

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the **Asturia Community Development District** was held on **Tuesday, January 26, 2021 at 6:00 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Present and constituting a quorum:

Jon Tietz	Board Supervisor, Chair
Lane Gardner	Board Supervisor, Vice Chair
Richard Jensen	Board Supervisor, Secretary
Jacques Darius	Board Supervisor, Asst. Secretary

Also present were:

Aimee Brandon	District Manager; Rizzetta & Co., Inc.
Sarah Warren	District Counsel; Hopping Green & Sams
Jason Liggett	Field Service Manager; Rizzetta & Co., Inc.
John Torborg	Field Service Manager; Rizzetta & Co., Inc.
Justin Lawrence	Clubhouse Manager
Jim Choncholas	District Engineer; Design Consultants
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Aimee Brandon called the meeting to order, performed roll call, and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

The Board received audience comments regarding the following: future plans for development of land in front of Asturia for retail purposes, community policy on leaving trash cans outside of homes, traffic light timeline, sprinkler systems not working properly, who is responsible for maintenance of streetlights, speeding issue in the neighborhood, dog waste stations, policy on accountability to pick up dog waste, responsibility of trees in front of homes, and POA election.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on December 22, 2020

Ms. Brandon presented the Board with the Minutes from the Board of Supervisors' Meeting held on December 22, 2020.

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On a motion from Mr. Jon Tietz, seconded by Mr. Jacques Darius, the Board approved the Minutes of the Board of Supervisor's Meeting held on December 22nd, 2020 for the Asturia Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for December 2020

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The Board was presented with the Operation & Maintenance Expenditures for December Expenses \$96,776.98.

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On a motion from Mr. Tietz, seconded by Mr. Rich Jensen, the Board approved to ratify the O&M Expenditures for December 2020 in the amount of \$96,776.98 for the Asturia Community Development District.

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FIFTH ORDER OF BUSINESS

Discussion of Bonds – Scott Brizendine

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The Board received an overview of Asturia Bonds presented by Mr. Scott Brizendine. Mr. Brizendine provided and explanation of the Bonds and future refinancing options.

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SIXTH ORDER OF BUSINESS

Presentation of Amenity Proposal – Kelly Klukowski

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The Board received the Amenity Proposal from Ms. Kelly Klukowski. Ms. Klukowski discussed the results of the audit conducted of amenity staff hours and scope of work.

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The Board discussed the options that were provided in the proposal. The Board asked if there were any differences in the scope of work of each option. The Board agreed that Option 2 was the best choice. The Board discussed allowing residents to use their key fobs to access the clubhouse at 8:00 a.m. on a trial basis.

On a motion from Mr. Darius, seconded by Mr. Tietz, the Board approved the Option 2 of the Asturia Amenity Professional Services proposal and authorized the Chairman to sign the drafted contract once completed for the Asturia Community Development District.

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SEVENTH ORDER OF BUSINESS

Field Inspection Report

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The Board received the Field Inspection Report from Mr. Jason Liggett. Mr. Liggett discussed the outstanding items that are still needing to be addressed by D2E before the turnover to LMP is completed.

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The Board suggested that Mr. Liggett make a list of crucial items that need to be completed by D2E.

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Ms. Sarah Warren suggested that the Board push back the start date of the LMP contract to February 15th to allow D2E time to address each item that needs repair.

72 The Board discussed the damage caused by wild hogs. Mr. Tietz asked Ms. Brandon to find
73 out when the hog traps will be removed and to find out the estimated cost of the damage.

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75 **EIGHTH ORDER OF BUSINESS** **Discussion of Amenities Policies & COVID**
76 **Guidelines Enforcement**

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78 The Board discussed the Amenities Policies of Covid-19 Guidelines.

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80 Mr. Tietz addressed concerns regarding people not wearing mask in the gym and around
81 the clubhouse and if there should be an amenity privilege consequence.

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83 Mr. Darius suggested to continuing to leave up signage with Coronavirus CDC guidelines
84 and not implement any kind of amenity consequence.

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86 Mr. Jensen agreed that the signage would be adequate.

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88 **NINTH ORDER OF BUSINESS** **Discussion of Re-Opening the Clubhouse**

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90 The Board discussed Re-Opening the Clubhouse and agreed that the clubhouse should
91 remain solely for general use at this time.

