

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Astonia Community Development District was held Thursday, **May 21, 2020** at 1:00 p.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

Present and constituting a quorum:

Reggie Baxter <i>via Zoom</i>	Chairman
Brian Walsh <i>via Zoom</i>	Vice Chairman
Milton Andrade <i>via Zoom</i>	Assistant Secretary
Halsey Carson <i>via Zoom</i>	Assistant Secretary

Also present were:

Jill Burns <i>via Zoom</i>	District Manager, GMS
Michelle Rigoni <i>via phone</i>	Hopping Green & Sams
Roy Van Wyk <i>via Zoom</i>	Hopping Green & Sams
Dennis Wood <i>via phone</i>	Wood & Associates Engineering
Bob Adams <i>via Zoom</i>	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Supervisors were present via Zoom, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting. Ms. Burns asked if there were any questions before they began.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 11, 2020 Landowner's and Board of Supervisor Meetings, and the March 26, 2020 Board of Supervisors Meeting

Ms. Burns asked for any questions, comments or corrections to these minutes. The board had no changes to the meeting minutes.

On MOTION by Mr. Walsh, seconded by Mr. Carson, with all in favor, the Minutes of the March 11, 2020 Landowner's Meeting, the March 11, 2020 Board of Supervisors Meeting, and March 26, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2020-38
Setting the Public Hearing and Approving
the Proposed Fiscal Year 2021 Budget
(suggested date August 12, 2020)**

Ms. Burns stated the resolution was in the package with the budget. This is the preliminary budget that starts off the budget process. It needs to be sent to the county at least 60 days prior to the public hearing date suggested. Then, they will adopt the final budget for Fiscal Year 2021 later in the summer, they are suggesting the August meeting. The budget can change up until the time it is adopted.

Ms. Burns noted that they are anticipating it to be entirely Developer funded, so the expenses will only be billed as they are incurred. She reviewed the estimates for field items, and they do not anticipate any amenity expenses coming online before the end of 2021. They do anticipate a couple of months of landscaping and streetlights and electric that would be conveyed over to the CDD towards the end of summer in 2021. Estimates are based on the development that they have at this point and the total amount of budget is \$157,705.

Ms. Burns asked for any questions or comments on any of the line items or anything they wanted to change. The board had no changes to the budget. Ms. Burns recommended August 12, 2020 at 1:00 p.m. which is their regular meeting date for the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Carson, with all in favor, Resolution 2020-38 Setting the Public Hearing for August 12, 2020 at 1:00 p.m, and Approving the Proposed Fiscal Year 2021 Budget, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Tucker Paving Clearing
Proposal and Discussion of Amended
Contract with Tucker Paving**

Ms. Burns noted there was a call on this and the Board discussed a couple of items regarding delaying that contract with Tucker. They are revising the amount in the original contract.

Tucker also provided the clearing costs of \$197,000.78 which would be funded by the developer and reimbursed from bond funds.

Mr. Van Wyk stated that Tucker discussed changing the scope of the whole project. The whole project was to be done all at one time instead of breaking it out into phases. There was some discussion about going two ways. One was breaking out a portion of the contract to do the clearing and grubbing from the original full contract and then come back and do a change order to the full contract to reduce the scope of it to just Phase 1. Then, once we get past Phase 1, if we need to, we can go ahead and do a change order back in for Phases 2 and 3. Dennis was going to prepare a breakdown of the costs for the new phasing. So what we really want to do right now, is to go ahead and approve and ratify the Tucker Paving Clearing and Grubbing Proposal for Phase 1. I think they are already out there cleaning, if I'm correct. So we need to ratify that.

Ms. Burns asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Tucker Paving Clearing and Grubbing Proposal, was approved.

Mr. Van Wyk asked Dennis Wood to go over his new report to explain the scope of work and the phases as they are broken down.

