

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held on Wednesday, **June 11, 2025**, at 1:01 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Timothy Todd
Cody Hatmaker
Gary Hatmaker

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Katie O'Rourke
Lauren Gentry *by Zoom*
Anastasia Rios *by Zoom*
Bryan Hunter *by Zoom*
Allen Bailey

District Manager, GMS
District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law
Hunter Engineering
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll at 1:01 p.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public were present but there were residents in attendance via Zoom. There being no public comments, the next item followed.

June 11, 2025

Astonia CDD

THIRD ORDER OF BUSINESS**Approval of Minutes of the April 9, 2025,
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 9, 2025, Board of Supervisors meeting. She asked for any comments, questions, or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the Minutes of the April 9, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of Amended Parking & Towing Policies for the District**

Ms. Burns stated that this public hearing had been advertised in the paper, and she asked for a motion to open the public hearing.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, Opening the Public Hearing was approved.

i. Consideration of Resolution 2025-05 Ratifying the Board's Actions in Setting a Public Hearing on the Adoption of Amended Parking & Towing Policies and Adopting Amended Parking Towing Policies for the District

Ms. Gentry gave an overview of the policy changes. She noted that changing the term "commercial vehicles" to "oversized vehicles" was the central portion of the policy. There were minor changes. They added not to block fire hydrants. She stated that regular-sized vehicles with advertisements would not be included in this policy as a commercial vehicle. This would consist of boats, trailers, and vessels that would not be allowed to be parked on the street overnight from 10:00 P.M. to 6:00 A.M but would be permitted during the day. In conclusion, there is no overnight parking for oversized vehicles. No parking near fire hydrants. These policies will be enforced by law enforcement. Additionally, in Section 6D, changes were made to the language that would enable the District to restrict amenity privileges.

June 11, 2025

Astonia CDD

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, Resolution 2025-05 Ratifying the Board's Actions in Setting a Public Hearing on the Adoption of Amended Parking & Towing Policies and Adopting Amended Parking Towing Policies for the District was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, Closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee

Ms. Burns stated that the Florida statutes require that the Board appoint an Audit Committee to review proposals for auditing services for the District.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry reminded the Board to file their Form 1 by July 1st.

B. Engineer

Mr. Hunter reported that they were wrapping up the Engineering Report.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page 42 of the agenda package.

i. Consideration of Proposal for Pool HydroLift

Mr. Bailey presented the Pool HydroLift chair for the amenity pool. There were discussions about the lift being ADA compliant. There were concerns about having staff available to assist in the use of the chair. Ms. Burns stated that there was \$10,000 in the amenity contingency from March 2025, which would cover a portion of the chair's cost. Ms. Burns clarified that this would be within the budget to continue maintaining the existing chair.

June 11, 2025

Astonia CDD

There was additional discussion about the pool lift chair, whether to repair or replace. There was a discussion comparing the purchase of a new pool lift chair with the restoration of the existing one. Ms. Burns stated that the existing chair had been restored several times. Ms. Burns noted that the kids had pulled on the arm of the chair, causing extreme damage.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, all in favor, the Proposal for Pool HydroLift was approved.

ii. Consideration of Landscape Proposals from Weber Environmental Services

- a) Installation of Irises and Jasmine Plants**
- b) Installation of Oak Trees and Maple Trees**
- c) Installation of Viburnum Plants**

Mr. Bailey stated that he had proposals for installing Iris and Jasmine plants for \$4,800. Irrigation was discussed. Mr. Bailey noted that installing the Oak and Maple replacement trees would be \$24,500. Mr. Bailey stated that the irrigation and the mulch for the Viburnum plants would be \$3,550. Jeremy was on the phone and discussed the need for adequate irrigation. He ensured the Board understood that they would manage all the plants in the utmost manner. Jeremy stated that the plants would be under warranty for 6 months. He was able to assure the Board that the plants would thrive under their four-man care.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the Landscape Proposals from Weber Environmental Services For Installation of Irises and Jasmine Plants, Oak Trees and Maple Trees, and Viburnum Plants, were approved.

iii. Consideration of Proposals for Pine Pointe

- a) Proposal to Add Area to Landscape Maintenance Services Contract**

Mr. Bailey stated that he had reviewed the area with Weber Environmental, and they gave a proposal to maintain services for Pine Pointe. There were detailed discussions about the projected plan. There was a proposal of \$51,500 per year to do all of Pine Pointe.

June 11, 2025

Astoria CDD

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the Proposals for Pine Pointe to Add Area to Landscape Maintenance Services Contract, were approved.

b) Proposal to Add Area to Aquatic Maintenance Services Contract

Mr. Bailey presented the service contract for Aquatic Maintenance Services, which is \$3,300 yearly.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the Proposal to Add Area to Aquatic Maintenance Services Contract, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns stated that the check register is included in the package for review. She offered to take questions on any of the invoices; otherwise, she is looking for a motion to approve.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the Check Register was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that financial statements are included in the package for review. There is no action necessary.

iii. Presentation of Number of Registered Voters – 1,173

Ms. Burns noted that there were 1,173 registered voters within the District.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

June 11, 2025

Astonia CDD

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Todd, seconded by Mr. Hatmaker, with all in favor, the meeting was adjourned.

Signed by:

Katie O'Rourke

9B6110832D214E4...

Secretary/Assistant Secretary

Signed by:

Halsey Carson

A60084009CB140F...

Chairman/Vice Chairman