

**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, **April 8, 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  
Bryan Hunter  
Allen Bailey  
Matt Fisher

District Manager, GMS  
District Counsel, KVV Law  
District Engineer  
Field Manager, GMS  
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 being no comments the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 11,  
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the February 11, 2026 meeting and asked for any comments, corrections, or changes. requested a motion to approve them.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the February 11, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06  
Approving the Proposed Fiscal Year 2027  
Budget and Setting a Public Hearing to  
Adopt**

Ms. O'Rourke discussed Resolution 2026-06, which is included on page 12 of the agenda package. This resolution is to approve the proposed Fiscal Year 2027 budget and to set the public hearing for adopting the final budget at the regular meeting scheduled for August 12, 2026 at 1:00 p.m., to be held at the Holiday Inn in Winter Haven.

Ms. O'Rourke stated that approval of this resolution authorizes staff to complete the steps required under Florida statutes, including transmitting the budget to the county at least 60 days before the public hearing, posting the budget on the District website, and publishing the required public hearing notice. The proposed budget for Fiscal Year 2027 covers the period from October 1, 2026, through September 30, 2027, and must be approved by June 15<sup>th</sup> to stay compliant with Florida statutes.

The total assessment for expenditures for the year is \$963,855, which is unchanged from the Fiscal Year 2026. There is no proposed increase in assessments for residents for the upcoming fiscal year. Administrative expenses are proposed to increase slightly from \$184,000 to \$187,000. The landscaping maintenance number is adjusted down from \$245,000 to \$235,000 based on actual figures. The general repair and maintenance line item has been increased by \$5,000 to address ongoing issues such as trash dumping and vandalism.

A reserve study is proposed at a cost of \$7,500 to evaluate the District's infrastructure and major assets. The budget also proposes a \$38,000 transfer to capital reserves to build up the funds for major replacements. If the capital reserve fund is not used, it is projected to reach about \$255,000 by the end of fiscal year 2027.

The debt service section outlines five different debt service funds within Astoria, with each fund structured similarly and assessed based on lot size. The gross amount on the tax bill for a 40-

foot single-family home is \$1,075, and for a 50-foot single-family home is \$1,343 per unit. The series 2020 debt service, shown on page 24, includes 191 units and will retire in 2051.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07  
Relating to General Election Qualifying  
Period and Procedure**

Mr. Bailey noted the procedure and qualifying period for the upcoming general election involving two Board of Supervisor seats, which are transitioning to resident seats in November. The resolution informs both the Supervisor of Elections and the community that seats one and four will be open for election. Interested candidates must qualify between noon on Monday, June 8, 2026 and noon on Friday, June 12, 2026 and should direct questions to the Supervisor of Elections office.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-07 Relating to General Election Qualifying Period and Procedure, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-08  
Certifying the Series 2020 AA1 Project  
Complete**

**A. Engineer’s Certificate of Completion**

Mr. Bailey stated the District has completed the projects planned for the Series 2020 and 2021 initiatives. The District engineer has provided certification for these projects, and all construction funds have been fully spent with final reserve releases made. As a result, the District is ready to officially declare the projects complete. Once the Board approves the resolutions, they will be sent to the trustee, who will close the construction accounts. Each assessment area will be handled individually for these actions.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-08 Certifying the Series 2020 AA1 Project Complete, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-09  
Certifying Series 2021 AA2 Project  
Complete**

**A. Engineer’s Certificate of Completion**

Ms. O’Rourke asked for a motion to approve Resolution 2026-09, which certifies that the Series 2021 Assessment Area 2 Project has been completed.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-09 Certifying Series 2021 AA2 Project Complete, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10  
Certifying Series 2021 North Parcel  
Project Complete**

**A. Engineer’s Certificate of Completion**

Ms. O’Rourke asked for a motion to approve Resolution 2026-10 certifying the Series 2021 North Parcel Project complete.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-10 Certifying Series 2021 North Parcel Project Complete, was approved.

**NINTH ORDER OF BUSINESS**

**Presentation of Arbitrage Report – Series  
2024, Assessment Area 4**

Ms. O’Rourke stated the District must comply with the Internal Revenue Code by ensuring it does not earn more interest than it pays on its bonds. The arbitrage report for the Series 2024 bonds, included in the agenda package, confirms this compliance by showing a negative amount on page 4 of the report, indicating no excess earnings. The report is independent, and the Board is asked to approve its acceptance.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Accepting the Arbitrage Report – Series 2024, Assessment Area 4, was approved.

**TENTH ORDER OF BUSINESS**

**Ratification of Weber Proposal for Vehicle Damaged Landscape Replacement**

Ms. O’Rourke stated on page 268 there is a proposal for replacement landscaping in the area the vehicle damaged the landscaping. She noted it had already been signed by Mr. Carson.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Weber Proposal for Vehicle Damaged Landscape Replacement, was ratified.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Security Related Lighting**

Ms. O’Rourke stated following a recent shooting in the community, residents requested the CDD to review and enhance security lighting. The maintenance team replaced all mailbox lights, addressing previous complaints about inadequate illumination. Attention was also given to an area between the dog parks, under a cabana, which has seen frequent reports of teen activity, vandalism, and insufficient lighting. The proposal discussed involves installing solar light poles outside the cabana and solar lights inside to improve visibility, deter vandalism, and enhance security. Funds are available for this project from the field contingency line item, pending Board approval.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Security Related Lighting, was approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock stated that the legislature recently adjourned and passed a measure that increases liability limits for local governments. Starting October 1, the cap will rise from \$200,000 to \$350,000 per individual and from \$300,000 to \$500,000 per incident. This change is expected to result in higher insurance premiums for the District due to increased risk, though the exact impact is not yet clear. The adjustment will take effect after the governor signs it, and staff anticipate this will happen. Members should be prepared for premium reviews in the coming months.

**B. Engineer**

Mr. Hunter stated they have begun preparing the annual report, including conducting some field inspections. Their aim is to complete the report and submit it before the next Board of Supervisors meeting.

**C. Field Manager's Report**

Mr. Bailey stated the field manager's report covers several District maintenance and operational updates. The landscape has been inspected, and mailbox solar lights were checked for illumination and consistency. Repairs have been made to playground and dog park fences following vandalism and blown-out fences from storm damage have been replaced. Multiple ponds have been cleaned of storm-related debris. Vendors are performing well, with regular spring mowing and biweekly pond maintenance. The pool is in good condition, janitorial services are meeting District requirements, and lake maintenance continues as water levels fluctuate and algae is expected to increase with warmer weather. An outstanding issue involves several tables in Astoria North and the dog park, which have been repeatedly damaged due to do resident misuse. Previous repairs have not prevented further destruction, and a proposal to replace the tables was discussed. Chair Carson will check on the development plans to determine if ADA tables were required by development plans and we will discuss replacing those tables at a future meeting.

**i. Ratification of Proposal for Replacement Umbrella**

Mr. Bailey reviewed a Proposal for Replacement Umbrella. The Proposal is to replace a damaged umbrella, with issues concerning taxes in the proposal that require adjustment. It is also noted that the umbrella's leg was severely damaged, necessitating its replacement.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Replacement Umbrella, was ratified.
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**ii. Consideration of Proposal for Replacement Bench**

Mr. Bailey stated the Proposal is to replace the current tables with standard-sized tables that do not have extended lips, which are believed to be causing ongoing issues. To prevent further problems, it is suggested to replace all six tables with a total cost of \$10,352.

A Board member asked if all tables were damaged. Mr. Bailey stated that a lot of the tables were damaged to some extent. Mr. Bailey also mentioned the proposal regarding freeze damage to landscaping but it was not included in the agenda package and so he indicated he would bring it back to the next meeting.

**D. District Manager’s Report**

**i. Check Register**

Ms. O’Rourke reviewed The Check Register on page 289 of your agenda package, which is a summary of checks written for the District from January 1<sup>st</sup> through January 31<sup>st</sup> totaling \$81,034.23. Following that, you’ll see a detailed run summary of the checks paid for the District through January 31<sup>st</sup>.

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 on page 294 of your agenda package, you will see the balance sheet and income statement. These are your unaudited financials through January 31<sup>st</sup>.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FOURTEENTH 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.

**FIFTEENTH 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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