

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

The regular meeting of the Board of Supervisors of the Lake Ashton II Community Development District was held on Friday, **February 18, 2022** at 9:00 a.m. at 6052 Pebble Beach Blvd., Winter Haven, FL 33884.

Present and constituting a quorum were:

James (Jim) Mecsics	Chairman
Bob Zelazny	Vice Chairman
Mary Clark	Assistant Secretary
Colette McKie	Assistant Secretary
Angie Littlewood	Assistant Secretary

Also present were:

Jason Greenwood	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Alan Rayl	Rayl Engineering
Ron Lavoie	Indigo Sports
Brian Rhodes	Indigo Sports
Rhonda Mossing	MBS
Jill Burns	GMS
Cynthia Wilhelm	Nabors Giblin
Mary Bosman	Community Director

The following is a summary of the discussions and actions taken at the February 18, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Greenwood called the meeting to order at 9:03 a.m. and five Supervisors were in attendance constituting a quorum. The Board recited the pledge of allegiance.

SECOND ORDER OF BUSINESS

Approval of the Meeting Agenda

Mr. Mecsecs: Do we have our approval of the meeting agenda? With one addition, I'd like to make a comment regarding public comments and decorum within the board. Any other changes?

Mr. Zelazny: I'd like to just give an update to Mary's questions from the last Board meeting on pickleball and I'd either do it under Supervisors' comments or add an item.

Mr. Mecsecs: We'll put that under Section G at the end there. In regards to public comments and decorum of the Board, sometimes during our Board meetings, the subject of our discussions or debate leads to behavior that is not conducive to proper behavior or decorum. In 2014, our Board adopted Resolution 2014-01, addressing resident's opportunities to address the Board and be heard, as well as public decorum during meetings. The resolution also requires the Chairman or his designee or her designee to ensure that the requirements regarding those comment periods are met as well, like three minutes. As well as maintaining decorum and orderly conduct during the public meetings. Such behaviors such as making profane, intimidating, or threatening remarks, personal attacks against Supervisors, District staff, or members of the public is prohibited. Any type of disruptive behaviors such as loud noises, verbal outbursts, clapping, shouting, heckling, booing, hissing or engaging in any other activity in a manner that disrupts or disturbs the meeting of the orderly conduct of the committee is prohibited. Additionally, as examples of leadership within our community, those standards should apply to Supervisors as well. In any case, the presiding officer may declare the offending person or the residents in the audience out of order, and if they continue, expel them from the meeting. It's my absolute wish that this type of action never be taken and ask everyone to cooperate in keeping our meetings effective and friendly. Public comments, over to you, Jason.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda *(the District Manager will read any questions or comments received from members of the public in advance of the meeting; we ask those members of the public wanting to address the Board directly first state his or her name and his or her address.)*

Mr. Greenwood: As it stands, I haven't received any public comment cards. Are there any public comments at this point?

Ben Hodgers: My name is Ben Hodgers and I sent a public comment about two meetings ago. That was the one that had problems with the video, never got a response, never saw anything on or about it. Last meeting I wasn't here, so I didn't make it. Now, my issue is the golf course with the errant golf balls, they call it. I have talked to different people about it. Most of the people I've talked to say, I don't see why we don't have it. A lot of people agree with me. I don't understand why the Board or the golf course can't take this into consideration and why they can't take it into consideration?

Mr. Mecsecs: Okay. Thank you. This is public comments, we do not respond.

Mr. Zelazny: I just didn't hear you.

Mr. Mecsecs: Oh, sorry.

Mr. Zelazny: What was your comment?

Ben Hodgers: Golf course. Errant golf balls.

Mr. Zelazny: Yeah, but what was the issue?

Ben Hodgers: The golf course has not done something about it.

Mr. Mecsecs: Thank you. Any other public comments?

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 21, 2022 Board of Supervisors Meeting

Mr. Mecsecs: Next is approval of the minutes of the January 21st, 2022 Board of Supervisors meeting. Any additions, deletions, corrections? If not, do I have a motion to accept?

On MOTION by Mr. Zelazny, seconded by Ms. McKie, with all in favor, the Minutes of the January 21, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Golf Course Update from Indigo Golf

Mr. Meccsics: Next is the golf course update from Indigo Golf.

Mr. Rhodes: Good morning. I'll give you a quick update on the financials for January. We followed the same trend for rounds as the rest of the courses in my portfolio. They went down slightly in January compared to prior year and budget. The course hosted just a little over 4,500 rounds almost 4,600 rounds. That was about 1,700 under our budget number and 1,400 under last year. Obviously, the biggest impact on golf rounds is weather. So we're seeing, it was colder, it was wetter. It just wasn't as nice to play. Now the good news on that is it did not flow to the revenue lines even though we had less rounds. We actually did more revenue than we did prior year and budget. January is a very good month for revenue. We generated just over \$182,000 for the month. That's about \$13,000 above budget, almost \$25,000 above prior year. The golf department exceeded the budget by \$10,000 in prior year by about 19-19.5 actually. Greens and carts fees exceeded the budget by \$1,000. Even though we had less rounds, we had more revenue coming through. People were taking advantage of it. We're seeing more of our associate members play golf. Especially the golf shop is doing great. F&B sales beat budget by \$3,100 and the last January, by almost \$5,500. Pro Shop had a great month in sales, like I said, it beat budget by \$7,000. We continue to do very solid sales out of there. That's why I always walk in and think we're a little light in merchandise, it's because we're moving it pretty fast. Cost of goods for Pro Shop was 79.1%. We have a budget of 80%, so right on. The F&B department had good sales for the month as I mentioned earlier. Cost of goods was a little high this month at 46.7%, which they had a budget of 39%. We're looking into it. We believe it's some waste and some repair and maintenance that caused them to go up. We're hoping it may revert back this month a little bit during the inventory count. Labor costs were up \$2,000, \$2,100 high for F&B. Between the combination of those two factors, this is the first time we had a negative net contribution in a number of months in that department. It should be noted that we are exceeding budget and we have a positive contribution for the year of almost \$14,000 in F&B. We're

still running positive. We just had a few bumps in the road there last month. Labor, all of our departments ran above labor last month. They weren't grossly above labor, but they were all little higher than what we had budgeted and a little higher than what we had last year. It should be noted that our labor percentage was 44.39% for the month. Even though we had more labor, we were about 1.6% under budget. I mean, if you looked at it, in budgeted labor percentages we were more efficient with what we operated with. To be compared with last January, we operated at 49.12% labor budget. Expenses, golf department was very close, F&B was very close. There's nothing there to really highlight. Generally, an admin was under by about \$7,200. It all came from the sales and use tax that we budgeted. We spent \$6,600 last year, this year we filed the appropriate paperwork and we were tax exempt, so we were able to save that money. Maintenance was under budget by \$16,000. \$13,000 of that was chemicals inferred. Most of it is deferred. We did spend more, in fact, last month. We were expecting to be a little under this month. Some of the chemicals are pre-emergent. They have to go out when the soil temperature is right, and we just didn't have the right conditions to put them out. They'll be probably hitting this month or March. We are kind of seeing where we stand there. But I'm expecting that those savings will go back in. Just in case anybody is wondering, we actually spent \$6,000 more than we did prior year in January. The money is being spent on the golf course. We're very happy with the current conditions. Obviously, Ron and the team are identifying areas to improve that will really put a focus on when it comes back to growing season. Sales and marketing was about \$1,200 under budget. That's just a timing of the invoice relating to our website hosting. We ended up January with an EBITDA of \$24,810, which is about \$26,000 above our budget. And year to date, we're \$74,796, EBITDA, which is \$81,000 ahead of budget. Right now, everything is operating very well. We're not experiencing too many hiccups. We're looking forward to continuing on. Does anybody have any questions for Ron and I?

Mr. Meccsics: Any questions?

Ms. McKie: Based upon the damage that was done to the greens by a golf cart in the last few days, how will that impact you?

Mr. Rhodes: I'm going to defer it Ron since I haven't seen the damage personally. I've heard about it, and I was told that it was minor.

Mr. Lavoie: There's no major damage to the greens. The good thing was it really didn't tear anything up as much as it just rode around indentation and eventually it'll grow back up and it'll be fine. But that was one of the things Dave, again, been here for 20 years. He stated that was the strangest thing that has ever happened. Whatever happened. It's funny that we are in a plus 55 housing. We figured there has got to be quite a few people that are up at three or four o'clock in the morning. But we've got no phone calls, no one saw anything. The other side of it is, a person had to be riding out there with no lights on, on top of it. But like I said, nothing went on last night. But hopefully, it was just a one-off thing, but other than that, I just want to report again on the membership because it's the lifeblood of the golf course. But we went from 390 memberships to 412 this year. Families went from 219 to 226, and the singles went from 171 to 186. But the total amount of golfers went from 609 to 638, so we are busy. With this warm weather, we're really busy, and it's a good busy, everything is going well. I think the conditions for where we are, Brian, I talk about all the time, but we're still about 80% of where we really want to be. But we know best, it takes more time. When we came here, I think everybody remembers the roots on the greens. Some of the greens were about an inch deep and that's it, and they're probably about six or seven inches deep everywhere. We're in pretty good shape. What that really means is we can step up programs again once we get through the season. The golf courses that were in are better than Brian and I thought. With where COVID is, it's still pretty hard to demand people ride together in carts, so we've got to live through what we have to live through this season. But it is much better. There are some really worn-out areas out there. For those that do play golf, the ball is rolling a lot. It's firm, but it's in good shape. Dave's doing a great job and finally having a mechanic for the first time in 21 months a real, honest to God, golf mechanic. Things have gone really smooth down there. We are starting the initial phase to look at another least package because we do need fairway units and some more triplex units. However, it's even hard getting them to listen to you because they don't even know what equipment they can get in what time frame. But Brian has told me some equipment is a year out if you order right now. I was going to bring up the red and the greens. The other thing is, Matt, as great of a trooper as he is, he's probably answered the question a million times. Where are you going, Matt? You are leaving? Matt has sold his house. It's official as of

last night. But he's only going down the street. He's going back to where his mother-in-law is down in Lake Wales. He is sticking around. He was thinking about going part-time, but then when he looked at the cost of insurance, he's not so sure he's going to make that move. He's staying here, he's not going anywhere. Worst-case scenario, he might go a little part-time in the summer or whatever the case may be, but he's staying, Matt staying here, but he's still here. Other than that, it's been a fantastic start to the season except for the weather, but it looks like it's turning good. I think anybody notices, if you look at the golf course, the greens have changed another color. They are going back to what they were, so there'll be getting a little thicker. But other than that, everything has gone fantastic.

Mr. Mecsecs: Any questions? Colette, did that answer your question from earlier?

Ms. McKie: Yes.

Mr. Zelazny: We were very fortunate that the greens were dry. If they would have over watered or if we would have had rain, we could have had significant damage to the green. But if you go out there and look, you can just see where the tires have pushed down the grass and torn it up a little bit, but the greens are still very playable. We were just very fortunate in that regard. In terms of equipment, as we talked about looking for a new lease on some additional equipment, Ron, I don't think mentioned, we finally get a certified bona fide real-world mechanic who can prolong the life of our equipment and keep it up to standards. That's really good. I think we're up to full staff, I think right now, aren't we? That's another good sign.

Mr. Mecsecs: Thank you. I've asked our security patrol to keep an eye out for people driving around on golf carts at two or three o'clock in the morning. I will be out there and we'll be trying to catch anybody out there.

Mr. Lavoie: Dave, he estimated it probably had to be closer to dawn, four o'clock, something like that because of the watery situation. The irrigation had gone off, greens were a lot drier and firmer, especially 15 where they could have done some serious damage. Like I said, it's around that time frame.

Mr. Mecsecs: I'll get up a little bit earlier and go out myself. But the first inclination is somebody from the outside. Well, I hate to say this to the community, but we have

people in this community that do silly things. I'm looking more specifically for someone or a guest that somebody's sent here. Thank you.

SIXTH ORDER OF BUSINESS

Engineering Staff Report

Mr. Meccics: Next is Alan, Engineering staff report.

Mr. Rayl: Good morning. First, I wanted to bring to the Board, we had authorized at the last meeting a not to exceed amount of \$30,000 for the inbound outbound repair work. We went back to the previous low bidder, and asked them to include the outbound or repair work in their bid. They came back with a fee of \$25,787.20. They'd been authorized to proceed in accordance with the Board's previous direction. We think that work may start next week. We've asked them for as much notice as possible. They're trying to line up the milling machine, which is what chews up the existing asphalt and removes it. As soon as we have that schedule coordinated with them, I'll be in touch with Mary. We can let the community know they'll be doing MOT, maintenance of traffic though, flagging. It'll go much quicker than what you saw in LA1 with paver work where concrete was involved there, so it had to be shut down for longer periods. This is asphalt work. It goes really fast. I'll bring back a start date and let everybody know when that's going to happen.

Mr. Zelazny: Alan, do you have a total cost now of the project inbound and outbound?

Mr. Rayl: 25.

Mr. Meccics: That's for both sides?

Mr. Rayl: Yes, that's everything, \$25,787.20. We saved some dollars there, but we're going need them for my next topic. The repairs behind the driving range, you may recall we originally got a quote back in September and it was \$31,749. We asked the contractor to update that. They came out and took another look at site conditions and they actually included a number of things that we spoke to them and negotiated out because their second bid came in at \$49,000 and that's the one, I told you that we needed to talk to them about again. We did include some expectation of work below the waterline which is not going to be the case there. We're going to pour a new flume but it's going to stop at the normal water elevation. They did need to adjust their bid for increased material

costs and things since September and I've seen this on other projects even as recent as August and September costs have gone up but they're at \$36,897 now. This was negotiated, we took out anything we thought was just not completely 100% necessary. They went from 31 and the Board approved a not to exceed of \$32,000. Now we have a current number. If we could approve this exact amount or not to exceed of \$37,000, \$5,000 more, then they can get that work going right away. I've got two copies of their bid if anybody wants to take a look at it. But my recommendation is we approve this bid and authorize them to proceed with that work on the cart path behind the driving range.

Mr. Mecsecs: Do we have any move to approve that? You want a discussion? You have a question on it?

Ms. Littlewood: Just a question.

Mr. Mecsecs: Go ahead.

Ms. Littlewood: Alan, does that work include the fence? Is that what we're talking about?

Mr. Rayl: They did speak to that I think it was remove and replace. Excuse me. Remove and re-install existing wood fence, so no upgrades to the fence. They're just going to put back what is there. If that needs to be done, we could look at that separately, but their intention was to do the restoration work of the undermining of the car path and the drainage to repair the flumes. What they're going to do, they're going to use what is called flowable fill. It's a slurry grout thing. They're going to form on the outside of the fence and it pumps underneath and it'll fill up all the voids. Then above the level of the cart path, they'll end up filling in-between the fence posts with a six-inch curb that will hold the water, let it run to the places it's supposed to run to, to some of that curb, thereby seen it's falling away and everything so there's no repairs to the fence included in that.

Mr. Mecsecs: Has he answered the questions for you? Any other comments on that?

On MOTION by Mr. Zelazny, seconded by Ms. McKie, with all in favor, the Engineer's Contract for \$36,897, was approved.

Mr. Rayl: Thank you. I'll let the contractor know and I will get their schedule and let the Board know. Next is the hole number 6 bathroom. As you all know the septic tank and drain field system has been installed. That system is using a wet well with a pump to pump to the tank in the drain field. The next step is to have that pump connected to the electricity at the bathroom building. We've contacted Kincaid Electric who does a lot of work in the community and they were going to provide a quote for that work. We're still under the previously approved not to exceed 35,000 for that whole project septic water system all included. Right now we're still good with that. Once that electric is hooked up, SNS will saw cut the concrete outside the bathroom building and connect the lateral to the new wet well. That'll complete the new system and get it online. Then the septic tank contractor will come out and pump out and crush the other tank, which is their standard practice for taking a system offline.

Mr. Meccics: Does that include citing or exceeding?

Mr. Rayl: That as well to make sure. It was excluded from the septic tank contractors bid which I've seen them do that same company on another project. They didn't include it there as well so it's surprising because that's normally in there and that was an oversight.

Mr. Zelazny: Has the water been connected now, so it's part of the water at the restroom?

Mr. Rayl: Yes. The water system is connected to the city of Haines City water.

Ms. McKie: I have a question. Do you perceive that we will stay within that not to exceed number?

Mr. Rayl: With that, I don't have Kincaid Electrics quote but everybody else all in we're at \$34,040, so we're going to be right there at it.

Ms. McKie: That's not including sod?

Mr. Rayl: Correct. Garrett and I were talking about this the other day and we think there were some discussions that we thought it can be done cheaper in-house going through our golf course connection rather than paying for the contractor to do it. I'd forgotten about that. We can revisit getting a bid to have a contractor and bring in sod. We've coordinated some things like that in the past, getting some things like the bridge corners. I think we did it that way with the golf course. Whatever the Board prefers.

Ms. McKie: Would that be viable to talk to the golf course? Thank you.

Mr. Rayl: We'll do that. The cart path on Sawgrass has been poured, they saw cut the joints yesterday and dressed up the finished grading, all that's left there is sod, and I think that's going down today, but I stopped by and looked at it before the meeting, everything looks good. They've wrecked all the form Boards off everything's complete on that and it's just sod is all that is left.

Ms. McKie: The contractors suggested that it be allowed to cure without traffic for two days and so later this evening I will remove the stakes and the tape and Mary is going to have an e-blast sent out that it will be open tomorrow morning.

Ms. Littlewood: The Board received an email from the resident that lives as you look from the road on the right-hand side, I believe, about the slope, the difference between her land and the golf cart path. I went and had to look at that and it is quite severe they have just a narrow strip to walk on which is their property. Is the Board doing anything to address that slope?

Mr. Meccsics: Go ahead, Alan.

Mr. Rayl: It's actually like that because we didn't start the slope until well inside the CDD tract, we've actually left that existing grade a couple of feet on the CDD tract, so they had more room to walk around their AC unit, things like that. The steep slope is on the CDD tract. It would've been a flatter slope if we would have graded all the way to the limits of the CDD tract, but we didn't do it in order to give them a lead their existing grades and some grade on CDD tracts that they can use. That grade change has to happen somewhere, it can be over the whole length, or if you leave that part alone, it's shortened and it gets steeper. We did that indifference to them to give them more room that they can walk around on the CDD tract to get around that side of their house. There's a lot of grade change between those two homes. It's better to have it on the uphill side than the downhill side where if a cart ran off that low edge, and it was a foot or two above grade, then they've got a slope to go down and they're heading right towards the home on the downhill side. It's safer to have it on the uphill side for the cart traffic, and we didn't change any grades on any private property it was all done in the 10-foot wide CDD tract.

Mr. Meccsics: Alan, is the two-degree slope for ADA compliance towards the Williams house? It slopes to the downhill side, okay.

Mr. Rayl: Water use permit. Golf course will be happy to know that the renewal of that was submitted. The permit was set to expire on February 15th and the permit renewal was submitted. Last week we coordinated a lot with the golf course, it was a pretty detailed application they want to know all the intricacies of the watering and the public education components of, are we handing out flyers at the pro shop about water conservation and things like that. Ron was helpful in getting us the information needed for that and that's been submitted. Having been submitted, it extends, so the permit doesn't die on the expiration date. We're in process for the renewal and I believe by our next meeting, we'll have that renewed permit in hand. We've asked for a 20-year renewal, the previous permit was a 10-year, so hopefully, we can push it way down the road. Finally, we've requested a couple of more bids to do some other repairs of flumes on the ponds, the blow out behind the HFC, those are not yet in. Then the last item I had was I saw the new modified inlet at Ashton and Pebble Beach that was recently impacted. The last time we had an inlet top repaired and I think that one it's going to be pretty extensive, it's going to be a 5, 6, \$7,000 fix. Weigh that in the speed in which we go out and repair it versus homebuilding left, it seems to me that was a block truck, a trust truck, concrete truck, something along that order to do that damage and drive away. Just something to evaluate when you look at how quickly you want to repair that. I think that's all I have for the Board this morning unless you have questions.

Ms. McKie: I don't have a question, I just wanted to explain to folks what Alan was talking about. If you go out the HFC and you look across the street what we call a drain, it is demolished. Rebar was damaged, so a truck, like he mentioned, something rode over it and then kept going. Which will be costing the CDD at least \$5,000 and he'll get an estimate on that.

Mr. Meccsics: When I did some snooping around, we had an individual who saw a sod truck run over it, I have a statement from them and we'll be going to the insurance company. We've identified who it was.

Ms. McKie: Thank you.

Mr. Meccsics: Anything else for Alan?

Mr. Zelazny: Alan, you've painted a big pink area on Pebble Beach where the road is depressed, have we gotten a bid on that or do you consider it to be critical?

Mr. Rayl: It's one of the larger, more egregious remaining repair locations that we have and we were trying to look forward to seeing how it would fit in the budget of future repairs. The repairs are going down in scale. We've fixed a lot of the big bad ones already and so by that, we're able to do a few more on LA1, we just went out for some repairs and they were somewhere less than \$1,000 to do, so they could really take down a whole lot of locations. We were trying to look ahead when the Board was ready to look at doing the next set of repairs, that seemed like it was going to be one of the costliest ones that we have left to come up with, so we wanted to try to get ahead of that and look at it, but we have not got a quote back from the contractors yet. I'm sorry, that's unrelated. But I'll be able to present that by the next time that road repairs are being considered.

Mr. Mecsecs: Anything else for Alan? Alan just I know this has been a long-standing, but the cart path coming off in Pebble Beach where we didn't flare. I was asked again by a resident to take a look at it. We are having some encouraging so, would you and Colette take a look at that one more time for me to see if we have any issues there? That's all. Anything else for Alan? Thanks, Alan.

EIGHTH ORDER OF BUSINESS

New Business

****This item was taken out of order***

A. Consideration of Resolution 2022-07 Election of Officers

Ms. Sandy: Do you think we could take up the bond issues first and have that discussion prior to the wetland?

Mr. Mecsecs: Yes. This young lady came by and had me sign 375,000 documents this morning, so yes, let's move that up to that.

Mr. Greenwood: Before we got into that, you see the Resolution 2022-07, the election of officers. It essentially is more of a housekeeping item where I'll be adding myself as Assistant Secretary to the District and also with Amanda Ferguson. Essentially that just allows us to write checks and pay the bills.

On MOTION by Ms. Littlewood, seconded by Mr. Zelazny, with all in favor, Resolution 2022-07 Election of Officers, was approved.

B. Refunding of the Series 2006A Bonds

i. **Consideration of Resolution 2022-09 Delegated Award Resolution for the Series 2022 Bonds**

1. Fourth Supplemental Trust Indenture

2. Escrow Deposit Agreement

Mr. Mecsics: Sarah, over to you on the bonds.

Ms. Sandy: If the Board remembers at your last meeting, this Board approved a term sheet to refund and refinance your 2006 A bonds with the Series 2022 bonds. I will turn it over to your bond counsel Cynthia Wilhelm with Nabors Giblin to discuss Resolution 2022-09, which is the Delegated Award Resolution for the 2022 bonds.

Ms. Wilhelm: Good morning, Board members. If you recall, I was here last year in August when we refunded the 2005 bonds and we're here now to refund the 2006 bonds. This resolution is essentially the same thing that we approved last August. But for the 2006 bonds, we did receive a proposal from Hancock Whitney Bank which was approved by the Board at the January meeting. Now, this resolution just reaffirms that approval and also just approves the sale of the bond to the bank, approves the forms of certain of the documents that are needed in order to close, and essentially approves the refunding of the 2006 bonds. If anyone has any questions on the resolution or the documents that you're approving, I'm happy to answer them at this time.

On MOTION by Mr. Mecsics, seconded by Ms. Clark, with all in favor, Resolution 2022-09 Delegated Award Resolution for the Series 2022 Bonds, was approved.

ii. **Consideration of Resolution 2022-10 Supplemental Assessment Resolution**

1. Assessment Allocation Report for the Series 2022 Bonds

Ms. Sandy: Mr. Chair, if you don't mind, I'll move on to the next item which correlates to the bonds as well. It is Resolution 2022-10, your Supplemental Assessment Resolution. This is going to layout the specific terms of these bonds, the interest rates, maturity dates, things of that nature, as well as the resize the assessments to correspond to those bonds. The primary reason we are doing this refinancing is to lower our debt service assessment and that will be lowering the assessments that correspond to that. Attached to that resolution is an Assessment Allocation Report for the 2022 bonds that

goes through the methodology and lays out how the assessments will be sized and levied. Jason, do you want to speak to that at all or?

Mr. Greenwood: Only if there were any other questions. It was part of the agenda. I didn't receive any information beforehand, but other than that, I think we're good to go.

Ms. Sandy: The reason I was asking was because GMS prepared the assessment report as they are your assessment consultant. As it lays out in the assessment report, in order for assessments to be valid, the property being assessed must receive a special benefit in excess of the assessment that's allocated to it. Assessments also have to be fairly and reasonably apportioned across the property so that's why there's a methodology behind it. That report lays out why both of those factors are met here. Again, happy to answer any questions that the Board has in regards to the assessments that are going to be resized and lowered to support the bonds that you just approved to issue. But otherwise, I'd asked for a motion to approve Resolution 2022-10.

On MOTION by Ms. McKie, seconded by Ms. Clark, with all in favor, Resolution 2022-10 Supplemental Assessment Resolution, was approved.

Ms. Sandy: Thank you. That's everything that is in relation to the bond.

SEVENTH ORDER OF BUSINESS

Unfinished Business

****This item was taken out of order***

A. Discussion Regarding Wetlands Project *(requested by Supervisor Mecsics)*

Mr. Mecsics: The unfinished business is the discussion regarding the wetlands project. What I've asked for was I'd like to just have an update as to where we're at so we can take action to finish this all up. Colette?

Ms. McKie: Thank you. Before talking about the current wetland update, I would like to make a statement in regards to what happened at the last wetland update. At the January meeting, a fellow Supervisor repeatedly and baselessly accused me of not doing my job. For the record, I refused to be held to a standard not likewise applied to other Supervisors including the accuser. This outburst and personal attack should be beneath the standards of this Board. I perform my duties as a Supervisor to the best of my ability,

listening to the views of residents and researching facts in order to protect the finances of the entire community. I remain committed to professionally and ethically doing my job on behalf of all CDD residents. Going forward, I will not remain silent when false accusations are made against my record as a Supervisor.

Mr. Mecsics: As I outlined in that discussion before the meeting or best before the public, I will be enforcing that rule. If a Supervisor does that type of behavior, they will be called out of order and they'll lose the chance on the table. Anything else on the updates?

Ms. McKie: Yes, I would like to give a current update for the wetlands and it will be very short. A day or so before the Applied Aquatics was going to do the Hart Lake estimates, I was informed by the Hart resident coordinator that they had decided they would like to have an estimate for all the 34 houses to have the three-foot trim. Applied Aquatic did both. They did an estimate for all 34 areas behind the houses to have the three-foot trim as well as doing individual estimates for approximately 18 homeowners. Now, the resident coordinator told me that the Hart people are having a meeting tomorrow Saturday evening to decide if they will try to raise the funds for the estimate. Consequently, I would like to table the discussion of whether the Board will contribute any funds toward the one-year quarterly maintenance for all three areas until the next meeting.

Mr. Mecsics: Comments?

Mr. Zelazny: Yeah. I'm a little concerned that putting it off because that would put it off for another two months. That puts the people in Pebble Beach into another quandary of paying another quarterly maintenance thing. Upfront, I will apologize for my confusion in how the voting was going last month. I was under the assumption that from previous discussions with Sarah, I had to be recused, and that because the program would ultimately also impact Supervisor Littlewood, that she should also be recused. But I saw that in the vote it was a two-to-two vote. I'd like to have it come back up so we can get this thing moving. I think that the residents, especially the ones that my portion of Rattlesnake Lake and the ones where Cheryl Winchester's group has contributed in good faith and it would be appropriate, I think, for the CDD to maintain those areas that the residents have put forward? If I think that the last meeting, the vote was, is the Board going to change their philosophy? That says, if you get it to a certain level, we will maintain

it. That's the policy change versus changing for each individual community. Perhaps, we could look at it, are we going to make a change where we are going to contribute to are we going to now take it upon ourselves to maintain it after the community has done it as a cost sharing thing. Then when the bill comes into every area, approve it when it is submitted.

Ms. McKie: Yes. My thinking was not to wait until April, but to address it in March at the meeting. That's because both Pebble Beach and Hogan Rattlesnake made their decision to fund all work without knowing whether the CDD would contribute any funds toward maintenance. It would be inequitable for the Hart people to already know what was going to happen because that might change what they would do and that would be a benefit that the other two areas did not have. I would like it to be tabled until March after Hart residents had decided whether they're going to go for all estimate or they're going to the 18 people who had estimates who are going to do it individually.

Mr. Mecsecs: Angie?

Ms. Littlewood: I think you and I have got different views on the voting. I think what Sarah advised was that you recused yourself from the vote on Pebble Beach and I recuse myself from the vote on Hart Lake is that correct?

Ms. Sandy: I think we have to look at what specifically we're voting on. Last time as I recall, what we were saying is that we were taking each area on a case-by-case basis, looking at that and voting on that. If that's the case, then yes, I think when Pebble Beach comes, Bob would recuse himself and you would on Hart Lake. But if we're talking about a more general policy change overall that all of these areas, if they do the initial maintenance work that the District is then agreeing to do the upkeep from then on, then I think both of you would generally be affected that and then both of you would recuse yourself so it really depends on what vote we're looking at.

Mr. Mecsecs: If we're talking about a policy, and Jason and I talked about the March meeting or a workshop in March. If we want to discuss some more of the policy itself and you're right, they will have to recuse themselves and we discussed that together, then we can put this to have the policy and then the specific areas for a meeting attached to the March workshop. Jason, is that what we talked about there? That way it'll keep you

because I know from what you just said, you're running out of time on that contract, is that correct?

Mr. Greenwood: Correct. But just not for the residence of the Pebble Beach portion of Rattlesnake Lake. Since we're not meeting for a vote until April, the Rattlesnake Lake portion on Hogan is going to be required to have a first-quarter payment as well before the Board votes on it. If we have a workshop, and again, Jason, correct me if I'm wrong, if we have a workshop in March, but then tag onto that a meeting for that specific direction and we can attain all that that we want, is that correct?

Mr. Greenwood: The idea would be to discuss it in the workshop, iron this out and then hold the regular meeting where it can actually be motioned and move forward. That was our plan of action, I think.

Mr. Mecsecs: I think that's what we talked about. Yes, ma'am?

Ms. McKie: That would be fine with me. By then I would have accurate numbers, and I've talked to Applied Aquatic in regards to the timeframe. The Rattlesnake Hogan issue is fine in regards to a maintenance issue. The Hogan Rattlesnake people and the Pebble Beach people are watching to know that they were being treated fairly. That's why I bring forward having the decision from the Hart Lake just as they made a decision without knowing what the maintenance would be, whether there will be no contribution, some contribution or fully paid and we can discuss that in March.

Mr. Mecsecs: Bob, do you have something?

Mr. Zelazny: Let me address the question then to Sarah. There are two questions on the table. One is establishing a policy by which the Board will maintain areas throughout the community where the residents have made improvements. That's a policy change and in your view, every Board member can vote for that.

Ms. Sandy: No, in that case, I'm correct saying that you and Angie are currently the only Board members that would be. Both of you would have to recuse yourself from the discussion and the vote.

Ms. Littlewood: From the discussion too.

Ms. Sandy: If you're conflicted due to it and you can't vote on it and you also cannot participate in discussion.

Ms. Littlewood: And the workshop?

Ms. Sandy: Again, if we're talking about the general policy, if we're splitting it up, again, we're talking about Pebble Beach, then you can participate in that discussion and Bob would recuse himself and vice versa.

Mr. Zelazny: I think I'm a little confused over what you talked about last week, at the last Board meeting when you said, if it's a policy, then everybody votes because you are changing it for the community. Everybody benefits the same way based on a change in policy where nobody would have to be recused. Now if you're talking just about if the vote was for Pebble Beach alone before the policy, then I do have to recuse myself. But at the same time, you had said that Angie had recused herself because what is good for Pebble Beach is good for Hart Lake as well, so she couldn't vote. We need to figure out are we going to approach it as a policy issue, which then only requires the Board to say that's our policy and we're going to fund it going forward? Or are we going to continue to look at pieces of the pie where Board members have to recuse themselves to when they talk about the areas specifically in front of their homes.

Ms. Sandy: I see what you're getting at, Bob. Let me clarify. What I was saying last time is if the reasoning behind the policy of the Board, if now the Board is saying that this is beneficial for everybody in the community, not just those that live in those areas. If that is the reasoning behind the policy and the thought process, then we would be talking about a different policy and you'd be treating it like any other improvement that the District maintains. But previously this Board, the reasoning behind the policy had always been that it is benefiting these specific homeowners and these specific areas. If that is the reasoning behind the policy continuing going forward, then you would still continue to have a conflict and need to recuse yourself from discussion in the vote. I was trying to clarify and understand the Board's reasoning moving forward. From what I'm hearing is the reasoning has not changed. All that we're discussing now is whether the Board's going to have a general policy going forward that it would maintain these specific areas once an initial cut has happened.

Mr. Meccsics: I think that's what Sarah and Mike and Jason, we all sat down and talked about it. When we first thought this, this was for those three specific areas. Because a general policy on that, it has much more far ranging from a budgetary standpoint. I just saw Mary flinch a little bit there. I think to maintain what we have is to continue down

those three areas rather than a general policy across the Board, and then discuss it and we can do that at the workshop. Then we'll have our meeting right after that, and then we can vote and get this thing resolved once and for all.

Mr. Zelazny: Your proposal is to table it for a workshop and proceed along dealing with each area as a separate entity as opposed to a community policy?

Mr. Mecsics: I think from a budgetary standpoint, that's correct. I think if we open up to and say then anybody has property that they can do that same logic for a general overall policy, correct.

Ms. Littlewood: If we do it the way that Jim has just suggested, that means that neither Bob nor I can discuss it at the workshop.

Mr. Mecsics: Any further discussion, Bob?

Mr. Zelazny: I would just point out that a better approach in my opinion is to establish a policy for the District because we'll vote for the Pebble Beach, Rattlesnake Lake area, but down the road we're not going to support the Hogan Rattlesnake Lake area or if we support those two in March, and then we vote again and then we don't support the Hart Lake area.

Ms. Sandy: What I was going to say is this is getting into the policy discussion that we were talking about having in March and also the area where I think that you and Angie would need to recuse yourself from discussion. So I do want to be careful.

Ms. Littlewood: Do Bob and I need to discuss this with you privately on a one-on-one maybe, so that we are clear on where we need to be rather than be discussing it now in this meeting?

Mr. Mecsics: I think just again, and I'm looking at it from two different perspectives. I'm looking at it from the three specifics and I hear what Bob is saying as well as an overall. When we look at that, I think for the three, we need that last costing of what it's going to be and what their interest is without any other influence, then we can discuss that as a whole for those three areas. More importantly, if we are going to change the policy for this Board, it does open up and we need to really talk about the financial impacts that we'll have on our budget going forward. So, Jason, we will have a workshop in March with a Board meeting right after that and we'll put this thing to rest once and for all. We'll

also discuss about the overall policy and what the impact will be on the double Board. Go ahead.

Ms. Littlewood: I'm asking Sarah is if it's an overall policy, does that mean that Bob and I can contribute to the discussion?

Ms. Sandy: No. The way it's being presented right now, no. Not as the overall policy discussion on whether the Board would do the maintenance going forward, no.

Mr. Mecsecs: They can't talk about those areas for the three areas, that's the one policy on that. But the overall policy for the Board is to contribute the maintenance or whatever have you and other areas. That's the one that I think hits it mostly. Could they contribute to that, since we're no longer talking about their three specific areas?

Ms. Sandy: With the reasoning behind it, that it is individually contributing to those individual areas, and we're talking about changing the general policy of this District and doing the maintenance moving forward, that general policy discussion whether to make that change no, Angie and Bob would need to recuse themselves.

Mr. Zelazny: Then I would just go back to the last Board meeting when I recused myself. But you allowed Angie to vote on the issue. It's fine, but it resulted in a two-two vote opposed to a two-to-one vote in support of my motion.

Ms. Sandy: If I recall, and correct me if I'm wrong, the vote was specifically on Pebble Beach, correct? Is that right?

Mr. Zelazny: Correct, but in our discussions for the two months and the previous Board meeting and even at that meeting because it sets a precedent, Angie would benefit. Because the next time it comes up for Hart Lake, she has to recuse herself because she sets a precedent, because she is going to be a beneficiary of the same policy.

Ms. Sandy: I guess I just want to clarify again. I think the vote there is very important because that was specifically on Pebble Beach, and I think I've asked to clarify. Are we taking each one on a case-by-case basis? I see what you're saying that if we do it for Pebble Beach then that seems like a policy change for the Board as a whole, and it would implicate going forward. But that vote was specifically on Pebble Beach. Again to me, that is we're not taking a general vote on policy moving forward, we're doing area by area.

Mr. Zelazny: I believe the vote at the last Board meeting was for the general policy change.

Mr. Meccsics: It was not the generally, we we're still on this very specific area, Bob.

Mr. Zelazny: Sorry.

Mr. Meccsics: Anymore discussion? Yes, Angie?

Ms. Littlewood: I just wanted to say I can't remember which meeting. Well, it wasn't the last one is probably the one before, but I did have to recuse myself, Bob and so did you. I didn't get a vote on the Hart Lake side and I believe which you've just said, that was the same for this last meeting.

Mr. Meccsics: What I'd like to see is for again, with the Board's concurrence, we put this on the agenda with our workshop and for our Board meeting and to make this a Board vote on this once and for all. Any other discussion? I really especially with the finances for the overall policy that will impact that greatly.

Mr. Greenwood: How do we want to advertise that? Do we want it earlier or do we want to just start the workshop?

Mr. Meccsics: We can start the workshop at let's say nine o'clock and then we can take the vote because it shouldn't be too long. I would say by 11 o'clock that we could have our Board meeting and finish it up. Sarah?

Ms. Sandy: I would suggest advertising the workshop and meeting at the same time that way you can flow one onto the other.

EIGHTH ORDER OF BUSINESS

New Business

****This item was taken out of order***

C. Discussion of Volunteers in the District *(requested by Supervisor McKie)*

Mr. Meccsics: Next one here is discussion of volunteers in the District, Colette?

Ms. McKie: Some questions have come up in the past months about volunteers in the District and liability that I had perceived was covered under the joint amenity policy. We have volunteers all over. We have volunteers in the HFC. There have been volunteers to the dog parks. There are volunteer marshals for the golf course. I want to understand what the parameters are and whether we can have volunteers, because there's a question now of whether there can even be volunteers? There you go.

Mr. Meccsics: When I saw this, I talked a little bit about it to Sarah and we do use volunteers and I know we discussed a little bit about what's in the amenity policy and everything like that. But she had offered that if we need to, especially when we do use volunteers, just a waiver while they're out there. The most important thing with our volunteers is that one they take direction from either a Board member who's responsible for in that case the dog parks or Mary Bosman as the amenity managers, they take direction, but we could put that up so we will be covered that way. Is that correct?

Ms. Sandy: Correct, but a couple of concerns. There is a waiver of liability in our general amenity policy. I don't recall off the top of my head whether the policy discusses volunteers in general. That's generally geared towards people that, I would say cover volunteers, likely as well. But I think it would be better protection for the District to have a liability waiver specific to volunteering because that person is usually doing something affirmatively on behalf of the District versus just coming to our facility and using the facility. Yes, we can put together just a form waiver especially if you're doing a planting party or specific things that would be good to use. We also asked Jason to touch base with our insurance provider and make sure that our worker's comp insurance would cover the volunteers as well because that's usually a concern. Thankfully, because we do have employees, a lot of Districts don't so they might not have that coverage but hopefully, since we do already have employees, we will have the right type of policy. Those are the general concerns and then as Jim said, making sure that they are taking direction. I want to be clear that they have to be asked by the District and report to somebody on behalf of the District, not just somebody taking it upon themselves to do something for the District.

Mr. Meccsics: Okay.

Ms. McKie: Thank you. I don't know how other people are doing it, but that's how I'm functioning with volunteers there. It's a formal request and acceptance. If you get me the forms, I can have the wetland resident volunteers and the dog park volunteers all sign them. Thank you.

Mr. Meccsics: Please do so. Make it a low-cost effort, please. Thank you.

Ms. Sandy: I did want to make sure that the Board was all on the same page.

Mr. Meccsics: I think unless we have some objections on it, I think just to cover us, I think it's just the safe thing to do.

D. Consideration of Resolution 2022-11 Designating the Registered Agent & Registered Office of the Lake Ashton II Community Development District

Mr. Mecsics: Next is Consideration of Resolution 2022-11 designating the registered agent registered office of the Lake Ashton Community Development District.

Ms. Sandy: This is a housekeeping item as well with the change in firms for myself. I'm just moving it to my name with the new firm and our new office location.

On MOTION by Ms. Clark, seconded by Ms. McKie, with all in favor, Resolution 2022-11 Designating the Registered Agent & Registered Office of the Lake Ashton II Community Development District, was approved.

E. Consideration of Resolution 2022-12, Authorizing an Amendment of the District's Boundary (West Golf Course)

Ms. Sandy: Well, I don't know how much the newer Board members will know, Jim and Bob will know this pretty well. There are a few portions of the West golf course that is owned by Lake Ashton II, but it is located within the boundaries of Lake Ashton I. It was always the intention, in fact we put it in our inner local agreement when we bought the golf course to bring that area into Lake Ashton II. Lake Ashton I agreed to support that boundary amendment at the time. There will actually have to be two boundary amendments, one to take it out of Lake Ashton I and one to put it into Lake Ashton II. The Board members may know this. Each of the Districts was actually established by a different local government, this Board or this District was established by Polk County. Lake Ashton I was established by Lake Wales. We will have to be going to two different governmental entities. Part of what we agreed to in the inner local agreement is that Lake Ashton II would pay for Lake Ashton I costs and doing their boundary amendment. I have been working with their District counsel to put together a lot of the documents and having her review them. But we'll be trying to do as much work on our end so that this Board will have those costs covered through my efforts. Happy to answer any additional questions. With Lake Ashton I, I did prepare the initial resolution authorizing that and provided it to Jan Carpenter to review. She has made some updates and signed off on it. I think she's asking that they put it on the next agenda, their February agenda.

Mr. Mecsecs: I was approached by a Board member from Lake Ashton CDD whether we would be interested in increasing that to take over Mulligan Lane to increasing that adjustment. As I said, there are considerations and I'm not sure how much doing is because they would have to be approving that as well, their Board will have to approve it. That might slow things down a little bit.

Ms. Sandy: Yeah. It's not in the resolution that's before you currently. It's also not owned by Lake Ashton II. The property that we're looking at approving the boundary amendment for we already own.

Mr. Mecsecs: Okay.

Ms. Sandy: There would be also potentially costs associated with conveying that property over.

Mr. Mecsecs: Any other interest in that, Bob?

Mr. Zelazny: I apologize because I was reading the document. The property changes that you're proposing here do not address the Eagle's Nest and the two lots in front of the Eagle's Nest.

Mr. Mecsecs: It does.

Mr. Zelazny: Which were part of the agreement.

Ms. Sandy: What I have included were all the parcels that were identified at the inner local as being the boundary limit parcels.

Mr. Zelazny: I don't see it on your map here, but when we purchased the golf course, we purchased all of the property. When we purchased it, we withheld the three holes that are on your map here. But there was also the land that the Eagle's Nest was on and the lot in front of the Eagle's Nest that goes from Mulligan Lane to, I guess, it's Ashton.

Mr. Mecsecs: What he's describing is the Eagle's Nest itself was on Lake Ashton II. The little lot, where he had the golf cart turnaround path in front of it, that was actually Lake Ashton I. That's where we said we're going to change our boundary amendment at that time to include that whole thing. We did not include the Mulligan Road at that time we cut it off right at the curved line, and what it did was score off the entire Eagle's Nest area of the property.

Mr. Zelazny: Just to make it clear, the Eagle's Nest is 90% located in Winter Haven, 10% the balcony and the stairs on the west side is located in Lake Wales. When the purchase was done, we had to purchase the land in front of the Eagle's nest down to Dunmore. That was included in the purchase that we did not sell back to the East, and so that has to be part of this agreement that we're working.

Mr. Rayl: There are a few parcels, the golf course holes where you're speaking of and there's a sliver on the South side of the RV storage. There's a sliver across the street parking lot of Mulligan. I was trying to find any of my emails here, but all of those things are included in this.

Mr. Zelazny: We are all included in the discussions on purchasing, and reselling the property back. Because the intent was when we were all done, the West would have an 18-hole golf course with all of its facilities, if something happened on the East, so it all needs to be included.

Ms. Sandy: I want to be clear. You looked at that boundary amendment parcel description attached to the resolution, and you don't think it includes what you're describing?

Mr. Zelazny: I'm just looking at page, whatever it is on your document.

Ms. Sandy: There are four different parts.

Mr. Mecsics: That's the one over by the maintenance area.

Mr. Zelazny: That is the sliver?

Mr. Mecsics: Yes.

Mr. Zelazny: I'll just have to flip through everything on the Palm Pilot instead of my notebooks. I'm good now. It's all covered on them next four documents.

On MOTION by Mr. Mecsics, seconded by Ms. Littlewood, with all in favor, Resolution 2022-12 Authorizing an Amendment of the District's Boundary, was approved.

F. Discussion of Meeting Decorum *(requested by Supervisor Mecsics)*

Mr. Mecsics: Bob, I know you wanted to talk about some stuff on the budget. So you take it at this point because I have one more after that.

Mr. Zelazny: Just a quick review of the budget, if you have the document in front of you. Highlights are there are additional contributions identified as Rattlesnake Lake, which is \$11,663. That's the change in revenue. Under admin, it shows that we're \$45,000 to the good. That's primarily due to the fact that we haven't been billed any legal fees associated with the boundary amendment. But obviously they're doing work now, so that should kick in starting in the next month. In the field portion of the budget engineering is over. But as we discussed at the last meeting, it was probably the busiest quarter we've ever had in terms of Alan and having his people come. Those costs should come down over the next couple of months because really it's primarily focused on overseeing and supervision of the cart paths, the flumes, and the septic tank and those projects. That's very good. Gate guards continues to be over by about \$5,000. That is concerning because we're looking at an additional \$15,000 in salaries for the rest of the year for the gate guards. Salaries for employees, again, is under, and that is to be expected because of how we built the budget. But we should expect a \$23,000 increase in personnel salaries for the remainder of the year because that kicked in in January. So you can see a little uptick in the January personnel numbers, but you'll see that increase the rest of the year. You'll see a Rattlesnake Lake expense under field for \$11,663, which wipes out the contributions. Under the capital, capital projects are all in line. There has not been any significant change since the last time, in terms of completing any projects and closing out accounts, we did have a heater problem in the pool which has been replaced. As you know, that was in the budget and was in the reserves study for this year. So that does not create any issues. One area that is a concern, of course, is legal. Going again, we are over in legal. When you review the invoices, the work that they do for us is all in keeping. We do need to figure out a way on how we can get the cost of meetings down. Just last month, I know we had an extensive meeting. It was \$2,900 for one meeting, which pales because the rest of the stuff for the month, all their legal work for us was somewhere around \$800. We need to figure it out if we do better scheduling of our meetings and things like that, do a tremendous job. They are right on track this year, by the way, in terms of their legal bills that they've sent in, but we need to try to figure out how we can bring that down a little bit going forward. Other than that, I think the budget looks very good. We have money in the capital budget if there are some initiatives that we want to

pursue this year or wait till next year. I think we're in a pretty solid position. Like I said, the spreadsheet we did last month has not changed appreciably. I think we're pretty good unless anybody has any questions.

Mr. Mecsics: I looked at the security and the entry control or the gate guards and there has been no change. So I think there's something going wrong in our accounting system. Mary, would you please take that on because I approve each one of those expenditures every month and it has not changed. Either the baseline was not adjusted to our earlier budget or whatever happened, but that needs to be corrected because it's not over.

Mr. Zelazny: Just one last thing. If you look at the landscaping contracting under the field budget, it had an appreciable increase this month and that's because they put a landscaping replacement bill under that line, which is going to have to be moved back over to landscaping replacement under the capital budget so that we can keep the general fund budget in line. It hasn't been an uptick in the contract that Colette negotiated, which is saving us about \$2,000 a month. I think there was almost \$8,000 that went into that account. That's got to be moved over to capital, which was reflected in the capital spreadsheet I gave you at the last meeting.

Mr. Mecsics: Thanks, Bob. Mary, do you want to add anything? I just want to say again, I've said this many times, Bob, you've done yeoman's work in all this and if you had walked past that office he was in there sweating blood. I really appreciate that. In fact, when we had the heater in the room here on the pool go out, it wasn't a major concern because we had the money budgeted for it. I know I had someone come up to me and say, "Well, if it's passed its lifetime, why don't you just replace that?" I looked I said, "Well, if it's still working, why would you?" I said, "It's like your air conditioning system. It's still working. Why would you replace it if it was passed its life cycle? You replace it when it breaks. Good job. Thank you. Ma'am?"

Ms. McKie: I'd like to understand Bob, just addressed the budget. I thought Mary was doing the finances. I'd like to understand if there is a separation there.

Mr. Mecsics: This is in the transition period.

Ms. McKie: Thank you.

G. Discussion of Future Meetings & Workshops *(requested by Supervisor Mecsics)*

Mr. Mecsics: I'll take my one left here is you all have seen the Lake Ashton Community Committee about the development that's going on around Lake Ashton and the impact it's going to have on this community and the transportation systems around that. Mr. Costello from Lake Ashton, and myself, went to one of their Board meetings or one of their meetings specifically to look at it. It's amazing how much infrastructure is going to be impacted on that thing. What they've asked us, is for both CDDs to write or have a letter to these various Boards just expressing our concern of the impact on the transportation systems and traffic and all that. What I've proposed to do is to give those letters that they've asked is we give it to our lawyers for their legal review, and then would you check with Jan on the Lake Ashton I letter so we can have similar letters going out to these various different Boards. There's the Board of Education, there's the County Commissioners. But I will tell you, after looking at that picture and that map that they did, this whole community, this whole area is going to change dramatically. Adjust your traffic and transportation, so if you take that on for me, I'd appreciate that. Yes, ma'am?

Ms. Clark: In alignment with that, I don't know if you all received it, but I received an email from a resident with some concerns regarding green and fencing and things like that. I think that that is also something that we as a community need to look at and budget, accordingly. The landscape is changing, and so we're going to have to make sure that we change with it and protect the other residents and their property.

Mr. Mecsics: I've been working on that specifically on Green and Wing Foot where they're going to be putting in all those homes. I am working on a proposal that we had to do for budgeting and upgrading that fence line out there because it's really nothing more than just a normal fence line. Yes, ma'am?

Ms. Littlewood: I actually spoke with Alan about that this morning because I wrote back to the resident and said I would mention it at the meeting, but you've done that. I'm going to send Alan the plat map that she sent to us because Alan, you said you thought there might be something on Traditions where they may be building a wall or something.

Mr. Mecsics: Since that falls under security and defense line and all that, Alan and I will be talking about whether we upgrade the fence or something more than that. Absolutely.

Mr. Zelazny: Just to be clear, my question was who was going to take the lead, Colette or I? But I understand you're going to take the lead on the fence behind Green?

Mr. Meccsics: Yes. Any other things on that?

Mr. Zelazny: The fence is in the reserves study for replacement based on time. The money is not there if we have to do what we did along 11, which was get it straight and fix it and stuff like that. That's just like an operational thing, but the replacement is in the reserve study, but it's out from well past that. To change the type of fence and the material, I think would be cost prohibitive, but that's for you to take the lead.

Mr. Meccsics: Well, what I'll do is I'll define from a security perspective which would be well, and then we can discuss it whether we want to upgrade it or wherever.

TENTH ORDER OF BUSINESS

Staff Reports

**This item was taken out of order*

A. Attorney – Property Line Adjustment

Mr. Meccsics: I don't think we have any more on here. Staff reports?

Ms. Sandy: I don't have anything else to report to the Board unless there are questions.

EIGHTH ORDER OF BUSINESS

New Business

**This item was taken out of order*

H. Consideration of Amendment to Professional Engineering Services Agreement with Rayl Engineering & Surveying, LLC

Mr. Greenwood: No, we skipped over a few things. It was the amendment of the professional engineering services agreement. Is that correct?

Ms. Sandy: I think this was actually approved by the Board at the last meeting. This is just an update to the rate schedule. We just drafted a form agreement to update it. I don't think it actually needs to be approved by the Board.

Mr. Meccsics: I'm sorry, I apologize. We have Section I and J.

Mr. Greenwood: Yes.

I. Dog Areas Update (requested by Supervisor McKie)

Ms. McKie: Section I is the dog areas. Pebble Beach and Winged Foot both have three resident volunteer coordinators. We're keeping in constant contact. Last month, an

estimate was given from Unlimited in regards to extending the paver area in Winged Foot dog park. I remember that the Unlimited company was the highest bid for the landscaping on the Seven Islands. That prompted me to ask Fox Hollow for a bid. They came out, and they looked at that area and I also asked them to look at the entry paver area because the dog owners, had hoped that the CDD would pay for improvements to that area. I told them that we needed an estimate. Fox Hollow came back with an estimate that included the extension of the pavers that had been on the Unlimited. It also included ground cover around the trees that had not been on Unlimited and it had included sod around the new pavers that had not been included in the Unlimited. It also included the repairs of the entry, and included five feet of sod around the entry, once it is repaired, for the same price that Unlimited had given for that one smaller area. It remains \$4,300. The donor of that \$4,300 has given a 50% deposit for Fox Hollow. It was submitted to the HFC and it's in process. Now the pavers, because of supply issues that we're all familiar with, it's an 8-15 week wait for pavers. I'll keep you all in touch with that. Prince was here Monday with the intent of doing all of the irrigation repairs on both dog areas. However, there was never a time when there were not people there. They're going to set two days where they would do one area and then the next day the other area and the parks would be closed. Also because we have a once-a-month inspection now, they're suggesting that a date every month to be set for the dog areas to be closed for a certain period of time, so that they can do their inspection because they have to turn the water on and off to see what's working. That's the update.

J. Discussion of Hedges Behind HFC Along Cart Path *(requested by Supervisor McKie)*

Mr. Meccsics: Thank you. Do you have the discussion on the hedges behind the HFC?

Ms. McKie: Yes, I was contacted by the HFC a couple of weeks ago, they asked to look at the hedges behind the HFC that runs along the cart path. Those hedges are original, they're very old, they're getting very woody. They're very difficult to trim, and the last time Fox Hollow tried to trim them, they couldn't finish or do the work because there were so many hornets nests in there. Fox Hollow made me aware that they were concerned with the narrowness. If people in golf carts or walkers or bicyclists rub against

or disturb the hedges, they could be swarmed by hornets. That is a potential liability on our part. With the low degrees that we've had in temperature, the hornets die the Queens borough, and they will build new hives in those bushes in the spring. I gave you the estimate from Fox Hollow with pulling out all of the hedges. There is an estimate of just pulling them out, and there's an estimate if we want to put mulch along where they had been pulled out or leave them in dirt for a period of time. I don't know if we may want to just leave them blank without any planting. We just don't know. We've never seen them without it, but it will open up that whole area so that there's more visibility and you don't feel closed in and rub your cart tires against the border there on the right.

Mr. Meccsics: Go ahead, Angie.

Ms. Littlewood: You said the mulch Colette, if they look okay without the hedges, instead of just putting mulch in there, could we not put river rock in, which doesn't wash away so much and doesn't need replacing so often?

Ms. McKie: I could certainly get an estimate. It will probably be more expensive. We don't know what we're going to have. That's my concern, is we don't know what will be dealing with because it's never been blank before. I would suggest, rather than making a decision one way or the other, if the Board doesn't want mulch and wants rock, that we wait and let it be blank for a period of time before we make that expense. Since that \$8,000 is going into landscape replacement, this is not landscape replacement and I would not have the funding in the landscape replacement to do this work anyway, so it would need to probably come out of other capital projects.

Ms. Clark: I was just going to say that my opinion would be to just remove the hedges and then see where we are. I agree mulch is probably not the best answer because it is going to run away. But I would be concerned about rock too because if that gets in the cart path then that's an issue so that's just my two cents.

Mr. Meccsics: Bob?

Mr. Zelazny: I'm just looking at the proposal, and it appears that it's much more than just taking out the plants that are along the cart path and the tennis court. This is removed around the pickleball and the tennis courts to the walkways into the side entrance. Remove them from outside of the rose garden to the hot tub. I think I would prefer to have a better understanding of the project before I voted on it. I'd like to if we

could just put it on the workshop and next month, as we talk about, what the total landscaping bill is going to be from the dog parks to this. I can't conceptualize in my head how much stuff that's coming out.

Mr. Mecsecs: Do you have any other further discussion on that?

Ms. McKie: I think we want to be aware of not taking them out and the liability with the hornets. I don't know. I will do my best to have an overall, but we're trying to do things in steps. I don't know that I'll have an overall next year proposal by March.

Mr. Mecsecs: Why don't we focus in on where we were talking about or where the hornets are at, and some of that area where the visibility is along the way behind the back there. Just focus on that right now.

Ms. McKie: Okay.

Mr. Mecsecs: Then phase them with this other stuff.

Ms. McKie: One line along the tennis courts, those are mostly dead anyway. They're not adding a lot of cost. If you go look at them, there's stumps with a few leaves, and so that's not adding to the cost, it's removing the viburnum. Some of the hedges and I forget the name of them, but the viburnum that runs along the side is all old and I think just leaving it to see what we have to deal with, would be the best thing.

Mr. Mecsecs: Go ahead.

Ms. Littlewood: I get where Bob is coming from and about discussing in the workshop. I get where you're coming from about a hornet's nest. But can they not just spray them at the moment until we can get a better understanding and discuss it more? Can they not just spray them for the hornet's nest? I know that it can be done because it was done at a church that I go to. There was a plant there where there was a hornet's nest and my granddaughter got stung because she brushed against it, and they came out and sprayed it.

Ms. McKie: They did spray in the past and they're very difficult to see and to find. It's up to the Board. I'm presenting what I have.

Mr. Mecsecs: Why don't we research our entomology people that spray the nests as an interim and find out how much that costs to spray the bushes that have the hornet's nest. Is probably not going to erase them all together, but for right now until we have our

workshop and our next meeting, then we can do something at least to alleviate the immediate spread of the hornets. Mary, can you take that on for me?

Ms. Clark: Yes.

Mr. Meccsics: Go ahead. I'm sorry Colette.

Ms. McKie: That's fine with me. It was the HFC who brought this to me, I didn't initiate it.

Mr. Meccsics: No, and that was a concern there on it. Good point. But if we can do that, alleviate the threat of the bugs and then work on what we want to do to it permanently correct it, then that'll be a bit better.

Mr. Zelazny: Yes, two quick questions Colette. One, if the \$1,850 to remove the viburnum, is that to take them all out? Or and if we don't take as many out, does that price go down?

Ms. McKie: I would think so and we don't want it to look stupid either.

Mr. Zelazny: The only other question is I hesitate to when I read that it says, we're not responsible for any broken sprinklers since we just paid them to repair and fix all of our sprinklers.

Ms. McKie: Well that happens with any landscaping removable or putting in plants. We've had that stipulation on everything we've done.

Mr. Meccsics: Again, we can discuss this more in depth, the whole project at the workshop. But right now, is to alleviate the insect problem. Who's our insect person? Can Florida Pest come out and spray them? I think that I can put that under my emergency. Did you have something on the pickleball courts?

Mr. Zelazny: Yes, I do. Remember at the last meeting there was a contingency from the Pickleball Association that was asking for us to look to redo the courts. Mary had a couple of questions. I attempted to get those questions answered for this meeting. The first question is the best time to put in a pickleball court is between 60 degrees and 110 degrees temperature. It could be anytime here. I did go out and I have three bids to resurface to pickleball courts; one is \$7,900, one is \$7,937, and one is \$13,000. We have one other company who's coming in next week to give us a bid. The lead time to put in a court is approximately 12 weeks if we decide to do that. Just in terms of perspective, the reserve study had two of the pickleball courts being replaced last year or this year, the

Board made a conscious decision to move that till next year. Then the following year, the two new courts were in the reserve study and they were put in at \$8,000 for two courts. Varsity who put in the second two courts or the last two courts are at the \$7,937, so we can get all four courts done for the same price that the reserve study reflects two courts to be done. Obviously, we save money by doing both courts at the same time. The varsity courts, within the last year, their bid has gone up by \$1,000. You can see that costs continue to go up the longer you delay. At the next workshop if we look at it and we decide that it would be prudent to go ahead and do it this year, the money is in the reserve study and potentially in the budget for next year so that it would not have an impact on our bottom line as an unanticipated expense. I will tell you that all three companies that came out said that our courts are not unsafe, they're not unplayable. There are minor things that we could do. We could do some patching. James has already patched the couple spots where the roots have come up. We can continue to do that or we could go ahead and upgrade them and do the ceiling and everything at one time. Again, we'll have a fourth bid in for the March meeting. If we decide to do it, and move it up two months, we can take advantage of this contract, get it done, and it won't affect next year's budget, or really this year's because it's under the \$8,000. If you have any questions?

Ms. McKie: We spent \$5,600 on the pole at the bottom of the fence to stabilize it. How much did we spend on the netting? That is very expensive. I don't know. Now we're talking about another \$8,000. Since spring, I've been asking that the pickleball court have a line item and each dog park have a line item so we know what we have spent and what the budget is. I have a problem in considering moving ahead because prices are going to go up on pickleball stuff when there's been zero spent on Wing Foot. I think, what, \$1,300 last year for the pole along their fence. We need to equalize it out more for amenities and know what we have spent and what we intend to spend.

