

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

The special meeting of the Board of Supervisors of the Lake Ashton II Community Development District was held on February 7, 2020 at 9:00 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
James Meccsics	Vice Chairman
Bob Zelazny	Assistant Secretary
Stanley Williams	Assistant Secretary
Carla Wright	Assistant Secretary

Also present were:

Jill Burns	District Manager
Sarah Sandy	District Counsel
Alan Rayl	District Engineer
Mary Bosman	Community Director
Mike Costello	Lake Ashton CDD Chairman
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Burns called the roll and noted that the pledge of allegiance was previously recited during the workshop meeting.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Mr. Robertson asked the Board to approve the agenda.

On MOTION by Mr. Zelazny seconded by Mr. Meccsics 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)*

Mr. Robertson asked for any public comments.

Ms. Jean Miller asked if it would be possible to receive the minutes earlier, asked the Board to discuss what the golf fees were going to be based on and if residents could provide comments, and the purpose of requiring golf cart registration.

Ms. Burns responded that the reason there were so many sets of minutes on this agenda was because most of them were continuations of a single noticed meeting and the meeting had not been adjourned until December and since the Board had not met until now to approve them, they were not put on the website until then.

Ms. Wright mentioned there hadn't been any summaries provided from any of these meetings either.

Ms. Burns indicated the summaries were done for the joint meetings as staff had been directed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 18, 2019, November 8, 2019, November 15, 2019, November 21, 2019, December 5, 2019, December 10, 2019, and December 20, 2019 Meetings

Mr. Robertson presented the minutes from the meetings held on October 18, 2019, November 8, 2019, November 15, 2019, November 21, 2019, December 5, 2019, December 10, 2019, and December 20, 2019.

There not being any comments,

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the Minutes of the October 18, 2019, November 8, 2019, November 15, 2019, November 21, 2019, December 5, 2019, December 10, 2019, and December 20, 2019 Meetings were approved as-presented.

FIFTH ORDER OF BUSINESS

Review and Approval of RFP Documents for Golf Course Management

Ms. Sandy briefly discussed the RFP documents for golf course management and explained the process and timeline for which everything would be anticipated.

After further discussion, the Board authorized staff to advertise the RFP so they could move forward with the golf course management.

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the RFP documents for golf course management were approved in substantial form and staff was authorized to advertise the RFP.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt Golf Course Use Fees and Rates

- A. Motion to Open the Public Hearing**
- B. Public Comment and Discussion**
- C. Consideration of Resolution #2020-04 Adopting the Golf User Fees and Rates**
- D. Motion to Close the Public Hearing**

Ms. Sandy briefly discussed the golf user fees and rates.

Mr. Robertson asked for a motion to open the public hearing.

On MOTION by Mr. Zelazny seconded by Mr. Williams with all in favor the public hearing was opened.

Ms. Burns asked for any public comment and discussion.

A resident asked how management would control people who only paid for nine holes to only play for nine holes and how the golf carts would be registered.

Mr. Joe Ellwanger mentioned upcoming building projects that were going to be developed nearby and asked how they would charge a nonresident golf cart fee.

Mr. Tom McCartney asked why there wasn't a rate for people who don't play often.

Mr. Robertson responded the Board was considering lots of options.

Mr. Steve Realmuto asked why the Board assumed that all nonresidents would rent a golf cart if they had friends who lived within the community and could share or borrow one from another resident.

Mr. Robertson responded it was not assumed, but a consideration.

Mr. Tom Scali asked the Board to consider a nine hole rate because not all of the residents could manage to play all 18 holes.

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

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with all in favor the public hearing was closed.

Ms. Sandy presented Resolution #2020-04 Adopting the Golf Course User Fees and Rates and asked for a motion to approve it subject to incorporating the changes discussed during the meeting.

On MOTION by Mr. Robertson seconded by Mr. Mecsecs with all in favor Resolution #2020-04 Adopting the Golf Course User Fees and Rates was approved; subject to changes discussed during the meeting being incorporated.

SEVENTH ORDER OF BUSINESS

Unfinished Business

A. Ratification of 2020 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns explained that the property appraiser required CDDs to enter into an agreement regarding not disclosing exempt parcels and asked the Board to ratify it since it had already been executed in between meetings.

