MINUTES OF MEETING ASTURIA COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the	e Board of Supervisors of the Asturia Community Development
2	District was held on Tuesday, .	June 28, 2022 at 6:00 p.m. in the Gathering Room, Asturia
3	Clubhouse, 14575 Promenade Par	kway, Odessa, FL 33556.
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5	Present and constituting a	quorum were:
6 7	Jon Tietz	Chairman
8	Glen Penning	Assistant Secretary
9	Marie Pearson	Assistant Secretary Assistant Secretary
10	Susan Coppa	Assistant Secretary
11	Бизин Сорри	1 issistant secretary
12	Also present were:	
13	rance Problem with	
14	Bob Nanni	District Manager
15	Mark Vega	Inframark
16	Lauren Gentry	District Counsel
17	Michael Osipov	District Engineer (via phone)
18	Audience	
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20	The following is a summe	ry of the discussions and actions taken.
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22	FIRST ORDER OF BUSINESS	
23	Mr. Nanni called the meet	ing to order and a quorum was established.
24	CECOMB ORDER OF BUCKE	
25	SECOND ORDER OF BUSINE	•
26	Ms. Pearson requested	
27	1	that pool discussion, amenity management discussion and
	commercial area discussion	
28	commercial area discussion	n be added to the agenda.
29	commercial area discussion	n be added to the agenda.
29 30	commercial area discussion FIFTH ORDER OF BUSINESS A. District Engineer	on be added to the agenda. Staff Reports
29 30 31	commercial area discussion FIFTH ORDER OF BUSINESS A. District Engineer Mr. Osipov gave the	Staff Reports Board a report on the depression that developed between the
29 30 31 32	FIFTH ORDER OF BUSINESS A. District Engineer Mr. Osipov gave the roadway near the pede	Staff Reports Board a report on the depression that developed between the estrian bridge. Mr. Osipov answered the Board's and residents'
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Audience Comments were received. Resident reported on unruly children destroying the CDD's equipment, including the 40-pound dumbbell. Resident complaint on the landscape work being done around the community. Resident requested fountains or plants be installed around the community. Resident and Mr. Tietz discussed the mis-use of the pool area. The resident stated that she did not hold an event. Discussion ensued regarding events that took place on Saturday, June 17, 2022 and pool rules.

FIFTH ORDER OF BUSINESS

Staff Reports (Continued)

B. District Counsel

Ms. Gentry reported on her conversation with the Pasco County Attorney. Mr. Tietz reported on his conversation with the Land Use Attorney. Mr. Penning would like the attorney to investigate the developer use of CDD roads and properties without contributing financially. Ms. Gentry suggested that the Board authorize Mr. Nanni to submit the Stormwater Needs Analysis when completed to meet the deadline. Ms. Gentry also informed the Board on the process needed to be followed for the Amended Amenity Policies.

i. Ratification of Stearns Weaver Miller Weissler Alhadeff & Sitterson Engagement Agreement for Land Use Counsel

On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in favor, the Stearns Weaver Miller Weissler Alhadeff & Sitterson Engagement Agreement for Land Use Counsel in an amount not to exceed \$5,000 was ratified. 4-0

ii. Update Regarding Land Use Counsel

An update regarding Land Use Counsel was given.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the May 24, 2022 Meeting
- B. Approval of May 31, 2022 Financial Report
- C. Consideration of the Operations and Maintenance Expenditures for May 2022 The minutes of the May 24, 2022 meeting were removed from the Consent Agenda awaiting the changes from Mr. Penning and Ms. Coppa.

On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in favor, the Consent Agenda consisting of May 31, 2022 Financial Report, and the Operations and Maintenance Expenditures for May 2022 was approved as amended. 4-0

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FIFTH ORDER OF BUSINESS

Staff Reports (Continued)

C. Field Inspection Reports **Blue Water Aquatic Report: June 2022**

The Aquatic Report was presented. Mr. Virgil reported that he has not been paid for outstanding invoices. He reported that he received an email from a resident with complaints.

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On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in favor, pond back planting in an amount not to exceed \$400 was approved. 4-0

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ii. RedTree Landscape Report: June 2022

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D. District Manager

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114 115 This item was discussed previously in the meeting.

The Board and Mr. Vega discussed the hourly employee service contract. Mr. Penning reported on his phone conversation he had with the Regional Manager. Mr. Vega gave an explanation of how the banked hours work. Mr. Penning requested the banked hours be pulled to account for a weekend employee. The holiday weekend hours were discussed. The pool cleaning was discussed for extra services during the holiday hours.

On MOTION by Mr. Penning, seconded by Ms. Coppa, with all in favor, Mr. Tietz was delegated to work with management to resolve the issue regarding security for the holiday weekend. 4-0

The Board was in consensus that if a resident is not following the rules, he/she are to be asked to leave, and if he/she do not leave, the police are to be called and reported that he/she was trespassing. An updated trespassing agreement is to be put in place. A report was given regarding last week's pool party. The community rules were discussed. A discussion was had regarding the field services report. Starting next meeting Inframark will be providing a Field Service Report.

Mr. Nanni reported on a phone call he had with Mr. Lucadano regarding landscaping services. Ms. Gentry discussed the contractual issues the Board identified. The Board is in consensus that Mr. Penning will meet with RedTree.

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116	On MOTION by Mr. Penning, seconded by Ms. Pearson, with all in
117	favor, the partial payment for the May and June RedTree invoice
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120	The sign and irrigation work are to be added to the task list.
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122	i. Consideration of Resolution 2022-11, Adopting a Records Retention Policy
123	Resolution 2022-11, was presented.
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125	On MOTION by Mr. Tietz, seconded by Mr. Pearson, with all in
126	favor, Resolution 2022-11, Adopting a Records Retention Policy
127	was adopted. 4-0
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129	ii. Presentation of Approved Modified Budget for Fiscal Year 2023
130	The budget for Fiscal Year 2023 was discussed.
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132	The purchasing policy was explained to the Board.
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134	iii. Discussion of Window Cleaning Proposal
135	a. Fit Rev
136	The Fit Rev maintenance proposal was presented and discussed.
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138	On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in
139	favor, the Fit Rev Preventative Maintenance Proposal for 1 (one)
140	year in the amount of \$660 was approved. 4-0
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142	b. Electro Sanitation Services
143	The window cleaning proposal was presented.
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145	On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in
146	favor, the Window Cleaning Proposal from Electro Sanitation
147	Services in the amount of \$1,052 was approved. 4-0
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149	iv. Discussion of Workshop schedule
150	The Board discussed and came to a consensus on the Workshop schedule.
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152	On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in
153	favor, the workshop schedule was approved. 4-0
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155	v. Presentation of Workload Report as of June 2022
156	Mr. Nanni presented the Workload Report as of June 2022.
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158	On MOTION by Mr. Tietz, seconded by Ms. Pearson with all in
159	favor, the purchase of security cameras in an amount not to exceed
160	\$1,000 was approved. 4-0
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162	The Board requested that Inframark research the most current rules and procedures
163	and update the website.
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165	The pressure washing discussion was tabled.
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167	SIXTH ORDER OF BUSINESS Supervisors' Requests
168	Supervisor requests were received.
169	Supervisor requests were received.
170	SEVENTH ORDER OF BUSINESS Audience Comments
171	Audience Comments were received regarding a fence on an easement.
172	Audience Comments were received regarding a rence on an easement.
173	EIGHTH ORDER OF BUSINESS Adjournment
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	There being no further business,
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176	On MOTION by Mr. Tietz, seconded by Ms. Coppa, with all in
177	favor, the meeting was adjourned. 4-0
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182	Chairman
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