

**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, January 25, 2022 at 6:00 p.m. in the Gathering Room, Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.

Present and constituting a quorum were:

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|----------------|---------------------|
| Jon Tietz | Chairman |
| Lane Gardner | Vice Chairman |
| Richard Jensen | Assistant Secretary |
| Jacques Darius | Assistant Secretary |

Also present were:

| | |
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| Bob Nanni | District Manager |
| Jonathan Johnson | District Counsel (Via Phone) |
| Michael Osipov | District Engineer (Via Phone) |
| Audience | |

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Addition and Deletion

Half Engineering Contract
New Hire (Mr. James Chambers)
Cleaning Service Update

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Glenn Penning questioned if the financials normally run two months behind. Mr. Nanni advised they will get caught up. He also questioned why the reclaim water usage had doubled at some locations and was wondering if that was due to leaks in those areas. Mr. Penning questioned the progress on obtaining the as-builds.
- Mr. Gardner stated he would help obtain the as-build documents needed by the Board. Mr. Gardner also stated that ICI needs the key cards and mail keys. He would like an update on what has been collected in taxes on next month's financials.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the December 28, 2021 Meeting

B. Approval of November 30, 2021 Financial Report

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

On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Consent Agenda consisting of the Minutes of the December 28, 2021 Meeting, November 30, 2021 Financial Report, and the Operations and Maintenance Expenditures for December 2021 was approved. 4-0

Mr. Nanni explained that the Coral Springs office was contacted regarding the Board’s access to the AVID system. The Board will be contacted for training. The Board was advised to email Mr. Nanni if there are any questions regarding any of the invoices. The Board was advised to review the system often, or the invoices would go through the process and be in the next month’s report.

Mr. Tietz expressed his concern over the cost of the water bill.

FIFTH ORDER OF BUSINESS

Staff Report

C. District Engineer

Mr. Osipov introduced himself to the Board. He explained that he reviewed the site along with Mr. Nanni. The next steps will be: Get all information, access and determine the distress areas, and identify a remedy. Mr. Osipov questioned the age of the roads. The Board replied late 2014 – 2016 for Phase One. Mr. Tietz questioned Mr. Osipov on ways to obtain the as-build documents. Mr. Gardner offered to contact the FDC (Florida Design Company) and Rizzetta to attempt to obtain the as-builds before Mr. Osipov is involved. If needed the Board is in consensus with Mr. Nanni writing a letter asking Rizzetta and prior engineer for documents. Mr. Jonson to be copied on that letter. Executed copies of the final agreed-upon contract for engineering services to be countersigned by Mr. Tietz, will to be sent to Mr. Osipov.

D. District Counsel

Mr. Johnson reviewed the FDC termination letter dated September 30, 2021. The requested documents were to be sent to Rizzetta.

A. Field Inspection Report

i. Blue Water Aquatics Report: January 2022

This item was reviewed but not discussed.

B. Landscape Report

None.

E. District Manager

i. Fence Repairs

Mr. Nanni reported it will take three to four sections for repair of the fence to be completed. He is waiting for the proposal from the repair company, once received it will be presented to the Board.

ii. Pool Repairs

Mr. Nanni reported that another on-site review was done by GPS who is preparing a proposal for repair of the pool. Mr. Nanni requested a proposal for repairs and a separate proposal for resurfacing of the pool. Mr. Gardner questioned if the original pool contractor was contacted regarding repairs needed for the leak. Mr. Tietz replied that he was informed that the company was out of business and was outside the timeframe for warranty. Mr. Gardner to check on the subcontractor who did the installation to see if anything can be done.

Mr. Nanni reported there were some plumbing problems in the fitness center. Three out of four water closets in the men’s room and one out of four water closets in the women’s room are not working. Mr. Nanni explained some of the options available to the Board.

Mr. Tietz MOVED to approve the proposal from Continental Plumbing for repairs to the fitness center restrooms in the amount of \$2132 which will include the replacement of four water closets and two urinals, and Mr. Darius second the motion.

On VOICE vote with Mr. Tietz, Mr. Darius, Mr. Jensen voting aye and Mr. Gardner voting nay the prior motion was approved. 3-1

Mr. Nanni presented Mr. Chambers to the Board. Mr. Chambers to start working 20 hours per week at the clubhouse performing minor tasks. The Board discussed the option of having Mr. Chambers complete the restrooms’ repairs if he is comfortable. The batteries in auto flush should be checked first.

On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in favor, Mr. Chambers shall perform plumbing repairs, if he is comfortable. If not, the Chairman is authorized a not to exceed amount of \$2,132 for plumbing repairs. 4-0

iii. Discussion of New Pool Hours and Lighting of the Pool
Tabled to the February meeting.

SIXTH ORDER OF BUSINESS

Supervisor Request

Mr. Darius requested that the FDC as-builds' issues be updated for next month's meeting.

Mr. Gardner requested ICI to receive instruction for obtaining keys.

SEVENTH ORDER OF BUSINESS

Audience Comments

- Resident requested that minutes of the meeting are made more accessible. He was informed that the minutes are posted on the website for easy resident access. He also reported there are some dead lawn areas. He mentioned seeing trash throughout the community. Mr. Tietz expressed that he is hoping the trash situation declines when construction is completed in the community. Landscaping is done once per week in the summer and every two weeks in the winter.
- A resident commented on the success of the Asturia barbecue.
- Resident questioned what happened to the chair mesh that was ordered. Mr. Nanni to contact Rizzetta in an attempt to track the delivery. The resident discussed the damaged areas from contractors, irrigation and electrical.
- Resident requested that the paper advertisement sign in front of Asturia be removed.
- Mr. Tietz verified with Mr. Nanni the term of the contract with Inframark regarding a Field Manager. Mr. Nanni to speak to Red Tree regarding submission of the landscaping report.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Darius, seconded by Mr. Jensen, with all in favor, the meeting was adjourned at 8:00 p.m. 3-0



Jon Tietz
Chairman