Mr. Zelazny: Well, we're trying to capture all of the pickleball costs. Mary has been working on that for a couple of weeks and we need to do that. Sharon can put in a line for pickleball and dog parks. That's relatively easy. Then we have to move some things to do that. It is important to get visibility because we spend an awful lot of money supporting activities that the residents don't understand. They think it's just this or just that. Unfortunately with the courts themselves, that's a structural issue. But again, they're not

unsafe, they're playable. The primary issue is cosmetics and with the fading of the color and the bird bath on Court 4. Today I'm not advocating that we should do this, I'm saying that it's in the budget next year to fix two. There are funds available that we could move it up if we feel that we want to do that and we can get four for the price of two. Really I leave it to you for the workshop. I will provide you with the fourth proposal that comes in. But especially given the fact that it's a 12 week start time, we could very quickly be into the rainy period, which would make it a little more difficult to put it in. But you can see that there are degrees of warranty work associated with all of them. The degree of specificity in each one of the efforts is different. Again, today not to ask for a decision, but for you to review it. If you have questions, send them to Jason and I will try to get them answered before the workshop. But anyway, I don't know if I answered your questions that you had or if anybody else has?

Mr. Meccsics: Colette has a question.

Ms. McKie: Thank you for saying that there are aesthetic issues considering funding. That means that we can consider funding aesthetic improvements elsewhere.

Mr. Meccsics: Well, no. I don't think he said it was an aesthetic question.

Ms. McKie: He did.

Mr. Meccsics: Well, what he said was the courts themselves to do things for aesthetic standard but by the reserve study, they're already entering to that period of time when they need to be resurfaced.

Ms. McKie: Well, yes, but we talked about doing that October-ish.

Mr. Meccsics: Well, that's true.

Ms. McKie: Yeah.

Mr. Meccsics: I mean, again, I think what he's saying is that we'll have it for the workshop. We can discuss that then and then maybe if we find that we could save the money previous to that, the money will be there in the budget and we can vote on it that time or push it further on down the line.

Ms. McKie: Okay.

Mr. Meccsics: Okay. Yes, ma'am?

Ms. Littlewood: Sorry, I had to go out to the bathroom there. But when I came back, I heard you mention some root damage. Is it some root damage to those courts?

Mr. Zelazny: Yeah. If you go out there, there are some spots where the grass and stuff has started to come through the asphalt, grass and twigs or whatever that have come up. James has fixed one or two spots, but that's really the primary problem on courts 3 and 4, other than the bird bath. Again, it's not a safety issue, it's not a critical issue. It is in the budget scheduled to be done next year. It was originally scheduled for this year. But because we were unsure of what the budget was going to look like, we put it off along with some other things, as you remember. We took a lot of the gym equipment and spread it out over four years versus one year. We've got the budget under control. The budget next year, the proposed budget, what is available if you looked at the spreadsheet last month, is that all of the items that are in the reserve study previously and next year, are funded. Our funds are available to cover that. That includes the \$8,000 for this particular project.

Mr. Mecsecs: Going into the new fiscal year of October but having understanding of the spool up time of the engineering to come in, I think that all plays into if we want to hit the October time frame, especially with weather. We're going to have to do it prior to the October time frame. But this is all stuff that we need to discuss at the workshop.

TENTH ORDER OF BUSINESS

Staff Reports

B. Lake Ashton II Community Director (to be provided under separate cover)

Ms. Bosman: Good morning. The health and fitness center is alive and well. We've done a lot in the past four weeks since we had our last meeting. On January 24th, the Florida State Health Department inspected our pool and our spas. We got an A-plus rating, and he said he's rarely seen a cleaner pool, so that was very nice for him to say that. February 4th, we had a karaoke party here. February 11th, we had Valentine's dance here. Both were very successfully done, and socially and financially, was very good as well. I thought I'd mentioned our ice cream that we have on Fridays. We have a low intake of \$30 and up to \$120, so those are profitable as well. The replacement of the floors is completed in the sports court in the racquetball court. I'd like to thank Supervisor Mecsecs for coming over here. One evening, I had three residents march into my office and say the lines are off in the sports court and they were, so I called Mr. Mecsecs and he left the entertainment series to come over here, and he made a real tough decision, but it was the right one for them to re-sand the floors and get those lines like they were supposed

to be. Thank you for that. The walls prior to the floors being laid down were painted. We had paint that we had, and we only had to buy a gallon, I believe or so. So that was a minimal cost to us. Scot-free bumpers have been put on the legs of designated tables and chairs so that we can multipurpose that sports court like we used to do so status quo, as far as that, we're working on problem-solving with a specific group to allow them to get their activity back here in the health and fitness center. The 10th annual health and fitness expo was a big success. We had 35 vendors and over 350 persons attending, and those were primarily Lake Ashton residents. I saw one or two or maybe realistically 5-10 outside persons attending, but the vendors really appreciate that opportunity that they have and the residents, of course, benefit from that. Pickleball tie-downs were replaced due to a recent storm and just for a little reality check, one bag of those tie-downs for the pickleball courts is \$90. To do the tie downs, it takes two people two days to do them. It's all manual labor and poor James' hands, he couldn't even move his hands after that second day. A replacement windscreen is being ordered at this time. OnSpot Dermatology is a mobile unit that will be coming to the parking lot here on February 21st. That is a very accommodating unit. It's not just a trailer. It has pull-outs for 3-4 private exam rooms in itself. It's pretty cool for our residents. We have a new activity called cardio kickboxing. It's becoming very popular and the residents like that. A replacement ping-pong table was purchased and the residents are enjoying that. The broken one was unfixable. It basically just everything got worn out on it. You can't screw in something that's, I don't know what the term is and James isn't here, stripped, I believe it is. It was unfixable. James had fixed it probably two or three times and so I would like to ask for the old one to be taken off the inventory so that we can toss that out.

Mr. Mecsics: Can we take care of that, please? We'll surplus the old ping-pong table and get rid of it.

Ms. Bosman: Thank you. Another weekly bible study group is formed and is meeting at the HFC. Yesterday, I had a meeting with Lake Ashton Garden Club, and they are taking us on as a project. Our pool area will have potted plants and not just the initial putting of the plants in there for beautification purposes, zero cost to us. They're going to do the maintaining of that as well, so I look for something quite nice looking in there. We had a nice meeting yesterday. Any questions?

Mr. Meccsics: Mary, I just want to say thank you. You guys work very, very hard, and James and crew and then Karen, the whole crew, you just work very hard, and really kudos on the dances and the karaoke, because that brings in some good money for us. We don't have to worry too much about weddings and we're doing karaoke still. Anything else? Great. Thank you.

Ms. Bosman: Thank you.

C. District Manager's Report

Mr. Meccsics: District manager, Mr. Jason.

Mr. Greenwood: I've interacted with most of you throughout the month since the last meeting. I have a couple of other items on my list that we hopefully have addressed at our workshop. On a side note, Sharyn has been working with Bob with the financials and whatnot. Mary, you've taken on the roll.

Ms. Clark: Yes.

Mr. Greenwood: You got a lot to live up to. Bob was very on point. Other than that, congratulations obviously with the bond refunding. Sarah and everyone worked extremely hard putting that together and you guys are in a good position with that. If there weren't any questions for me, I'll be looking to move into the financial reporting at this point.

ELEVENTH ORDER OF BUSINESS

Financial Report

A. Approval of Check Register

Mr. Meccsics: Next is the check register.

Mr. Greenwood: If there weren't any questions, as part of your agenda, you have the approval of the check register. You have the combined balance sheet and special assessment receipt schedule.

On MOTION by Ms. Littlewood, seconded by Ms. McKie, with all in favor, the Check Register, was approved.
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B. Combined Balance Sheet

C. Special Assessment Receipts Schedule

Mr. Mecsics: You went through the combined balance sheet and the special assessment receive schedule.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Mecsics: Supervisor requests. Yes ma'am? Ms. Littlewood: I just have one thing. I know that the COVID has been up and down. But I get worried about the staff having to wear masks all day. I just wondered if you could look at that and if when there's no one there if they could take the masks off.

Mr. Mecsics: Angie, in fact, I don't want to say this, but I think you read my mind but you don't want to go into that area of my brain. But no, I've been watching the COVID is making a dramatic downturn. I know that there is debilitating effects with that. I wanted to look at the numbers one more week and then we'll make a decision as far as taking care of where we really need to have the staff either wearing the mask or not wearing when there's nobody around.

Ms. Littlewood: It's just all-day.

Mr. Mecsics: It's tough. Thank you.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Mr. Mecsics: Anything else? Any further public comments?

Ben Hodgers: Why no answers to my questions?

Mr. Mecsics: You can talk to the staff. This is not a workshop, so the staff will work with you on your questions.

Mr. Zelazny: I'll make myself available after the meeting, you can come up and talk to me.

Mr. Mecsics: Angie, did you have one more comment?

Ms. Littlewood: Sir, I didn't get your email. If you'd like to resend me your email so that I can understand what it is that you're talking about, I'll be happy to look at your email, but I didn't get it. You can get my email address from Mary.

Mr. Mecsics: Any other public comments? Good meeting everybody. Good meeting today. We're at that point in time.

February 18, 2022

Lake Ashton II CDD

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. McKie, seconded by Ms. Clark, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary
Chairman / Vice Chairman