

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, June 2, 2016 at 1:30 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Present and Constituting a Quorum:

Lane Gardner	Board Supervisor, Chairman
Kevin Jund	Board Supervisor, Asst. Secretary
Lee Thompson	Board Supervisor, Asst. Secretary

Also Present Were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams, PA <i>(via speakerphone)</i>
Scott Smith	Representative, RASI
Greg Gruhl	Representative, RASI
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 confirming a quorum for the meeting.

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 May 6, 2016

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 May 6, 2016, as presented, for Asturia Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2016

A brief discussion was held regarding various invoices and the services represented. The Board asked that invoice #2010 from Rizzetta (landscape services) be verified.

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 April totaling \$31,821.62 (pending review of invoice #2010) for Asturia Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2014A Construction Requisitions #183-#192

It was noted that the Chairman and District Engineer had reviewed all of the requisitions.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Series 2014A Construction Requisitions #183-#192 for Asturia Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Engagement Letter for Grau & Associates for Fiscal Year 2015/2016 Audit

Ms. Warren confirmed that the agreement is consistent with what was approved originally.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors accepted the Engagement Letter from Grau & Associates for fiscal year 2015/2016 financial audit at a cost of \$3,900 for Asturia Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Pest Control Services

Mr. Fischer stated that he did not request multiple proposals as Outsmart has a proven record. The Board felt that the cost was too high and asked that additional proposals be obtained. They authorized payment for any services already rendered.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with Rizzetta & Company, Inc. for Professional Field Services

Mr. Gardner asked that a few revisions be made to the verbiage of the termination clause and questioned the number of times site visits are performed. Mr. Fischer reviewed the services provided by Rizzetta, noting that it holds the landscaper accountable for addressing any items noted. The Board asked that an adjustment be made to include a weekly drive through on top of the standard full day inspection.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Agreement with Rizzetta & Company, Inc. for professional field services (as discussed) and authorized Staff to negotiate a new contract to include additional walk-throughs by Rizzetta for Asturia Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Pet Waste Station Installation and Weekly Maintenance

Mr. Fischer reviewed the proposal and spoke to the quality of service being provided by the firm in other communities. Concern was expressed with the number of stations. It was stated that they would not need to have all five stations installed at once. Mr. Jund will work with the vendor on the location and number.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the proposal for Poop 911 to install (\$1,325) and Maintain 5 pet waste stations at an annual cost of \$1,807 for Asturia Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal for AC Maintenance Plan

The Board tabled this matter for six months and asked that multiple proposals be obtained.

ELEVENTH ORDER OF BUSINESS

Consideration of Construction Related Matters

Mr. Manson presented three items for Board approval and discussion ensued. The following Board actions were taken:

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved RIPA Change Order #11 in the amount of \$2,460 for the installation of a Gate Valve as mandated by Pasco County for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors authorized the Chairman to execute a change order with CRS for additional electrical work relating to the irrigation controllers with a not-to-exceed amount of \$8,200 for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to execute a change order with CRS for the installation of a modified barn door for the amenity center with a not-to-exceed amount of \$6,500 for Asturia Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. District Manager
Mr. Fischer reminded the Board that the next regular meeting is scheduled for July 7, 2016 at 11:00 a.m.

Mr. Fischer presented the Dissemination Agreement with Prager & Sealy to complete the District's mandatory disclosure reports. Following a brief discussion it was decided to approve the agreement pending review by District Counsel.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Dissemination Agreement with Prager & Sealy pending review by District Counsel for Asturia Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Discussion was held regarding allowing rental of the amenity center for events by non-residents, with concern being expressed with the proposed fees and whether renting the facility to non-residents could be cancelled once the community is built out. A question was raised regarding providing residents additional lead time to schedule events. Ms. Warren stated that a public hearing would need to be held before any official action could be taken.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors set August 4, 2016 at 5:00 p.m. to hold a public hearing on the proposed rates, as discussed, at the Asturia Amenity Center, located at 14575 Promenade Parkway, Odessa, FL 33556 for Asturia Community Development District.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board adjourned the Board of Supervisors' meeting at 3:07 p.m. for Asturia Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman