
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, March 23, 2021 at 6:24 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
Erwin Martinez	LMP

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Aimee Brandon opened the regular Board of Supervisors' meeting at 6:24 p.m. Ms. Brandon noted that the Supervisors were still present. Ms. Brandon noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding the following: disagreement with agenda items that proposed security for the community and feelings that none of the proposals on the agenda referenced what was recommended by the Sheriff who was at the February meeting. Questions on extending the pool hours and questions on the pool being rented for swim lessons.

THIRD ORDER OF BUSINESS

Resident Input on 2021/2022 Budget

The Board opened the audience comments for resident input on the 2021/2022 Budget. There were no audience comments.

The Board moved the Field inspection report up in the agenda.

FOURTH ORDER OF BUSINESS

Field Inspection Report

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35 The Board received the Field Inspection Report from Mr. Jason Liggett.
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37 Mr. Liggett discussed the proposals sent by LMP for the remaining irrigations items that
38 were not completed by the previous landscaper. The Board discussed allowing Mr. Tietz the ability
39 to approve LMP proposals outside of the meeting, after he had ample opportunity to review the
40 proposals, with a not-to-exceed amount of \$3,500.00.
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42 The Board discussed authorizing the Chairman to approve emergency repairs for irrigation
43 to be paid from the miscellaneous contingency in the amount of \$500 a month.
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45 On a motion from Mr. Tietz, seconded by Mr. Gardner, the Board approved Mr. Tietz the ability
to approve LMP proposals outside of the meeting, after he had ample opportunity to review the
proposals, with a not-to-exceed amount of \$3,500.00 for the Asturia Community Development
District.

46 On a motion from Mr. Tietz, seconded by Mr. Rich Jensen, the Board approved the Chairman to
47 authorize emergency repairs for landscaping irrigation items to be paid from the miscellaneous
48 contingency in the amount of \$500 a month for the Asturia Community Development District.

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50 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of
Supervisors Meeting held on February 23, 2021**

51 Ms. Brandon presented the Board with the Minutes from the Board of Supervisors Meeting
52 held on February 23, 2021.

53 On a motion from Mr. Darius, seconded by Mr. Tietz, the Board approved as amended the
54 Minutes of the Board of Supervisors' Meeting held on February 23rd, 2021 for the Asturia
55 Community Development District.

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57 **SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance
Expenditures for February 2021**

58 The Board received the Operation and Maintenance Expenditures for February 2021 in the
59 amount of \$41,408.07.

60 On a motion from Mr. Darius, seconded by Mr. Tietz, the Board approved to ratify the O&M
61 Expenditures for February 2021 in the amount of \$41,408.07 for the Asturia Community
62 Development District.

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64 **SEVENTH ORDER OF BUSINESS**

Discussion of Renting the Clubhouse

65 The Board discussed renting the Clubhouse.

66 The Board opened audience comments for this discussion.

67 The Board received resident request to reopen the clubhouse for rentals and inquiries as to
68 when they could begin again.

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70 Mr. Tietz asked Ms. Sarah Warren if there was any legal issue with reopening the clubhouse
71 for rentals. Ms. Warren explained that there was not and that it was up to the Boards discretion.
72 She did advise that the Board include Covid-19 language in all rental agreements and clubhouse
73 addendum.

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75 Mr. Gardner suggested limiting the clubhouse rentals to allow only residents.

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77 Mr. Justin Lawrence asked the Board how they wanted to handle events that extended
78 beyond staff hours.

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80 Mr. Gardner suggested that staff follow the current procedures that are in place.
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On a motion from Mr. Darius, seconded by Mr. Jensen, the Board approved reopening the clubhouse for rentals to residents only with the appropriate addendums in place for the Asturia Community Development District.

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83 **EIGHTH ORDER OF BUSINESS**

Discussion of CDD Roadway Conditions

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85 The Board discussed the CDD Roadway Conditions.

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87 Mr. Tietz reviewed the Asturia CDD Easement map with the Board.

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89 Mr. Gardner suggested that Mr. Tietz share the map with the District Engineer so that he
90 could perform an assessment of the identified roads. In addition, Mr. Gardner suggested that the
91 District should develop a long-term reserve plan for road work.

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93 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals for neighborhood
Security**

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96 The Board discussed the Consideration of Proposals for Neighborhood Security.

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98 Mr. Tietz introduced Mr. Hillhouse from Flock Safety and allowed him five minutes to present
99 his proposal.

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101 Mr. Darius asked how many cameras would be needed. It was identified that a total of four
102 cameras would be needed.

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104 Mr. Jensen expressed his feelings that the community should resume personal responsibility
105 to prevent vehicle thefts by following the guidelines discussed by the Sheriff during the February
106 meeting. Mr. Darius agreed with Mr. Jensen and expressed his opinion that the entire community
107 should not have to incur the expense.

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109 The Board agreed to table the proposals.

110 **TENTH ORDER OF BUSINESS**

Staff Reports

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A. Deputy Report

The Board discussed the FHP Report that was under separate cover.

Ms. Brandon provide the Board with an overview of the invoices that were received from two shifts that included results of activity.

Mr. Tietz discussed the Securitas proposal with the Board.

The Board agreed to table the Securitas proposal.

B. District Engineer

The District Engineer was not present.

The Board agreed to leave the update of pool hours on the agenda for the April meeting to discuss with the District Engineer.

C. Clubhouse Manager

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

D. District Counsel

The Board received the District Counsel report from Ms. Warren.

Mr. Tietz asked Ms. Warren for an update on resident fences that are encroaching on CDD easements and what options the Board would have to address the issue. Ms. Warren explained that the decision was up to the Board to decide.

Ms. Brandon suggested putting in place a license agreement for homeowners who live on CDD Easements that wish to install a fence. For those residents that live on a pond with no common area access would be required to install a 10ft gate in the front and back, and those residents who live on a pond with common area access would need to only engage in a license agreement with the CDD.

The Board suggested to not implement anything now, but to only focus on the identified ponds that currently have no access and request that the landscape vendor provide one easement location as a point of access. Once identified the Board will take actions with that specific homeowner.

E. District Manager

The Board received the District Manager report from Ms. Brandon.

Ms. Brandon reminded the Board of their next regular scheduled meeting to be held on April 27th, 2021 at 6:00 p.m.

Ms. Brandon discussed the February Monthly Financial report with the Board.

The Board discussed the Renting Pool Area for Children Swim Lessons. The Board agreed that the vendor should submit a proposal for the Board to review and consider.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests**

During Supervisor Requests Mr. Darius asked if we had any warranties left on the roads.

Mr. Gardner mentioned that the developer flags for model homes would be removed from the older sections of the community.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Brandon asked for a motion to adjourn the meeting.

On a motion from Mr. Gardner, seconded by Mr. Darius, the Board agreed to adjourn the meeting at 8:58 p.m. for Asturia Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman