

**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, **February 11, 2026**, 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  
Corey Hatmaker

Chairperson  
Vice Chairman  
Assistant Secretary

Also present were:

Katie O'Rourke  
Savannah Hancock *by Zoom*  
Allen Bailey

District Manager, GMS  
District Counsel, KVV Law  
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. There were no members of the public present and no members on Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 14  
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the January 14, 2026 meeting and, pending any further corrections, requested a motion to approve them.

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On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the January 14, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Ms. O'Rourke asked for a motion to open the public hearing. She noted that there were no members of the public present.

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

**A. Consideration of Resolution 2026-05 Adopting Amended and Restated Rules of Procedure**

Ms. O'Rourke stated Resolution 2026-05 is intended to approve minor statutory updates to the rules of procedure, reflecting changes passed during the most recent legislative session. The specific updates are detailed on page 14 of the agenda package and have not changed since their previous review. Ms. Hancock is available to provide a brief explanation if needed.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules of Procedure, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of GMS Proposal for Daring Drive Gate**

Mr. Bailey stated after speaking with Gary, it was confirmed that the fence remains intact and there are no current issues. The situation will continue to be monitored. He stated they are coordinating with the sheriff's department to install deterrent signs.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Janitorial Maintenance at Playgrounds & Mailboxes**

Mr. Bailey reviewed a proposal for CSS to address littering caused by free papers left at mailboxes. The janitorial service would provide weekly litter cleanup at the North Mail area, the amenity mail area, and the pool for an extra \$200 per month, supplementing their regular trash collection. This would add an additional \$2,400 a year to the budget. Ms. O'Rourke stated the proposal was on page 106.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Janitorial Maintenance at Playgrounds & Mailboxes, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

Ms. O'Rourke stated on page 85 in the agenda packet is a standard annual contract with the Polk County property appraiser, which allows the listing of parcels for assessment collection.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock reminded the Board that legislative session is happening right now and they are considering a handful of bills that could impact CDDs. There were no questions for Ms. Hancock.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Bailey stated there was a request from the HOA to add signage at the playground to address issues with dogs. Amenity lights have been updated with new timers, vendors are performing as expected, and the community is monitoring landscape recovery from recent cold

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weather. A previously damaged fence on Fury Street has been repaired, solar lights have been installed, and dumping at Hatteras has been cleaned up. Plumbing issues in the amenity center restrooms and shower have been fixed.

**i. Consideration of Proposal for Playground Mulch**

Mr. Bailey stated the confusion over a playground mulching proposal was resolved, and the North playground will be mulched by Weber as originally planned at no additional charge.

**D. District Manager’s Report**

**i. Check Register**

Ms. O’Rourke reviewed the written checks and invoices paid for December totaling \$1,397,905.27. She noted that staff confirmed the accuracy of these financials and the Board was asked to approve them. She stated this was on page 97 in the agenda package.

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 the unaudited financial statements, including the balance sheet and income statement, were also presented for informational purposes, with the manager available to answer any questions. This is on page 102 of the agenda package.

**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 meeting to Supervisor requests and audience comments. There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. O’Rourke adjourned the meeting.

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

Signed by:

*Jill Burns*

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Secretary/Assistant Secretary

Signed by:

*Halsey Carson*

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Chairman/Vice Chairman