On MOTION by Mr. Zelazny seconded by Mr. Williams with all in favor the 2020 data sharing and usage agreement with Polk County Property Appraiser was ratified.

B. Consideration of Agreement with Yellowstone Landscaping

Ms. Sandy explained that since there had been additional areas added and several addendums since the original agreement had been approved, a new agreement had been drafted to include all of the maintenance currently being done, as well as the new areas.

On MOTION by Mr. Mecsecs seconded by Mr. Zelazny with all in favor the agreement with Yellowstone Landscaping to include all of the maintenance, as well as the new areas, was approved.

EIGHTH ORDER OF BUSINESS

New Business/ Supervisors Requests

A. Golf Course Related Discussions and Updates

1. **IGM Employee Vacation Days** *(requested by Chairman Robertson)*
2. **Discussion Regarding Policy Requiring All Carts Utilizing Golf Cart Paths be Registered** *(requested by Chairman Robertson)*

Mr. Robertson indicated that since they were going to issue a RFP no further discussion was required about the first item, and explained that because there was a lot of golf cart path traffic and it was necessary to register all golf carts.

Mr. Zelazny presented and briefly discussed draft amenities policies for the golf carts and asked it to be included in the joint amenities policies.

Further discussion took place regarding how the golf carts would be registered by both Lake Ashton CDD and Lake Ashton II CDD.

Ms. Sandy indicated the Boards could each separately adopt the policy without having to go through a rule-making public hearing, but if they wanted to adopt it within the

actual joint amenity rules, then they would have to be amended through a public hearing process, and also suggested that as part of the registration process those registering should be required to sign a waiver if they were driving on the golf course, as well as regular cart path roads.

C. Discussion on Amenity Policy *(requested by Supervisor Zelazny and Supervisor Williams)*

Mr. Zelazny presented and briefly discussed the amenities policies associated with the purchase of the golf course tract and related to the golf cart paths and bridges, the ponds, and the golf course itself and requested for these items to be included in the joint amenities policies for both CDDs.

There was further discussion about the joint amenities policies and needing them to be finalized for both CDDs, as well as possibly setting a joint meeting schedule.

Mr. Costello also requested for a quarterly joint meeting schedule to be set.

Ms. Burns indicated staff was working on coordinating a quarterly joint meeting schedule where they would rotate based on each District's meeting schedules. Staff proposed to have joint CDD meetings after the golf management was in place on May 18, 2020 following the Lake Ashton CDD meeting, August 21, 2020 following the Lake Ashton II CDD meeting, and November 16, 2020 following the Lake Ashton CDD meeting.

After further discussion, it was suggested to continue the meeting until Monday following the Lake Ashton CDD meeting in case further discussion and approvals were needed regarding the amenities policies.

On MOTION by Mr. Zelazny seconded by Mr. Meccsics with all in favor the golf course policies presented were approved by the Lake Ashton II CDD Board and to be presented to the Lake Ashton CDD Board.

A. Golf Course Related Discussions and Updates *(continued)*

3. Consideration of Donation to Name Golf Course Hole *(requested by Chairman Robertson)*

Mr. Robertson asked the Board to consider donations from residents who wished to honor a loved one by naming a golf course hole in memory of them with a plaque.

Mr. Zelazny responded as long as it was done tastefully it would be appropriate.

Ms. Sandy suggested having a short form agreement be entered into and gave specific guidelines as to what should be kept consistent for each request.

Ms. Burns asked for direction on where the funds would be allocated to.

Mr. Robertson responded it would be appropriate for the golf course operations account to receive any donations.

Mr. Zelazny asked to only approve the idea of accepting donations to honor a loved one rather than approving the specifications right now until further information and parameters could be developed and provided.

Ms. Sandy responded staff would bring back further details and parameters, draft an agreement, and potential options for the memorial plaques.

On MOTION by Mr. Mecsecs seconded by Mr. Williams with all in favor the Board approved the concept of accepting donations to name an in memoriam golf course hole and directed staff to bring back further details and parameters, including an agreement and options for memorial plaques.

B. Discussion Regarding Potential Special Assessments *(requested by Supervisor Zelazny)*

Mr. Zelazny indicated this item could be tabled until the next meeting.

D. Discussion on Community Room Rental and Cleanup *(requested by Supervisor Williams)*

Mr. Williams mentioned a resident had come to him that had signed up for a rental in the community room, but was told there was an additional charge after already giving a deposit and signing the rental documentation and asked why this occurred.

Ms. Bosman clarified the person who rented the room had been selling tickets and was generating revenue.

Mr. Williams suggested to waive the \$150 rental and cleanup rate since it hadn't been charged in the past.

Mr. Zelazny asked if a policy had been implemented going forward to charge for such.

Ms. Sandy explained the rules and policies were set up to have different protocols for revenue generating events and non-revenue generating events. The residents event was originally thought to be revenue generating but ultimately was not; therefore the \$150 fee should be returned.

Ms. Bosman indicated people were not actually cleaning up after their events so they needed to consider implementing a refundable cleaning or damage deposit.

After further discussion, the Board decided on implementing a refundable cleaning or damage deposit of \$100 for under 100 people and \$250 for over 100 people.

NINTH ORDER OF BUSINESS

Staff and Board Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There was a brief discussion on suggested roadway repairs that the Board needed to consider before starting the budget process and also a need for an outfall repair on Sawgrass Drive and Pebble Beach Boulevard.

On MOTION by Mr. Mecsecs seconded by Mr. Robertson with all in favor the Board approved the outfall repair on Sawgrass Drive and Pebble Beach Boulevard.
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Mr. Rayl indicated staff was also working on ensuring that all of the S.W.F.W.M.D. permits were being transferred from the former golf course owners to the CDD.

C. CDD Manager

Ms. Burns gave a brief update on the pricing from TECO for additional lighting outside of the HFC, explained the lighting would be installed in the median once TECO scheduled it, and indicated the February 21st meeting would be cancelled since a Lake Ashton II CDD Board meeting and Lake Ashton CDD and Lake Ashton II CDD joint meeting had been scheduled for March 13th.

D. Lake Ashton II Community Director

Ms. Bosman briefly discussed the Community Director report, thanked the Board for helping with expediting the amenities policies, and indicated that in working through a cooperative effort with the Lake Ashton CDD's Community Director, the joint resident feedback survey would be sent out to everyone early next month.

Mr. Mecsecs thanked Ms. Bosman and all of the HFC staff for all of the efforts and hard work in helping making things run smoothly with the transition of Lake Ashton II CDD acquiring the golf course.

Ms. Bosman asked for direction on how to continue to provide guidance with the golf course until the decisions had been made for the new management.

Ms. Burns responded that Mr. Robertson should be consulted as the main point-of-contact for any golf course related issues and inquiries.

TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

Ms. Burns indicated the December invoice from District Counsel would be reclassified into the general fund, and upon not hearing any questions or comments, asked for a motion to approve the check run summary.

On MOTION by Mr. Mecsics seconded by Mr. Williams with all in favor the Check Run Summary was approved.

B. Combined Balance Sheet

Mr. Zelazny asked about a couple items listed under the general fund and capital improvements, mentioned Applied Aquatic had been working on treating the ponds, the palm trees had been trimmed and treated on the main boulevard, and asked to install sod at the pet park.

The Board concurred for that to be done.

ELEVENTH ORDER OF BUSINESS

Public Comments

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS

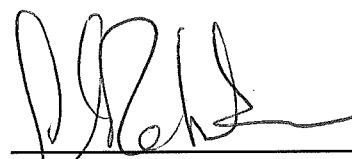
Adjournment

Ms. Sandy asked if the Board felt if the meeting should be continued until Monday following the Lake Ashton CDD meeting in case there were any changes to the items that would be presented to the Lake Ashton CDD Board.

There Board agreed that it made sense to continue the meeting, and there not being any further business to discuss,

On MOTION by Mr. Williams seconded by Mr. Zelazny with all in favor the meeting was continued until Monday, February 10, 2020 at 10:30 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lakes Wales, Florida.


Secretary / Assistant Secretary


Chairman / Vice Chairman