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**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, July 27, 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	<b>Board Supervisor, Chair</b>
Lane Gardner	<b>Board Supervisor, Vice Chair</b>
Richard Jensen	<b>Board Supervisor, Asst. Secretary</b>
Jacques Darius	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Matthew Huber	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Daryl Adams	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Jonathan Johnson	<b>District Counsel; Hopping Green &amp; Sams</b>
Jason Liggett	<b>Field Service Manager; Rizzetta &amp; Co., Inc.</b>
Justin Lawrence	<b>Clubhouse Manager</b>
Kelly Klukowski	<b>Rizzetta Amenity Services, Inc.</b>
Erwing Martinez	<b>Landscape Maintenance Professionals "LMP"</b>

Audience

Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Mathew Huber opened the regular Board of Supervisors' meeting at 6:00 p.m. Mr. Huber noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments regarding the following: builder signs, authority and approval re-occurring CDD expenses, pool chair sling replacements and poor condition of the sod and lack of annual flowers installed at the clubhouse.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

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

31 The Board held a lengthy discussion in order to address the following: food truck fees,  
32 swim class liabilities, cleaning fees for parties at the clubhouse and lifting the ban on  
33 vendors allowing non-residents to provide classes. The Board agreed to lift the ban on  
34 vendors allowing non-resident classes and directed Mr. Lawrence to obtain proposals for  
35 classes at the amenity center.  
36

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board agreed to lift the ban on vendors allowing non-residents to provide classes for the Asturia Community Development District.

37 The Board heard updates from Mr. Lawrence regarding the residents open use and  
38 consumption of alcohol at the pool during the last weekend. The Board advised the  
39 Clubhouse Manager to document every time a resident violates the alcohol policy at the  
40 pool. The Board will review repeat offenders and consider revoking their amenity  
41 privileges.  
42

43 Mr. Darius asked if there was a timeline of when the pool chairs would be re-slung. Mr.  
44 Lawrence voiced his concern with placing the order for slings due to lack of funds in the  
45 budget line. The Board agreed that the material should be ordered as soon as possible  
46 and made a motion authorizing Mr. Lawrence to purchase the materials to re-sling the  
47 damaged chairs.  
48  
49

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved ordering and installing new slings/straps for the pool chairs for the Asturia Community Development District.

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51 **B. Field Inspection Report**

52 The Board received the Field Inspection report from Mr. Jason Liggett.  
53

54 **C. Landscape Report**

55 The Board received the Landscape report from Mr. Liggett and Mr. Martinez from LMP.  
56

57 Mr. Tietz requested proposals for aquatic plants on ponds.  
58

59 Mr. Jensen noted that the pond in Phase 2 at the end of the bridge wasn't mowed.  
60

61 **D. District Engineer**

62 The District Engineer had no updates at this time.  
63

64 **E. District Counsel**

65 District Counsel had no updates at this time.  
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67 **F. District Manager**

68 The Board received an update from Mr. Huber.  
69

70 Mr. Huber reminded the Board that their final budget meeting will be held August 24,  
71 2021 at 6:00 p.m.  
72  
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74 **FOURTH ORDER OF BUSINESS**

**Consideration of Amenity Staffing Proposal  
Option #4**

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77 Mr. Darius reviewed the Amenity Staffing proposal for the Board and recommended option  
78 #4.

79  
80 Mr. Tietz would like to push towards the CDD utilizing more vendors in lieu of staff onsite.  
81 Mr. Tietz stated he has an issue with 40 hours of staff time.  
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On a motion from Mr. Darius, seconded by Mr. Gardner, the Board approved the RASI Amenity Staffing Proposal, Option #4, for the Asturia Community Development District.

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84 **FIFTH ORDER OF BUSINESS**

**Consideration of Lantower Monument Sign  
Proposal**

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87 The Board approved a motion for the Chairman and District Counsel to review the Lantower  
88 apartment parking agreement in conjunction with the agreement allowing/authorizing their sign to  
89 be installed on CDD property prior the next meeting.  
90

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board authorized the Chairman and District Counsel to prepare and execute the Lantower Monument Proposal for the Asturia Community Development District.

91  
92 **SIXTH ORDER OF BUSINESS**

**Consideration of Swimming Classes**

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94 The Board agreed to consider Swimming Classes at the amenities, provided that the vendor  
95 add the CDD as additional "named" on their insurance and that the vendor provides and collects  
96 signed copies of the CDD waiver from each of their participants and provides copies to the CDD.  
97 The Board directed the Clubhouse manager to solicit a formal proposal from this vendor with the  
98 above-mentioned items included in it.  
99

L00 **SEVENTH ORDER OF BUSINESS**

**Discussion of Cost Sharing Agreement**

L01  
L02 A brief discussion ensued regarding the Cost Sharing Agreement. The Board agreed to  
L03 authorize Mr. Tietz to work with the developer and District Counsel on this matter.  
L04

On a motion from Mr. Gardner, seconded by Mr. Tietz, the Board authorize Mr. Tietz to work with the developer and district counsel on the Cost Sharing Agreement for the Asturia Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments regarding the following: Lantower Sign liability without a ground lease and the clubhouse being locked during operating hours and that it is not welcoming to the residents and their guests.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

During the Supervisor Request, the Board requested a copy of the resolution authorizing the District Manager to pay for expenditures.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Huber asked for a motion to adjourn the meeting.

On a motion from Mr. Tietz, seconded by Mr. Gardner, the Board agreed to adjourn the meeting at 7:41 p.m. for Asturia Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman