

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, April 6, 2017 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
Kevin Jund	Board Supervisor, Asst. Secretary
Lee Thompson	Board Supervisor, Asst. Secretary

Also Present Were:

Matt Huber	Regional Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams, PA
Johnathon Houchens	Clubhouse Manager
Sean Manson	Project Administrator, Developer
Paul Skidmore	Florida Design Consultants
Tyree Brown	Field Manager, Rizzetta & Company, Inc.
Kat Walley	Admin Assistant, Rizzetta & Company, Inc.
Audience	

FIRST ORDER OF BUSINESS

Oath of Office/ Roll Call

Mr. Huber called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Lane Gardner addressed the audience members about the protocol, a resident asked to make comments regarding the leaking oil and hydraulic fluid onto the asphalt, there was also concern about the ADA issues.

THIRD ORDER OF BUSINESS

BUSINESS ADMINISTRATION

Administration of Oat of Office to Newly Elected Supervisors

Kevin Jund and Lee Thompson were sworn in by Mr. Matt Huber, a notary in the State of Florida. Kim Shine will be sworn in at a later date. Mr. Jund declined the compensation and Mr. Thompson will to receive it.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-04, Canvassing and Certifying Election Results

Mr. Huber announced the results of the election, stating that Ms. Kim Shine and Kevin Jund each received 253 votes and Mr. Lee Thompson received 252. Therefore, Mr. Thompson (seat 1) would serve a two year term and both Ms. Shine (seat 2) and Mr. Jund will (seat 3) would serve four-year terms.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved Resolution 2017-04, canvassing and certifying the results of the election held on April 6, 2017 with Mr. Thompson (seat 1) serving a two-year term and Ms. Shine (seat 2) and Mr. Jund (seat 3) serving four-year terms for Asturia Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Landowner's Meeting Held on November 1, 2016

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of Landowner's meeting held on November 1, 2016, as presented, for Asturia Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisor's Meeting Held on November 1, 2016

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on November 1, 2016, as presented, for Asturia Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October, November, December, January, and February

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Consideration of Operation and Maintenance Expenditures for October totally \$33,884.64, November \$40,451.38, December \$44,523.50, January \$56,234.51, and February \$34,147.25, as presented, for Asturia Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Series 2016A-1 & A-2
Construction Requisitions under \$10,000.00**

On a motion by Mr. Gardner, seconded by Mr. Thompson, will all in favor, the Board of Supervisors approved the Consideration of Series 2016A-1 & A-2 Construction Requisitions 14, 15, 17, 18, 20, 21,24,25,26,27,29,31,32,33,34,36,37,38 for Asturia Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Series 2016A-1 & A-2
Construction Requisitions over \$10,000.00**

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Consideration of Series 2016A-1 & A-2 Construction Requisition 16 in the amount of \$18,965.75, for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Consideration of Series 2016A-1 & A-2 Construction Requisition 19 in the amount of \$808,001.55, for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the Consideration of Series 2016A-1 & A-2 Construction Requisition 23 in the amount of \$524,179.42, for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Consideration of Series 2016A-1 & A-2 Construction Requisition 28 in the amount of \$629,838.33, for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the Consideration of Series 2016A-1 & A-2 Construction Requisition 35 in the amount of \$578,224.28, for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Consideration of Series 2016A-1 & A-2 Construction Requisition 39 in the amount of \$17,445.75, for Asturia Community Development District.

TENTH ORDER OF BUSINESS

2017-05 Designating Officers for the Board of Supervisors

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Lane Gardner for Chairman, Walter O'Shea for Vice Chairman, Kevin Jund, Lee Thompson, Kim Shine, Matthew Huber, and Angel Montagna for Assistant Secretaries for Asturia Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-06, Re-Designating Treasurer

It was noted that the Board of Supervisors appointed Scott Brizendine in place of William Rizzetta the previous Treasure.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-06, Re-Designating Treasurer, Scott Brizendine for Asturia Community Development District.

TWELVTH ORDER OF BUSINESS

Consideration of Establishing Audit Committee

A recommendation was made to appoint the entire Board of Supervisors for the Asturia Community Development District to the Audit Committee.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved appointing Board of Supervisors as the Audit Committee for Asturia Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of RIPA Phase 2 Change Orders #4 & 5

Change order #4 increased the contract by \$30,320.00 and #5 decreased the contract by \$58,676.80.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified RIPA Phase 2 Change Orders #4 increasing the contract by \$30,320.00 and #5 decreasing the contract by \$58,676.80 for Asturia Community Development District.

FOURTEENTH ORDER OF BUSINESS

Ratification of Second Amendment to Agreement for Water Monitoring Services

Mr. Manson recommended consulting a professional service for the three year plan of sampling and testing, not to exceed \$9,162.00.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Second Amendment to Agreement for Water Monitoring Services for Asturia Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Allowing Access to Fitness Center 24/7

A brief discussion was held regarding allowing access to the fitness center 24 hours a day. Mr. Gardner emphasized the importance of safety and security, and the Board opted to change the hours from 5 a.m.-10p.m. to 4a.m.-11p.m. rather than allow 24 hour access.

SIXTEENTH ORDER OF BUSINESS

Consideration of LLS Tax Engagement Letter for Arbitrage Services-Series 2014 A1 and 2014 A-2 Bonds

Mr. Huber stated that he received an additional engagement letter for the Series 2016 Bonds after the agenda went out and asked that the Board approve both agreements that are each \$500.00 annually.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved LLS Tax Engagement Letters for Arbitrage Services-Series, for 2014A1 and 2014A2 Bonds, and Series 2016 Bonds for Asturia Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposal to Prepare Public Facilities Report

The Proposal was presented from the District Engineer, Paul Skidmore, in the amount of \$3,500.00.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the Proposal to Prepare Public Facilities Report for Asturia Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposal for HVAC Maintenance Services

A discussion was held regarding proposal for HVAC Services, one from Joe Cool with the two times a year maintenance schedule for \$600.00 and one from CGM Proposal for \$1,600.00 under separate cover.

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors approved the Proposal for HVAC Maintenance Services for Joe Cool (\$600.00) Asturia Community Development District.

NINETEENTH ORDER OF BUSINESS

Preliminary Discussion Regarding Fiscal Year 2017/2018 Budget

A brief discussion ensued about what will be on the next Budget, such as but not limited to; ponds, parks, dog park, street lights, and amenity center cost.

TWENTITH ORDER OF BUSINESS

Consideration of Fiscal Year 2015/2016 Audit

It was discussed that the auditor considered the total amount of the Fitness Center Lease as a "Capital Lease" therefore, entire value should have been booked and would cause the CDD to be over budget.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors accepted the Fiscal Year 2015/2016 Audit for Asturia Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Discussion Regarding Amending Bluewater Contract to Included Phase 2 Ponds

Mr. Paul Skidmore will be providing an exhibit to review.

TWENTY-SECOND ORDER OF BUSINESS

Discussion Regarding Amending Southern Land Services Agreement to Include Phase 2 (ROW/Ponds/Common Area) to their moving schedule.

It was discussed that an exhibit will be needed.

TWENTY-THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer

Mr. Paul Skidmore recommended the district obtain Geotechnical regarding the roads. He also stated that while the CDD sidewalks are up to ADA standards he has some concerns that the Builder Sidewalks in Phase "A" lots might not meet the requirements. .

C. Field Services Manager

Mr. Tyree Brown discussed the damage from the construction vehicles, located at the end of Longbow Drive by the pond right-away, and suggested that we plant trees there as a preventive measure from further damage,.

TWENTY-FOURTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Discussion was held regarding the Proposal from Vivicon for replacing the sod in the Longbow common area park, and the Mail Kiosk area. It was noted that the pool area should still be under warranty from Brightview.

<p>On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board of Supervisors authorized the Consideration of Landscape Proposal from Vivicon for replacing the sod in the common area park and by the mail kiosk for Asturia Community Development District.</p>
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D. District Manager

Mr. Huber reminded the Board that the next regular meeting is scheduled for May 4,2017 at 11:00 a.m.

Mr. Huber addressed the residents complains about builders trash, mosquitos and drainage near model homes, mailbox keys, fire ants, pond banks and the weeds, bingo requests, dog station, and the traffic lights.

TWENTY-FIFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gardner explained to the residents the reasons for cancelled meetings.

TWENTY-SIXTH ORDER OF BUSINESS

Public Comments/Concerns

Concerns about the RIPA equipment leaking on roads, having the sod replaced at a home, the weeds that are growing on the bank of the Pond, a request for another pet park split for large and small dogs, traffic issues and how the community was in need of a traffic light, there was also concerns about the Commercial/Industrial Property that was being developed behind the conservation area in view of home.

A few residents requested to use clubhouse for Bingo and Yoga Classes, and questions about garage sales in the community

Mr. Gardner addressed the traffic light issue explaining they are not allowed to install a light until the resident population has reached a certain point, however, they have requested an early install. Ms. Sarah Warren (District Counsel) addressed the use of the clubhouse for Yoga, instructing the residents on the requirements for having an instructor.

ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gardner, seconded by Mr. Jund, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:53 a.m. for Asturia Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman