

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

A meeting of the Board of Supervisors of the Lake Ashton II Community Development District was held on Friday, October 5, 2018 at 11:30 a.m. at Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| Doug Robertson   | Chairman            |
| Jim Mecsics      | Vice Chairman       |
| Daniel Murphey   | Assistant Secretary |
| Stanley Williams | Assistant Secretary |

Also present were:

|                    |                    |
|--------------------|--------------------|
| Jill Burns         | District Manager   |
| Andrew d'Adesky    | District Counsel   |
| Alan Rayl          | District Engineer  |
| Mary Bosman        | Community Director |
| Numerous residents |                    |

### **FIRST ORDER OF BUSINESS**

Ms. Burns called the meeting to order, called the roll, and the pledge of allegiance was recited. All Supervisors were present with the exception of Ms. Wright.

### **Roll Call and Pledge of Allegiance**

### **SECOND 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.*)

Ms. Gordon: My name is Janis Gordon and I live at 5525 Hogan Lane. I would like to address the minutes of the CDD II meeting from the last meeting. Upon reviewing the minutes of the August 10, 2018 Lake Ashton CDD II meeting, I identified numerous inaccuracies. For example, resident names were not just misspelled, but mistaken, mine being one of them. An exchange between Mr. Robertson and Mrs. Soberman, identified Mrs. Soberman as Ms. Thriller. Ms. Grower was also identified as Ms. Thriller and all of

Ms. Thriller's comments were attributed to her. Ms. Soberman's comments were also attributed to Ms. Thriller. Information was also excluded. For example, in my remarks to the Board, I clearly stated that I was a member of the 8:30 a.m. water aerobics class, but 8:30 a.m. was omitted. I clearly stated that Mary Dornhecker was the intended recipient of an apology letter from the Board, and her name was omitted. These omissions may seem minor or trivial, but I believe that they are representative of other inaccuracies in the minutes, many of which I will not go into. I take notes at the meetings, so I know that there are other inaccuracies. The minutes are a legal document, intended to provide an accurate verbatim account of the meeting. Not only do they inform those who are not in attendance, but they serve as extremely valuable information for historical reasons. They should not be an approximation or summary. When I identified a problem, I offered possible solutions; therefore, I suggest having someone present at the meetings to record it, either through shorthand or a legal transcription or a video or audio recording. Additionally, someone who is at the meeting, should proofread and fact check the minutes prior to their release. Thank you.

Mr. Robertson: The next public comment is from Bob Zelazny.

Mr. Zelazny: I just have two items; one is regarding the Ashton Drive improvements. This was going to be addressed to the District Engineer. Let me first say that I support the sand solution to preserve the long life of the road coming into Lake Ashton. I believe that it was the right solution. I am not a road engineer or an expert in concrete black top construction; however, I've done extensive research and discussed this with two residents that have been in the business for many, many years. From everything that I read and heard, the sand solution we chose, would not solve the problems of having wide cracks, of over one-and-a-half inches in depth, alligator cracking or uneven and improper cold patches. By not doing the necessary preparation work, we are not resolving the issues, so we have not accomplished our desired outcome. I should point out, that the previously repaired cold patches, actually came loose one week after we did it. The second issue is the tennis court paving, which is coming up for discussion. My concern is painting the tennis courts, as opposed to resurfacing. Industry standards say

that resurfacing should be done every three to five years. We have never done it here in the west. The procedure is more than just painting. It includes grinding the surface, to clean and smooth out existing cracks, fixing low spots with one coat of acrylic resurfacer and two coats of acrylic color and then re-lining the court. That is the proper way to resurface the tennis courts, and that's the way we should be doing it, other than just painting. Thank you.

Mr. Robertson: Ms. Gordon, would you get in contact with Jill after the meeting, to resolve issues with the minutes to your satisfaction, so we can get them amended?

Ms. Gordon: Yes, however, I think it's to everybody's satisfaction not just mine.

Mr. Robertson: Yes, I understand that. Please talk to Ms. Burns and get those comments into the record.

### THIRD ORDER OF BUSINESS

#### **Approval of the Minutes of Lake Ashton CDD and Lake Ashton II CDD Joint Meeting held on August 10, 2018, and Minutes of the Lake Ashton II CDD Meeting held on August 10, 2018**

Mr. Robertson: We have approval of the minutes, with the modifications.

Ms. Burns: Supervisor Murphey also provided a couple of comments.

On MOTION by Mr. Mecsics seconded by Mr. Murphey with all in favor the Minutes of the August 10, 2018 Lake Ashton CDD and Lake Ashton II CDD Joint Meeting were approved as-presented and the August 10, 2018 Lake Ashton II CDD Meeting were approved as-amended.

