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MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held on Tuesday, **August 12, 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
Lauren Gentry	District Counsel, KVW Law
Bryan Hunter	District Engineer
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 June 10, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the June 10, 2026 meeting and asked for any comments, corrections, or changes. 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 June 10, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Ms. O'Rourke presented the Fiscal Year 2027 final budget, imposing operations and maintenance assessments, and certifying the assessment roll. She asked for a motion to open the public hearing.

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

A. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. O'Rourke noted there are no public attendees on Zoom. Resolution 2026-12, adopting the final budget, is presented from page 16 of the agenda package, with the budget attached as an exhibit. The budget had already been reviewed and approved in proposed form, but two updates were made: actual financials were updated through June, and the audit amount was adjusted to match the agreed annual audit cost. Any savings or extra funds from that adjustment were moved into the general maintenance line item because of ongoing maintenance and cleanup needs in the community.

Ms. O'Rourke noted that these changes do not affect assessments and that there is no increase to operations and maintenance assessments. Ms. Gentry added that blank figures in Section 2 of the resolution will be filled in to match the budget numbers unless changes are made during the meeting.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

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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 Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. O'Rourke stated that after adopting the budget, the District needed to establish a funding mechanism for it. She introduced Resolution 2026-13, located on page 42 of the agenda package, which certifies the assessment roll. She explained that the District's operations and maintenance assessments are collected through the annual Polk County property tax bill, and that the resolution authorizes collection of both debt assessments and operations and maintenance assessments.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. O'Rourke stated that the next agenda item was Resolution 2026-14, which would adopt the District's meeting schedule for Fiscal Year 2027. The resolution appeared on page 65 of the agenda package. She noted that the proposed meeting dates and times would stay the same: meetings would continue to be held on the second Wednesday of every month at 1:00 p.m. at the Holiday Inn.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

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SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-15 Designating a Date, Time and Location for a Landowners' Election**

Ms. O'Rourke reviewed Resolution 2026-15 designating the date, time, and location for the landowners' election. She noted that the District holds a landowners' election every two years in November and must announce the election date at a meeting at least 90 days in advance.

Ms. O'Rourke stated the proposed election date is November 11, 2026 at 1:00 p.m. at the same location as the regular meeting. The agenda package includes instructions, proxy forms, and a sample ballot, which will also be posted on the CDD website. She clarified that Seat 3, currently held by Cody Hatmaker, is up for the landowner election. She noted that the election date is the same as the regular meeting date, but if the Board meeting is canceled, Board members would not need to attend the landowners' election unless they wanted to or had eligible votes.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-15 Designating a Date, Time and Location for a Landowners' Election the Report, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates**

Ms. O'Rourke stated that the next agenda item was the audit engagement letter from Grau & Associates, located on page 75 of the agenda package. She explained that this was Grau & Associates' annual letter memorializing the agreement and the audit rate. She noted the rate had been checked and was accurate based on what had previously been provided and then requested a motion to approve.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Gentry had nothing to report, next item followed.

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B. Engineer

Mr. Hunter had nothing to report, next item followed.

C. Field Manager's Report

Mr. Bailey reviewed the field manager's report and updates. He stated that the Phase 3 benches in Astonia North had been installed, wildlife signs requested by EGIS had been placed, debris around the Astonia North ponds had been picked up, and a debris pile on Laurent Loop had been removed. He noted that dumping in a common area remains a recurring problem because the trash company will not pick it up there, so staff has had to remove it. Ms. O'Rourke advised that residents could be asked generally for information or camera footage, but no one should be accused specifically.

Mr. Bailey reported that timers had been placed inside the amenity area to help ensure lights and fans operate at the proper times. He stated landscapers were maintaining common grounds, the pool facility was being maintained despite heavy use, janitorial staff was keeping up with the amenity, restrooms, and dog stations, and the lakes were being managed with vegetation control.

i. Ratification of Additional Services Order for Irrigation Repairs with Continuum

Mr. Bailey reported that the first proposal was for ratification of an emergency irrigation repair that had been completed after a substantial irrigation leak was discovered and needed to be handled quickly to prevent water from continuing to spray.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Additional Services Order for Irrigation Repairs with Continuum, was ratified.

ii. Consideration of Tree Replacement Proposal with Continuum

Mr. Bailey presented a tree replacement proposal for several plantings that had not survived or had not done well due to lack of water, including replacement magnolias, an oak, and a sweet gum, along with stakes and mulch, for a total cost of $3,625 to be paid from the landscape replacement line item.

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

iii. Consideration of Updated Contract for Janitorial Maintenance with Clean Star Services

Mr. Bailey presented a Clean Star cleaning services proposal to consolidate prior addendums into one amended and restated contract and add service for two trash cans, with monthly costs of $1,870 from May through September and $1,700 from October through April.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Updated Contract for Janitorial Maintenance with Clean Star Services, was approved.

iv. Consideration of Pool Maintenance Increase with Resort Pools

Mr. Bailey presented a Resort Pools contract increase effective October 1, increasing the monthly amount from $3,000 to $3,090 for chemicals and employee services.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Pool Maintenance Increase with Resort Pools, was approved.

v. Consideration of Aquatic Maintenance Increase with Continuum

Mr. Bailey discussed a water management contract increase, noting that the contractor had not requested increases for several years and that the increases had been planned for in the budget.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Aquatic Maintenance Increase with Continuum, was approved.

vi. Consideration of Landscape Maintenance Increase with Continuum

Mr. Bailey presented Continuum's landscaping and general maintenance contract increase, effective October 1, reflecting a 3% increase to $4,446.16 per month, or approximately $53,354 annually.

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On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Landscape Maintenance Increase with Continuum, was approved.

D. District Manager's Report

i. Check Register

Ms. O'Rourke reviewed the check register, located on page 134 of the agenda package. She noted that the register summarized checks written for the District from May 1 through May 31, totaling $93,744.82.

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 unaudited financials were located on page 139 of the agenda package. She stated they were available to answer any questions from the Board but clarified that the unaudited financials were provided for informational purposes only.

iii. Goals & Objectives

a) Adoption of Fiscal Year 2027 Goals & Objectives

Ms. O'Rourke stated that the goals and objectives section began on page 162 of the agenda package. She explained that the first item was adoption of the fiscal year 2027 goals and objectives, which were essentially the same goals and objectives adopted for fiscal year 2026 and aligned with the statutory requirements.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals and Objectives

Ms. O'Rourke stated that the 2026 goals were laid out on page 166, and approval would allow the District Manager and Board Chair to sign off at the end of the fiscal year confirming completion so the goals could be posted by the deadline.

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On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals and Objectives, was approved.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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 9B6110832D214E4...
Secretary/Assistant Secretary

Signed by: Halsey Carson A69984009CB149F...
Chairman/Vice Chairman