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 10, 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	Chairperson
Cody Hatmaker	Vice Chairman
Corey Hatmaker	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock *by Zoom*	District Counsel, KVW Law
Allen Bailey	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 April 8, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the April 8, 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 April 8, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Declaring the Assessment Area 3 Project Complete**

Ms. O'Rourke stated that the Board was considering Resolution 2026-11, declaring the Assessment Area 3 project complete. She explained that the project for the Series 2023 bonds had been completed, the District engineers certified completion, all construction account funds had been spent, and final reserve releases had been made.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-11 Declaring the Assessment Area 3 Project Complete, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Assignment of Landscape Agreement from Weber to Continuum**

Ms. O'Rourke stated that the next agenda item was the assignment of the landscape agreement, located on page 117 of the agenda package. She explained that the assignment related to the landscaping vendor's name change from Weber to Continuum, she noted that the agreement had already been executed, and stated that the Board was being asked for a motion to ratify it.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Assignment of Landscape Agreement from Weber to Continuum, was ratified.

SIXTH ORDER OF BUSINESS **Discussion of Insurance Recommendations**

A. Consideration of GMS Proposal #535 for Wildlife Signage

Ms. O'Rourke stated that the Board reviewed the insurance provider's risk assessment report, located on page 121 of the agenda package, which identified major and minor recommended changes to the community from an insurance perspective. She stated that Mr. Bailey had prepared several proposals based on the insurance provider's recommendations, including a signage proposal for the community, with additional related proposals included in the Field Manager's Report.

Mr. Bailey stated that the proposed signage would designate the larger dog park for larger dogs and the smaller dog park for smaller dogs for safety purposes. He also noted that wildlife notification signs would be installed throughout various areas of the community for insurance purposes, with the total cost for 19 signs and 17 new channels being $3,334. Mr. Carson asked if that covers all Astonia districts. Ms. O'Rourke clarified that it does.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, GMS Proposal #535 for Wildlife Signage, was approved.

SEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report – ADDED**

Ms. O'Rourke reviewed the Fiscal Year 2024 audit report, beginning on page 135 of the agenda package. She noted that all CDDs are required to undergo an annual independent audit, that the audit was performed by Grau & Associates, and that the report to management reflected a clean audit with no instances of non-compliance and no recommendations or corrective actions from the auditor.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Astonia HOA Request for Community Event on July 5, 2026 – ADDED**

Ms. O'Rourke reviewed the Astonia HOA's request to hold a family community event on July 5th as outlined on page 172 of the agenda package. She noted that the event would include three to four food trucks and vendors on District property and recommended that any approval be contingent upon receipt of all required vendor insurance information.

Ms. Hancock stated that the insurance information received from one vendor was missing the required automobile coverage, which was particularly important for food trucks. She recommended that the Board not waive any agreement requirements and, if approving the event, do so contingent upon receipt of the correct insurance information.

Mr. Carson requested that the HOA provide security during the evening community event due to the timing of the event, anticipated fireworks activity and security issues within the community recently. He stated that, with security in place and receipt of the correct insurance information, he would approve the request.

Ms. O'Rourke noted that she will let the HOA know about the two conditions for approval.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock stated that the HOA should be informed that setting off fireworks on District property is prohibited and that fireworks could not be included as part of the July 5th event. She stated that she had nothing additional to report unless the Board had questions.

B. Engineer

Ms. O'Rourke noted that the annual Engineer's report is in the agenda for review.

C. Field Manager's Report

Mr. Bailey stated that the freeze damage inspection had been completed, mailbox kiosk areas had been pressure washed, fence repairs and cleaning had been completed, and trash had been removed from multiple ponds due to increased water flow.

i. Consideration of GMS Proposal #524 for Replacement Benches

Mr. Bailey reported that landscaping and lake maintenance were ongoing, dog park solar lights had been installed, and presented a proposal to replace damaged tables at the dog park cabanas and northern playground area for a total cost of $8,986. He clarified that the proposal was only to replace the existing damaged tables, four at the dog park and two at the northern playground area, and that no additional tables would be added.

Ms. O'Rourke stated that sufficient funds were available in the amenity repairs and maintenance line item, with approximately $4,500 of the $15,000 budget used to date.

Mr. Bailey stated that all the tables had been damaged to some degree, had already been repaired previously, and would likely continue to deteriorate if not replaced

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the GMS Proposal #524 for Replacement Benches, was approved.

ii. Consideration of Landscape Replacement Proposal from Continuum

Mr. Bailey stated that the next proposal was for replacement of frost-damaged landscaping throughout the community, including foxtail palms, flax lilies, roundabout areas, pool areas, entrances, and other identified locations. He noted that the total cost to replace the frost-damaged plants was $21,300 and explained that using an outside vendor could affect the plant warranty.

Ms. O'Rourke stated that the landscape replacement line item had a $35,000 budget that had not yet been used and that the budget would renew on October 1st.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Landscape Replacement Proposal from Continuum, was approved.

iii. Consideration of Resort Pools Proposal for Fuel Surcharge

Mr. Bailey stated that the pool vendor requested a temporary fuel surcharge of $50 per month, which would remain in effect only while fuel prices exceeded $3.95. He stated that the surcharge would include an expiration date and would end no later than September 30th, as provided in the related agreement.

Ms. Hancock stated that the temporary fuel surcharge would be attached as an addendum to the master service agreement. She explained that the addendum was drafted to terminate on September 30th and would require the vendor to submit proof, with each monthly invoice including the surcharge, that fuel prices were above $3.95.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Resort Pools Proposal for Fuel Surcharge, was approved.

D. District Manager's Report

i. Check Register

Ms. O'Rourke reviewed the check register on page 187 of the agenda package, summarizing checks written for the District from February 1, 2026 through April 30, 2026, totaling $422,379.27. She stated that the checks had been reviewed for accuracy but would answer any questions that the board may have.

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 the Board reviewed the balance sheet and income statement, located on page 196 of the agenda package, which were provided as unaudited financials for informational purposes only. She noted that she was available to answer any Board questions.

iii. Presentation of Number of Registered Voters: 1,290

Ms. O'Rourke noted that, as of April 15th the District had 1,290 registered voters. She explained that this number is required to be announced annually in connection with the District's transition to resident control.

iv. Reminder of Form 1 Filing Requirement Deadline

Ms. O'Rourke reminded the Board of Form 1 Filing Requirement Deadline is July 1st.

TENTH ORDER OF BUSINESS Other Business

Ms. O'Rourke stated that the July meeting room was unavailable and that the only current agenda item was the engineer's report, which could be moved to August. She advised that the Board could either select another meeting location or cancel the July meeting and stated that she would notify Monica to send out the appropriate notice.

ELEVENTH 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.

TWELFTH 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.

Signed by:
Katie O'Rourke
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Secretary/Assistant Secretary

Signed by:
Halsey Carson
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Chairman/Vice Chairman