

**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 November 8, 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
Alan Rayl	District Engineer
Jason Merritt	Hopping, Green & Sams (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.

Mr. Mecsecs took a moment to recognize all of the veterans in honor of Veterans Day weekend.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

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

On MOTION by Mr. Zelazny seconded by Ms. Wright with all in favor the meeting agenda was approved.

**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. Steve Realmuto urged the Lake Ashton II CDD Board to accept the counteroffer made by the Lake Ashton CDD Board since it would benefit both CDDs rather

than Lake Ashton II CDD only acquiring 15 holes for the golf course on its own property and if they reached an agreement, the closing would be able to take place by December.

**FOURTH ORDER OF BUSINESS**                      **Update and Discussion on Golf Course Acquisition**

**A. Discussion of Draft Interlocal Agreement between Lake Ashton CDD and Lake Ashton II CDD Regarding the Acquisition, Operation, and Maintenance of the Golf Club**

Ms. Sandy gave a brief update on everything that had taken place related to the golf course acquisition, presented a draft interlocal agreement between Lake Ashton CDD and Lake Ashton II CDD regarding the acquisition, operation, and maintenance of the golf club, and discussed its provisions.

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

**i. Status Update and Discussion (*from District Counsel to be provided under separate cover*)**

Ms. Sandy indicated due diligence was still in progress, the survey was currently underway, and a draft sketch was expected to be ready by next week.

Mr. Merritt briefly discussed the memorandum that had been provided to the Board as part of the due diligence items.

Mr. Zelazny indicated Mr. Rayl provided a very extensive report on the conditions of the golf course and things that should be addressed in negotiations after they had driven around and inspected everything.

Mr. Williams expressed concerns about several areas that weren't addressed in the report Mr. Rayl had provided.

Mr. Rayl indicated a regular maintenance program to handle golf course repairs similarly to roadway repairs would resolve most of the issues not mentioned in the report.

After further discussion, the Board directed staff to continue with negotiations.

**ii Ratification or Approval of Due Diligence Agreements**

**a. Ratification of Agreement with Michael W. Springstead Engineering, LLC for Commercial Building Inspection Services**

Ms. Sandy presented an agreement with Michael W. Springstead Engineering, LLC for the building inspection and asked the Board to ratify it since it had already been executed and the inspection had been completed.

On MOTION by Mr. Zelazny seconded by Mr. Williams with all in favor the agreement with Michael W. Springstead Engineering, LLC for the building inspection was ratified.

- b. **Consideration of Agreement with Parks Consulting Services, LLC for Phase I Environmental Site Assessment**
- c. **Consideration of Agreement with Chastain-Skillman, Inc. for Professional Surveying Services**

Ms. Sandy explained the agreement for the environmental site assessment was not ready yet and presented an agreement with Chastain-Skillman, Inc. for the survey.

On MOTION by Mr. Mecsecs seconded by Mr. Robertson with all in favor the agreement with Chastain-Skillman, Inc. for the survey was approved.

- d. **Review of Golf Course Asset Inspection Performed by District Engineer**  
*(circulated separately via email for access to photo links)*
- e. **Title Commitment Summary Memo**

These items were previously discussed.

**C. Consideration of Deficit Funding Agreement**

Ms. Sandy presented the deficit funding agreement, gave a general overview of the structure of, and asked for a motion to approve it.

On MOTION by Mr. Zelazny seconded by Mr. Mecsecs with Mr. Zelazny, Mr. Mecsecs, Mr. Robertson, and Ms. Wright in favor and Mr. Williams opposed, deficit funding agreement was approved, passing 4-1.

Ms. Sandy asked for a motion to appoint a Board member to be authorized to negotiate with staff and the seller.

On MOTION by Mr. Zelazny seconded by Mr. Robertson with all in favor Mr. Mecsecs was appointed as the Board member authorized to negotiate with staff and the seller.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Curb and Pavement Repairs**

Mr. Rayl briefly presented proposals for curb and pavement repair work for a total amount of \$16,054.

Mr. Zelazny asked what criteria was used for the prioritization of the repairs needing to be done.

Mr. Rayl responded comments from the Board members, areas assessed during the overall evaluation of the curb and roadways throughout the community, and high traffic areas that received a lot of attention were much of the criteria used; however some of it was subjective and could be discussed.

On MOTION by Mr. Zelazny seconded by Ms. Wright with all in favor the proposals for curb and pavement repair work were approved for a total amount of \$16,054.

## **SIXTH ORDER OF BUSINESS**

### **Supervisor Requests and General Public Comments**

Mr. Robertson asked for any Supervisors requests.

Mr. Zelazny requested a Lake Ashton II CDD email address to keep CDD-related inquiries and things separated from personal ones.

Ms. Burns explained that could be provided at a small cost and could be done through GMS as part of the management services.

On MOTION by Mr. Mecsics seconded by Mr. Zelazny with all in favor the Board authorized staff to set up Lake Ashton II CDD Board member email addresses.

Ms. Burns indicated the website would be updated and the Board members would be given the information once everything was set up.

Mr. Zelazny asked about scheduling a town hall meeting.

Ms. Burns responded the meeting would need to be advertised so the earliest it could be set for would be November 20<sup>th</sup>.

After a brief discussion, a town hall meeting was scheduled to be held on November 21, 2019 at 1:00 p.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

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

Mr. John Velebir expressed discontent with the Board moving forward without polling the community but asked for everyone to pull together to make things successful.

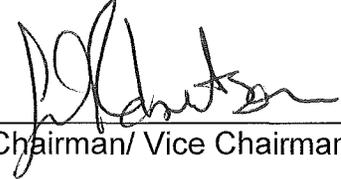
Mr. Joe Ellwanger indicated District Engineer's feelings about the 9<sup>th</sup> hole cart path not being a serious concern needed to be reassessed.

**SEVENTH ORDER OF BUSINESS                      Adjournment**

There was a brief discussion on continuing the meeting until Friday, November 15<sup>th</sup> being that the due diligence period had been extended.

On MOTION by Mr. Mecsics seconded by Mr. Zelazny with all in favor the meeting was recessed to reconvene until November 15, 2019 at 11:00 a.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

  
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Assistant Secretary/Secretary

  
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Chairman/ Vice Chairman