

1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Asturia Community Development District  
5 was held on Tuesday, October 24, 2023 at 6:01 p.m., at the Asturia Clubhouse, 14575  
6 Promenade Pkwy., Odessa, Florida 33556.

7 **FIRST ORDER OF BUSINESS – Call To Order**

8 Ms. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Glenn Penning	Board Supervisor, Chairman
11	Jacques Darius	Board Supervisor, Vice Chairman
12	Jonathan Tietz	Board Supervisor, Assistant Secretary
13	Marie Pearson	Board Supervisor, Assistant Secretary

14 Also present were:

15	Susan Coppa ( <i>via Zoom</i> )	Board Supervisor, Assistant Secretary
16	Tish Dobson	District Manager, Vesta District Services
17	Grace Kobitter	District Counsel, Kilinski Van Wyk
18	John Burkett	RedTree Landscape Systems
19	Matt Olson	RedTree Landscape Systems
20	Virgil Stoltz	Blue Water Aquatics
21	Mitsy Rogers	Asturia HOA Social & Events Committee
22	Rebecca Russell	Asturia HOA Social & Events Committee
23	Sue Vaughn	Asturia HOA Social & Events Committee
24	Sydney Oyster	
25	Rob Wolf	
26	John Wolf	
27	Shelly Penning	

28 *The following is a summary of the actions taken at the October 24, 2023 Asturia CDD Board of*  
29 *Supervisors Regular Meeting.*

30 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

31 Mr. Darius led the Pledge of Allegiance.

32 **THIRD ORDER OF BUSINESS – Audience Comments**

33 (*limited to 3 minutes per individual for agenda items*)

34 Members of the Asturia HOA Social and Events Committee commented they were here  
35 to request funding for 2024 events.

36 **FOURTH ORDER OF BUSINESS – Staff Reports**

37 A. Exhibit 1: Landscape and Irrigation

38 RedTree provided a report on the various projects completed and scheduled for  
39 the community's landscape.

Direction was given for staff to contact the Sheriff regarding a Lantower resident picking the annuals.

1. Consideration of IQ Network Comm Cartridge Ethernet Proposal

Supervisors asked questions on the front entrance repair plan, resodding, work quality, trash on the roadway, the east entrance schedule, reseeding the clubhouse in the Fall, and the landscape map.

On a MOTION by Mr. Darius, SECONDED by Mr. Penning, WITH ALL IN FAVOR, the Board approved the installation of the IQ Network Comm Cartridge Ethernet (for monitoring the irrigation), in the amount of \$2,180.00, for the Asturia Community Development District.

2. Consideration of IQ4 Irrigation Cartridge Proposal

This is a monthly charge associated with the equipment.

B. Exhibit 2: Aquatic Services

Less algae and less complaints were noted this month.

A proposal for the removal of invasive vegetation of the Long Bow Way wetland buffer was distributed. Board consensus was to select option 3 for "24D".

On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved option 3 of Steadfast's proposal to remove invasive vegetation from the Long Bow Way wetland buffer, up to \$2,500.00, for the Asturia Community Development District.

The Board also discussed turkeys and hogs in the community.

C. District Engineer

The meeting by Mr. Penning, Ms. Penning, and Mr. Oyster with Nectarious Pittos of Pasco County Planning and Development was discussed. Highlights from that meeting were shared:

The County approving the Circle K project

The Conceptual Development Plan's inclusion of the Portico Street extension. It was suggested that a request to end Portico Street where it currently ends be requested, citing financial distress as one of the concerns.

A formalization of a non-substantial change request to Pasco County.

The entrance at Sully Lane and Portico.

Lantower not meeting the Land Development Code.

Land Counsel, Mr. Penning, Ms. Dobson, and Mr. Muether met with Lantower counsel regarding the cost share agreement. Comments were made on Pasco County issuing a citation of non-compliance to Lantower and the assessment of fines.

The multi-family development is on hold.

On a MOTION by Mr. Tietz, SECONDED by Mr. Penning, WITH ALL IN FAVOR, the Board authorized the engineers to draft a non-substantial change request to Pasco County, for the Asturia Community Development District.

*The Board discussed Business Item A: Exhibit 9: Consideration of Asturia HOA Social & Events Committee Funding Request after the District Engineer's report and before hearing District Counsel's report.*

D. District Counsel

There being nothing additional to report, the next item followed.

E. Land Use Counsel

1. Exhibit 3: Consideration of Resolution 2024-01, Re-initiating the Intergovernmental Conflict Resolution Procedures with Pasco County (re: Lantower Apartments)

This item was tabled.

F. District Manager and Field Operations

1. Exhibit 4: October

Ms. Dobson reported on the various operational updates. Discussion ensued regarding issuing access cards to the contractors.

#### **FIFTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 5: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 26, 2023

B. Exhibit 6: Consideration and Acceptance of the September 2023 Unaudited Financial Statements

C. Exhibit 7: Consideration and Acceptance of the Operation and Maintenance Expenditures for September 2023

Direction was given to staff to request the networking map from Complete IT.

Supervisors discussed upcoming projects, card access, and cameras.

Discussion followed regarding streetlights. The District is paying for the poles and Monticello's. Staff were directed to review the invoices to ensure the CDD is not paying for lights outside the District.

D. Exhibit 8: Consideration and Acceptance of the Updated June 2023 Public Facilities Report.

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved the Consent Agenda – Items A-D – as presented, for the Asturia Community Development District.

#### **SIXTH ORDER OF BUSINESS – Business Items**

A. Exhibit 9: Consideration of Asturia HOA Social & Events Committee Funding

Request – *Previously Presented*

*This item was discussed out of order after the District Engineer’s Report.*

Ms. Russel addressed the Board and presented the Social & Events Committee budget. Discussion followed regarding the condition of the clubhouse after the most recent event. CDD sponsorship of events was discussed, with a funding suggestion of \$2,000 to be applied towards approved items for the end of school party, Easter egg hunt, Fall festival. The Social & Events Committee request will be revised and resubmitted at the December meeting.

**B. Exhibit 10: Discussion on Legal Services RFQ**

Mr. Penning submitted revisions to the RFQ. Supervisors want vendors to recognize the CDD’s budgets. Proposals will be reviewed at the December meeting.

On a MOTION by Mr. Penning, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board approved taking legal services out for RFQ, for the Asturia Community Development District.

The Board was asked for direction in outstanding Halff Associates invoices. Consensus was for Halff Associates to communicate with District Counsel.

**SEVENTH ORDER OF BUSINESS – Audience Comments**  
*(limited to 3 minutes per individual for agenda items)*

A resident expressed his appreciation to the Board.

**EIGHTH ORDER OF BUSINESS – Supervisors’ Requests**

Ms. Pearson provided an update on holiday lighting and expressed appreciation to the Pennings for finding painters to paint the mailboxes. The CDD will purchase the paint and labor will be \$100 per mailbox unit. She reported that Adirondack style poolside chaise chairs were priced at \$429 each, funding to be taken from reserves or cost share funds. American Leak Detection was contacted regarding divots in the pool seams. Suncoast Pools will be contacted to fill in the divots in the seams where the two sections come together.

Mr. Penning provided an update on the east entrance. He is working with Mr. Marciglio of Duke Energy and anticipates an update from Mr. Marciglio in 1-2 weeks. Mr. Tietz will send the Duke notes for circulation.

Mr. Darius requested year-end financials for future budgeting. Accounting will complete the year-end financials by the December meeting.

Ethics training was discussed.

**NINTH ORDER OF BUSINESS – Action Items Summary**

District Manager:

- Contact the Sheriff regarding a Lantower resident picking the annuals:  
*Issue resolved.*
- Assess/review streetlights and invoices to ensure the CDD is not paying

for lights outside of the District: *District Staff to count the lights. DM will assess the invoices.*

- Contact Suncoast Pools to fill in the divots in the seams where the two sections come together: *Contacted.*
- Ensure the year end financials are completed by the December meeting for budgeting purposes: *In progress.*

Mr. Tietz:

- Send the east entrance electrical notes from Duke Energy for circulation: *Completed.*

**TENTH ORDER OF BUSINESS – Next Regular Meeting Agenda Items**

- Legal Services Review of Proposals (December)
- HOA Social & Events Committee Funding Request (December)

**ELEVENTH ORDER OF BUSINESS – Next Workshop Agenda Items**

Board consensus was to not hold a December workshop.

**TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check**

The Supervisors declared their intent to attend the next Regular Meeting, scheduled for November 28, 2023 at 6:00 p.m., as follows:

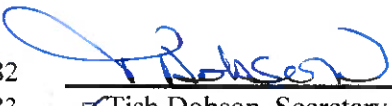
Jon Tietz – In Person  
Glen Penning – In Person  
Jacques Darius – In Person  
Marie Pearson – In Person  
Susan Coppa – In Person

**TWELFTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Darius, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:25 p.m., for the Asturia Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 28, 2023.**

  
☒ Tish Dobson, Secretary

☐ \_\_\_\_\_, Assistant Secretary

  
☒ Glenn Penning, Chair

☐ Jacques Darius, Vice Chair