Mr. Wood stated this was broken down into three phases now. There are 191 lots in Phase 1, 306 lots in Phase 2, and 184 in Phase 3, with a total lots of 681. He stated the total agreed with the original numbers he had in the Engineer's Report. The cost breakdown for each Phase is Phase 1 totals \$5,080,000. Phase 2 totals \$8,150,000. Phase 3 totals \$4,870,000. The overall total for all three phases was \$18,100,000. He noted that is the same amount they had in the original report. Mr. Wood stated he did not make an attempt to break down the 40' lots and the 50' lots by phase. He left them the same as they were originally, which was 289 40' lots, and 392 50' lots. He stated if they needed it broken down by phase he could do that.

Mr. Van Wyk noted that the breakdown would be needed for Phase 1 because they will issue bonds for Phase 1 now. The breakdown will be needed for methodology. That was the only change made to the report. Mr. Van Wyk asked Mr. Wood to circulate that breakdown to the group. Mr. Wood stated he would make the changes by breaking them down by product types per phase, especially for Phase 1 since they are going to issue bonds. He would then re-circulate to everyone.

Mr. Van Wyk asked if Tucker had come forward with a change order, to change the scope of the project down from all phases to just a single phase. Mr. Carson would have to check into that. Mr. Andrade asked if Tucker would be charging the District for re-mobilizing for every phase. Mr. Van Wyk stated he did not know the answer to that question but did state he thought the intent was just reducing the size of the contract or changing the contract. It was decided that Mr. Baxter wanted to keep the current contract and change order down, so that when the end of Phase 1 occurred, things would pick back up and they would run directly into Phases 2 and 3.

Mr. Baxter joined the meeting and was asked if he had seen change orders drop from all three phases to just Phase 1. Mr. Baxter stated he understood they were going to leave it as the Master Contract. He stated they would get 50 lots on the first phase, and with the absorption rate in that area now, they don't have an issue with knowing that they are going to move into Phase 2. It was clarified that the mobilization would be spread out over the whole project.

Mr. Andrade noted that they are doing the bonds specifically for Phase 1 now and then they are planning to move directly into Phase 2. He asked when they should talk about funds for Phase 2 to get that process going. Mr. Baxter stated that they were trying to see what the bond market was doing to maximize the amount of benefit that we can get from the issuance of bonds. The plan is to do Phase 1, get some cash up front, and then hopefully have better rates for Phases 2 and 3.

Ms. Burns stated she did not have the executed contract from Tucker. Mr. Van Wyk stated that there should be follow-up on that. Ms. Rigoni stated she did have an update on the bond validation hearing. It's still scheduled for June 10th at 10:00 a.m. She further stated that she received indication from the court that it will likely be a virtual hearing. Ms. Rigoni noted that she would file the motion and the information will be circulated as soon as she has the order.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the total amount is \$34,018.31. This is from February 1 through May 13, 2020.

On MOTION by Mr. Walsh, seconded by Mr. Carson, with all in favor, the Check Register for \$34,018.31, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financials were in the package for review and asked if there were any questions. She also stated there was no action that needed to be taken.

iii. Presentation of Number of Voters

Ms. Burns stated that they are required to determine the number of registered voters with the District as of April 15th each year. The number for this year is zero.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Burns asked if the Board wanted Supplemental Engineer's Report and Methodology on the next agenda which would be June 10, 2020. Mr. Van Wyk felt they should adopt the Engineer's Report with the Phasing breakdowns, and then present the methodology reflecting those price breakdowns between the Phasing. The validation hearings will already have been held so they would be in a position to issue bonds after that. The consideration of the Supplemental Assessment Resolution should be included and the meeting can be continued out into July if the Board wants to issue bonds quicker. Mr. Van Wyk stated the July time should work. Ms. Burns asked that Mr. Wood get the Supplemental Engineer's Report with the breakdown for Phase 1 to her, then they will circulate the methodology for review.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting at 1:28 p.m.

On MOTION by Mr. Walsh, seconded by Mr. Carson, with all in favor, the meeting was adjourned at 1:28 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman