
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, August 24, 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, Asst. Secretary
Jacques Darius	Board Supervisor, Asst. Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Daryl Adams	District Manager; Rizzetta & Co., Inc.
Jonathan Johnson	District Counsel; Hopping Green & Sams (via conf call)
Jason Liggett	Field Service Manager; Rizzetta & Co., Inc. (via conf call)
Justin Lawrence	Clubhouse Manager
Kelly Klukowski	Rizzetta Amenity Services, Inc.
Erwing Martinez	Landscape Maintenance Professionals "LMP"
Tyree Brown	Landscape Maintenance Professionals "LMP"

Audience	Present
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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: holiday decorations, Blue Water Aquatics Planting Proposal, Lantower expenses, lounge chair repairs, gym equipment, landscaping issues and algae bloom in the ponds.

THIRD ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

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

30 Mr. Lawrence requested rental refunds for residents during Covid-19. The Board gave
31 direction to refund those residents that were not able to rent the clubhouse due to Covid-
32 19.

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34 Mr. Lawrence gave an update on the pool chairs. He notified the Board that the slings
35 were ordered 2-3 weeks ago and that it will probably be another 2-3 weeks before they
36 come in.

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38 Mr. Darius addressed his confusion with the notice that Mr. Lawrence sent out to
39 residents regarding clubhouse hours. Mr. Gruhl from RASI requested further direction
40 from the Board regarding clubhouse hours and security measures. Mr. Tietz suggested
41 keeping the clubhouse open on the weekends with full staff and having certain days
42 during the week with no staff allowing access for residents with access cards.

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44 Mr. Jensen suggested creating a formal committee to handle things like these and other
45 important items that effect the residents.
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On a motion from Mr. Darius, seconded by Mr. Gardner, the Board agrees to allow Mr. Tietz to work with RASI to help create the clubhouse and staff schedule for the Asturia Community Development District.

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48 **B. Field Inspection Report**
49 The Board received the Field Inspection report from Mr. Jason Liggett.

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51 The Board had questions regarding treatment in pond # 6, weeds around the pool and
52 general maintenance & detailing.

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54 A brief discussion was held regarding holding LMP invoices for review.
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56 **C. Landscape Report**
57 The Board received the Landscape report from Mr. Brown and Mr. Martinez from LMP.

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59 A brief discussion ensued regarding the LMP contract. Mr. Tietz suggested notifying
60 LMP that if improvements with the landscaping are not made then a termination notice
61 will be sent. Mr. Brown gave verbal notice to terminate their contract in 60 days with the
62 letter being received on 8/25/2021.
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On a motion from Mr. Tietz, seconded by Mr. Darius, the Board made a recommendation to withhold \$2,812.15 from LMP for landscape deficiencies for the Asturia Community Development District.

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65 **D. District Engineer**
66 The District Engineer had no updates at this time.
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69 **E. District Counsel**
70 District Counsel had no updates at this time.

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F. District Manager

The Board received an update from Mr. Huber.

Mr. Huber reminded the Board that their final budget meeting will be held September 28, 2021 at 6:00 p.m.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2021/2022 Budget**

Mr. Huber asked the Board for a Motion to Open the Public Hearing on Adopting Fiscal Year 2021/2022 Budget.

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Fiscal Year 2021/2022 Budget, for Asturia Community Development District.

There were no public comments at this time.

On a Motion by Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Fiscal Year 2021/2022 Budget, for Asturia Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-07, Adopting
Fiscal Year 2021/2022 Budget**

Mr. Huber presented Resolution 2021-07, Adopting Fiscal Year 2021/2022 Budget to the Board of Supervisors.

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors adopted Resolution 2021-07, Adopting Fiscal Year 2021/2022 Budget, for Asturia Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Certifying Assessment Roll
and Levy of Assessments for Fiscal Year
2021/2022**

Mr. Huber asked the Board for a Motion to Open the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2021/2022.

On a Motion by Mr. Gardner, seconded by Mr. Tietz, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2021/2022, for Asturia Community Development District.

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103 There were no public comments at this time.
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On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2021/2022, for Asturia Community Development District.

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106 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08, Certifying
an Assessment Roll and Levying Assessments**

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109 Mr. Huber presented Resolution 2021-08, Certifying an Assessment Roll and Levying of
110 Assessments for Fiscal Year 2021/2022 to the Board of Supervisors.
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On a Motion by Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Board of Supervisors adopted Resolution 2021-08, Certifying an Assessment Roll and Levying of Assessment for Fiscal Year 2021/2022, for Asturia Community Development District.

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113 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-09, Adopting
the Fiscal Year 2021/2022 Meeting Schedule**

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116 Mr. Huber presented Resolution 2021-09, Adopting Fiscal Year 2021-2022 Meeting
117 Schedule to the Board of Supervisors. The Board directed staff to change all meeting times from
118 1:00 p.m. to 6:00 p.m.
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On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors approved Resolution 2021-09, Adopting Fiscal Year 2021/2021 Meeting Schedule, as amended, for Asturia Community Development District.

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121 **NINTH ORDER OF BUSINESS**

Consideration of LMP Phase 4 Addendum

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123 The Board held a brief discussion and asked District Engineer to provide an updated
124 maintenance map. This item will be tabled to the next regular Board meeting.
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126 **TENTH ORDER OF BUSINESS**

**Consideration of Lantower Monument Sign
Proposal**

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129 The Board discussed the Lantower Monument Sign Proposal and agreed that all legal fees
130 should be paid by Lantower.
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On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved the Lantower Monument Proposal in substantial form and allow for Mr. Tietz to make changes and execute for the Asturia Community Development District.

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ELEVENTH ORDER OF BUSINESS **Consideration of Blue Water Aquatics Planting Proposal**

After a brief discussion, the Board agreed to table this proposal to the next regular meeting.

TWELFTH ORDER OF BUSINESS **Consideration of Fit-Rev Proposal for Gym Equipment**

The Board tabled this item to the next regular meeting.

THIRTEENTH ORDER OF BUSINESS **Discussion of Disbursement of Funds Resolution**

The Board tabled this item to the next regular meeting.

FOURTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Regular Meeting held on June 22, 2021**

The Board received the Minutes for the Board of Supervisors' Regular Meeting that was held on June 22, 2021.

On a motion from Mr. Gardner, seconded by Mr. Tietz, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on June 22, 2021 for the Asturia Community Development District.

FIFTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Regular Meeting held on July 27, 2021**

The Board received the consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 27, 2021.

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on July 27, 2021 for the Asturia Community Development District.

SIXTEENTH ORDER OF BUSINESS **Consideration of the Operation and Maintenance Expenditures for July 2021**

The Board received the Operation and Maintenance Expenditures for July 2021 in the amount of \$47,044.92.

167 **SIXTEENTH ORDER OF BUSINESS**

Consideration of the Operation and Maintenance Expenditures for July 2021

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170 The Board received the Operation and Maintenance Expenditures for July 2021 in the
171 amount of \$47,044.92.
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On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved to ratify the invoices from the O&M Expenditures for July 2021 in the amount of \$47,044.92 for the Asturia Community Development District.

173 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors' Requests

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176 During the Supervisor Request, the Board agreed to gather more amenity proposals and
177 discuss further at the next meeting.
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On a motion from Mr. Tietz, seconded by Mr. Darius, the Board agreed to gather more amenity proposals and discuss further at the next meeting for Asturia Community Development District.

179 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

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182 Mr. Huber asked for a motion to adjourn the meeting.
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On a motion from Mr. Tietz, seconded by Mr. Gardner, the Board agreed to adjourn the meeting at 9:09 p.m. for Asturia Community Development District.

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186 ~~Secretary~~/Assistant Secretary


Chairman/Vice Chairman