

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
Gary Schwartz - District Field Manager
Lindsay Moczynski - District Counsel
Amy Palmer - District Engineer

Asturia Community Development District

Regular Meeting Agenda

Tuesday, September 9, 2025 at 6:00 P.M.

Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 625 984 6853

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Asturia Community Development District is scheduled for **Tuesday, August 12, 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 – August 29, 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

District Office:

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

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14575 Promenade Parkway
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session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

C. Close Shade Session

5. Staff Reports

- A. District Engineer
- B. Land Use Counsel
- C. District Counsel
- D. Blue Water Aquatic Services – Pond Treatment Reports [Exhibit 2](#)
- E. Red Tree Landscape & Irrigation – Irrigation Report [Exhibit 3](#)
- F. Americans Commercial Pool Service – Service Completion Report [Exhibit 4](#)
- G. Field Manager
- H. District Manager

6. Business Items

- A. Discussion of Possible Conflict with Pasco County
- B. Consideration of Community Sign Audit (*Separate Under Cover*)
- C. Consideration of Landscaping & Irrigation Maintenance Proposal (*Separate Under Cover*)
 - a. Affidavit of Publication – August 20, 2025 [Exhibit 5](#)

7. Consent Agenda

- A. Consideration for Approval – The Meeting Minutes of the Boards Supervisors Public Hearing and Regular Meeting Held on August 12, 2025 (*Separate Under Cover*) [Exhibit 6](#)
- B. Ratification of the Resignation Letter of District Management and Field Management Services between Asturia Community Development and Kai Connected, LLC [Exhibit 7](#)

8. Action Items Summary

- A. Management Tasks
 - a. Commercial Pool Engineer or Contractor Evaluation for Long-Term
 - b. Community Sign Audit
 - c. Wood Bridge Repair
 - d. Meeting with Pasco County Sheriff about Community Safety

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9. Supervisor Requests

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

11. Next Workshop Confirmation, Reschedule, or Cancellation: September 23, 6:00 p.m.

12. Next Meeting Quorum Check: October 14, 6:00 p.m.

Jon Tietz	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Samuel Whitten	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Jesse Lamb	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Donald Foltz	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Susan Coppa	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No

11. 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

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