
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, October 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, Asst. Secretary
Jacques Darius	Board Supervisor, Asst. Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Jayna Cooper	Assc. District Manager; Rizzetta & Co., Inc.
Jonathan Johnson	District Counsel; Hopping Green & Sams <i>(Via conf call)</i>
Jason Liggett	Field Service Manager; Rizzetta & Co., Inc. <i>(Via conf call)</i>
Gregg Gruhl	Rizzetta Amenity Services, Inc.
Peter Lucadano	RedTree
Robert Dvorik	JMT Engineering <i>(via conf call)</i>
Mike Osipov	Halff Engineering
Bob Nanni	Inframark

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mrs. Cooper opened the regular Board of Supervisors' meeting at 6:18 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding the developer's plan for roadway repairs, concrete used for the phase 5 mailbox kiosk, gathering multiple landscape proposals, an update on first installment payment for holiday lights by the POA, and the cancellation of the potluck.

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THIRD ORDER OF BUSINESS

Consideration of District Engineering RFQ's

The Board heard proposals from Robert Dvorik from JMT and Mike Osipov from Halff Engineering. Mr. Dvorik and Mr. Osipov answered Board members' questions.

On a Motion by Mr. Gardner, seconded by Mr. Jensen, with all in favor, the Board of Supervisors authorized District Counsel to enter contract negotiations with Halff Engineering for the Asturia Community Development District.

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FOURTH ORDER OF BUSINESS

Staff Reports

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A. Clubhouse Report

Mr. Gruhl updated the Board that Ramon's work schedule will be 10-2, Monday – Friday. The Board requested that he work a weekend day and specific event dates for the next several weeks. Mr. Gruhl will follow-up.

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B. Field Inspection Report

The Board received the Landscape report from Mr. Liggett.

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Mr. Liggett stated that he would share mulch pricing with the Board chairman within the week.

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C. Landscape Response to Inspection Report

The Board received the Landscape Response to Inspection Report from Mr. Lucadano.

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RedTree was able to start their contract early, with the first mow on October 15, and have already addressed many of the items on the Inspection Report.

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The Board considered RedTree's proposal to include Phase 4 landscape and maintenance in the amount of \$3100 per month. The Board discussed partial maintenance of this area at a reduced price and frequency until the developer installs sod and construction is complete.

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On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors authorized the Board chairman to work with RedTree on an interim maintenance schedule for Phase 4 until January 1, 2022, at which time the proposed regular maintenance schedule will begin for \$3100 per month, subject to construction, for the Asturia Community Development District.

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D. District Counsel

The Board received the District Counsel report from Mr. Johnson.

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Mr. Johnson explained 2 Cost Share Agreements that were executed in July 2021 for the Board's review.

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E. District Manager

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67 The Board received the District Manager report from Mrs. Cooper.

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69 Mrs. Cooper reminded the Board that their next regularly scheduled meeting will be held
70 on November 23, 2021, 6:00 p.m.

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72 Mrs. Cooper presented abbreviated financials, some items that were accomplished over
73 the month, and answered Board members' questions about the amount of available
74 cash.

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76 Mr. Tietz rescinded his previous direction to freeze all payments and directed Mrs.
77 Cooper to unfreeze all payments from October 18, 2021, and to continue to send weekly
78 AP batches to the chairman.

79 **FIFTH ORDER OF BUSINESS** **Ratification of Phase 5 Mailboxes**

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81 Mr. Gardner stated that he will have Sean Manson confirm the specs of the concrete
82 used for the Phase 5 mailboxes.

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors ratified the construction of Phase 5 mailboxes for the Asturia Community Development District.

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84 **SIXTH ORDER OF BUSINESS** **Consideration of Inframark Agreement for**
85 **Professional District Services**

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87 Mr. Nanni reviewed Inframark's Agreement and answered Board members' questions.
88 Mr. Johnson stated that there are revisions necessary, and the Agreement has not been
89 finalized. The Board directed Mr. Johnson to circulate a red line of the Agreement for
90 their review.

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92 The Board tabled consideration of the Inframark Agreement until the November meeting.

93 **SEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board of**
94 **Supervisors Regular Meeting held on**
95 **September 28, 2021**

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97 Mr. Tietz directed Mrs. Cooper to include his motion to cancel all Rizzetta contracts.

On a motion from Mr. Jensen, seconded by Mr. Tietz, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on September 28, 2021, as amended for the Asturia Community Development District.

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100 **EIGHTH ORDER OF BUSINESS** **Consideration of the Operation and Maintenance**
101 **Expenditures for September 2021**

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On a motion from Mr. Darius, seconded by Mr. Jensen, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for September 2021 in the amount of \$53,892.68 for the Asturia Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the HGS Transition Letter

On a motion from Mr. Tietz, seconded by Mr. Gardner, with all in favor, the Board of Supervisors authorized the District Counsel transition from Hopping Green to Kutak Rock effective November 15, 2021, for the Asturia Community Development District.

TENTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

The Board head audience comments regarding being diligent about roadway issues, landscapers using private property to access CDD property, and extending resident key fob access to 7:00 a.m. – 10:00 p.m.

On a motion from Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors approved extending key fob access to the clubhouse to 7:00 a.m. – 10:00 a.m. for the Asturia Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Board agreed to adjourn the meeting at 8:24 p.m. for the Asturia Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman