

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **September 11, 2024**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott
Halsey Carson
Karen Ritchie

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Chris Loy
Bryan Hunter *by Zoom*
Allen Bailey

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Hunter Engineering
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:00 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated this is the portion of the agenda for members of the public to provide comments on any agenda items.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 10, 2024
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 10, 2024, Board of Supervisors Meeting. She asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

September 11, 2024

Astoria CDD

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the July 10, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Reports
from AMTEC**

- A. Arbitrage Rebate Report for Series 2020 Assessment Area One Bonds**
- B. Arbitrage Rebate Report for Series 2021 Assessment Area Two Bonds**
- C. Arbitrage Rebate Report for Series 2021 North Parcel Assessment Area Bonds**
- D. Arbitrage Rebate Report for Series 2023 Assessment Area Three Bonds**

Ms. Burns stated that the rebate reports are required under the Trust Indenture.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Arbitrage Rebate Reports from AMTEC, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of License Agreement with
HOA for Installation of Holiday
Decorations**

Ms. Burns stated there was a request from the Astoria North HOA to allow them to put up holiday decorations on the entry monument.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the License Agreement with HOA for Installation of Holiday Decorations, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2024 Audit
Services Engagement Letter with Grau &
Associates**

Ms. Burns noted the amount for Grau & Associates to provide Fiscal Year 2024 auditing services is a not to exceed amount of \$9,200.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Fiscal Year 2024 Audit Services Engagement Letter with Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

September 11, 2024

Astonia CDD

Ms. Gentry had nothing specific to report.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report. He noted there was a pond clean-up across the community. He added the shower post's paint began to chip, but it has been repainted and the landscape around the amenity is doing well.

Mr. Bailey noted the chair lift in place is repeatedly jamming and it has had to be replaced twice already. The pool vendor recommends the Board use the HydroLift, which would be around \$11,000 to install.

i. Discussion Regarding "No Trespassing" Area Improvements

Mr. Bailey noted that he was presenting some Area Improvement suggestions for a No Trespassing section of land they had in the CDD. He suggested fencing in the area.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the "No Trespassing" Area Improvements suggestion for a survey to be completed, and obtaining a fencing quote NTE \$6,500, was approved.

ii. Consideration of Proposal for Installation of Speed Limit Signs

Mr. Bailey noted there were requests to add speed limit signs in the north section. He noted he talked to the District Engineer, who suggested keeping it at 30 miles per hour. He added it would be \$813 to install.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Proposal for Installation of Speed Limit Signs, was approved.

iii. Consideration of Proposal for Installation of Yield Signs at Roundabouts

Mr. Bailey stated there was a request for yield signs to be placed around various roundabouts throughout the community.

September 11, 2024

Astoria CDD

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal for Installation of Yield Signs at Roundabouts, was approved.

iv. Consideration of Landscaping Proposals from Prince & Sons

a) Proposal to Enhance and Replace Dead Trees at Astoria North Roundabout

Mr. Bailey noted this proposal is for \$4,390.75.

b) Proposal to Enhance and Replace Dead Trees at Astoria South Roundabouts

Mr. Bailey stated this would cover the more barren parts of the roundabouts for \$7, 838.25.

c) Proposal for Irrigation Drip Installation at Roundabouts Near the Dog Park

Mr. Bailey stated there were requests to add bubblers to the Dog Park. To install it would be \$8,808.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Landscaping Proposals A through C from Prince & Sons, were approved.

v. Consideration of Renewal of Aquatic Maintenance Contract

Mr. Bailey stated the amount has already been budgeted for next year, this is just a renewal of the contract.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Renewal of Aquatic Maintenance Contract, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register for review and offered to answer any questions on any of the invoices that were paid, otherwise looking for a motion to approve.

September 11, 2024

Astoria CDD

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Check Register, were approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements were included in the package for review. There is no action necessary from the Board. These are for informational purposes only.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns asked if there is anything else from the Board. Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Brent Elliott
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Chairman/Vice Chairman