

**MINUTES OF MEETING
ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Asturia Community Development District was held on Tuesday, December 28, 2021 at 6:01 p.m. in the Gathering Room, Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.

Present and constituting a quorum were:

Jon Tietz	Chairman
Richard Jensen	Assistant Secretary
Jacques Darius	Assistant Secretary

Also present were:

Bob Nanni	Inframark
Jonathan Johnson	District Counsel (Via Phone)
Audience	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

Mr. Nanni called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No resident comments were received.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the November 23, 2021 Meeting

B. Approval of Financial Report

C. Consideration of the Operations and Maintenance Expenditures for November 2021

The Board members stopped to review the financials and O&M report. Mr. Jensen questioned how moving forward the board can preview the invoices before payment. Mr. Nanni explained the procedure options for approving invoices with Inframark. Mr. Tietz questioned the shipment from Texacraft that was paid for by Rizzetta but have not been seen. Mr. Nanni will contact the representative from Rizzetta to attempted to locate the order. The August 31, 2021 invoice from Hopping Greens and Sam will be waved per Mr. Johnson. Mr. Tietz pointed out the expensive water bill. The Board discussed ways of bringing down the water bill.

On MOTION by Mr. Jensen, seconded by Mr. Darius, with all in favor, the Consent Agenda consisting of the Minutes of the November 23, 2021 Meeting, Financial Report, the Operations and Maintenance Expenditures for November 2021 was approved as amended. 3-0

FOURTH ORDER OF BUSINESS

Staff Report

A. Field Inspection Report

i. Blue Water Aquatics Report: December 1, 2021

The Board reviewed the Blue water aquatics report. Resident complaints were emailed to them and has since been cared for. Once the new engineer in hire further inspection will be needed on the pond drainage system.

B. Landscape Report

Landscape report done verbally, Peter, from Red Tree came to meeting a little late and answered questions. Mr. Nanni explained that there were some complaints regarding dollar weeds and insufficient irrigation.

On MOTION by Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Red Tree agreement with the addendum for Phase 4 at \$2000 was approved. 3-0

C. District Engineer

D. District Counsel

E. District Manager

i. First Amendment to the Management Services Master Agreement

Mr. Tietz explained that he is helping to maintain the property at a part time rate of 20 hours a week. The hours maybe increased if needed. Once staff is on hired the Board would like to see an itemized list of management service cost.

On MOTION by Mr. Tietz, seconded by Mr. Jensen, with all in favor, the First Amendment to the Inframark Management Services Master Agreement for a maximum \$41,000 for a part time employee was approved. 3-0

ii. Ratification of the Lucelin Maids Cleaning Services Agreement

On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Lucelin Maids Cleaning Services Agreement was adopted. 3-0

- iii. **Fence Repairs (Submitted Under Separate Cover)**
Table to January.
- iv. **Pool Repairs (Submitted Under Separate Cover)**
Table to January but if proposal within reason the Board is in consensus to move forward and then ratify in January. it is important that the leak is stopped.
- v. **Discussion of new pool hours and lighting the pool**
Table to January.
- vi. **Halff Engineering**
 - a. **Halff Engineering Rate Schedule**
 - b. **Halff Engineering Agreement**

On MOTION by Mr. Darius, seconded by Mr. Jensen, with all in favor, the Halff Engineering Agreement, less the proposed changes in Article 9 redlines approved to be sign off by the Chairman if no substantial changes. 3-0

vii. tax roll assessment
The Tax Roll Assessment item was deleted; second budget was approved so eliminated all the questions.

FIFTH ORDER OF BUSINESS
Engineer requests to be completed.

Business Items

SIXTH ORDER OF BUSINESS
None.

Supervisor Request and Audience Comments

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in favor, the meeting was adjourned at 8 p.m. 3-0

Ry Mann
Secretary

Chairman