

1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Asturia Community Development District  
5 was held on Tuesday, March 28, 2023 at 6:00 p.m., at the Asturia Clubhouse, 14575 Promenade Pkwy.,  
6 Odessa, Florida 33556, with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Call To Order**

8 Ms. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Glenn Penning ( <i>via phone</i> )	Board Supervisor, Chairman
11	Jacques Darius	Board Supervisor, Vice Chairman
12	Susan Coppa ( <i>via phone</i> )	Board Supervisor, Assistant Secretary
13	Marie Pearson	Board Supervisor, Assistant Secretary
14	Jonathan Tietz	Board Supervisor, Assistant Secretary

15 Also present were:

16	Tish Dobson	District Manager, Vesta Property Services
17	Kyle Darin	District Manager, Vesta Property Services
18	Lauren Gentry	District Counsel, Kilinski Van Wyk
19	Grace Kobitter	Kilinski Van Wyk
20	Pete Lucadano	RedTree
21	John Burkett	RedTree
22	Jim Chambers	Clubhouse Manager
23	Amy Palmer	District Engineer, Lighthouse Engineering
24	Brad Foran	Lighthouse Engineering
25	Virgil Stoltz	Blue Water Aquatics
26	Robert Connelly	Resident
27	John Walton	Resident
28	Rob Wolf	Resident
29	Terri Arora	Resident
30	Ryan Riddle	Resident
31	Sharron Valley	Resident
32	Judy Carland	Resident
33	Jeff Gold	Resident
34	Denise Greco	Resident
35	Angel Sullivan	Resident
36	Paula Baldwin	Resident

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38 *The following is a summary of the discussions and actions taken at the March 28, 2023 Asturia CDD Board*  
39 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

40 The Pledge of Allegiance was led by Jacques Darius.

41 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
42 **agenda items)**

43 Mr. Connelly asked about the funding of the reserves.

44 Ms. Arora asked about the sidewalk and drainage along Long Bow Way.

45 Mr. Gold asked about the feral hogs around the community.

46 **THIRD ORDER OF BUSINESS – Staff Reports**

47 A. Exhibit 1: Landscape & Irrigation

48 Mr. Burkett gave a brief overview of the landscape report for the month. Discussion ensued  
49 regarding irrigation and remote monitoring of irrigation.

50 B. Aquatic Services Report

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52 Mr. Stoltz gave a brief overview of the report.

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54 1. Exhibit 2: Presentation & Review of Wetland Buffer Damage Report on Long Bow Way  
55 Discussion ensued regarding unauthorized cutbacks by residents, and how to educate  
56 residents on the wetlands and the wetland buffers. Due to the risk of fines from regulatory  
57 agencies, staff was directed to send cease and desist letters automatically when residents  
58 are discovered to be making unauthorized cutbacks.

59 Discussion ensued regarding hog trapping and damages.

60 **This item, originally item D under the Fourth Order of Business, Consent Agenda, was**  
61 **presented out of order.**

62 2. Exhibit 7: Ratification of Blue Water Aquatics Pond 4 Drain Repair Proposal

63 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board ratified the  
64 Blue Water Aquatics Pond 4 Drain Repair proposal, in the amount of \$375.00, for the Asturia Community  
65 Development District.

66 Discussion ensued regarding treatments and impact on budget.

67 C. District Engineer

68 Ms. Palmer was present to discuss district engineering matters. Discussion ensued regarding  
69 erosion on Fenland Way, moving to reclaimed water at the amenities center, and the ROW and  
70 drainage parcel on Portico Way. Directions were given to the District Engineer to find out the  
71 cost associated with the projects, and to review the documents and meet with staff and Board  
72 members.

73 D. District Counsel

74 Ms. Gentry reported that she sent a cease and desist letter to a homeowner making unauthorized  
75 cutbacks in the wetland buffer area and noted that she was monitoring the legislative session.

76 E. Land Use Counsel

77 Updates were given regarding Jimerson Birr's engagement with staff as well as the Cost Share  
78 Agreement that is being drafted.

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84 F. Exhibit 3: District Manager Report & Field Operations Report

85 **This item was not originally on the agenda.**

86 Electro Sanitation 30-day agreement at \$300.00 per week. Discussion ensued. The Board directed  
87 a temporary one-month extension pending receipt of a contract renewal proposal.

88 On a MOTION by Mr. Darius, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved  
89 extending the contract with Electro Sanitation for 30 days, at a cost of \$300.00 per week, for the Asturia  
90 Community Development District.

91 **FOURTH ORDER OF BUSINESS – Consent Agenda**

92 A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
93 Held February 28, 2023

94 B. Exhibit 5: Consideration for Acceptance – The February 2023 Unaudited Financial Statements

95 C. Exhibit 6: Consideration of Operation and Maintenance Expenditures for February 2023

96 Discussion ensued regarding the unaudited financial statements.

97 On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved  
98 the Consent Agenda as presented, for the Asturia Community Development District.

99 **FIFTH ORDER OF BUSINESS – Business Items**

100 A. Exhibit 8: Consideration of Forms+ Bike Racks Installation Proposal

101 B. Exhibit 9: Consideration of Site Masters Bike Rack Slabs Installation Proposal

102 Supervisor Pearson gave a brief overview of the plan for bike racks. Discussion ensued regarding  
103 the expansion of the bike racks and the concrete slabs. The Board gave directions to Staff to secure  
104 additional proposals for the April meeting.

105 C. Exhibit 10: Consideration of FitRev Fitness Center Flooring Proposal

106 Discussion ensued regarding the recommendation from FitRev.

107 On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board  
108 approved the FitRev Fitness Center Flooring proposal, in the amount of \$4,661.64, for the Asturia  
109 Community Development District.

110 D. Exhibit 11: Consideration of Conference Room Flooring Proposal Options

111 1. Flooring Master

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113 2. Great Britain Tile

114 Discussion ensued.

115 On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WILL ALL IN FAVOR, the Board approved  
116 the Flooring Master proposed for Conference Room Flooring, in the amount of \$4,285.49, for the Asturia  
117 Community Development District.

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120 E. Exhibit 12: Consideration of Employee Policies

121 Discussion ensued regarding whether or not to have counsel to review the policies prepared by Ms.  
122 Dobson. Ms. Gentry recommended that the Board send the policies to employment counsel for  
123 review. The Board did not feel that was necessary.

124 On a MOTION by Mr. Darius, SECONDED by Mr. Penning, WITH ALL IN FAVOR, the Board approved  
125 the Employee Policies as presented, for the Astoria Community Development District.

126 **This item was discussed out of order during the District Engineer's report.**

127 F. Exhibit 13: Consideration of Portico Maintenance

128 **SIXTH ORDER OF BUSINESS – Discussion Items**

129 A. Exhibit 14: Revised Proposed FY 2024 Budget

130 Discussion ensued regarding the revised proposed FY 2024 budget. A high-water mark budget  
131 would be approved at the April Board meeting, and the Budget Public Hearing would take place at  
132 the July Board meeting.

133 **SEVENTH ORDER OF BUSINESS – Audience Comments** *(limited to 3 minutes per individual for non-*  
134 *agenda items)*

135 Ms. Arora asked about the sidewalk drainage at 2776 Long Bow Way.

136 Ms. Baldwin thanked the Board for the improvements at the dog park, and requested the ADA data  
137 sheet for the mulch.

138 Accolades were given to the Board by several residents.

139 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

140 Supervisor Tietz requested that the pool be opened for evening hours for the 2024-2025 fiscal year.

141 Supervisor Pearson requested holiday lighting for the upcoming 2023 holidays.

142 **NINTH ORDER OF BUSINESS – Action Items Summary**

143 Ms. Dobson indicated that the Action Items Summary would be emailed.

144 **TENTH ORDER OF BUSINESS – Next Month's Agenda Items**

145 Budget and Assessment Resolution.

146 Consideration of Bike Rack & Slab proposals.

147 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 25th, 6:00 PM**

148 Mr. Penning, Mr. Darius, Ms. Pearson, and Ms. Coppa indicated that they would be present for the  
149 meeting in April, which would establish a quorum. Mr. Tietz indicated that he should be in  
150 attendance at the April meeting.

151 **TWELFTH ORDER OF BUSINESS – Adjournment**

152 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to  
153 adjourn the meeting. There being none, Mr. Tietz made a motion to adjourn the meeting.

154 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board adjourned  
155 the meeting at 8:31 p.m. for the Astoria Community Development District.

156 \*Each person who decides to appeal any decision made by the Board with respect to any matter considered  
157 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,  
158 including the testimony and evidence upon which such appeal is to be based.

159 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
160 meeting held on April 25, 2023.

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*Tish Dobson*

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Signature

Tish Dobson

\_\_\_\_\_  
Printed Name

*Glen Penning*

\_\_\_\_\_  
Signature

*Glen Penning*

\_\_\_\_\_  
Printed Name

164 Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman