

**Board of Supervisors:**

Susan Coppa - Chairwoman  
Jonathan Robert Tietz - Vice Chairman  
Jesse Lamb - Assistant Secretary  
Samuel Whitten - Assistant Secretary  
Donald Foltz - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
Jerry Edwards - Field Manager  
Lindsay Moczynski - District Counsel  
Amy Palmer - District Engineer

## Asturia Community Development District

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### Shade Session Agenda

Thursday, July 24, 2025 at 6:00 P.M.

Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556

Dear Supervisors:

A meeting of the Board of Supervisors of the Asturia Community Development District is scheduled for **Thursday, July 24, 2025, at 6:00 p.m.** at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Pledge of Allegiance
3. Audience Comments – (limited to 3 minutes per individual for agenda items)
4. Shade Session of Lawsuit with the District and RIPA & Associates
  - A. Open Shade Session
  - B. Board Discussion of Lawsuit with the District and RIPA & Associates
    - a. Affidavit of Publication – July 11, 2025

[Exhibit 1](#)

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to *Asturia Community Development District v. RIPA & Associates, LLC*, Case Number 2024-CC-005917-CCAXWS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Susan Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

- C. Close Shade Session

**District Office:**

Kai  
2502 N. Rocky Point Dr.  
Suite 1000, Tampa, FL 33607

**Meeting Location:**

Asturia Clubhouse  
14575 Promenade Parkway  
Odessa, FL 33556

**Board of Supervisors:**

Susan Coppa - Chairwoman  
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Amy Palmer - District Engineer

5. Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)
6. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley  
District Manager

**District Office:**

Kai  
2502 N. Rocky Point Dr.  
Suite 1000, Tampa, FL 33607

**Meeting Location:**

Asturia Clubhouse  
14575 Promenade Parkway  
Odessa, FL 33556

# EXHIBIT 1

Serial Number  
25-01434P

# Business Observer

Published Weekly  
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Attorney-Client Session

in the matter of Asturia CDD Notice of Attorney-Client Session on July 24, 2025 at 6:00 p.m.

in the Court, was published in said newspaper by print in the

issues of 7/11/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

## ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ATTORNEY-CLIENT SESSION

Notice is hereby given that the Board of Supervisors ("Board") of the Asturia Community Development District ("District") will conduct an attorney-client shade session at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on July 24, 2025, at 6:00 p.m.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Asturia Community Development District v. RIPA & Associates, LLC, Case Number 2024-CC-005917-CCAX-WS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Susan Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) business hours before the meeting by contacting the District Manager at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at a meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 11, 2025

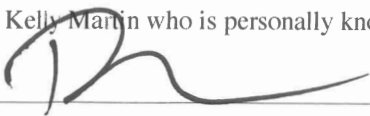
25-01434P

  
Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Pamela A Nelson  
Comm.: HH 277515  
Expires: Aug. 23, 2026  
Notary Public - State of Florida