### FOURTH ORDER OF BUSINESS

#### Unfinished Business

Mr. Robertson: We have no unfinished business.

### FIFTH ORDER OF BUSINESS

#### New Business/Supervisors Requests

##### A. Approval of Aquatic Plant Management Agreement with Applied Aquatic

Mr. Robertson: Under New Business we have the aquatic plant management agreement. Applied Aquatic maintains our ponds. They asked for no price increase and

would like to continue maintaining our ponds for next year, so we need a motion to accept the Applied Aquatic contract.

On MOTION by Mr. Williams seconded by Mr. Mecsics with all in favor the aquatic plant management agreement with Applied Aquatic was approved.

**B. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2018**

Mr. Robertson: Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2018. Grau & Associates have always prepared our audit, so we just need a motion to accept the engagement letter.

On MOTION by Mr. Mecsics seconded by Mr. Williams with all in favor the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2018 in the amount of \$5,800 was approved.

**C. Consideration on Parking Barrier across the street from the HFC**

Mr. Robertson: Consideration on Parking Barrier across the street from the HFC.

The Board received a memo requesting a parking barrier across the street from the HFC, which was an expense under \$1,000. The plan for parking, was that the original parking lot was the first priority, the second parking around the "Park and Share" was for golf carts, the third parking lot was Parking Lot #2 and the fourth parking lot was along the tennis courts. The fifth and final area, is the area that we are cordoning off. The only way to accomplish that is to have barriers in place. If you have a large event, we would have security remove the barriers.

Mr. Murphey: Where is this parking area going to be?

Mr. Robertson: Around the corner, where the palms are currently.

Mr. Murphey: It's across the street. So, this is going to be permanently out there?

Mr. Robertson: This will permanently be out there, and provide spaces for at least two cars between each space. Whenever there is a big event, our security people will take the chains down, so you can park there.

Mr..Murphey: But the poles are in permanently?

Mr. Robertson: The poles will be in permanently, but they will be nice black poles.

So that has been taken care of already.

**D. Consideration of Flooring Proposals (requested by Supervisor Robertson)**

Mr. Robertson: Consideration of Flooring Proposals. At this point we are looking at all of the costs for buying the golf course, and I wasn't prepared to spend a lot of money fixing our floor at this point in time. I think we need to table that to a later time, if that's okay with everybody.

Mr. Williams: Super.

**E. Consideration of Proposals for Tree Removal/Replacement on Ashton Boulevard (*requested by Supervisor Robertson*)**

Mr. Robertson: Consideration of Proposals for Tree Removal/ Replacement on Ashton Boulevard. We lost several trees. Again, same issue, I suggest that we table this, until we know the costs for the golf course acquisition. We don't need to add those expenses at this point in time. Are there any objections to tabling this?

**F. Consideration of Tennis Court Painting Proposals (*requested by Supervisor Robertson*)**

Mr. Robertson: Consideration of Tennis Court Painting Proposals. As Mr. Zelazny said, there are a whole series of steps for this. We made an agreement with the tennis people, that when the pickleball courts were completed, we would remove the pickleball lines from the existing tennis courts, and it would revert back to a tennis court operation. If people wanted to play pickleball, they would have to put down temporary lines, as has been done in the past. So, the idea was to paint out those lines. In talking to the people that play tennis, they didn't see a need, at this time, to totally refinish it. They were happy with the performance of the courts, so we didn't come up with recommendations. We could then go back to the tennis people to see if they actually want us to remove the lines at this point because normally they are playing on one court. I don't often see two courts being operated.

Ms. Bosman: They want it done.

Mr. Robertson: Okay, because that's what we agreed to do.

Mr. Murphey: I informally talked to several people, and they do not want the pickle ball lines. The people also said that they were satisfied with the courts, and didn't feel like they needed to be resurfaced right now, but when we do resurface the courts, what Mr. Zelazny was talking about, needs to be done.

Ms. Bosman: If you look at the proposal, it talks about in detail what they are going to be doing and it includes resurfacing.

Mr. Williams: Do we want to vote on this?

Mr. Robertson: That's the question, because we said that we would give them back the tennis courts. I have an obligation to do this. The cost is \$6,887 for us to repaint both courts. Are there any further comments?

Mr. Williams: Are they looking at repainting both of the tennis courts and re-lining them?

Mr. Robertson: Yes.

Mr. Williams: I had a brief discussion with a tennis player. Is there a color issue?

Mr. Robertson: No. The issue is the yellow lines for pickleball.

Mr. Williams: So they are just repainting the lines?

Mr. Robertson: The suggestion was to repaint the entire court.

Mr. Williams: That's what I'm saying. I don't know if it's true or not, but they were talking about the color.

Ms. Bosman: Yes. A third color was requested, and the Pickleball Association gave a check to the CDD to have that implemented. It's directly off of a quote from Varsity, so we know the amount that it's going to cost to have that third color.

Mr. Robertson: So when the pickleball courts were painted, they added an extra color and the Pickleball Association. Now what you are suggesting, is that the tennis people don't like the look and now they want to spend more money.

Mr. Williams: I didn't hear that they wanted to spend more money. Maybe we can ask them if the tennis people want to get together and do that. This is something one of them asked me to bring up.

Mr. Robertson: Then the question is, should we do it and reimburse the Pickleball Association \$100, so that we're treating them all fairly? We can afford \$100. I'm just trying to be fair to both sides.

Mr. Williams: Yeah, I guess. I don't have a problem with that.

Ms. Bosman: Then we should refund them?

Mr. Robertson: Yes. They are going to give it back to us very shortly. I just want to be fair. Why should we do something for one and not the other? That was what my concern was. There should be a price increase of about \$100 to \$200.

Ms. Bosman: \$100.

Mr. Robertson: So with reimbursing them the \$100, and we are going up to \$6,987.

Mr. Zelazny: At the last CDD meeting when we talked about the budget, the capital project plan, and capital reserves, the resurfacing the tennis courts came up and we asked you to address it. When I saw this item on the agenda today, I assumed it was for the resurfacing of the tennis courts, not overpainting the lines for pickleball. Now, if you follow the reserve study when these things are supposed to be replaced, resurfacing is three to five years. We are going on 10 years. If you look at the courts, between 50 and 100 repairs have already been done to the courts. We are close to getting to the point where we are going to have to replace the courts, if you don't resurface them now. It's the same as the solution on the roads, where you can extend the life. If you choose to just paint them today and don't do the work right, you are going to end up replacing the entire tennis court within just a matter of years. I recommend that you go out and look at the fixes. I again give credit to the CDD, because they did the work themselves and did an incredible job. Don't listen to the tennis player who said that they play, okay. You are responsible for the infrastructure of this community, and you have to maintain it and be fiscally responsible. So, maintain it now, so you don't have to replace it in two or three years. I have a question for the District Engineer. What is the difference in cost between resurfacing and painting? Are we talking about a huge cost difference?

Mr. Rayl: Are we talking about the tennis courts or roadways?

Mr. Zelazny: The tennis courts.

Mr. Rayl: I'm not an expert in this, but they are only talking about surface treatments and nothing structural. It is just like staining and sealing roadways. It makes that surface look nice and black. It doesn't have anything to do with the structural integrity, so there are two different treatments.

Mr. Zelazny: I am not trying to ask you for any specific numbers, but it will cost almost \$7,000 for resurfacing, recognizing that we have no infrastructure on those courts. If we chose to resurface it, how much would it cost, so that we have a brand new surface?

Mr. Rayl: I would say that we could use our current numbers from our recent pickleball court construction. There's a guy for that. It would be essentially the same. Costs haven't changed that much, so we can look at the difference between resurfacing and constructing brand new courts. I don't know that number off the top of my head.

Mr. Williams: Maybe I misunderstood, but this proposal is to apply one coat of latex and two coats of four to five colors and primer on the entire surface. This was what Bob was talking about.

Mr. Robertson: Bob is talking about grinding the entire surface to remove cracks, filling in and repairing any cracks and putting a sand solution like there's supposed to be, a four to five color system with sand in it. It is a resurfacing process.

Mr. Williams: Exactly. That's what Bob said.

Mr. Zelazny: I agree. It's in the Request for Proposal (RFP) and the contract.

Mr. Williams: This proposal says "one", so is that two times that number?

Mr. Robertson: No. It's one job.

Mr. Williams: It says one double tennis court, so that's two. So, it's another \$100 to \$200 to get the color removed.

Mr. Robertson: It's \$100. I was trying to comply with the promise to get it repainted. This is for a complete resurfacing.

Mr. Williams: Is it a repainting?

Mr. Robertson: It's more than that, because my initial intent was to spend \$100 to buy some paint to try to match the current color, but we have a proposal from Varsity for everything. So, a motion to resurface the tennis courts, would be in order.

Mr. Williams: I don't know anything about the tennis courts. Did we ever get other estimates or is this the only estimate?

Mr. Robertson: We have been only working with Varsity. We could get a second one, but they have done a good job for us.

On MOTION by Mr. Williams seconded by Mr. Mecsics with all in favor the Varsity proposal for tennis court resurfacing and repainting was approved in the amount of \$6,987.

**G. Discussion on Lighting for Pickleball Courts and Parking Lots and Consideration of Proposals (*requested by Supervisor Robertson*)**

Mr. Robertson: Discussion on Lighting for Pickleball Courts and Parking Lots and Consideration of Proposals. We now have light poles to illuminate the pickleball courts. We also have a brand new street lamp directly opposite our new parking lot. The difference between the street lamps, is approximately 200 feet. Sometimes it's less, but normally it is 200 feet apart. If we took half of the lighting that we currently have, it's 100 feet. If we go 100 feet in from that lamp post, we are through 90% of the parking lot. We have the ability to add some spotlights on the back side of the pickleball lights, if we decide that we need it at some point. I did get a quote to put in fiberglass poles to add extra lighting, which is not required by the city and will cost \$5,475, but I'm not recommending that we do that. At this point in time, if we want to illuminate that area, we currently have street light poles on the pickleball court and when we have events, we could ask security to turn on the lights, the pickleball court lights to provide private illumination. At this point, I think we should go with what we have. It meets city standards, so rather than spending more money, we will try and refine it. If there's a significant issue, then we will re-address it at that time. I just wanted everybody to be up to speed on that, so, no action is required. I was just giving an update.

**H. Discussion on Pond Mowing Request to Yellowstone for New Phase Pond Area (*requested by Supervisor Robertson*)**

Mr. Robertson: Discussion on Pond Mowing Request to Yellowstone for New Phase Pond Area. I said at a previous meeting, that now that lots are being sold in the

new area, we should maintain the big rectangular pond area on Pine Crest Loop. We received a quote from Yellowstone to do a one-time cleaning and mowing on an ongoing basis. The initial price for a one-time cleaning of the area is \$650 and \$300 a month to keep it properly mowed down to the water line. It'd be a price increase to Yellowstone's contract of \$3,600 a year. Mary said that we also received a quote from IGM for \$800.

Mr. Murphey: For \$800 a month?

Mr. Robertson: No \$800 for the initial cleanup. I didn't think that we should be going to anybody other than Yellowstone, because they are doing that work for us, but I did get a price for comparison purposes, and Yellowstone's price was the best price.

Mr. Williams: That \$600 price that you are talking about, is it in here?

Mr. Robertson: There is a separate quote from Yellowstone for \$650 or \$675 for the initial cleanup, and an ongoing \$300 a month to maintain it. That seems to be in line with what they have been doing. The developer is asking us to maintain it. He has been paying us \$1,885 to maintain all of those lots for years, but he hasn't been doing it, because we didn't have a need, so I think that it's the appropriate time for us to do that.

Mr. Murphey: When would it start? Are you talking about the new area where they haven't started building any houses yet?

Mr. Robertson: Sometime next month. They haven't started building houses, but they've sold six lots. You have seen on the 5th hole, where they are already constructing, so they are saying that they would like us to start spending some money to maintain that.

Mr. Murphey: So this would be added to their current contract?

Mr. Robertson: It will be added to their standard contract, for an additional \$300 a month going forward. They are planning to start in December. We need a motion to modify Yellowstone's contract.

On MOTION by Mr. Murphey seconded by Mr. Williams with all in favor modifying Yellowstone's contract to add a one-time cleaning of the new phase pond area for \$650 and \$300 a month to mow down to the water line for a total amount of \$3,600 was approved.

Mr. Robertson: I'm going to interject and present a proposal to resurface the two hot tubs, for a little under \$5,000, because they are continuing to deteriorate. We already burnt out one filter system, due to sand. It's within my spending authority, but I didn't want to spend money without telling the Board. They'll do the resurfacing in December.

Mr. Murphey: Get them fixed.

Mr. Robertson: I don't think we need a motion. It is within my spending authority.

Mr. d'Adesky: Is there any public comment since this item is not on the agenda?

Mr. Robertson: Does anyone want to comment about fixing the hot tubs?

Ms. Gordon: Thank you allowing me to comment. I'm sitting here in disbelief that you would spend a little under \$5,000 to fix two hot tubs that not many people use, yet you tabled fixing the dance floor, which is used almost every day. I would rather see the money used for the dance floor. I understand that you are trying to be budget-wise, because of the pending golf course purchase, but my choice would be to spend money to fix the dance floor, and not table that, rather than using it for the hot tub.

Mr. Robertson: Thanks for your comment. We have money to do the floor, if we decide to. We never made the decision to redo the floor. It was a recommendation. We have been working hard to try and get a flooring that is equivalent to the walking track, so if anyone wants to come in here and do walking track activities, you will have the same compression ratio that we have on the track. It would cover the entire floor.

Ms. Gordon: I understand that, but it's really in bad condition, so I would like for you to do the flooring, rather than resurfacing the hot tubs.

Mr. Robertson: I understand, but it's not a matter of this or that.

Ms. Gordon: It kind of is, because you are allocating the money.

Mr. Robertson: Any further discussion before voting on repairing the hot tubs?

Mr. Murphey: Do you have any idea how much this new flooring is going to cost?

It is a much larger amount, right?

Mr. Robertson: Yes. It is under \$30,000.

Ms. Bosman: It's \$28,700.

Mr. Murphey: So it's substantially more money.

Mr. Robertson: Yes.

Mr. Mecsics: Could we take care of the hottubs? The golf course purchase is going to be resolved sooner or later, and once we get that resolved, we can come back and look at the flooring. I agree with you, Janis, it needs a lot of work, and I don't think that we should not do it, but it should be set aside, until we get a resolution on the golf course, and if we have room in the budget, then we will do it.

On MOTION Mr. Murphey seconded by Mr. Williams with all in favor the proposal for resurfacing of two hot tubs in the amount of \$5,000 was approved.

**I. Discussion of CDD II Progress (requested by Supervisor Mecsics)**

Mr. Mecsics: As many of you know, I recently took a trip on a train, where I relaxed and reflected on things. One of the things that came to mind, was the group of dedicated individuals on our CDD II Board. Four years ago when the residents gained control of our community's destiny, we were faced with a truly uncertain financial future.

Mr. Williams: Jim, I'm sorry to interrupt, but I request that you table this until after the election. I know that is not the intent that you have, but since you are running for office, the other person running for office, could accuse you as trying to garner votes. We could have discussion and take comments on the progress, but it should be tabled until after the election.

Mr. Robertson: As Chairman, I am going to ask our lawyer if we are doing something that's inappropriate at this moment in time?

Mr. d'Adesky: Frankly, I don't know what's going on. Jim didn't distribute a copy of his speech, so I don't know what he's going to say.

Mr. Williams: I just took it based on the way he was speaking.

Mr. d'Adesky: Let me clarify that this Board cannot take any position on an issue or candidate to endorse a particular candidate.

Mr. Williams: Right.

Mr. Mecsics: I'm not trying to do that at all. Here's a copy of my statement.

Mr. d'Adesky: Thank you. This is the first time I've seen it.

Mr. Robertson: I will go to another subject while you read it and tell us if it's appropriate for us to discuss.

Mr. d'Adesky: Okay.

## SIXTH ORDER OF BUSINESS

## Staff and Board Reports

### A. Attorney

### B. Engineer - Discussion on S.W.F.W.M.D. Certification due for Permit #27710.004

Mr. Robertson: Since the attorney is busy, we'll move to the engineer. Mr. Rayl?

Mr. Rayl: Thank you. We learned that S.W.F.W.M.D. is still sending the Notice of Inspection Letter to the developer, even though we changed the address, so I will rectify that. The inspection for the #27710.004 Permit, which covers about 30 ponds, was due on September 1st, but I contacted S.W.F.W.M.D. to let them know that we are only now aware of it. In the next two weeks, I will be out here at different times, to re-inspect each pond and provide a Statement of Inspection to S.W.F.W.M.D. to re-certify them. We did that 18 months ago, and they sent the re-certification. I just wanted to make the Board aware that was going to be taking place again.

Mr. Robertson: Just to add to that, we've talked to Applied Aquatic. They were here yesterday, and are going to be doing extra weed control on the ballast. One of the biggest things that S.W.F.W.M.D. is interested in, is that our filtration system works, so that during a big rain, the water goes through our ballast, filters all of the water and flows into the Peace River. They want that ballast to be free of weeds, so that it can do its job. I reminded the golf course and Applied Aquatic, that they should take extra special care, in the next couple of weeks, so that when we come by and inspect it, it looks in tip top shape. Don't rush. We've been out there enough in the last year, to know that it is in good shape, but we want them to be able to say that there was no vegetation interference. If we don't do it, it becomes a structural issue, because the roots could go down and cause damage. It would be nice if the ballast was pristine.

### C. CDD Manager

Ms. Burns: I have no report, but would be glad to answer any questions.

**A. Attorney (*continued*)**

Mr. d'Adesky: There's nothing inherently wrong with Mr. Mecsics statement, but in an abundance of caution, you can say that there is nothing problematic in there, inherently. There was a question about the minutes, and I just wanted to say that it's very important that the minutes are an accurate reflection, as adopted. It doesn't require legal action. It's a necessity. An attorney general's opinion, which is general guidance for us, defines minutes as "A brief summary or series of brief notes or memorandum, reflecting the events of public meetings in written form. Minutes taken, need not be verbatim transcripts of meetings. There's no requirement that voice recordings be made". That being said, if this Board chooses to record meetings, they may use voice or video recordings. It is very important that those be accurate reflections.

**FIFTH ORDER OF BUSINESS****New Business / Supervisors Requests (*continued*)****I. Discussion of CDD II Progress**

Mr. Robertson: With Mr. d'Adesky's opinion given, I'll turn the floor back to Jim.

Mr. Mecsics: This is not a political announcement. As I was saying four years ago, when we as residents, gained control of our community's destiny, we were faced with a truly uncertain financial future, with very little resources to accomplish our goals. Some examples of the things that we had to consider, were the closing of the gates at certain hours and reducing the hours of the HFC operations. In fact, some of us joked, that we didn't have enough money to pay attention. Well we did face those challenges, to some degree, and made strategies, which also included using some of our own funds and District resources to maintain our community. Two of the original Board Members, David Harrison, who watched over our finances and even though he wasn't a resident, Scott Owens, who was instrumental in the transition, are no longer serving on the Board. To those two gentlemen, I say "well done". Through some very outstanding negotiating skills, our Chairman, Doug Robertson got us most of the monies that we were owed, and we as a Board, no longer had to worry about where our funding sources would be coming from. A strategy to repair and enhance our District resources was undertaken and

achieved as our own challenge. We also operated very successfully, our operational style, which started small and grew. We serve our community, not only during hard financial times, but fiscal ones, as evidenced by the operations during Hurricane Irma, a Category 5 hurricane that hit Lake Ashton directly. During that time, your group and our Board ensued that our facilities were open, in case residents needed them as shelters, and that our gates were manned to monitor our community's safety. Right after the storm, your Board instituted immediate action, to assist in the recovery of our community and coordination with our city government to clean up ahead of other parts of the community. You probably noticed some of our staff out there repairing fence posts, instead of using reserves. We look to the future, to get the voice of the people on our 2020 project, which is a first for the entire Lake Ashton community. I thank Bob Zelazny for being my point man on that. This project is used as an advisory tool, to focus on community desires that are fiscally prudent. Many points reflected at our budget workshop, used accepted budgetary processes, to ensure that our CDD funds were used in the right way. We worked very hard together through all of this, and while sometimes we don't always agree, we get the job done. Sometimes, there were some allegations of wrongdoing, and I can tell you right now, that's not true, because an analysis was done for the last 16 months; of the 70 votes, 65 were unanimous. If anyone wants to see that, I can get that for you. As we sit at our joint meeting and this meeting, we have some interesting challenges ahead of us. It will not be easy, but I'm confident that this Board, whether I serve on it or not, will help us to have a great future for this great community, which we proudly call Lake Ashton as our home. My only intention, was to show perspectives of the Board's success, which is also your success. I want to offer my fellow Board Members, all present and past, a hearty "well done" and salute them. Thank you.

**SIXTH ORDER OF BUSINESS****Staff and Board Reports (*continued*)****D. Lake Ashton II Community Director**

Mr. Robertson: Next is Mary's report.

Ms. Bosman: What you see before you, is a list of things that have been accomplished since August. As you can see, we have been busy again. New tile was

placed in the shower bathrooms. The quality is wonderful, as well as the aesthetics. We had a lot of residents say that they love the new floors. Our OT, as a matter of fact, spilled some water on it and tried to slip, but couldn't do it. That gave us his vote of approval for the condition of the floors. That cost was \$7,278, which was approved by the Board. The mats that had been previously out in the hallway to prevent slippage, were cut to fit into the saunas, because the old rubber mats had gotten brittle from the heat. We thought we would repurpose those and they work wonderful, so that was a win-win. Kincaid finished the pickleball court lighting, which cost \$19,491. That required setting up another account through TECO. I arranged it, so that all of the street lights adjacent to the pickleball courts, are now working. The air handler in this room failed. Their normal course of life was five to seven years, and ours lasted over 10 years. That was replaced by Tradition Air, not without difficulty; however. I think they put the air handler in upstairs and built the rest of the HFC around it. They had to actually deliver the air handler in sections to get it up there. The replacement cost was \$14,543. Everything ages, including us, and the building is going to age. I already have James, our Maintenance Supervisor, going through item per item, noting the normal life span. We put monies into the budget for capital expenses, so we will be prepared. The expertise that James brings to Lake Ashton is to save Lake Ashton money. The Board Members work closely with James and they are well aware of all of his capabilities, or at least several of them. He recently completed his first year of employment at Lake Ashton; therefore, I would like to ask for a vote from the Board, for an increase in his salary, anywhere from \$1 to \$3 an hour. This is at your discretion, but I'm requesting that this be effective October 1st, which was his work anniversary. Just as a side note, he still gets calls from his old employer, wanting him to come back, so we want to keep him. Did you want to take action on that now?

Mr. Robertson: Yes. I want you to give me an exact number you recommend.

Ms. Bosman: Let's go with a \$2 increase. That would put him in the higher end of the average salary for Polk County. They always give a variance. Am I answering your question?

Mr. Robertson: Yes, that's fine. I didn't want to debate back and forth between \$1 and \$3, and since you are the person in charge, I want the number from you. Then we can decide what to do with your recommendation.

Ms. Bosman: There has already been money set aside for our employees.

Mr. Robertson: Yes. We put that into the budget.

Mr. Mecsics: James is one heck of a guy. I have seen him pull miracles when fixing things. He is a good man and a true asset to Lake Ashton.

Mr. Mecsics moved to increase the Maintenance Supervisor's salary by \$2 per hour as recommended by the Community Director and Mr. Williams seconded the motion.

Mr. Robertson: Does anyone from the audience want to comment, because this item is not on the agenda?

Mr. Zelazny: What does that make his hourly wage?

Ms. Bosman: It'd be \$18. The highest salary is \$21 an hour, so he's not at the top.

Mr. Robertson: If I understand correctly, after the hurricane, he wasn't happy with how things were done at his other location, and he decided, in all consciousness, that he couldn't continue that way, so he took a significant pay cut to come to us.

Ms. Bosman: Yes, definitely.

Mr. Robertson: He already proved his worth to other places, and he certainly proved his worth to us. That's why we are looking at that increase, at this point in time. Are there any further comments? Hearing none,

On VOICE VOTE with all in favor increasing the Maintenance Supervisor's salary by \$2 per hour as recommended by the Community Director was approved.

Ms. Bosman: New aggregate was placed in the washout area. This is the area by the pickleball court square. After a significant rain, James would be out there shoveling it back in. We put 1,000 pounds worth of aggregate, costing \$3,774. We haven't had any washouts since, so that was a very inexpensive fix. The kitchen upgrade that was voted on by the Board, has started and we are working on that. I moved recently and had an

extra microwave, so I donated one of mine. Another employee, Chuck Yeager, donated another one, so we have a total of three microwaves. We also purchased a commercial grade convection oven. It does everything from baking to toasting for \$449.99. A 12-cup coffee and tea maker was also purchased, which will suffice for smaller events. We already had a 100-cup server. The cost of the smaller coffee service and tea dispenser was \$89.96. I'm going to purchase a couple of slow cookers for when we have potlucks and so forth. They are around \$49 a piece. I'm still about \$1,500 under budget, so if anyone has anything that I missed, please let me know, as there is still money for that. Louise Creston is our new Activities Assistant. She has been doing a good job. In response to the 20/20 project, one of the significant recommendations, was that we start adding entertainment at this location. There are a lot of steps to take, before you get to that point. She has been calling, and asking what it takes to get entertainers here, not just pricewise, but what your requirements are and what you need. Having a water supply in the bathrooms, to fulfill our basic needs, was one of the items that keep coming up. For that reason, I'm asking the Board to consider us moving, at no cost, the current stage and the dance floor, to this end of the building, in preparation for future stage building and so forth. James has put together a plan for a stage area that is 15 x 25 and section for storage and a dressing room for under \$5,000. I'm not asking for a vote on that right now, as we are just trying to plan ahead. You have to look at what we have here, versus turning around and walking away. The reason for moving the stage and dance floor to the end of the building, is because we would have access to water for bathrooms. With the stage down there, we have to build a bathroom and they are expensive. We are taking baby steps, which is why I am asking for the Board to allow us to do that. Staff is going to pitch in and get it all done one afternoon, as soon as the Board says that it's okay.

Mr. Robertson: Do we want to move the stage from one end to the other?

Mr. Williams: I don't think we ever had discussions on the mission statement for this building, on what we expect this building to be. Is it a Health and Fitness Center or a place that we want to have stage shows? We have stage shows at the other clubhouse. Are we going to be in conflict with the other clubhouse?

Ms. Bosman: No.

Mr. Williams: We never had any discussions. Before we move anything, I think we need to have a long conversation and think about it before we do anything. My feeling would be to not to proceed at this point.

Mr. Murphey: I need to say goodbye, because I have to leave right now.

The record will reflect that Mr. Murphey left the meeting.

Mr. Zelazny: This was rejected, one or two years ago. It was brought up, discussed and rejected. We had the same conversation again. What is the function of this building? This building is a health and fitness center. Since we had that discussion, the stage was expanded, and now you cannot walk on the path with a walker, without having to go around. That was contradictory to what the Board discussed and voted on before. To do it now, would be wrong. I had no problem with you making the plans, but for someone to say, "We are going to put a 15 x 25 foot stage and then a dressing room", without having plans and documentation and without any idea of the impact, is wrong, but again, the Board rejected it years ago. That doesn't mean you have to continually reject it, but let's not jump forward, doing something just because you can do it for under \$5,000. Janis made a good point. There are a lot of things that need to be done before we start spending \$5,000, just because it's cheap.

Mr. Mecsics: Bob, I agree with you. I think we need to plan. I also agree with Stan that we need to have some more discussion about the use of this building. This community is evolving and those new houses going up, also see this as the center of their community, so this building's mission will evolve. That's just my personal opinion, but I believe that we should have a long discussion on the further utilization of this, but we have to start looking into the future.

Ms. Bosman: I would like to address Mr. Zelazny's concern about the stage. That stage was too small for my exercise instructors. It was built so that they could move laterally, as well as vertically, to lead their class instruction. We don't want instructors falling off the stage, which nearly happened a couple of times. Just two more things. An AED was purchased. Their lifespan is normally five to seven years, and this one lasted

10 years. The cost of that was \$1,275. In conclusion, along those lines, I would like to request that the Board approve staff, all five of us, to attend AED and CPR classes and get certified again. Our certifications have expired. I checked for availability, and Winter Haven has classes available between \$73 and \$113 per person. The class is approximately 3 hours long. Thank you.

Mr. d'Adesky: I would like to look into that, because there's extreme liability and concerns regarding staff engaging in emergency medical procedures. That's something we should probably look into, before we advise staff to go ahead and get that training and to use it in any particular circumstance.

Mr. Robertson: I'm not trying to get into a debate, but we have an AED in the building and we are maintaining that for people to use as they see fit. You can give me further direction, as to whether you want us to do further training of staff.

Mr. d'Adesky: Yes.

Mr. Robertson: Thank you for your report, Mary. I think that your direction to me, from a legal point of view, is well within normal operations. If you say to go ahead, I'm assuming that we should go ahead and do the training, and if you say no, we won't.

## **SEVENTH ORDER OF BUSINESS      Financial Reports**

### **A. Approval of Check Run Summary**

Ms. Burns: We have the Check Run for August and September. For the General Fund, we have Checks 2167 through 2236 for a total of \$214,505.03. For the Capital Reserve Fund, we have checks totaling \$50,065.82.

Mr. Mecsics moved to approve the August and September Check Run Summary and Mr. Williams seconded the motion

Mr. Williams: Is three of us sufficient to have it approved?

Mr. Robertson: Yes, it's legal. We have a quorum.

On VOICE VOTE with all in favor the August and September Check Run Summary was approved.

**B. Combined Balance Sheet**

Ms. Burns: There is no action on this item and we would be happy to answer questions if there any.

Mr. Robertson: With no comments on the Balance Sheet, we will move on.

**EIGHTH ORDER OF BUSINESS      Public Comments**

Mr. Robertson: Are there any public comments?

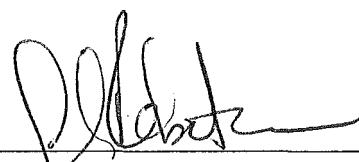
A resident: Mr. Mecsics's progress report was absolutely a campaign speech. This so happens to line up with his four years tenure on this Board. If you need further evidence that it was a campaign speech, he actually used that progress report to refute things that were brought up in the candidates' forum. So that was a campaign speech. Furthermore, Mr. Mecsics had been using the community dances here, which have never been hosted before, to campaign. He has become the host of these dances. I didn't attend the last one, but I had some friends call me saying, "Oh, you should've been there. Jim was campaigning up a storm", so yes he is getting support either willingly or on his own, from the Board for his candidacy. I am filing a formal complaint about that.

**NINTH ORDER OF BUSINESS      Adjournment**

Mr. Robertson: If there are no further comments from the public, I will entertain a motion for adjournment.

On MOTION by Mr. Williams seconded by Mr. Mecsics with all in favor the meeting was adjourned.

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

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