

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **March 26, 2020** at 1:00 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Imposition of Special Assessments

On MOTION by Mr. Baxter, seconded by Mr. Andrade, with all in favor, to OPEN Public Hearing on the Imposition of Special Assessments, was approved.

Ms. Burns noted that the public hearing was noticed by publication and mailed notices in accordance with Florida law.

i. Presentation of Engineer's Report

Mr. Wood presented the Engineer's Report for the Astonia CDD. The district contains approximately 159.93 acres and 681 single family lots. The Engineer's Report gives the construction cost estimates for the infrastructure of the project and is shown on Exhibit '7'. It will all be done in one phase and the total cost estimated is \$18,100,000. That cost includes offsite improvements, stormwater management, master sanitary, sewer, lift station and utility, entry features, landscaping, signage, and parks and recreational facilities.

Ms. Rigoni asked Mr. Wood if the cost estimates were reasonable and just for the project of the size and scope. Mr. Wood answered yes. Ms. Rigoni asked Mr. Wood if there was any reason to believe the district could not carry out the improvements in the report. Mr. Wood answered no.

ii. Presentation of Assessment Methodology

Ms. Burns presented the Assessment Methodology. She noted that the report allocates debt to properties that benefit from the Capital Improvement Plan. The Assessment Methodology will be supplemented with one or more methodologies to reflect the actual terms of the bonds once they are ready to issue. Table 1 shows the Land Development Program with 289 40' lots with an ERU of .8 and 392 50' lots with an ERU of 1 for a total of 681 units. Table 2 shows the Capital Improvement Plan cost estimates that are included in the Engineer's Report for \$18.1 million. Table 3 shows a bond sizing of \$23,500,000 in order to generate that construction fund of \$18,100,000. Table 4 shows an allocation of the improvement cost per unit. Table 5 shows the par debt for each product type. The par debt for the 40' lots is \$30,167 and the par debt for the 50' lots is \$37,709. Table 6 shows the net and gross annual assessment amount per unit. For the 40' lot the net assessment is \$2,192 and for the 50' lot it is \$2,739. Table 7 shows the preliminary assessments roll and the debt allocated per acre for the parcels within the community. The board had no questions on the Assessment Methodology.

Ms. Rigoni asked Ms. Burns if the lands subject to the special assessments receive special benefits from the Capital Improvement Plan. Ms. Burns answered yes they do. Ms. Rigoni asked Ms. Burns if the special benefits equal or exceed the special assessments to be levied. Ms. Burns

answered yes. Ms. Rigoni asked Ms. Burns if the special assessments were reasonably apportioned among the land in accordance with the Methodology. Ms. Burns answered yes. Ms. Rigoni asked Ms. Burns if it was reasonable, proper, and just to assess the costs of the Capital Improvement Plan against the lands in accordance with the Methodology. Ms. Burns answered yes. Ms. Rigoni asked Ms. Burns if it was in the best interest of the district that the special assessments be collected in accordance with the methodology and the assessment resolutions. Ms. Burns answered yes.

iii. Consideration of Resolution 2020-36 Levying Special Assessments

Ms. Burns explained the findings that the resolution provides. The Capital Improvements will constitute a special benefit to all the parcels within the property. The Capital Improvement Plan is fairly and reasonably apportioned. The assessments provide a special benefit to the parcels that benefit from that improvement plan.

Ms. Burns asked if the Board members had any questions, hearing none.

On MOTION by Mr. Baxter, seconded by Mr. Andrade, with all in favor, Resolution 2020-36 Levying Special Assessments, was approved.

iv. Consideration of Notice of Special Assessments

Ms. Burns noted that this will be recorded so that potential property owners will know that there is a lien on the property and be on notice that there are assessments on that property in accordance with Florida law and the assessment resolution.

On MOTION by Mr. Andrade, seconded by Mr. Baxter, with all in favor, the Notice of Special Assessments, was approved.

On MOTION by Mr. Baxter, seconded by Mr. Andrade, with all in favor, to CLOSE Public Hearing on the Imposition of Special Assessments, was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2020-37
Direct Purchase Resolution**

Ms. Burns presented Resolution 2020-37 and noted that it would allow the district to directly purchase materials for construction which would provide significant savings because the district is tax exempt. Ms. Burns explained the attached exhibits, including a work authorization

form, and procurement procedures, that need to be followed. The board had no questions on the resolution or the exhibits to the resolution.

On MOTION by Mr. Andrade, seconded by Mr. Baxter, with all in favor, Resolution 2020-37 Direct Purchase Resolution, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Ms. Burns noted that this is an agreement with Ernie Caldwell Properties, LLC and it states that they agree to fund the construction of the district and will be refunded through a bond issuance.

On MOTION by Mr. Baxter, seconded by Mr. Carson, with all in favor, the Construction Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Temporary Construction Easement Agreement

Ms. Burns stated that this agreement was also with Ernie Caldwell Properties, LLC and it will grant the district temporary non-exclusive construction access in order for the district to construct improvements on the property. The board had no questions on the agreement.

On MOTION by Mr. Andrade, seconded by Mr. Baxter, with all in favor, the Temporary Construction Easement Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni noted that there is a bond validation hearing on April 14th. She stated that they filed a motion to appear telephonically and they are waiting on the order to allow them to do that.

B. Engineer

Mr. Wood had nothing further for the board.

C. District Manager's Report

Ms. Burns stated that she did not have anything to report as there are no financials. They are waiting for the funds to open the account, once those are processed and it is open, the board will see monthly financials included in the agenda packages.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

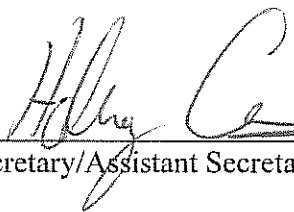
There were no supervisor requests or audience comments. The next item followed.


TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting at 1:10 p.m.

On MOTION by Mr. Baxter, seconded by Mr. Andrade, with all in favor, the meeting was adjourned at 1:10 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman