

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, August 3, 2017 at 11:12 a.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Present and Constituting a Quorum:

Lane Gardner	Board Supervisor, Chairman
Kim Shine	Board Supervisor, Asst. Secretary
Lee Thompson	Board Supervisor, Asst. Secretary

Also Present Were:

Matt Huber	Regional Manager, Rizzetta & Company, Inc.
Gus Garcia	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams, PA <i>(via speakerphone)</i>
Johnathon Houchens	Clubhouse Manager
Sean Manson	Project Administrator, Developer
Paul Skidmore	Florida Design Consultants
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

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting Held on May 4, 2017**

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on May 4, 2017, as presented, for Asturia Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on May 4, 2017

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 Supervisors' meeting held on May 4, 2017, as presented, for Asturia Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April, May, and June 2017

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2017 (\$30,863.83), May 2017 (\$35,549.73), and June 2017 (\$49,263.26) as presented, for Asturia Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2016 Construction Requisitions #46 through #51

Mr. Huber briefly reviewed the requisitions, noting that they had been approved by both the District Engineer and Chairman.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Series 2016 Construction Requisitions #46-#51 as presented, for Asturia Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-08, Adopting an Alternative Investment Property

Mr. Huber explained that the purpose of the Resolution was to align District policy with the Florida State Statutes and allow the District to flex and change as the Florida Legislature makes changes as to what constitutes an acceptable alternative investment for the District.

On a motion by Mr. Thompson, seconded by Mr. Gardner, with all in favor, the Board of Supervisors approved the Resolution 2017-08, adopting an alternative investment policy for Asturia Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Audit Committee Recommendation

Mr. Huber stated that just prior to this meeting the Audit Committee met and ranked each of the firms submitting proposals for auditing services. He stated that Carr, Riggs, & Ingram 85 points, Grau and Associates 90 points and McDirmit Davis 100 points. He stated that based on the scores the committee is recommending that the Board award the contract to McDirmit Davis as the highest ranked bidder.

On a Motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Committee to award the contract for auditing services for Fiscal Year 2016/2017 (with the option for two additional years) to McDirmit Davis and authorized Staff to obtain the engagement letter for Asturia Community Development District.

NINTH ORDER OF BUSINESS

Ratification of First Amendment to Bluewater Contract

Mr. Huber explained that the amendment adds the phase II ponds to the existing contract with Bluewater Aquatics.

On a motion by Mr. Gardner, seconded by Ms. Shine, with all in favor, the Board of Supervisors ratified the Chairman's approval of the First Amendment to the Lake Management Agreement with Bluewater Aquatics for Asturia Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Landscape Proposals

A brief discussion was held regarding the Vivicon proposals for plant replacement for Portico Park, the pool area and the community center. These were approved by Management as they were well within his authority to do so and the projects were justified.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified approval of the Vivicon proposals for Portico Park (\$594.61), the pool area (\$223.42) and replacement of the Flax Lilies (\$1,028) for Asturia Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Vivicon Proposal for Lon-Bow Drainage

This item was tabled.

TWELFTH ORDER OF BUSINESS

Consideration of Vivicon Proposal for Community Back Flow

The Board reviewed the proposal and asked for an explanation. It was stated that the proposal is to install plant material to help conceal the back flow devices by the clubhouse.

On a motion by Mr. Gardner, seconded by Ms. Shine, with all in favor, the Board of Supervisors approved the Vivicon proposal to install plant material in front of the back flow devices by the clubhouse at a cost of \$1,287.95 for Asturia Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Renewing Landscape
Maintenance Agreement**

A brief discussion was held regarding the fact that the initial landscape contract is due to expire in September. It was noted that the agreement provides the option to renew for two additional one-year terms should the Board desire to do so.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to work with Staff to execute a contract for landscape maintenance with Vivicon for another year for Asturia Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Midge Fly Treatment

The Board asked that it be provided with literature on the program as well as proposals for the next meeting.

FIFTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017/2018 Final
Budget**

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2017/2018 final budget for Asturia Community Development District.

Mr. Huber confirmed that the public hearing was noticed in the local paper as required under Florida Statutes. He reviewed the proposed final budget totaling \$565,649.00, noting changes that were made since it was first approved. There were no questions on the budget, but a resident did inquire as to whether it might be possible to get rowing machines in the fitness center in lieu of treadmills.

On a motion by Mr. Thompson, seconded by Mr. Gardner, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2017/2018 final budget for Asturia Community Development District.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-09, adopting the fiscal year 2017/2018 final budget totaling \$1,350,029.93 (General Fund-\$565,649.00 & Debt Service-\$784,380.93) for Asturia Community Development District.

SIXTEENTH ORDER OF BUSINESS

Public Hearing on Assessments

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2017/2018 assessment levels for Asturia Community Development District.

Mr. Huber confirmed that the public hearing was noticed in the local paper as required under Florida Statutes. He reviewed the assessment levels by product type and a brief discussion ensued. There were no audience comments put forward.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2017/2018 levels for Asturia Community Development District.

On a motion by Mr. Thompson, seconded by Mr. Gardner, with all in favor, the Board of Supervisors approved Resolution 2017-10, levying assessments to fund the fiscal year 2017/2018 final budget and certifying the assessment rolls for Asturia Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-11, Setting the Meeting Schedule for Fiscal Year 2017/2018

Discussion was held regarding whether to continue to meet on the first Thursday of each month at 11:00 a.m. and which months to hold the evening meetings (5:00 p.m.). The following Board action was taken.

On a motion by Mr. Gardner, seconded by Ms. Shine, with all in favor, the Board of Supervisors approved Resolution 2017-11, setting the meeting schedule for fiscal year 2017/2018 as the first Thursday of each month at 11:00 a.m. (except for the months of December, February, June, and September when they will commence at 5:00 p.m.) for Asturia Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-12, Designating Primary Administrative Office

Ms. Warren presented Resolution 2017-12 explaining that it complies with a mandate from the last legislative session requiring Districts to name an administrative office for ease of making records requests.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-12, designating Rizzetta's Wesley Chapel Office, located 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 as the primary administrative office for Asturia Community Development District.

NINTEENTH ORDER OF BUSINESS

Consideration of Direction Letter Regarding Special Assessment Bonds Series 2014A1 & 2

A brief discussion was held regarding the letter, with a request being made to ensure that the payoff date is inserted before it is sent to the Trustee.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the direction letter to the Trustee, as discussed, for Asturia Community Development District.

TWENTYTH ORDER OF BUSINESS

**Consideration of Acknowledgement and Release
Regarding Use of District Property**

A few minor changes were made to the agreement authorizing Robert Moody to conduct photography and 3D imaging of the property for marketing purposes.

On a motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Acknowledgment and Release for Use of District Property by Mr. Robert Moody, as amended, for Asturia Community Development District.

TWENTY FIRST ORDER OF BUSINESS

**Consideration of Resolution 2017-13, Setting
Hearing on Revised Amenity Rules and Rates**

Discussion was held regarding the proposed rates and scheduling the required public hearing to approve the revised amenity use rates for resident and non-resident patrons based on time slots. A request was made to change the time of the meeting to 5:00 p.m.

On a motion by Mr. Gardner, seconded by Ms. Shine, with all in favor, the Board of Supervisors approved Resolution 2017-13, setting the public hearing of revised Amenity rules and rates for September 7, 2017 at 5:00 p.m. at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556 for Asturia Community Development District.

TWENTY SECOND ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
A brief discussion was held regarding leaks and stains that have been observed on dome of the roads in the community. The Board asked that Mr. Skidmore complete an inspection and make recommendations for needed repairs once construction is complete.

- C. Field Services Manager
The Board reviewed the Monthly Report with no comments

Mr. Huber presented two proposals from Vivicon; one in the amount of \$219.47 to repair the damage in the median caused by a vehicular accident and one totaling \$558.22 to replace some of the Flax Lilies at the clubhouse.

On a motion by Mr. Gardner, seconded by Ms. Shine, with all in favor, the Board of Supervisors approved the proposals from Vivicon to repair the median damage and replace the Flax Lilies for Asturia Community Development District.

D. District Manager

Mr. Huber reminded the Board that the next regular meeting is scheduled for September 7, 2017 at 5:00 p.m. He stated that it will include the public hearing on rules and rates and a brief CDD 101 presentation.

Discussion was held regarding the request to hold a Zumba class at the clubhouse.

On a motion by Mr. Thompson, seconded by Ms. Shine, with all in favor, the Board of Supervisors authorized the Chairman to work on an agreement with the Zumba Instructor for Asturia Community Development District.

TWENTY THIRD ORDER OF BUSINESS Supervisor Requests

There were no Supervisor requests put forward.

TWENTY FOURTH ORDER OF BUSINESS Public Comments/Concerns

A resident expressed concern with flooding that occurs on the walking path in front of the dog station by the lake near the clubhouse and in the playground area. Staff will look into the matter.

A question was raised regarding installing a traffic light at the front entrance to the community. It was noted that Phase I of the community has to be built out before the County will approve the installation of a traffic light.

TWENTY FIFTH ORDER OF BUSINESS Adjournment

On a motion by Mr. Thompson, seconded by Mr. Gardner, with all in favor, the Board adjourned the Board of Supervisors' meeting at 12:21p.m. for Asturia Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman