

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

A special meeting of the Board of Supervisors of the Lake Ashton II Community Development District was held on August 9, 2019 at 9:00 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
James Mecsics
Bob Zelazny
Stanley Williams
Carla Wright

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jillian Burns
Mike Eckert
Alan Rayl
Mary Bosman
Michael Cooper
Numerous residents

District Manager
District Counsel
District Engineer
Community Director
Billy Casper

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

Mr. Mecsics asked for a moment of silence in honor of Mr. Frank Ota, a long-time Lake Ashton resident and veteran who had recently passed away.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Robertson explained that several presentations would be made by him, District Counsel, asked for any other items that needed to be included, and then asked for a motion to approve the meeting agenda as-amended.

On MOTION by Mr. Zelazny seconded by Mr. Mecsics with all in favor the meeting agenda was approved as-amended to include the presentations.

Mr. Robertson gave a presentation about losses of property values when the golf course acquisitions were not pursued and the community lost control of their golf courses,

explained various ways to save the District money, how the golf course would be funded, and how to keep control over things without having to increase assessments drastically.

Mr. Eckert gave a presentation related to a possible new interlocal agreement between Lake Ashton CDD and Lake Ashton II CDD about ownership and responsibilities for the golf course.

FOURTH ORDER OF BUSINESS

Discussion of Continuing Golf Course Acquisition

A. Billy Casper Peer Review Report (*Michael Cooper from Billy Casper will be in attendance*)

Mr. Cooper explained his firm was retained as part of the due diligence to provide a peer review of the report provided by Hampton Golf and there were significantly different views on required capital needs going forward and how it would affect assessment costs to each member. Billy Casper currently operated 154 golf courses and owned or leased 66 golf courses and a lot of the recommendations were made with ownership mentality.

Mr. Williams asked about coverages for hurricanes and capital expenditures.

Mr. Cooper responded that although they would have insurance coverage, the golf course owners would still be responsible for expenses not covered.

Mr. Zelazny indicated the information provided by Mr. Cooper was very extensive and helpful and encouraged all of the residents who were concerned about the expenses with acquiring the golf course to read through it.

THIRD ORDER OF BUSINESS

Public Comments

Mr. David Cline, of 4513 Back Nine Drive, Lake Ashton II CDD, indicated support of acquisition of the golf course as a long-term investment and encouraged the Board to move forward and come to a reasonable conclusion to salvage property values for the community and heal some of the toxic atmosphere.

Mr. Carl Luebking, of 5269 Green Drive, Lake Ashton II CDD explained why he felt the two CDDs would never become one community and Lake Ashton II CDD should continue to move forward with acquisition of the golf course without Lake Ashton CDD.

Mr. Alan Cinquino, of 5413 Hogan Lane, Lake Ashton II CDD, asked why the CDD was considering purchasing the golf course when a professional golf group decided not to make an offer and Lake Ashton CDD bailed on the whole deal, as well.

Mr. Roger Fritz, of 546 Hogan Lane, Lake Ashton II CDD, suggested the residents should be able to vote on if they wanted the golf course acquisition for the community.

Ms. Jan Wagner, of 5528 Hogan Lane, Lake Ashton II CDD, discussed the strong commitment from many golfers and how acquiring it would be an asset to the community.

Mr. Gerry Levitt, of 4544 Back Nine Drive, Lake Ashton II CDD, expressed his opposition for Lake Ashton II CDD purchasing the golf course and the amount of money being spent towards it without getting input from the residents.

Mr. Allan Stollerman, of 4528 Grayhawk Drive, Lake Ashton II CDD, expressed opposition in spending any more money on the golf course acquisition and suggested waiting a few years before moving forward.

Mr. Danny Turner, of 5424 Hogan Lane, Lake Ashton II CDD, asked why the Board was still considering the acquisition if Billy Casper decided not to and suggested allowing the residents to vote to determine whether it was really what the community wanted.

Ms. Vickie Howell, of 4564 Back Nine Drive, Lake Ashton II CDD, mentioned many residents had contacted her, knowing she was a realtor to put their homes on the market if Lake Ashton II CDD decided to bear the financial burden of buying the golf course without Lake Ashton CDD and felt it was unfair.

Ms. Colette McKie, of 5325 Hogan Lane, Lake Ashton II CDD, explained why she and her husband bought property in Lake Ashton rather than a few others and reminded the Board it was their fiduciary responsibility to do what was best for the community.

Mr. Dan McGurran, of 4540 Back Nine Drive, Lake Ashton II CDD, thanked the Board members for all of their hard work to make the community what it was today and encouraged them to move forward with the golf course acquisition.

Mr. Sheldon McMahon, of 5497 Hogan Lane, Lake Ashton II CDD, discussed golf course acquisition costs and explained why Lake Ashton CDD decided to back out.

Ms. Marcia Liebman, of 4445 Ventana Lane, Lake Ashton CDD, mentioned the windows and roof in the card room were leaking and had been since June and were in need of repair before someone fell and got hurt.

Mr. Ken Lorentz, of 4041 Phoenician Way, Lake Ashton II CDD, gave statistics on golf courses closing and supply and demand, and explained the negative impact the costs of the acquisition were having on the community now that Lake Ashton CDD backed out.

Ms. Sue Lorentz, of 4041 Phoenician Way, Lake Ashton II CDD, encouraged the Board not to rush with the acquisition because the developer was still building for at least three more years and it would affect the Lake Ashton II community financially now that Lake Ashton CDD backed out.

Ms. Joanne Hittner, of 5321 Nicklaus Drive, Lake Ashton II CDD, asked why the costs for the golf course acquisition kept going up and reminded the Board the community had many other issues that needed to come first.

Mr. Tom Smith, of 5233 Green Drive, Lake Ashton II CDD, suggested to stop the purchase and ask the developer to consider opening the golf course to the public to generate more income and let the community see if there was enough profitability to pursue the golf course acquisition down the road.

Mr. Terry Edmunds, of 5221 Pebble Beach Blvd., Lake Ashton II CDD, expressed support for acquiring the golf course and the golfers funded it, not the CDD Boards and reminded everyone how much property values decreased when golf courses closed.

Mr. John Velebir, of 5205 Green Drive, Lake Ashton II CDD, asked the Board to seriously reconsider moving forward with the acquisition of the golf course at this time if Lake Ashton II CDD would have to bear the entire costs.

Dr. Manuel Fachado, Jr., of 5433 Hogan Lane, Lake Ashton II CDD, expressed fears that assessments would go up several thousand dollars now that Lake Ashton CDD had backed out of the golf course acquisition if Lake Ashton II CDD still moved forward.

Mr. Mike Burke, of 5196 Pebble Beach Blvd., Lake Ashton II CDD, explained that while it was unfair that Lake Ashton CDD wasn't still interested in sharing the costs in the golf course acquisition, it would be worse to have their property values go down if Lake Ashton II CDD didn't continue to pursue the acquisition.

Mr. Robert Brooks, of 5417 Hogan Lane, Lake Ashton II CDD, brought forward a petition of residents opposed to buying the golf course at this time.

Mr. Mark Mills, of 5440 Hogan Lane, Lake Ashton II CDD, asked if realtors were informing prospective new homeowners about the golf course acquisition, being that it might be a significant impact on the home values within the community regardless of which way things went, and also mentioned concern that there were many areas where the roads and bridges needed to be fixed.

Mr. David Fox, of 1389 Oakmont Drive, Lake Ashton II CDD, gave statistics on golf course closings over the past ten years and suggested rezoning select fairways to allow more condominiums or homes to be built, possibly relocating the driving range and other holes, and sell bonds to help with the purchase of the golf courses and properties.

Ms. Rose Crognale, of 5272 Green Drive, Lake Ashton II CDD, thanked the Board for all of their hard work, and voiced concerns with moving forward with the acquisition if both parties were not going to move forward, and encouraged the Board to allow the community to vote on whether or not to move forward.

Ms. Barbara Langston, of 4032 Phoenician Way, Lake Ashton II CDD, expressed disappointed that the community was now divided between the two CDDs and encouraged the Board to move forward with the acquisition.

Mr. David Schultz, of 5472 Hogan Lane, Lake Ashton II CDD, explained why it was not a good time to buy the golf course, especially after Lake Ashton CDD backed out, and encouraged the Board to let the community vote on whether or not to move forward.

Mr. Douglas Lake, of 5501 Hogan Lane, Lake Ashton II CDD, expressed concerns with moving forward with purchasing the golf course until everyone was in agreement from both Lake Ashton CDD and Lake Ashton II CDD.

Mr. James Williams, of 5272 Pebble Beach Boulevard, Lake Ashton II CDD, indicated the value of the land was to everyone in Lake Ashton and it needed to be protected, and asked how Lake Ashton CDD could pull out of the interlocal agreement when they had already agreed to move forward.

Mr. David Landskron, of 5132 Winged Foot Lane, Lake Ashton II CDD, reminded the Board Lake Ashton was supposed to be one community, encouraged allowing the community to vote, and neither CDD should move forward on its own.

Mr. Richard Sutherland, of 5256 Pebble Beach Boulevard, Lake Ashton II CDD, explained the amenities were what attracted so many residents to purchase within the community, and if the golf courses closed, their property values would go down, so they needed to still think about moving forward with the acquisition.

Ms. Angie Littlewood, of 5529 Hogan Lane, Lake Ashton II CDD, asked how the Board planned to increase membership of golfers, who would manage the golf course if

a management company wasn't hired, and how the golf course would be financed if assessments or liens were not put on the properties.

Mr. Zelazny explained that any correspondence sent out was to let everyone know that the deal with Lake Ashton CDD to purchase the golf course was no longer being pursued and today's meeting was to tell the residents what impact it might have since the Board was trying not to increase assessments and costs to the residents.

Mr. Zelazny moved for the Board to authorize an appointed representative Supervisor and District staff to meet with the golf course owner to find out alternative options for moving forward with the purchase of the golf course at this time and the motion was seconded by Mr. Mecsecs.

Mr. Williams expressed positive feelings for acquiring the golf course at some point, but after listening to the residents who spoke, indicated there was no reason to rush things while the developer was still building within the community for the next few years.

Mr. Zelazny reminded everyone that their home values would go down if they lost the golf courses and it would be only around one dollar each day at most if there was any increase in costs.

Mr. Williams indicated all of that was unknown and more research needed to be done before making assumptions.

On VOICE VOTE with Mr. Zelazny, Mr. Mecsecs, Mr. Robertson, and Ms. Wright voting aye and Mr. Williams voting nay, the prior motion passed 4-1.

Mr. Robertson asked the Board to select a Board member to be the representative to work with District staff to meet with the golf course owner.

Mr. Zelazny volunteered.

Ms. Wright explained that since Mr. Mecsecs and Mr. Robertson had been involved with negotiations from the beginning it didn't make sense to change representatives.

On MOTION by Mr. Zelazny seconded by Mr. Williams with all in favor Mr. Mecsecs was designated as the District's authorized Supervisor under the prior motion.

FIFTH ORDER OF BUSINESS

Review of Curblin Inventory and Pavement Condition Report

Mr. Rayl briefly went over the curblin inventory and pavement condition report, and provided an update on the curbs, inlets, and roads throughout the community.

After a brief discussion, the Board appointed the Chairman to work with the District Engineer to identify a priority list and plan for the road repairs.

On MOTION by Mr. Mecsecs seconded by Mr. Zelazny with all in favor the Chairman was appointed to work with the District Engineer to identify a priority list and plan for the road repairs.

SIXTH ORDER OF BUSINESS

Review of Revised Amenity Rates

Ms. Burns explained that the revised amenity rates were provided in the agenda package so the Board could review the updated information prior to the public hearing, which was scheduled to be held on August 22nd.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Amenity Policies (requested by Supervisor Zelazny)

Mr. Zelazny explained the two Districts were working together on the amenities policies and briefly went over several changes that had been made since the last meeting.

EIGHTH ORDER OF BUSINESS

Discussion of End of Fiscal Year Spending (requested by Supervisor Zelazny)

Mr. Zelazny briefly discussed projects that he would like to see accomplished, which were the blinds for the HFC; not-to-exceed the amount of \$8,000 and pavers for the sidewalk project and pickleball parking; not-to-exceed the amount of \$12,000 since both also had contributions from residents and clubs to offset costs of each project.

Ms. Wright indicated those projects were still works-in-progress and final figures were not available yet.

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the Board authorized moving forward with getting blinds for the HFC not-to-exceed the amount of \$8,000, and the pavers for the sidewalk and pickleball parking not-to-exceed the amount of \$12,000, subject to approximately \$3,750 to be donated by the pickleball clubs to help offset the costs of the paver project.

NINTH ORDER OF BUSINESS

Discussion of Supervisor Roles and Responsibilities *(requested by Supervisor Zelazny)*

Mr. Zelazny reminded the Board of how each Board member used to have specific roles as points-of-contact for residents and District staff to work with.

After a brief discussion, the Board designated the following: 1) HFC and surrounding amenities: Mr. Robertson, 2) security: Mr. Mecsics, 3) road work: Mr. Williams, 4) landscaping/ greenspace/ ponds: Mr. Zelazny, and 5) budget: Ms. Wright.

TENTH ORDER OF BUSINESS

Discussion Regarding Use of District Media and Authored Posts *(requested by Supervisor Williams)*

Mr. Williams briefly reemphasized the importance of including authors of published media on behalf of the CDD so Board members knew who to direct inquiries to when another Board member received them.

Mr. Robertson indicated coordination through the Community Director and District Manager also should be part of procedure.

Ms. Burns agreed the Board should refer resident questions to District staff rather than handle and address certain issues.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests/ Audience Comments

Mr. Robertson asked for any Supervisors requests.

Mr. Zelazny asked to relocate two trees that were encroaching a resident's home to the pet parks.

Mr. Rayl responded there were permitting requirements that needed to be addressed before doing that.

Mr. Zelazny asked for an update regarding recent security issues.

Mr. Mecsics responded a camera was installed and he was working with Ms. Bosman and the police on them.

Mr. Eckert cautioned discussing security systems, cameras and locations and recommended not discussing these items on the record.

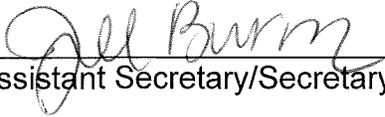
Mr. Robertson asked for any public comments.

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

There not being any further business, Mr. Robertson asked for a motion to adjourn the meeting.

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


Assistant Secretary/Secretary


Chairman/ Vice Chairman