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93 **TENTH ORDER OF BUSINESS** **Discussion of Gym Lease Equipment**

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95 The Board discussed the Gym Lease Equipment. Mr. Lane Gardner explained that the CDD
96 paid for the equipment at the end of the Lease term for \$1.00. Ms. Brandon explained that there is
97 only an agreement for maintenance of the equipment in place.

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99 **ELEVENTH ORDER OF BUSINESS** **Discussion of Pool Hours Extension**

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101 The Board discussed the Pool Hour Extension. The Board asked if there would be any
102 impact in insurance liability premium if night swimming was allowed. The pool is currently open
103 from dawn to dusk, the Board wants to extend two hours beyond dusk. Ms. Brandon will work with
104 District Counsel and District Engineer to obtain the exact requirements and associated cost with
105 allowing night swimming. This discussion will be added to the February agenda.

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107 **TWELVETH ORDER OF BUSINESS** **Discussion of Enforcement Options for**
108 **Motorized Vehicles on Bridges/Walkways**

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110 The Board discussed the Enforcement Options for Motorized Vehicles on
111 Bridges/Walkways.

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113 Mr. Tietz discussed the broken bollards on the bridges and the issue with motorized vehicles
114 driving on the sidewalks and in common areas. He also addressed the speeding issue mentioned
115 in the audience comments and suggested looking into hiring an off-duty officer as a solution. Ms.
116 Brandon gave examples of cost and experiences from other communities.

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118 The Board asked Ms. Brandon to obtain an estimate from FHP to be provided at the next
119 meeting.

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122 **THIRTEENTH ORDER OF BUSINESS**

**Discussion on Status of Dog Waste
Stations/Contract**

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125 The Board discussed the Dog Waste Stations and absence of pet stations on the apartment
126 side after the retention pond. Mr. Tietz suggested looking into doing a possible share of cost with
127 the Asturia Apartment management.

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129 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Power Distribution System &
Streetlights for Phase 4 by Duke**

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132 The Board discussed the Power Distribution System and Streetlights for Phase 4 by Duke.
133 Mr. Gardner gave an overview of the history of the streetlight agreements with Duke.
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On a motion from Mr. Gardner, seconded by Mr. Tietz, the Board approved the Asturia CDD
Duke Lighting agreement for Phase 4 for the Asturia Community Development District.

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136 **FIFTEENTH ORDER OF BUSINESS**

Consideration of Reserve Study Proposals

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138 The Board decided to table the discussion of the Reserve Study Proposal until January
139 2022.

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141 **SIXTEENTH ORDER OF BUSINESS**

Staff Reports

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143 **A. Clubhouse Manager**

144 The Board received the Clubhouse Manager report from Mr. Justin Lawrence.

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146 **B. District Engineer**

147 The Board received the District Engineer Report from Mr. James Choncholas. Mr.
148 Choncholas discussed the bridge repair and requested a copy of the previous completed
149 proposal.

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151 **C. District Counsel**

152 The Board received the District Counsel report from Ms. Warren. Ms. Warren discussed
153 the traffic enforcement approval and explained that she would provide a fully executed
154 agreement for the Districts records.

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156 **D. District Manager**

157 The Board received District Manager report from Ms. Brandon. Ms. Brandon reminded
158 the Board of the next regular scheduled Board of Supervisors' meeting to be held on
159 January 26th, 2021 at 6:00 p.m.

160 Ms. Brandon mentioned that she would be discussing the Dog Park fence at the next
161 meeting.
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164 **SEVENTEENTH ORDER OF BUSINESS** **Supervisors' Requests**
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166 During Supervisor Request, Mr. Darius suggested allowing each topic a time limit of
167 15min to limit the length of future meetings.
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169 Mr. Tietz requested a copy of the details of the RGA analysis of the clubhouse for
170 ADA compliance and requested that the POA information be updated on the website.
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172 Mr. Gardner mentioned that the developer website had been updated as well.
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174 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**
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176 Ms. Brandon asked for a motion to adjourn the meeting.
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178 On a motion from Mr. Tietz, seconded by Mr. Darius, the Board agreed to adjourn the meeting at
179 9:14 p.m. for Asturia Community Development District.
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180 Secretary/Assistant Secretary


Chairman/Vice Chairman