

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, April 25, 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	Board Supervisor, Chairman
11	Jacques Darius	Board Supervisor, Vice Chairman
12	Susan Coppa	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 District Services
17	Lauren Gentry	District Counsel, Kilinski Van Wyk
18	Grace Kobitter	Kilinski Van Wyk
19	Pete Lucadano	RedTree
20	John Burkett	RedTree
21	John Moylan	RedTree
22	James	RedTree
23	Amy Palmer	District Engineer, Lighthouse Engineering
24	Brad Foran	Lighthouse Engineering
25	Virgil Stoltz	Blue Water Aquatics
26	ROTC	Mitchell High School
27	Denise Greco <i>(via phone)</i>	Resident
28	Chintan Shah <i>(via phone)</i>	Resident
29	Jeff Gold <i>(via phone)</i>	Resident
30	Angel Sullivan <i>(via phone)</i>	Resident

31 *The following is a summary of the discussions and actions taken at the April 25, 2023 Asturia CDD Board*
32 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

33 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

34 The Pledge of Allegiance was led by the Mitchell High School ROTC.

35 **THIRD ORDER OF BUSINESS – Audience Comments** – *(limited to 3 minutes per individual for agenda*
36 *items)*

37 Mr. Shah advised the Board of concerns he has regarding the irrigation and landscaping.

38 Ms. Greco gave accolades to Red Tree and Blue Water Aquatics.

39 **FOURTH ORDER OF BUSINESS – Staff Reports**

40 A. Landscape & Irrigation

41 Mr. Lucadano introduced James to the Board and gave a brief overview of the landscape report
42 for the month.

43 Mr. James reported on the irrigation system and the current constraints set forth by the County.
44 Discussion ensued regarding irrigation and how to improve monitoring of water usage.

45 B. Aquatic Services Report

46
47 1. Exhibit 1: Consideration of Blue Water Aquatics Management Agreement w/ Additional
48 Treatments

49 Mr. Stoltz gave a brief overview of the proposed management agreement. Discussion
50 ensued regarding additional treatments number of ponds, which came to a total of 5
51 ponds.

52 On a MOTION by Mr. Penning, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board approved
53 the Blue Water Aquatics Management Agreement with Additional Treatments as presented, for the Asturia
54 Community Development District.

55 Discussion ensued regarding the current state of the aquatics and the benefits and need
56 for plants in and around the ponds.

57
58 2. Exhibit 2: Consideration of Blue Water Aquatics Short Form Addendum Agreement –
59 (Current)

60
61 Ms. Gentry briefly explained the current short form addendum to the aquatics agreement
62 and stated that a new addendum would be drafted for the newly approved agreement. No
63 action was needed from the Board.

64
65 a. Exhibit 3: Presentation of Blue Water Aquatics 3-Mo. Aquatic Management
66 Agreement – (Current)

67

68 C. District Engineer

69

70 1. Exhibit 4: Consideration of Lighthouse Engineering Public Facilities Report Proposal

71 Discussion ensued regarding active work on Phase 4 & Phase 5 under Florida Design
72 Consultants.

73

74 On a MOTION by Mr. Tietz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved
75 the Lighthouse Engineering Public Facilities Report proposal as presented, for the Asturia Community
Development District.

76

77 Discussion ensued regarding Portico St. The Board previously indicated their intention
78 not to accept an extension of Portico St. for ownership and maintenance. The Board
79 directed Ms. Dobson to search the District's records for a resolution expressing this
intention.

80

Discussion ensued regarding hog traps.

81

D. District Counsel

82

Ms. Gentry had nothing further to report, so the next item followed.

83

E. Land Use Counsel

84

Discussion ensued regarding the Cost Share Agreement.

85

Discussion ensued regarding the Circle K SR 54 Project.

