercial Building Inspection Report from Michael W. Springstead Engineering, LLC**

**iv. Ratification of Agreement with Stillwater Environmental, Inc. for Phase I Environmental Site Assessment Services**

Mr. Robertson gave a brief update of the ongoing golf course negotiations.

Ms. Sandy briefly discussed the memorandum related to the due diligence items and discussed some of the issues that they were working on resolving.

Mr. Robertson indicated there had been negotiations with IGM to provide management services to operate the golf course for \$3,000 a month, which was less than half of what Bill Casper was charging.

After further discussion, staff and Mr. Robertson were directed to work on the lease agreement, and staff and Mr. Mecsecs were directed to negotiate remediation and the storage building and the purchase and sale agreement.

Ms. Sandy presented the agreement with Stillwater Environmental, Inc. for Phase I environmental site assessment services, and asked for a motion to ratify the agreement.

On MOTION by Mr. Zelazny seconded by Mr. Williams with all in favor the agreement with Stillwater Environmental, Inc. for Phase I environmental site assessment services was ratified.

Mr. Zelazny requested for Mr. Mecsecs to press hard on getting the ADA compliance issues resolved rather than have them be responsible for them in the future.

**C. Status Update on Discussions with IGM**

Mr. Robertson indicated that IGM was willing to continue to provide golf course operations management services for \$3,000 until the RFP was sent out or they decided how to handle the golf course operations going forward.

**FIFTH ORDER OF BUSINESS**

**Supervisors Requests and General Public Comments**

Mr. Robertson asked for Supervisors requests, and upon not hearing any, asked for general any public comments.

Mr. Joe Ellwanger suggested checking to see if there was a warranty on the roof installation and product, and expressed concerns of the health and safety issues and noncompliance issues that should be addressed prior to the closing.

Mr. Ron McKie asked for clarification on what would happen with the shed that the Lake Ashton Woodworkers had their woodshop in.

Mr. John Velebir expressed concerns related to the risks of the purchase of the golf course and asked the Board to be more forthcoming on providing information and actual numbers to the residents rather than taking questions as criticism and opposition.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

After a brief discussion on continuing the meeting, the meeting was recessed to reconvene on December 5<sup>th</sup> at 9:30 a.m.

On MOTION by Ms. Wright seconded by Mr. Zelazny with all in favor the meeting was recessed to reconvene until December 5, 2019 at 9:30 a.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

  
Assistant Secretary/Secretary

  
Chairman/ Vice Chairman