

**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 21, 2019 was reconvened on December 5, 2019 at 9:30 a.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

Present and constituting a quorum:

Doug Robertson	Chairman
James Mecsecs	Vice Chairman
Bob Zelazny	Assistant Secretary
Stanley Williams	Assistant Secretary
Carla Wright	Assistant Secretary

Also present:

Jillian Burns	District Manager
Sarah Sandy	District Counsel (by phone)
Jason Merritt	District Counsel (by phone)
Mary Bosman	Community Director
Numerous residents	

**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**

Ms. Burns 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 of Golf Course Acquisition**

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

Ms. Sandy and Mr. Merritt presented and briefly discussed the storage and maintenance building lease agreement.

On MOTION by Mr. Mecsics seconded by Mr. Zelazny with all in favor the storage and maintenance building lease agreement was approved in substantial form; and the Chairman was authorized to execute the lease once finalized.

**B. Consideration of Interim Golf Club Management Agreement**

Ms. Burns asked the Board to table this item because it was still being reviewed by the seller.

Mr. Robertson explained that IGM was still going to provide golf club management services on an interim basis until the RFP was issued or the Board determined how they would operate the golf course, and in the meantime, staff was looking into trying to hire the Eagle's Nest employees full-time.

**C. Discussion and Review of Due Diligence Terms**

**i. Status Update and Discussion**

Ms. Sandy gave a brief update on the status of the due diligence items that were still outstanding and explained the survey was still being finalized and would be distributed as soon as it was available.

Mr. Zelazny asked how not having the survey would affect the closing date.

Ms. Sandy responded they were expecting to receive it within the next day or so and it probably would not affect the closing date.

Mr. Robertson indicated they had been in contact with the firm providing it and were told there had not been any issues or concerns and they were working on finishing it.

Mr. Zelazny asked if there was a possibility to extend the closing date if the requisite due diligence hadn't been completed with the survey and titles cleared.

Ms. Sandy responded they would discuss that with the seller if necessary if they still hadn't received the survey. The surveyor was aware of when the closing date was and that the documentation was needed prior to that. Staff would keep the Board updated as they received further information.

**D. Request for Authorization to Open Bank Account for Golf Course Operating Fund**

Ms. Burns explained that the District used Wells Fargo for their general fund checking account and asked the Board for authorization to open an additional bank account specifically for the golf course operating fund.

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the Board authorized staff to open a bank account at Wells Fargo for a golf course operating fund.

**E. Authorization to Develop Interim Golf Course Rates and Policies**

Ms. Burns indicated District Counsel had sent out documentation related to golf course rates and policies and asked for authorization for a Board member who was familiar with golf course rates and policies to work with staff on developing interim golf course rates and policies to advertise for a future public hearing.

After a brief discussion, the Board designated the Chair to work with staff on developing interim golf course rates and policies, and to bring the information back to the next meeting for further discussion.

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the Chairman was designated to work with staff on developing interim golf course rates and policies.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests and General Public Comments**

Mr. Robertson asked for any requests from the Supervisors.

Mr. Zelazny briefly discussed the need for the Board to go through the special assessment process.

Ms. Burns explained that staff needed about 45 days to go through the special assessment process, or it could be done with the regular budget process for next fiscal year and collected on the tax roll rather than go through the process twice being that there was enough money in the reserves currently.

Mr. Zelazny indicated the first payment needed to be made by August 30<sup>th</sup> and the money would be needed before the next budget cycle being completed and would be better to discuss the process with all of the residents prior to then.

Ms. Burns reminded the Board that there were several methods to handle the collection of funding and that tax roll collection was also a lot easier than direct billing.

After further discussion, the Board and staff determined the special assessment process discussion would be continued at the next meeting.

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

Ms. Iris Realmuto asked if the survey had been done for both Lake Wales and Winter Haven as part of the due diligence and how it would affect the closing date if neither had received them.

Ms. Burns responded that she had not seen a survey for the Lake Wales side either, but would check with District Counsel if he had received it yet.

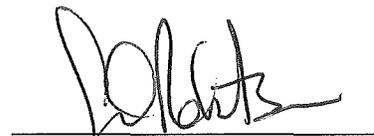
**SIXTH ORDER OF BUSINESS**

**Adjournment**

After a brief discussion on continuing the meeting, the meeting was recessed to reconvene on December 10<sup>th</sup> at 2:00 p.m.

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the meeting was recessed to reconvene until December 10, 2019 at 2:00 p.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

  
Assistant Secretary/Secretary

  
Chairman/ Vice Chairman