

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **July 14, 2021** at 1:00 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Reggie Baxter	Chairman
Brian Walsh <i>joined late</i>	Vice Chairman
Halsey Carson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	Hopping Green & Sams
Dennis Wood <i>via Zoom</i>	District Engineer, Wood & Associates
Bob Adams	Developer's Office

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 9, 2021
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the June 9, 2021 meeting minutes. Hearing no changes, she asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Baxter, with all in favor, the Minutes of the June 9, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

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

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

i. Presentation of Engineer's Reports

Ms. Burns asked Mr. Wood if he would give a brief overview of his Engineer's Report. Mr. Woods elaborated on the original 3 Phases in his report for the Board. He stated that Phase 1 consisted of 191 lots, Phase 2 consisted of 206 lots, and Phase 3 consists of 184 lots. The acreage totaled 159.93. He stated that the changes included combining and renumbering some of the Phases. The updated report showed that the original Phases 2 and 3 are now included in Phase 2, which then consisted of 490 lots. He elaborated that Phase 3 was being referred to now as Astoria North. Mr. Wood also explained that a portion of the CDD had expanded and that there would be updated information in the Engineer's Report. Mr. Wood went over the cost per phase as well. Phase 1 was estimated at \$5,080,000, Phase 2 was \$13,020,000, and Astoria North was \$7,820,000. The total estimate cost of all 3 Phases was \$25,920,000. Mr. Wood offered to answer any questions over the Engineer's Report.

Mr. Van Wyk asked Mr. Wood if the improvements he provided in his report provide special benefit to the lands within the District? Mr. Wood replied that they do provide special benefit. Mr. Van Wyk asked if the costs within the report were reasonable for the improvements he outlined in the report. Mr. Wood replied that they were reasonable. Mr. Van Wyk asked if there were any reasons why they could not construct the improvements that were outlined in the report. Mr. Wood replied that there were not any reasons to his knowledge.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns noted that the Board recently approved a Master Assessment Methodology dated February 13, 2020. Ms. Burns reviewed the attached tables in the agenda for the Board.

Mr. Van Wyk asked if the report was consistent with the original Master Assessment Methodology report. Ms. Burns replied with yes. Mr. Van Wyk asked if the report changed any of

the existing assessments on the lands on Phase 1. Ms. Burns replied with no. Mr. Van Wyk asked if the expansion parcels subject to assessments received special benefits to the improvements proposed to be funded. Ms. Burns replied with yes. Mr. Van Wyk asked if the benefits in the report are at least equal or exceed the assessment level imposed upon the property. Ms. Burns answered yes. Mr. Van Wyk asked if the assessments were reasonably and fairly allocated across the property. Ms. Burns replied that they were.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, the Amended and Restated Master Assessment Methodology Report, was approved.

iii. Consideration of Resolution 2021-14 Levying Special Assessments

Ms. Burns noted this was included in the Board's package and she reviewed the main components. She offered to answer any questions. Hearing none,

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-14 Levying Special Assessments, was approved.

iv. Consideration of Amended and Restated Notice of Special Assessments

Ms. Burns noted that this would update the prior notice that was recorded to include the new plans that were within the District. She stated they were looking for a motion to authorize counsel to record.

On MOTION by Mr. Elliott, seconded by Mr. Baxter, with all in favor, Authorization for Counsel to Record the Amended and Restated Notice of Special Assessments, was approved.

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

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2021-15 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns noted that their agenda packets included this information.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-15 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-16 Supplemental Assessment Resolution for Assessment Area Two (Series 2021) – ADDED

Ms. Burns presented the resolution that sets forth the particular terms of the sale of the Assessment Area 2 bonds and confirms the levy of special assessments that secures the assessment area to the bonds. The Board had no questions.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-16 Supplemental Assessment Resolution for Assessment Area Two (Series 2021), was approved.

A. Consideration of Notice of Imposition of Assessment Area Two Special Assessments – ADDED

Ms. Burns reviewed the notice for the Board. She noted this will be recorded for the potential property owners to inform them of the lien on the property. She asked for a motion authorizing counsel to record the notice.

On MOTION by Mr. Elliott, seconded by Mr. Baxter, with all in favor, Authorization for Counsel to Record the Notice of Imposition of Assessment Area Two Special Assessments, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-17
Supplemental Assessment Resolution for
North Parcel Assessment Area (Series
2021) – ADDED**

Ms. Burns presented the resolution that sets forth the particular terms of the sale of the North Parcel bonds. The Board had no questions.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-17 Supplemental Assessment Resolution for North Parcel Assessment Area (Series 2021), was approved.

A. Consideration of Notice of Imposition of North Parcel Assessment Area Special Assessments – ADDED

Ms. Burns reviewed the notice for the Board. The Board had no questions.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Authorization for Counsel to Record the Notice of Imposition of North Parcel Assessment Area Special Assessments, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Assignment and
Amendment to the Boundary Amendment
Funding Agreement with CenterState
Development, LLC and Chateau at
Astoria, LLC**

Ms. Burns stated that this consideration had been tabled and would be added to the next meeting agenda.

**Brian Walsh joined the meeting at this time*

EIGHTH ORDER OF BUSINESS

**Acceptance of Fiscal Year 2020 Audit
Report**

Ms. Burns stated that the full report was included in their package. She pointed the Board towards page 26 which was where they found the 2020 audit report. Ms. Burns confirmed that this was a clean audit and that it was submitted to the state.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, the Fiscal Year 2020 Audit Report, was accepted.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

Mr. Wood had nothing further to report. There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Burns stated the financial packets were included in the package. The Board did not have any questions.

TENTH ORDER OF BUSINESS Other Business

There being none, the next item followed

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Baxter, seconded by Mr. Walsh with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman