

**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 December 5, 2019 was reconvened on December 10, 2019 at 2:00 p.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)
Mary Bosman	Community Director
Jim Lee	Developer/ Century Properties – RES, LLC
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**

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

On MOTION by Mr. Mecsecs seconded by Mr. Williams 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)*

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Update and Discussion on Golf Course Acquisition**

**A. Status Update and Discussion**

**i. Survey**

Ms. Sandy indicated the survey still hadn't been finalized yet, but the information needed to proceed with the title work had been provided.

**ii. Authorization of Chair to Execute Closing Documents**

Ms. Sandy asked the Board to authorize the Chair to execute closing documents.

Mr. Robertson asked to also include authorization to move the closing date if it was determined to be necessary.

On MOTION by Mr. Mecsics seconded by Mr. Zelazny with all in favor the Board authorized moving forward with the purchase of the golf course; and the Chair was authorized to execute any requisite closing documents and, if necessary, move the closing date.

**iii. Authorization of Use of Acquisition Proceeds**

Ms. Sandy asked for Board direction on how to use the acquisition proceeds.

The Board directed any proceeds be deposited in the golf course operation account.

**B. Discussion regarding Golf Club Management**

**i. Update Interim Golf Club Management Agreement**

**A.) Option 1: IGM**

**B.) Option 2: Century Properties-RES, LLC**

Ms. Sandy gave an update and briefly discussed the options for interim golf club management, presented options for interim golf club management agreements and asked for a motion to approve.

Mr. Zelazny expressed concerns about not being allowed to hire employees from IGM, if they chose to self-manage and did not hire IGM and asked what the protocol would be as far as points-of-contact during the transition.

On MOTION by Mr. Zelazny seconded by Mr. Mecsics with all in favor the interim golf club personnel leasing and maintenance agreements with IGM were approved in substantial form; and the Chair was authorized to execute it subject to negotiations by District Counsel.

After further discussion, the Chair was authorized to be the point-of-contact for golf course operations and staff while under the interim management agreements with IGM.

On MOTION by Mr. Zelazny seconded by Mr. Mecsics with all in favor the Chair was appointed as the main point-of-contact

for golf course operations and staff while under the interim management agreements with IGM.

**ii. Update Regarding Request for Proposals**

Mr. Robertson gave a brief update regarding the RFP and asked Mr. Zelazny to help work on the RFP for maintaining the landscaping portions of the golf course tracts and the rest of the District's property.

Ms. Sandy recommended the common area landscape RFPs be submitted separately from the golf course management and maintenance.

**C. Consideration of Resolution #2020-02 Setting a Public Hearing to Adopt User Rates and Fees Regarding District Golf Club Facilities**

**D. Consideration of Resolution #2020-03 Adopting Interim Golf Rates and Fees**

Mr. Robertson explained rates needed to be set for the golf course just like the other CDD amenities.

Mr. Lee encouraged the Board to try to increase revenue for the user rates, fees, and membership, but cautioned them not to do anything too detrimental that would affect the deficit funding agreement.

There was further discussion on the user rates and fees structure.

Ms. Burns presented Resolution #2020-02 and explained it would set the public hearing to adopt the user rates and fees regarding District golf club facilities.

On MOTION by Ms. Wright seconded by Mr. Zelazny with all in favor Resolution #2020-02 Setting a Public Hearing to Adopt User Rates and Fees Regarding District Club Facilities was approved as-amended; subject to changes discussed at the meeting; and the public hearing was scheduled to be held on February 7, 2020 at 9:00 a.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

Ms. Sandy presented Resolution #2020-03 and explained it adopted interim golf user rates and fees until the rates public hearing was held.

On MOTION by Ms. Wright seconded by Mr. Zelazny with all in favor Resolution #2020-03 Adopting Interim Rates and Fees was approved as-amended; subject to changes discussed at the meeting.

Ms. Johanna Straight asked why there would be a group rate now if there wasn't one previously and asked the Board to consider forgoing it until the residents could be allowed to give more input.

Mr. Joe Ellwanger asked if establishing a group rate for residents would allow them to hold a weekend tournament or if they would be restricted if they would occupy one course while the other could be open for daily play.

Mr. Zelazny responded that the courses were usually full in the morning so any tournaments would be scheduled in the afternoon and there would be restricted play then.

On MOTION by Mr. Zelazny seconded by Mr. Mecsics with all in favor Resolution #2020-03 was amended to add a group rate set for an amount of \$35 a golf round on an interim basis.

**E. Consideration of Revised Management Agreement with GMS**

Ms. Burns presented the revised management agreement with GMS, which would now include a monthly meeting rate and golf course accounting on a temporary basis instead of the schedule of six meetings that were originally contracted for.

Mr. Mecsics asked to put off the agreement until the workshop because decisions had not been made on who would be doing so going forward.

Mr. Robertson asked for GMS to perform accounting services on an interim basis.

Ms. Burns responded there were still invoices that needed to be processed and GMS could do so even on just an interim basis, but there would be a cost involved.

After further discussion,

On MOTION by Mr. Zelazny seconded by Mr. Mecsics with all in favor the revised management agreement with GMS was approved with an increase to \$60,000; and GMS was also authorized to perform golf course accounting services on an interim basis for \$2,000 each month.

**FIFTH ORDER OF BUSINESS**

**Supervisors Requests and General Public Comments**

Mr. Robertson asked for any requests from the Supervisors.

Mr. Zelazny asked for documentation to be presented at meetings to be provided sooner, for minutes and financials to be provided more often, and for bills to be paid quicker.

Ms. Burns responded that there had been several continued special meetings within the past few weeks and being that the Board meetings had been scheduled for six

meetings each year, not each month, normally new items such as minutes and financials were not presented until a regularly scheduled Board meeting.

Mr. Zelazny asked why the Board couldn't still have access to the financials in a timelier manner.

Ms. Burns responded staff would work on that with accounting.

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

Mr. Chuck Tashjian asked if IGM could be restricted from transferring any employees working in Lake Ashton II CDD during the interim agreement and requested for the Board to take the rate structure slowly rather than having to revise everything.

Mr. Ellwanger suggested giving a deadline for all invoices to be submitted by the 10<sup>th</sup> of the month and be payable within 30 days for approval at a meeting.

Ms. Straight asked when decisions would be made about the rates.

Mr. Zelazny responded during the meeting following the workshop and commended the road contractors for doing an excellent job.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There was a brief discussion on continuing the meeting until December 13<sup>th</sup> at 9:00 a.m. if necessary.

On MOTION by Ms. Wright seconded by Mr. Mecsics with all in favor the meeting was recessed to reconvene until December 13, 2019 at 9:00 a.m. at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Boulevard, Winter Haven, Florida 33884.

  
Assistant Secretary/Secretary

  
Chairman/ Vice Chairman