- 86 Discussion ensued regarding the Circle K SR 54 Project, which is not within the boundaries of
87 the District, but which will affect use of District roadways.
- 88 Discussion ensued regarding the possibility of collaborating with the Commercial POA regarding
89 regulations applicable to the Circle K SR 54 Project.
- 90 Discussion ensued regarding the CDD authorization of the roadway for project as it is within the
91 boundary of the district.
- 92 Discussion ensued regarding who will be responsible for maintenance of the greenspace.
- 93 Discussion ensued regarding the dispute resolution process.
- 94 Discussion ensued regarding use of Sully's Run roadway.

95 On a MOTION by Mr. Tietz, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board authorized
96 the Land Use Counsel, Jimerson Birr, to engage in the Circle K Appeal/Objection, in the amount of not-to-
97 exceed \$2,000.00 for up to four (4) hours of work, as well as authorizing Land Use Counsel to re-engage
98 with Lantower regarding the proposed Cost Share Agreement, including meetings, etc., in the amount of
99 not-to-exceed \$4,000.00, and to re-engage with Pasco County regarding Dispute Resolution Re-
100 Engagement, in the amount of not-to-exceed \$4,000.00, and to keep billing for each matter separately, for
101 the Asturia Community Development District.

102 F. Exhibit 5: District Manager Report & Field Operations Report

103 Discussion ensued regarding the irrigation and Pasco County restrictions.

104 **FIFTH ORDER OF BUSINESS – Consent Agenda**

- 105 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held
106 March 20, 2023
- 107 B. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
108 Held March 28, 2023
- 109 C. Exhibit 8: Consideration for Acceptance – The March 2023 Unaudited Financial Statements

110 On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved
111 items A, B, and C of the Consent Agenda, for the Asturia Community Development District.

112 D. Exhibit 9: Consideration of Operation and Maintenance Expenditures for March 2023

113 Discussion ensued regarding the Complete IT invoice in the amount of \$125.00. Ms. Dobson will
114 follow up.

115 Discussion ensued regarding a duplicate entry on the KVV bill. Ms. Gentry will follow up.

116 On a MOTION by Mr. Tietz, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved
117 the Operation and Maintenance Expenditures for March 2023, for the Asturia Community Development
118 District.

119 **SIXTH ORDER OF BUSINESS – Business Items**

120 A. **Proposed Fee Change Public Hearing**

- 121 1. Open Public Hearing

122 On a MOTION by Mr. Tietz, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board opened the
123 public hearing for the proposed fee change for use of District property, for the Asturia Community
124 Development District.

- 125 2. Exhibit 10: Presentation of Proposed Fee Change
- 126 3. Public Comments
- 127 Discussion ensued regarding signage and easement access.
- 128 4. Close Public Hearing

129 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board closed the
130 public hearing for the proposed fee change for use of District property, for the Asturia Community
131 Development District.

132 B. Exhibit 11: Consideration & Adoption of **Resolution 2023-09**, Adoption of Proposed Fee Change

133 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board adopted
134 **Resolution 2023-09**, Adoption of Proposed Fee Change, for the Asturia Community Development District.

- 135 C. Exhibit 12: Consideration & Adoption of **Resolution 2023-10**, Approval of FY24 Budget & Setting
136 Public Hearing
- 137 Discussion ensued regarding hog trapping and related expenses.
- 138 Discussion ensued regarding the Cost Share funds impacting on the budget.

139 On a MOTION by Mr. Penning, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board adopted
140 **Resolution 2023-10**, Approval of FY24 Budget & Setting Public Hearing for July 25th at 6:00 PM, for the
141 Asturia Community Development District.

- 142 D. Exhibit 13: Consideration of Electro Sanitation Services Janitorial Services Proposal
- 143 Discussion ensued.

144 On a MOTION by Mr. Darius, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved
145 the Electro Sanitation Services for janitorial services proposal contingent on Electro Sanitation Services
146 agreeing to clean reachable glass, for the Asturia Community Development District.

- 147 E. Exhibit 14: Consideration of Bike Rack Proposal Options
- 148 Discussion ensued regarding the three bike rack locations: two by the clubhouse, one by the fitness
149 center, and one by the cornerstone/caravan park.

150 On a MOTION by Ms. Pearson, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved
151 the Graber Madrax bike racks proposal for 3-7 loop racks and 2-Uracks with hardware, at a not to exceed
152 of \$2,650.00, for Asturia Community Development District.

- 153 1. Forms+ - *previously presented*
- 154 2. Graber Manufacturing Options
 - 155 a. Heavy Duty Winder
 - 156 b. U Rack

157 c. Loop Winder-Plus

158 F. Exhibit 15: Consideration of Site Masters Revised Bike Rack Slabs Proposal

159 On a MOTION by Mr. Penning, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved
160 the Site Masters Revised Bike Slabs proposal, at a not to exceed of \$5,400.00, for Asturia Community
161 Development District.

162 G. Exhibit 16: Presentation of EGIS Site Visit

163 Discussion ensued regarding recommendations from EGIS. Staff were directed to grind down the
164 wooden boardwalk, to bring proposals for upgraded signage, and to update the facility rental
165 agreement to include waiver and indemnification language.

166 H. Exhibit 17: Discussion of Halff Associates Demand Letter

167 Ms. Gentry gave a brief overview of the demand letter for payment of costs incurred under Work
168 Authorization 001, for roughly \$40,000. Discussion ensued regarding risks and opportunities
169 associated with courses of action.

170 On a MOTION by Ms. Coppa, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board approved
171 of up to five hours of District Counsel's time to confirm services and meet to bring resolution, for the
172 Asturia Community Development District.

173 **This item was discussed out of order during item E – Land Use Counsel – under the Fourth**
174 **Order of Business, Staff Reports.**

175 I. Exhibit 18: Discussion of Circle K Project

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

178 Chintan commented on concerns regarding the landscaping and irrigation, and he asked about the
179 repairs to the monuments.

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

181 Supervisor Tietz requested that the District Manager find out the cost for street sweeping. He also
182 recommended that invasive species of plants, such as Brazilian Pepper trees, be removed sooner
183 rather than later due to the increase in cost if removed too late. Discussion ensued.

184 Supervisor Pearson noted the following things:

185 She asked about the invoice regarding holiday lighting and requested that Ms. Dobson
186 contact Tanner for an updated holiday lighting proposal.

187 She noted that a resident sent in a complaint about the drinking and partying that was taking
188 place at the pool in the evenings by adults. The same resident also noted that babies were
189 swimming without swim diapers, and that the diapers were being disposed of in the
190 poolside trash receptacles. She requested that staff send out a reminder about the pool rules.

191 She also noted that the same resident asked if signage could be added at Promenade and
192 Asturian Parkway stating, "Incoming Traffic Does Not Stop".

193 She also asked Ms. Dobson about the status of bringing on a new employee and discussion
194 of projects. Discussion ensued.

195 Weekly reports of completed tasks and projects.

196

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

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

199 **TENTH ORDER OF BUSINESS – Next Month’s Agenda Items**

200 There being none specified, the next item followed.

201 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 30, 6:00 PM**

202 Mr. Tietz and Ms. Coppa were a maybe regarding their attendance. Mr. Darius and Ms. Pearson
203 stated that they would attend the next Board meeting, and Mr. Penning stated he may have to call
204 into the next Board meeting, to be held on May 30th at 6PM.

205 **TWELFTH ORDER OF BUSINESS – Adjournment**


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

208 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board adjourned
209 the meeting at 9:43 p.m. for the Astoria Community Development District.

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

213 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
214 meeting held on May 30, 2023.**

215 
216 _____
Signature

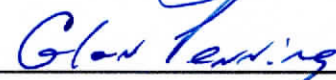


Printed Name

217 Title: Secretary Assistant Secretary



Signature



Printed Name

Title: Chairman Vice Chairman