
MINUTES OF MEETING

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

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Asturia Community Development District was held on **Thursday, March 3, 2016 at 11:00 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum:

Lane Gardner	Board Supervisor, Chairman
Dan Jones	Board Supervisor, Asst. Secretary
Kevin Jund	Board Supervisor, Asst. Secretary

Also Present Were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams, PA
Paul Skidmore	District Engineer, Florida Design Consultants <i>(via speakerphone)</i>
Sean Manson	Project Administrator, Developer

FIRST ORDER OF BUSINESS

Oath of Office/ Roll Call

Mr. Fischer called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisor's Meeting Held on January 7, 2016

A request was made to change the date on line 133 to March 15th.

<p>On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on January 7, 2016, as amended, for Asturia Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2015 and January 2016

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December totaling \$13,522.79 and January totaling \$12,160.67 for Asturia Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2014A Construction Requisitions #136-#154

It was noted that the Chairman and District Engineer had reviewed all of the requisitions. A request was made to correct the total for requisition #141 on the recap sheet to read \$85,752.36.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors ratified the Series 2014A Construction Requisitions #136-#154 as amended for Asturia Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Amenity Fees and Policies

Mr. Fischer confirmed that both the notice of Rule Development and Rule Making were published. Ms. Warren reviewed the purpose of the public hearing, which is to establish the policies for use of the facilities and guidelines for revoking privileges, etc. It also sets the fee schedules for non-resident use and rental of facilities. She noted that there were no members of the general audience in attendance to provide testimony and asked if there were any questions from the Board. Mr. Gardner sought clarification on several items such as prohibiting animals, charging for initial access cards, not allowing for un-licensed vehicles to be on property, and time limitations on use of cardiovascular equipment and the number of room rentals per quarter. A brief discussion ensued regarding the exterior porch and whether it should be included as an available rental area, the matter of holiday rentals, and what the rental fees should be. Ms. Warren stated that the advertised fees were higher than what is stated in the proposed policy so they could be adjusted up to those amounts without holding another public hearing. The Board decided to increase the rates to the amounts advertised.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved Resolution 2016-02, adopting fees and policies for use of the Amenity Center as amended for Asturia Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Ms. Warren stated that the Series 2014 bond proceeds have been depleted and were insufficient to complete the existing construction contracts and therefore this agreement provides for a funding mechanism from the Developer in keeping with the Completion Agreement.

Ms. Warren reviewed the funding authorization form that would be used to provide funding within 10 days and allow the District to meet the prompt payment standards and explained that the Agreement does allow for the Developer to be reimbursed for the expenses in the event another bond issuance occurs. A request was made to table this matter to allow the Developer time to review the agreement. Ms. Warren asked that it be approved in substantial form.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the Construction Funding Agreement in substantial form pending review by the developer for Asturia Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement for Fitness Equipment

A brief discussion was held regarding the agreement, with Ms. Warren explaining that they generally ask that an addendum be attached addressing the fact that the District can not guarantee an amount every year based on the statutory requirement to establish a budget every year. . She stated that the amount of the lease (\$83,670.07) is below the amount set as a not to exceed total of \$125,000 for the lease/purchase of fitness equipment. It was stated that there is an agreement with Promaxima to purchase the strength equipment in the amount of \$24,209.22, but both agreements fall below the threshold set.

On a motion by Mr. Jones, seconded by Mr. Jund, with all in favor, the Board of Supervisors ratified the Agreement for the Fitness Equipment with Life Fitness in substantial form and authorized the Chairman to execute once finalized for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors ratified the Agreement with Promaxima in the amount of \$24,209.22 for the purchase of strength equipment for Asturia Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Utility Easement

Ms. Warren stated that the easement is for the underground utility lines associated with the clubhouse.

On a motion by Mr. Gardner, seconded by Mr. Jones, with all in favor, the Board of Supervisors ratified the Utility Easement for Asturia Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Construction Related Matters

Mr. Manson presented two change orders for Board approval, noting that they are both extensions to the completion dates. He also provided a brief update on Change order #5, explaining that negotiations are still ongoing at this time.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved RIPA Change Order #9 for Phase 1 construction adding 17 days to the completion date or April 1, 2016 for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved RIPA Change Order #2 for the Promenade Parkway adding 18 days to the completion date or April 1, 2016 for Asturia Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No Report.
- C. District Manager
Mr. Fischer reminded the Board that the next regular meeting is scheduled for April 7, 2016 at 11:00 a.m.

Ms. Warren stated that she has reviewed the draft audit report and had no major changes to request. She stated that it was a clean report with no findings, and that the Board would be asked to accept it once it has been finalized.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A brief discussion was held regarding the timing of opening the Amenity Center and the need to have some staffing available, the distribution of access cards, pool maintenance, and cleaning services. Staff will review the contract with Rizzetta to see what is included in the scope of services to address these matters and bring proposals to the next meeting for pool maintenance and cleaning services. The following Board action was taken:

On a motion by Mr. Jones, seconded by Mr. Jund, with all in favor, the Board of Supervisors authorized a not-to exceed amount of \$2,000 for monthly pool maintenance services for Asturia Community Development District.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Jones, seconded by Mr. Jund, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:41 a.m. for Asturia Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman