

Astoria
Community Development District

Meeting Agenda

December 10, 2025

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 3, 2025

Board of Supervisors Meeting Astonia Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, December 10, 2025, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Call-In: +13052241968

Meeting ID: 867 8298 0965

Zoom Link: <https://us06web.zoom.us/j/86782980965>

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the November 12, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Consideration of Letter of Interest from Louis Smith
 - B. Appointment of Individual to Fill Board Vacancy
 - C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary
5. Consideration of Resolution 2026-04 Rescheduling Public Hearing to Amend Rules of Procedure
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Discussion of Lighting on Hatteras
 - a) Current Demands
 - b) GMS
 - c) Map, Details, Sample Photo
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

**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, **November 12, 2025**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson
Cody Hatmaker
Gary Hatmaker

Chairperson
Vice Chairman
Assistant Secretary

Also present were:

Katie O'Rourke
Jill Burns
Savannah Hancock via zoom
Bryan Hunter via zoom
Allen Bailey

District Manager, GMS
District Manager, GMS
District Counsel, KVV Law
District Engineer
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the public comment period.

Resident (Larry Williamson) commented that the fence on Daring Drive keeps getting damaged or destroyed because of the need to create a pass through to walk through the grassy area. He suggested capping it off and maybe putting a gate. His other concern was the lights on Ernie Caldwell, and he wants to make sure this is something that is still being considered. His third topic is the stop sign at the intersection of Gallant Gateway and Adventure Avenue. He explained that

they were thinking the stop sign that was recently installed might have been for the end of the entryway for Astonia instead of Astonia North. He asked for consideration to have two stop signs added on Adventure Avenue approaching Gallant Gateway and to have the stop sign on Gallant Gateway removed so traffic doesn't back up onto Ernie Caldwell.

Ms. O'Rourke responded that they do have the discussion of fence replacement and discussion to add stop signs to those areas on the agenda. Regarding the lights, she stated the CDD is not responsible for those lights, they are county owned lights and will be the county's responsibility to replace those lights. She explained that the most they can do is continue to report the lights to the county to have them addressed as soon as possible.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 2, 2025 Board of Supervisors Meeting

Ms. O'Rourke presented the minutes of the October 2, 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. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the October 2, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Board Vacancy in Seat #1 (Exp. 11/2026)**
- B. Administration of Oath of Office to Newly Appointed Individual**
- C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary**

The Board members had no appointments for the vacant Board seat at this time, this item was tabled to a future meeting agenda.

FIFTH ORDER OF BUSINESS

Consideration of Irrigation Cost Share Agreement with Pine Pointe HOA

Ms. O'Rourke stated there is one meter for this phase that services both the CDD common areas and the private townhome lots. She explained that because the CDD pays for irrigation of the common areas, this agreement allocates the water usage based on percentage of property, so the account will be in their name and they will bill the CDD for the CDD's portion of the bill, which is about 4% of the bill to pay for the irrigation of those common areas.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Irrigation Cost Share Agreement with Pine Pointe HOA, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report for Series 2020 Bonds**

Ms. O'Rourke presented the Arbitrage Rebate Report for the Series 2020 bonds included in the agenda package. She explained that under internal revenue code, the District needs to demonstrate that they do not earn more interest than they pay on the bonds. In the report, she stated it shows a negative amount listed on page 4, which does indicate that they do not earn more interest than they pay on the bonds. She stated this is an independent report required by the Trust Indenture.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Arbitrage Rebate Report for Series 2020 Bonds, was accepted.

SEVENTH ORDER OF BUSINESS**Consideration of Arbitrage Proposal for Series 2024 AA4**

Ms. O'Rourke stated this is a proposal from AMTEC to prepare the report required under the trust indenture to review arbitrage rebate liabilities for the Series 2024 AA4 bonds.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Arbitrage Proposal for Series 2024 AA4, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock reminded the Board to do their ethics training by December 31st.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the field manager's report. He stated the second dog park gate was pulled off its hinges and was reattached, the amenity shower was repainted to improve appearance, the sod on Orchid Drive was installed to fix a barren area, the phosphate treatment of the pool was completed, the new brighter lights were installed at the Astonia North monument, the ponds in the District are free of any large growths of algae or vegetation and the cooler weather will help keep any growth down, the backflow on Astonia Boulevard was hit by a driver damaging the landscape and the county repaired the backflow, and they sent the driver's insurance to EGIS to seek compensation.

i. Discussion of Lighting on Hatteras

Mr. Bailey presented a proposal from Current Demands Electrical & Security Services to install two solar lights on Hatteras for a total of \$3,116.08. After discussion, the Board decided on a not to exceed for \$3,116.08 to check with another vendor and see if they can do it cheaper.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Lighting on Hatteras NTE for \$3,116.08, was approved.

ii. Consideration of Fence Replacement

Mr. Bailey presented proposals for the Board to consider regarding the fence replacement on Daring Drive and possibly adding a gate to try to prevent further damage to the fence. After discussion, the Board decided to replace the fence panels for the smaller section and remove the top bar for the larger section to see how that does to monitor for gate installation.

iii. Discussion of Additional Stop Signs

Mr. Bailey presented options for the Board to consider regarding the additional stop signs. After discussion, it was decided to approve the proposal to add two additional stop signs.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal to Add Two Additional Stop Signs, was approved.

iv. Consideration of Proposal for Parking Signage

Mr. Bailey presented a proposal to add two no parking on street signs on each entrance into Chateau.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Parking Signage, was approved.

D. District Manager's Report**i. Check Register**

Ms. O'Rourke stated that the check register for September 01, 2025, through September 30, 2025, totals \$73,300.20, and is included in the package for review. She added that all of the invoices were checked for accuracy and offered to take questions; otherwise, she is looking for a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke noted that financial statements are included in the package for review. She stated that these were the unaudited financials, and that there was no action necessary from the Board. She stated she was happy to answer any questions; there were none.

NINTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Ms. O'Rourke opened the public comment period.

Lewis Smith commented wanting to add dog waste stations and wanting to join the Board of Supervisors. Ms. O'Rourke provided her contact information and let him know he can submit his interest to her via email.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Ms. O'Rourke adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

From: L SMITH <gophillies1985@verizon.net>
Subject: CDD Meeting
Date: November 12, 2025 at 3:03:10 PM EST
To: "korourke@gmscfl.com" <korourke@gmscfl.com>
Reply-To: L SMITH <gophillies1985@verizon.net>

Ms. O'Rourke,

Good afternoon my name is Louis Smith and we met today at the Astonia CDD meeting. This email is to inform you of my interest in filling the empty board chair position.

While I understand it might not be for a resident, I see this as a win-win situation for all concerned. I am willing to fill an empty spot on the board, and this may start the transition of resident involvement with the CDD.

Please let me know what is required to move this request forward.

Here is my primary phone number

757-871-0162

v/r

Louis

SECTION C

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTONIA
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, Astonia Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint Assistant Secretaries.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF ASTONIA COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. _____ is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of December 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER AND DISTRICT STAFF IN AMENDING THE DATE OF THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AMENDING RESOLUTION 2026-01 DESIGNATING A DATE, TIME, AND LOCATION OF PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Astonia Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-01, on October 8, 2025, scheduling the public hearing for the purpose of adopting Amended and Restated Rules of Procedure for December 10, 2026; and

WHEREAS, the Board now desires to ratify the District Manager’s and District Staff’s actions in rescheduling the meeting date of the public hearing on the Amended and Restated Rules of Procedure to **February 11, 2026**, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-01 to reflect the same.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Resolution 2026-01, as amended on the record, is hereby amended to reflect the change of meeting date of the public hearing for the following date, time, and location:

DATE:	February 11, 2026
HOUR:	5:00 p.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Avenue Lake Alfred, Florida 33850

SECTION 2. The actions of the District Manager and District Staff in re-noticing the public hearing on the Amended and Restated Rules of Procedure are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

SECTION 6

SECTION C

Astonia CDD

Field Management Report



December 10th, 2025

Allen Bailey

Field Manager

GMS

Completed

No Trespassing Sign



- ✚ The No Trespassing signs have been placed at the amenity.
- ✚ These will allow the Sheriff to enforce trespassing at the amenity.

Stop Sign



- ✚ The stop sign currently at Astoina North has been adjusted for better traffic flow.

Complete

Fence Repair



- ✚ The fence at the end of Fury Street was knocked over by a tree limb.
- ✚ It has been placed back up.

Fence Opening



- ✚ The section of fence on Daring Dr has been opened as requested.

Complete

Holiday Lights

✚ The holiday lights have been placed throughout the district.



Review

Ponds



✚ The ponds in the district are free of any large growths of algae or vegetation. The water levels have lowered over the past month.



Review

Landscape



✚ The landscape throughout the district is doing well, as we see cooler weather.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION i

SECTION a)

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS19105R1
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	10/02/2025
ASTONIA CDD	ASTONIA CDD	EXPIRATION	11/02/2025
6200 LEE VISTA BLVD, SUITE 300	608 BLOOM TERRACE	DATE	
ORLANDO, FL 32822	DAVENPORT, FL 33837		

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO INSTALL 2) LED SOLAR POWERED POLE LIGHTS TO ILLUMINATE BACK ENTRANCE TO SUBDIVISION	1	0.00	0.00T
ELECTRICAL PROJECT MATERIALS	12000 WATT LED STREET LIGHT OUTDOOR COMMERCIAL PARKING LOT LIGHTS	2	499.56	999.12T
ELECTRICAL PROJECT MATERIALS	20' TALL GALVANIZED STEEL SOLAR STREET LIGHT POST	2	215.98	431.96T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: 2) SONA TUBES, 14) 60LB BAGS OF CONCRETE	1	185.00	185.00T
ELECTRICAL LABOR	ELECTRICAL LABOR	1	1,500.00	1,500.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	3,116.08
	TAX	0.00
	TOTAL	\$3,116.08

Accepted By

Accepted Date

SECTION b)



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Bus Stop Tables	
Installation of 2 Solar lights roughly 12 ft off the ground, as noted on the attached map. They will be cemented in place for security.	

Qty	Description	Unit Price	Line Total
12	Labor	\$55.00	\$660.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$95.00
	Materials		\$1,076.00
Total Due:			\$1,896.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION c)



Light Color	cool white
Lighting Method	LED
Wattage	6000 watts
Bulb Base	GU10
Controller Type	Remote Control
Switch Type	Remote
Water Resistance Level	Waterproof
Brightness	450000 lumen
Efficiency	75 lumens/watt



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ufus

[What is the motion sensor range?](#)

[Can it be mounted on a wall?](#)

[Does it have an automatic on/off feature?](#)

[Ask something else](#)

SECTION D

SECTION i

*This item will be provided under
separate cover*

SECTION ii

*This item will be provided under
separate cover*