



Asturia

Community Development District

Susan Coppa, Chairman

Jonathan Tietz, Vice Chairman

Jesse Lamb, Assistant Secretary

Samuel Whitten, Assistant Secretary

Donald Fotz, Assistant Secretary

November 11, 2025

AGENDA

Astoria Community Development District

Agenda

Tuesday
November 11, 2025
6:00 p.m.

Seat 5: - C - Susan Coppa	
Seat 3: - VC - Jonathan Tietz	
Seat 4: - AS - Jesse Lamb	
Seat 2: - AS - Samuel Whitten	
Seat 1: - AS - Donald Foltz	

Astoria Clubhouse
14575 Promenade Parkway
Odessa, FL 33556
Zoom Link: <https://us06web.zoom.us/j/8260385621>
Meeting ID: 826 038 5621
Passcode: dS3D6Q
Zoom Phone #: (305) 224-1968

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments **LIMITED to 3 Minutes per Person for Agenda Items**)
- IV. Business Items
 - A. MBS Capital Presentation for the Series 2016 Bond Refunding
- V. Staff Reports
 - B. District Engineer
 - C. Land Use Counsel
 1. Consideration of Sunshine City Law Proposal for Additional Funds (*To Be Provided Under Separate Cover*)
 - D. Landscape Manager
 1. Landscape Report
 2. Irrigation Inspection Reports
 - E. Aquatic's Manager
 1. Report
 2. Consideration of Blue Water Aquatic's Proposal for Brazilian Peppers and Chinese Tallows
 - F. Field Manager
 1. Site Report
 2. Action Item List

G. District Counsel

H. District Manager

1. Discussion of Transition List *(To Be Provided Under Separate Cover)*

VI. Business Matters

A. Approval of the October 14, 2025 Meeting Minutes

B. Consideration of Resolution 2026-06 Announcement of Board Seats Up for the November General Election

C. Discussion of Parking Procedures and Permit Process

D. Appointment of the Audit Committee

VII. Supervisors' Requests and General Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)

VIII. Next Regularly Scheduled Board of Supervisors Meeting is December 9, 2025 at 6:00 p.m. at Asturia Clubhouse

IX. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: asturiacdd.org

SECTION IV

SECTION A



MBS CAPITAL MARKETS, LLC

Astoria Community Development District

Refunding Summary

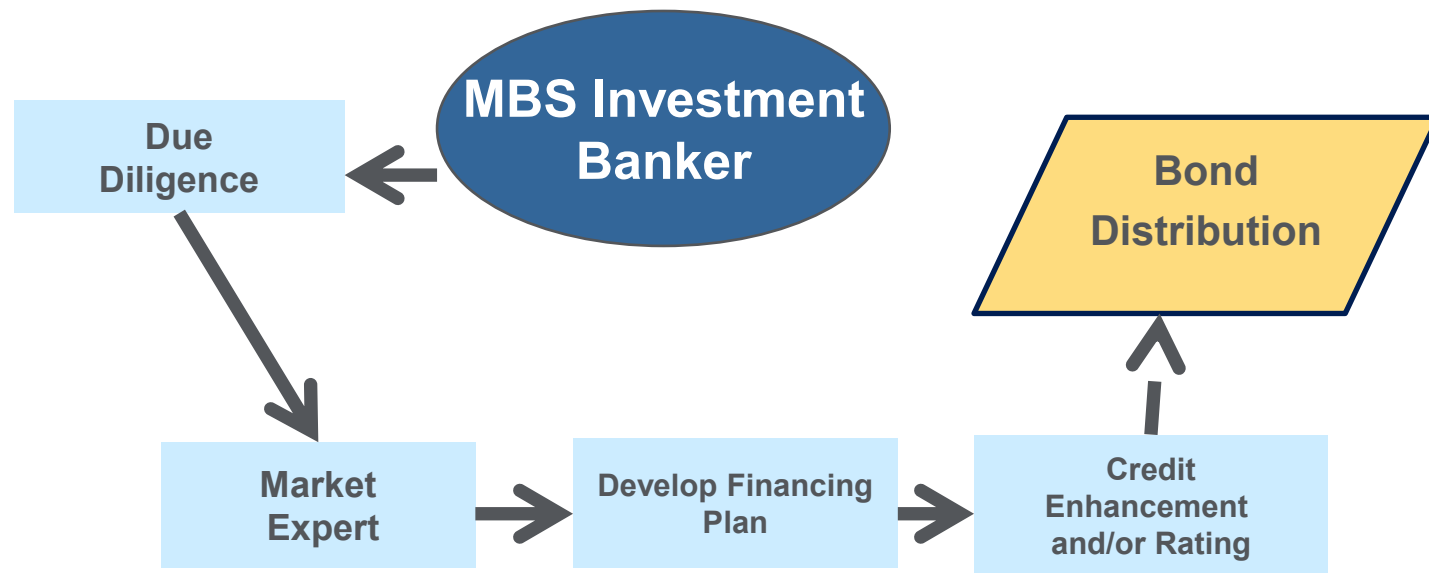
MBS Experience

- MBS Capital Markets, LLC (“MBS”) is a FINRA-registered, full-service investment banking firm.
- Prior to establishing MBS in 2011, the partners and key professionals of MBS the special tax district finance group of Prager, Sealy & Co., LLC (“Prager”) for more than fifteen (15) years. During that time, that division of Prager served as sole manager for the issuance of in excess of more than \$11 billion of special tax district bonds for more than 300 issuers in approximately 700 separate transactions, representing approximately 80% of the special tax district financings in Florida.
- MBS was established for the purpose of transitioning the special tax district finance group into a separate and distinct entity thereby carrying on the special tax district finance efforts previously undertaken by the partners and key professionals of MBS while at Prager.
- The partners and key professionals of MBS have long-standing relationships with the rating agencies/insurers having obtained ratings/credit enhancement in the primary and secondary market for more than 280 Florida CDDs representing approximately \$5.5 billion of special assessment, recreational revenue and utility bonds (both new money and refinancing transactions).
- **Since its establishment in 2011, MBS has closed 229 Florida CDD and special tax district refinancing transactions totaling in excess of \$2.3 billion. Of the 229 refunding, 129 were privately placed to banks and 100 were public underwritings.**
- Our firm has refunded bonds for many Districts in the surrounding area, including:
 - Heritage Springs
 - Longleaf
 - Del Webb Bexley
 - Waterchase
 - Concord Station
 - Long Lake Reserve
 - Preserve at Wilderness Lake
 - Lexington Oaks
 - Wiregrass
 - Seven Oaks
 - K-Bar Ranch
 - Meadow Pointe

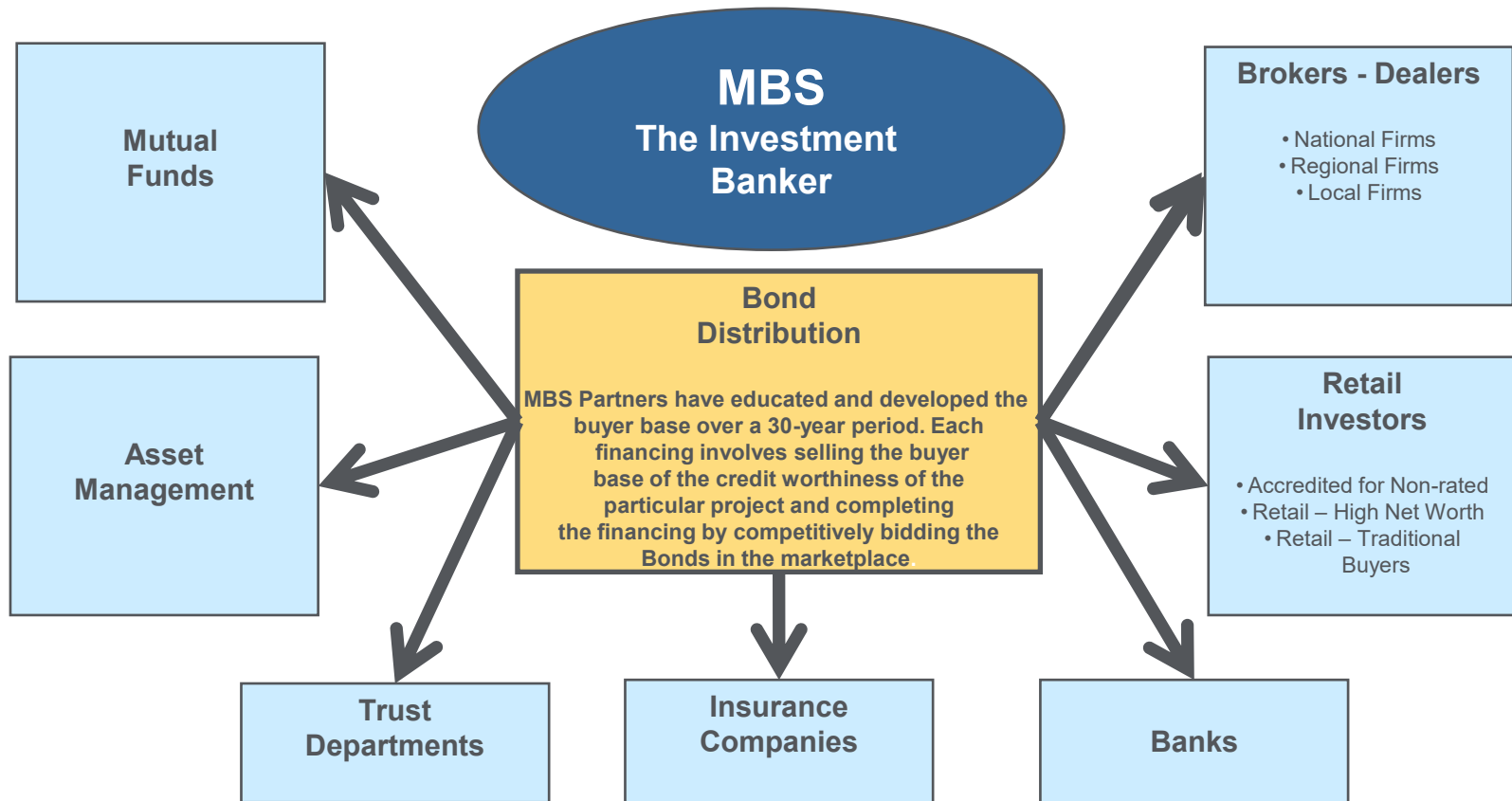
MBS Role in Refunding

The role of MBS is to utilize our extensive Florida CDD refinancing experience and distribution system to structure, market and sell bonds whether through a bank private placement or underwriting at the most beneficial terms to the District. During the process we will undertake certain of the following activities as they may be applicable to the particular transaction and structure:

- Conduct an in-depth credit analysis of the District in order to prepare a credit package for submittal to the rating agencies, insurers and banks.
- Solicit term sheets/commitment letters from, and negotiate with banks and bond insurers.
- Prepare an offering document that will be mailed to a wide spectrum of potential buyers.
- Conduct a marketing period that culminates into an order period to determine the most advantageous pricing available to the District.



Bond Distribution



District's Outstanding Bonds Overview

Outstanding Bonds Overview

Overview:

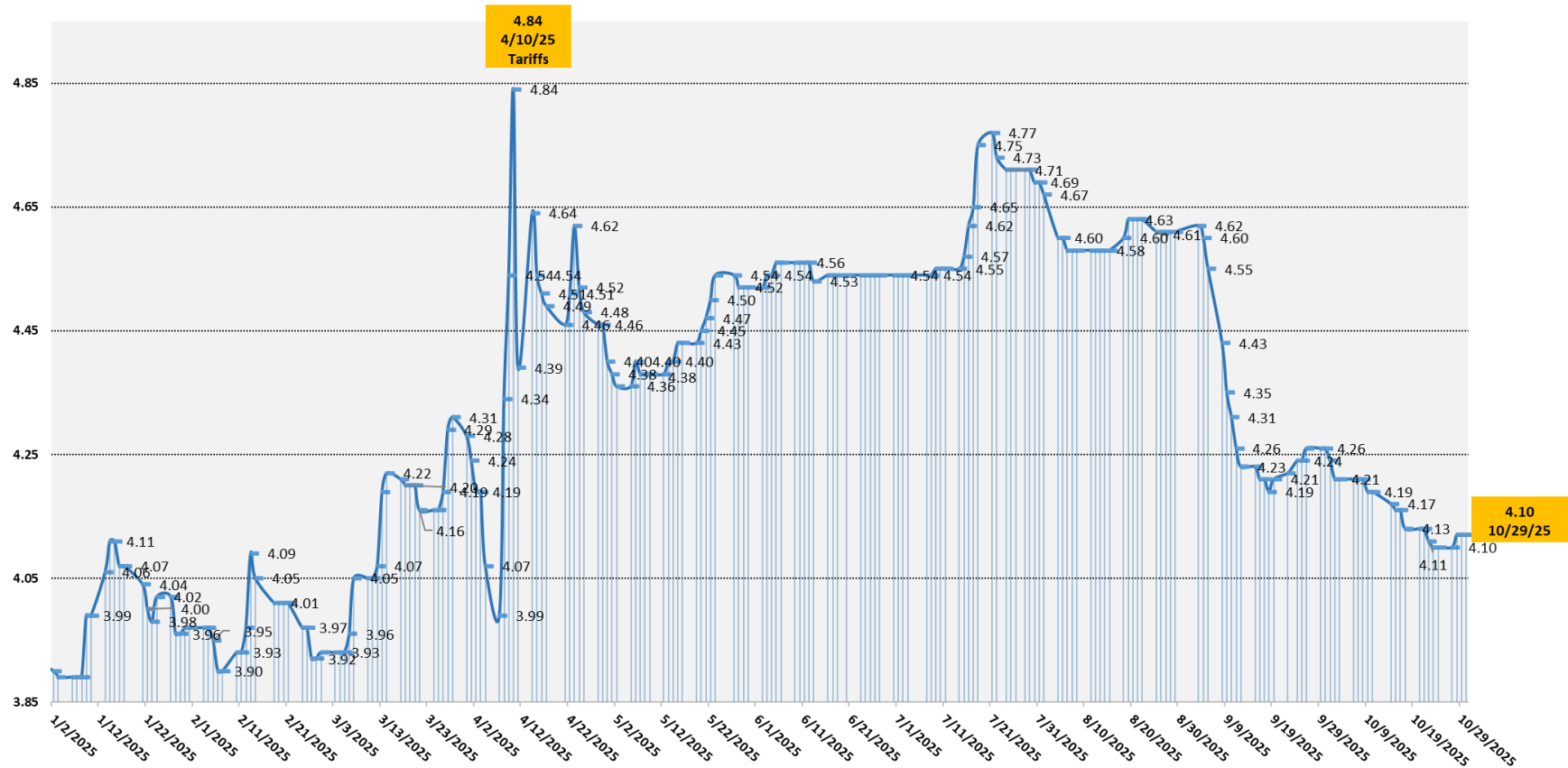
- On August 17, 2016, the District issued its \$2,115,000 Special Assessment Bonds, Series 2016A-1 and its \$2,870,000 Special Assessment Bonds, Series 2016A-2
- The Series 2016A Bonds are currently outstanding in the par amount of \$1,750,000 and with a final maturity on May 1, 2046 with an average interest rate of 5.30%
- Proceeds of the Series 2016A Bonds were spent to acquire, construct and equip assessable improvements of the Series 2016A project
- The District's Series 2016A Bonds are callable on May 1, 2026 and eligible for a tax-exempt current refunding on February 1, 2026, 90 days in advance of the May 1, 2026 call date

Current Status:

Series	Par Outstanding	Average Coupon	Par Call Date	Final Maturity
Series 2016A Bonds	\$1,750,000	5.30%	May 1, 2026 @ 100%	May 1, 2046

MMD Price Comparison

30-YEAR MMD
1/2/2025 - 10/29/2025



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- i. Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- ii. The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- iii. Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- iv. The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- v. The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

- Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Disclosures Regarding Underwriter's Role – MSRB Rule G-17

- **Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
- **Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
- **Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
- **Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
- **Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.



MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED MARCH 11, 2025 REGARDING BOND ISSUANCES BY ASTURIA COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025

Board of Supervisors
Asturia Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the Asturia Community Development District (“District”) entered into an Investment Banking Agreement effective March 11, 2025 (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its proposed refunding bonds in 2026 for the purpose of refunding the District’s outstanding Series 2016 Bonds. It is the District’s intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.

Member: FINRA/SIPC



MBS CAPITAL MARKETS, LLC

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- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

A handwritten signature in dark ink, appearing to read "Ed Bulleit", is written over a light blue horizontal line.

Ed Bulleit
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

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Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

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Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

SECTION V

SECTION C

SECTION 1



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Asturia, CDD.

LANDSCAPE MAINTENANCE REPORT OCTOBER 2025

TO: District Management – Clayton Smith
Asturia, CDD. Board of Supervisors

FROM: John Burkett, Account and Client Manager – RedTree Landscape Systems

Grounds Maintenance

- Mowing operations are on schedule.
- Work orders are issued for each service date and checked for completion.
- We have been elevating trees throughout the community.
- Aggressively treating plant bed weeds as well as weeds growing in plants and ornamental grasses.
- We have begun the Fusilade program at Asturia, CDD.

Irrigation

- The Irrigation Department will be submitting Reclaimed Water Requests to Pasco County every Tuesday until further notice.
- This ongoing request schedule is necessary due to Pasco County main line breaks last week, which temporarily reduced irrigation water supply in the area.
- Inspection reporting for October was limited due to the lack of water associated with these county main line breaks.
- Irrigation inspections have resumed and are already showing positive progress as of November 4th.

Pest Control and Fertilization

- Integrated Pest Management (IPM) was performed on all turf areas.

Work Orders / Service requests

- Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscapesystems.com. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

SECTION 2



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October Inspection 2025

Date: Oct 14, 2025 11:40 am

Inspector: Shaun Seymour

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	Clubhouse A
Location	
Model	
Modules	49
Controller ID	121174

Water Days as of Oct 14, 2025	
Program A	Mon , Thur
Program B	Tue , Fri
Program C	Sun , Wed , Sat
Program D	

Notes
Clogged nozzles minor adjustments completed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	N/A	Pass										
2	S-R- of Clubhouse / C / island	Pass										
3	R-L-Front Clubhouse	Pass	2									
4	S-L-Front of Clubhouse	Pass										
5	S/B Outside Parking Clubhouse	Pass										
6	S/B Back of Clubhouse, near	Pass										
7	S-Cornerstone / Caravan	Pass										
8	D-Cornerstone / Caravan	Pass										
9	R-Cornerstone/Caravan	Pass										
10	R-Cornerstone / Caravan Park /	Pass				1						
11	S- of End of Cornerstone / Park	Pass										
12	12 D-of End of Cornerstone / Park	Pass										
13	13 R- of end of Cornerstone / Park	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	14 R-of End of Cornerstone / Park	Pass										
15	15 R-of End of Cornerstone / Park	Pass										
16	16 N/A	Pass										
17	17 N/A	Pass										
18	18 N/A	Pass										
19	19 S-14515-14465 Promenade	Pass										
20	20 N/A	Pass										
21	21 N/A	Pass										
22	22 Corner of Promenade	Pass										
23	23 Corner of Promenade	Pass										
24	24 R-Main Intersection Clubhouse	Pass										
25	25 Ann / D C / island front of	Pass										
26	26 S-Asturia Pkwy	Pass										
27	27 R-Asturia Pkwy	Pass										
28	28 S-Asturia Pkwy C / island	Pass										
29	29 S-Asturia Pkwy exit	Pass	1									
30	30 Ann-Asturia Pkwy monument	Pass										
31	31 R-Asturia Pkwy exit	Pass										
32	32 Stub, entrance side N/A	Pass										
33	33 S-Asturia Pkwy entrance	Pass										
34	34 S -Asturia Pkwy entrance	Pass										
35	35 S -Asturia Pkwy entrance	Pass										
36	36 S -Asturia Pkwy entrance	Pass										
37	37 N/A	Pass										
38	38 Ann-Promenade C / island	Pass										
39	39 S- East of Asturian on Promenade	Pass	1									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
40	40 N/A	Pass										
41	41 N/A	Pass										
42	42 N/A	Pass										
43	43 N/A	Pass										
44	43 N/A	Pass										
45	45 N/A	Pass										
46	46 N/A	Pass										
47	47 N/A	Pass										
48	48 N/A	Pass										
49	49 N/A	Pass										
50	50 N/A	Pass										
51	51 N/A	Pass										
52	52 N/A	Pass										
53	54 N/A	Pass										
54	54 N/A	Pass										
55	55 N/A	Pass										
56	56 D-Parking Clubhouse	Pass										
57	57 S-Parking Clubhouse	Pass										
58	58 S-Cornerstone	Pass										
59	59 D-Front Clubhouse	Pass										
60	60 D-inside Pool Area	Pass										
61	61 R- Back Clubhouse	Pass										
62	62 S-Back Clubhouse Pool	Pass										
63	63 R-Back Clubhouse Pool	Pass										
64	64 D-Back Clubhouse Pool	Pass										
65	65 R-Back Clubhouse Pool	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
66	66 R-Back Clubhouse Pool	Pass										
67	67 R-Back Clubhouse Pool	Pass										
68	68 D-Back Clubhouse Pool	Pass										
69	69 N/A	Pass										
70	70 R-Clubhouse	Pass										
71	71 D - Ann / Clubhouse Intersection	Pass										
72	72 R-Clubhouse	Pass										
73	73 S-Front Well Clubhouse	Pass										
74	74 N/A S-Promenade/Claymoor	Pass										
75	75 S-Promenade/Claymore	Pass										
76	76 S-Promenade, Between Claymore	Pass										
77	77 S-Promenade, between Claymore	Pass										
78	78 S-Promenade, between Claymore	Pass										
79	79 S-Promenade, between Claymore	Pass										
80	80 S--Promenade, between Claymore	Pass										
81	81 S--Promenade, between Claymore	Pass										
82	82 S- Promenade, between Hearth &	Pass										
83	83 S--Promenade Between Hearth	Pass										
84	Station 084	Pass										
85	85 S-Promenade, between Gathering	Pass										
86	86 S-Promenade Between Gathering	Pass										
87	87 S-Promenade, between Gathering	Pass										
88	88 S-Promenade, between Pergola &	Pass										
89	89 S-Promenade, between Pergola &	Pass										
90	90 S-Promenade, between Pergola &	Pass										
91	91 D-Promenade, left Stone Table	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
92	92 s-Promenade, right Stone Table	Pass										
93	93 s-Promenade, between Stone	Pass										
94	94 S-Promenade, between Stone	Pass										
95	95 S-Promenade, right of Secret	Pass										
96	96 S-Promenade, Secret Cove &	Pass										
97	97 S-Promenade, between Stone	Pass										
98	98 S-Promenade Between Stone Table	Pass										
99		Pass										



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October Inspection 2025

Date: Oct 14, 2025 9:39 am
Inspector: Shaun Seymour

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	14826 Renaissance Ave
Location	
Model	
Modules	11
Controller ID	144931

Water Days as of Oct 14, 2025	
Program A	Sun , Wed
Program B	Sun , Wed
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S - North of controller	Pass										
2	D - Playground	Pass						1				
3	S-By controller and Renaissance	Pass										
4	S- Sidewalk on Verona Lane	Pass										
5	D- Verona Lane	Pass										
6	R-Verona Lane	Pass										
7	S- By road on Verona Lane	Pass										
8	S - North side of Trails Edge Boulevard	Pass			1							
9	R - North side of Trails Edge Boulevard	Pass										
10	D- North side of Trails Edge Boulevard	Pass										
11	R - By Renaissance Avenue	Pass										
12	S- By mailboxes on Renaissance	Pass										
13	D - Down the path, towards the	Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	B- Down the path, towards the bridge	Pass						1				
15	R -Down the path, towards the	Pass										
16	S - Down the path, by the house	Pass										
17	B- Northwest Aviles Pkwy	Pass										
18	S- Northwest Aviles Pkwy	Pass										
19	S- North Aviles Pkwy	Pass										
20	S- Northeast Aviles Pkwy	Pass										
21		Pass										
22		Pass										
23		Pass										

Zone #1 - 10-14-25 9:42 am CDT



Zone #2 - 10-14-25 9:43 am CDT



Zone #3 - 10-14-25 9:44 am CDT



Zone #4 - 10-14-25 9:46 am CDT



Zone #5 - 10-14-25 9:46 am CDT



Zone #6 - 10-14-25 9:47 am CDT



Zone #7 - 10-14-25 9:54 am CDT



Zone #9 - 10-14-25 10:10 am CDT



Zone #10 - 10-14-25 10:14 am CDT



Zone #11 - 10-14-25 10:14 am CDT



Zone #12 - 10-14-25 10:15 am CDT



Zone #13 - 10-14-25 10:15 am CDT



Zone #14 - 10-14-25 10:16 am CDT



Zone #15 - 10-14-25 10:18 am CDT



Zone #16 - 10-14-25 10:18 am CDT



Zone #17 - 10-14-25 10:18 am CDT



Zone #19 - 10-14-25 10:22 am CDT



Zone #20 - 10-14-25 10:24 am CDT



SECTION D

SECTION 1



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	10/10/2025
Customer	Asturia CDD
Weather Conditions	Cloudy
Wind	8ne
Temperature	77
Multiple Sites Treated	No
Pond Number	Peppers and tallows
Service Performed	Special Services
Work Performed	☒ Special Service Agreement
Equipment Used	☒ ATV/UTV ☒ Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated 64 Brazilian peppers and 7 Chinese tallow



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

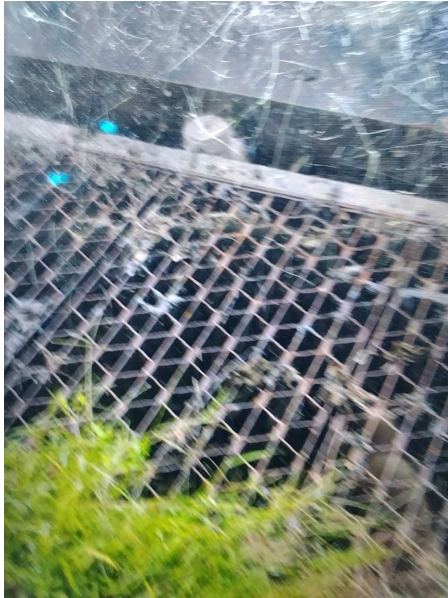
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2
Thursday, October 9, 2025
9:41:11 AM

Order report

Service details	
Technician: Doug Fitzhenry	Client: Asturia CDD
Service Date	10/8/2025
Request Warranted	Yes
Action Taken	Done with regular service
Service Date	10/8/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3ene
Temperature	87
Multiple Sites Treated	No
Pond Number	5
Service Performed	Inspection
Work Performed	☒ Other
Equipment Used	☒ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Done with regular service
Pictures:	

Order report





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	10/24/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	6ene
Temperature	68
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	2 3 4 5 x
Service Performed	Treatment
Work Performed	☒ Algae
Equipment Used	☒ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for algae



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

10/8/2025

Customer

Asturia CDD

Weather Conditions

Sunny

Wind

4ene

Temperature

87

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

All

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 3

Pond Numbers

1 2 3 5 x 3500e 3490a 3410

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae

3 of 3

Pond Numbers

2

Service Performed

Treatment

Work Performed

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Site treated for spikerush



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	10/10/2025
Customer	Asturia CDD
Weather Conditions	Cloudy
Wind	8ne
Temperature	77
Multiple Sites Treated	No
Pond Number	Peppers and tallows
Service Performed	Special Services
Work Performed	☒ Special Service Agreement
Equipment Used	☒ ATV/UTV ☒ Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated 64 Brazilian peppers and 7 Chinese tallow

SECTION 2

ASTURIA CDD - BRAZILIAN PEPPERS AND CHINESE TALLOWES SSA

PRICE PER TREE:	\$	5.25	
NOT TO EXCEED:	\$	1,000.00	190 Plants
BALANCE REMAINING:	\$	401.50	76 Plants

<u><i>DATE</i></u>	<u><i>NUMBER OF PLANTS</i></u>		<u><i>\$ TOTAL</i></u>
10/10/2025	71	\$	372.75
10/27/2025	43	\$	225.75

SECTION E

SECTION 1



Site Report

18418730873

Reference Number: 20251030-18418730873	Form Name: Site Report
Submitter Name: Matthew Azriel mazriel@gms-tampa.com	Date Sent on Device: Oct 30, 2025 2:26:32 PM EDT
Location: 1934 Sarah Louise Dr, Brandon, FL 33510, USA Oct 30, 2025 2:26:19 PM EDT [View Map]	

NEW PAGE

District Status Review

District	Asturia CDD
Site Inspected By	Matt Azriel

Issue Details

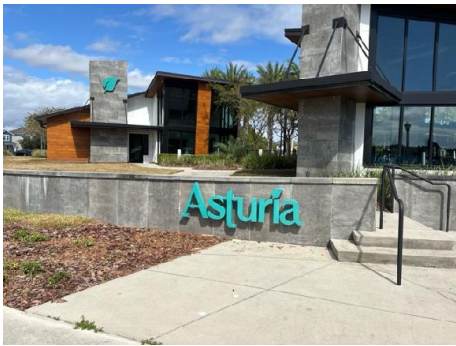
ISSUE DETAILS

1 OF 26

Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Asturia CDD
GeoLocation	2437 Claymore St, Odessa, FL 33556, USA latitude: 28.193839520928396 altitude: 18.759413 longitude: -82.56981742071012 [viewMap]

Action Item Picture



Action Item Description
Request Vendor Proposal

Asturia CDD
No

ISSUE DETAILS

2 OF 26

Issue Details

Date / Time Oct 30, 2025 10:19:00 AM EDT
Assignment Aquatics Vendor
GeoLocation 15452 Aviles Pkwy, Odessa, FL 33556, USA
latitude: 28.194841418707487 altitude: 16.294415
longitude: -82.5636660305094 [[viewMap](#)]

Action Item Picture



Optional Sketch Drawing



Action Item Description

On looks to be treated well. No signs of any overgrowth. One area of erosion I would like to keep an eye on over time

Request Vendor Proposal

No

ISSUE DETAILS

3 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Timber Intentions

GeoLocation

15452 Aviles Pkwy, Odessa, FL 33556, USA
latitude: 28.194880094405445 altitude: 21.756311
longitude: -82.5639153086418 [[viewMap](#)]

Action Item Picture



Action Item Description

Cart Bridge at Renaissance. Bridge looks to be in good shape. Only one side does have a raised board at the end. Follow up when the project is complete.

Request Vendor Proposal		No
ISSUE DETAILS		4 OF 26
Issue Details		
Date / Time		Oct 30, 2025 10:19:00 AM EDT
Assignment		Aquatics Vendor
GeoLocation		15157 Renaissance Ave, Odessa, FL 33556, USA latitude: 28.194446687840337 altitude: 16.109365 longitude: -82.56474024641429 [viewMap]
Action Item Picture		
		
		
		

Action Item Description	Pond looks to be treated well. Minor signs of planktonic algae, probably due to the rain recently and some runoff. There is some erosion present around the culvert. Would like to follow up with engineering
Request Vendor Proposal	No

ISSUE DETAILS	5 OF 26
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Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Landscaper
GeoLocation	15233 Renaissance Ave, Odessa, FL 33556, USA latitude: 28.193988444934742 altitude: 16.068068 longitude: -82.56502298610611 [viewMap]

Action Item Picture



Action Item Description	Landscape - follow up with Fred tree on mowing schedule and getting these bushes trimmed up. Vines are overtaking the danger sign for the alligator and snake sign.
Request Vendor Proposal	No

ISSUE DETAILS	6 OF 26
---------------	---------

Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	ADA WARNING STRIPS
GeoLocation	15234 Renaissance Ave, Odessa, FL 33556, USA latitude: 28.19388272073921 altitude: 21.808313 longitude: -82.56509590419462 [viewMap]
Action Item Picture	
Action Item Description	Immediately went during the property. I've noticed that multiple areas of crosswalks have ineffective, ADA warning strips. This is something I would like to discuss with the board and determine their plan of action.
Request Vendor Proposal	Yes

ISSUE DETAILS		7 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Aquatics Vendor	
GeoLocation	14826 Renaissance Ave, Odessa, FL 33556, USA latitude: 28.196738706315166 altitude: 17.988058 longitude: -82.5696128700993 [viewMap]	
Action Item Picture		



Action Item Description

Pond overall looks OK. Heavy signs of filamentous algae. Follow up with the aquatics vendor for treatment and treatment schedule

Request Vendor Proposal

No

ISSUE DETAILS

8 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Landscaper

GeoLocation

14842 Renaissance Ave, Odessa, FL 33556, USA
latitude: 28.19649474544491 altitude: 18.638676
longitude: -82.56938484486516 [[viewMap](#)]

Action Item Picture





Action Item Description

Follow up with red tree on getting the bushes trimmed around the playground area. They are starting to become overgrown.

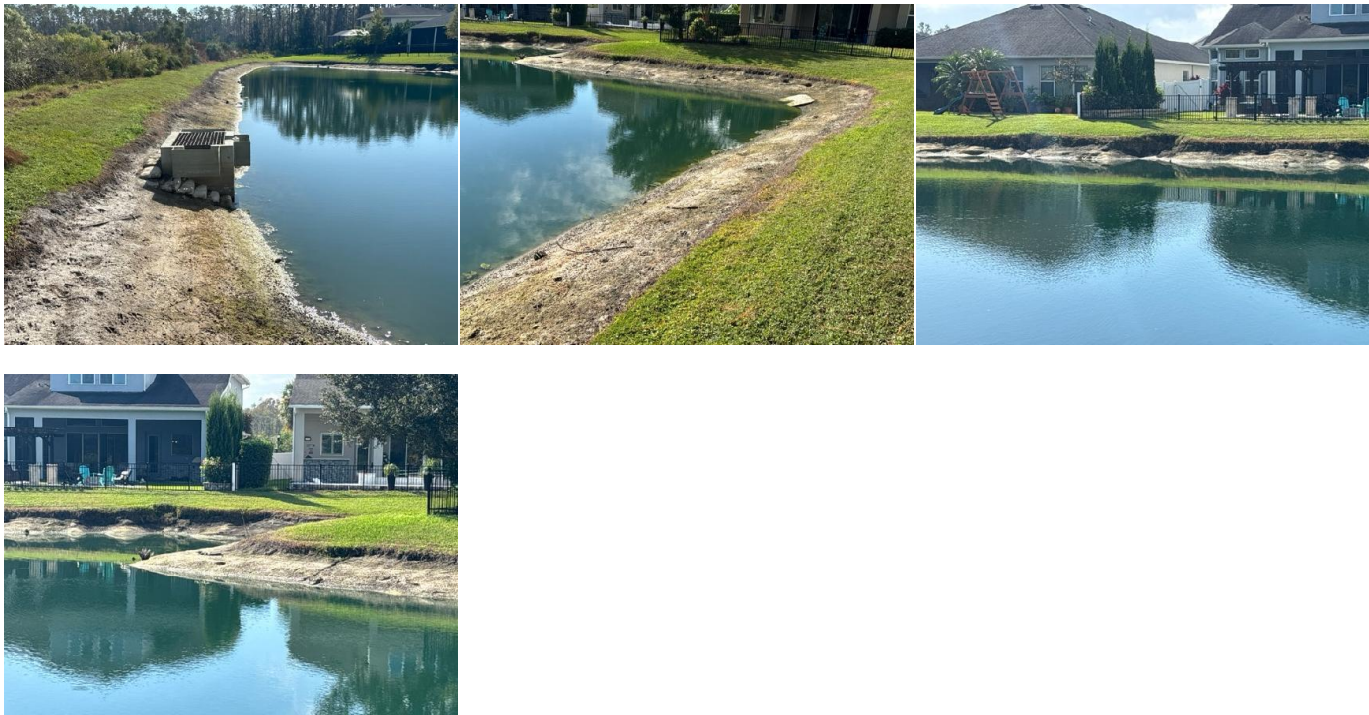
Request Vendor Proposal

No

ISSUE DETAILS		9 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Tampa Maintenance	
GeoLocation	14807 Renaissance Ave, Odessa, FL 33556, USA latitude: 28.197054737273785 altitude: 20.794489 longitude: -82.56961533807457 [viewMap]	
Action Item Picture		
Action Item Description	Street signs	
Request Vendor Proposal	No	

ISSUE DETAILS		10 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Aquatics Vendor	
GeoLocation	15301 Aviles Pkwy, Odessa, FL 33556, USA latitude: 28.197898297679817 altitude: 17.344078 longitude: -82.56368912314554 [viewMap]	

Action Item Picture



Action Item Description

Pond overall looks to be in good shape, but the water level is extremely low. I'm seeing signs of multiple areas of erosion. Does this pond have dye in it?

Request Vendor Proposal

No

ISSUE DETAILS

11 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Tampa Maintenance

GeoLocation

15182 Aviles Pkwy, Odessa, FL 33556, USA
latitude: 28.198339536734206 altitude: 17.75293
longitude: -82.56533357883816 [[viewMap](#)]

Action Item Picture



Action Item Description

Corner of Aviles pkwy and satilla loop. Missing the Aviles Parkway sign.

Request Vendor Proposal		No
ISSUE DETAILS		12 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Tampa Maintenance	
GeoLocation	14693 Trails Edge Blvd, Odessa, FL 33556, USA latitude: 28.196578100000004 altitude: 21.5 longitude: -82.57273518333335 [viewMap]	
Action Item Picture		
Action Item Description	Crosswalk at trails edge Boulevard and Eve Court. Previous crosswalk sign was knocked down according to Resident and no sign was ever reelected. We need to get a crosswalk sign installed here.	
Request Vendor Proposal		No
ISSUE DETAILS		13 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Landscaper	
GeoLocation	14700 Trails Edge Blvd, Odessa, FL 33556, USA latitude: 28.196442245762793 altitude: 17.902824 longitude: -82.57224973773674 [viewMap]	
Action Item Picture		



Action Item Description
Request Vendor Proposal

Redtree trimming needed
No

ISSUE DETAILS

14 OF 26

Issue Details

Date / Time
Assignment
GeoLocation

Oct 30, 2025 10:19:00 AM EDT
Aquatics Vendor
14700 Trails Edge Blvd, Odessa, FL 33556, USA
latitude: 28.196173538937543 altitude: 18.89067
longitude: -82.57215700119552 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

On overall looks very good. Grass is on edge of water have been treated and are showing signs of decay. Overall pond in good shape.
No

ISSUE DETAILS		15 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Aquatics Vendor	
GeoLocation	2697 Verona Ln, Odessa, FL 33556, USA latitude: 28.198321165618307 altitude: 17.20915 longitude: -82.57179945220308 [viewMap]	
Action Item Picture		
Action Item Description	Pond looks to be maintained well.	
Request Vendor Proposal	No	

ISSUE DETAILS		16 OF 26
Issue Details		
Date / Time	Oct 30, 2025 10:19:00 AM EDT	
Assignment	Tampa Maintenance	
GeoLocation	2711 Verona Ln, Odessa, FL 33556, USA latitude: 28.198170975370314 altitude: 17.805244 longitude: -82.57160946520838 [viewMap]	

Action Item Picture	
Action Item Description	Walking path between Long Bow Way and Verona ln. I do see cones up in the middle of the path. Is the board wanting to put bollards up in this area?
Request Vendor Proposal	No

ISSUE DETAILS	17 OF 26
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Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Landscaper
GeoLocation	2711 Verona Ln, Odessa, FL 33556, USA latitude: 28.19809329074551 altitude: 19.596382 longitude: -82.57154496708375 [viewMap]
Action Item Picture	
Action Item Description	Redtree all bushes along walking path need to be trimmed down to uniform level. They are really overgrown at this area.

Request Vendor Proposal

No

ISSUE DETAILS

18 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Aquatics Vendor

GeoLocation

2998 Long Bow Way, Odessa, FL 33556, USA
latitude: 28.201168318302965 altitude: 16.278938
longitude: -82.57118161795353 [[viewMap](#)]

Action Item Picture**Action Item Description**

Pond overall looks to be in good shape no signs of any nuisance, grasses or weeds.

Request Vendor Proposal

No

ISSUE DETAILS

19 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Aquatics Vendor

GeoLocation

14401 Trails Edge Blvd, Odessa, FL 33556, USA
latitude: 28.199986026561312 altitude: 17.140717
longitude: -82.57328219964488 [[viewMap](#)]

Action Item Picture



Action Item Description

Pond overall is treated well. It does look like the pond just went through a purge. His signs of filamentous allergy on the surface follow up with aquatic vendor for treatment next visit.

Request Vendor Proposal

No

ISSUE DETAILS

20 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Aquatics Vendor

GeoLocation

14925 Promenade Pkwy, Odessa, FL 33556, USA
latitude: 28.19153282421305 altitude: 15.987061
longitude: -82.56569521741571 [[viewMap](#)]

Action Item Picture





Action Item Description	Pond on promenade Parkway directly next to the apartments. Pond bank has heavy signs of erosion on the apartment side. Overall, the pond looks to be treated well and is in good shape, but I would like to closely monitor that area of erosion closest to the apartment buildings
Request Vendor Proposal	No

ISSUE DETAILS

21 OF 26

Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Pool vendor
GeoLocation	2445 Claymore St, Odessa, FL 33556, USA latitude: 28.19424354743657 altitude: 19.629877 longitude: -82.569833890829 [viewMap]

Action Item Picture



Action Item Description	Handicap pool chair is not functioning. The lift is zip tied. Follow up
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Request Vendor Proposal	No
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ISSUE DETAILS	22 OF 26
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Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Tampa Maintenance
GeoLocation	2445 Claymore St, Odessa, FL 33556, USA latitude: 28.194139211245336 altitude: 19.34688 longitude: -82.56969464712438 [viewMap]

Action Item Picture





Action Item Description

Paver is at the edge of the pool are lifted up. Looks like there is a void under the pavers causing on the lift up. Repairs are needed in the pool as well as around the pool. Pool skimmer is torn. Safety rings are all deteriorating. Multiple lights out in men’s room over the sink. Outdoor shower top showerhead is leaking.

Request Vendor Proposal

No

ISSUE DETAILS

23 OF 26

Issue Details

Date / Time

Oct 30, 2025 10:19:00 AM EDT

Assignment

Tampa Maintenance

GeoLocation

2445 Claymore St, Odessa, FL 33556, USA
latitude: 28.193981428656908 altitude: 24.459314
longitude: -82.56959421567858 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

Power washer, and cart on site at clubhouse
No

ISSUE DETAILS

24 OF 26

Issue Details

Date / Time
Assignment
GeoLocation

Oct 30, 2025 10:19:00 AM EDT
Landscaper
14450 Promenade Pkwy, Odessa, FL 33556, USA
latitude: 28.194320185897684 altitude: 19.504234
longitude: -82.57179091018948 [[viewMap](#)]

Action Item Picture





Action Item Description	Broken irrigation line and multiple areas. Follow up with red tree.
Request Vendor Proposal	No

ISSUE DETAILS	25 OF 26
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Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Aquatics Vendor
GeoLocation	15400 Fenland Wy, Odessa, FL 33556, USA latitude: 28.187914838890425 altitude: 16.526777 longitude: -82.561647134329 [viewMap]

Action Item Picture





Action Item Description

Overall, pond is not in bad shape. Water level is pretty low, but does look like the pond went through a recent purge. Would like to follow up with aquatic treatment for planktonic algae

Request Vendor Proposal

No

ISSUE DETAILS	26 OF 26
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Issue Details

Date / Time	Oct 30, 2025 10:19:00 AM EDT
Assignment	Aquatics Vendor
GeoLocation	2160 Caboose Ln, Odessa, FL 33556, USA latitude: 28.18958135370583 altitude: 16.22723 longitude: -82.56376048475518 [viewMap]
Action Item Picture	



Action Item Description

Overall, the pounds seem to be maintained very well. Landscaping does need some touchups and irrigation checks. Overall, the properties in good shape.

Request Vendor Proposal

No



Site Report

18419078355

Reference Number: 20251104-18419078355	Form Name: Site Report
Submitter Name: Matthew Azriel mazriel@gms-tampa.com	Date Sent on Device: Nov 4, 2025 11:09:53 AM EST
Location: 2445 Claymore St, Odessa, FL 33556, USA Nov 4, 2025 11:09:49 AM EST [View Map]	

NEW PAGE

District Status Review

District	Asturia CDD
Site Inspected By	Matt Azriel

Issue Details

ISSUE DETAILS

1 OF 5

Issue Details

Date / Time	Nov 4, 2025 10:15:00 AM EST
Assignment	Timber Intentions
GeoLocation	15301 Aviles Pkwy, Odessa, FL 33556, USA latitude: 28.19799755931931 altitude: 16.948471 longitude: -82.56374717443211 [viewMap]
Action Item Picture	



Action Item Description

Bridge on Aviles Parkway. This bridge is rated for golf cart access. Have your duty timbers have been used on this bridge but the bridge is not being used as a golf cart access. Does the board want the bollards removed and Golf card access restored? Or would they like to continue to keep this as a pedestrian bridge? This bridge also requires heavier repair and the other two bridges on caravan and Renaissance. Timber intentions will be providing a proposal for repair on this bridge.

Request Vendor Proposal

Yes

ISSUE DETAILS	2 OF 5
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Issue Details

Date / Time	Nov 4, 2025 10:15:00 AM EST
GeoLocation	15452 Aviles Pkwy, Odessa, FL 33556, USA latitude: 28.194929994106747 altitude: 16.149027 longitude: -82.56382493381302 [viewMap]
Action Item Picture	



Action Item Description

Bridge on Renaissance is being repaired currently. Repair should be completed by end of day Wednesday. Bridges should be reopened by Wednesday afternoon aside from the bridge on Aviles Parkway.

Request Vendor Proposal

No

ISSUE DETAILS

3 OF 5

Issue Details

Date / Time

Nov 4, 2025 10:15:00 AM EST

Assignment

Timber Intentions

GeoLocation

14842 Renaissance Ave, Odessa, FL 33556, USA
latitude: 28.19624213611119 altitude: 19.200819
longitude: -82.56946991812484 [[viewMap](#)]

Action Item Picture



Action Item Description

Bridge on caravan. New boards have been installed. Bridge will be reopened Wednesday.

Request Vendor Proposal

No

ISSUE DETAILS

4 OF 5

Issue Details

Date / Time

Nov 4, 2025 10:15:00 AM EST

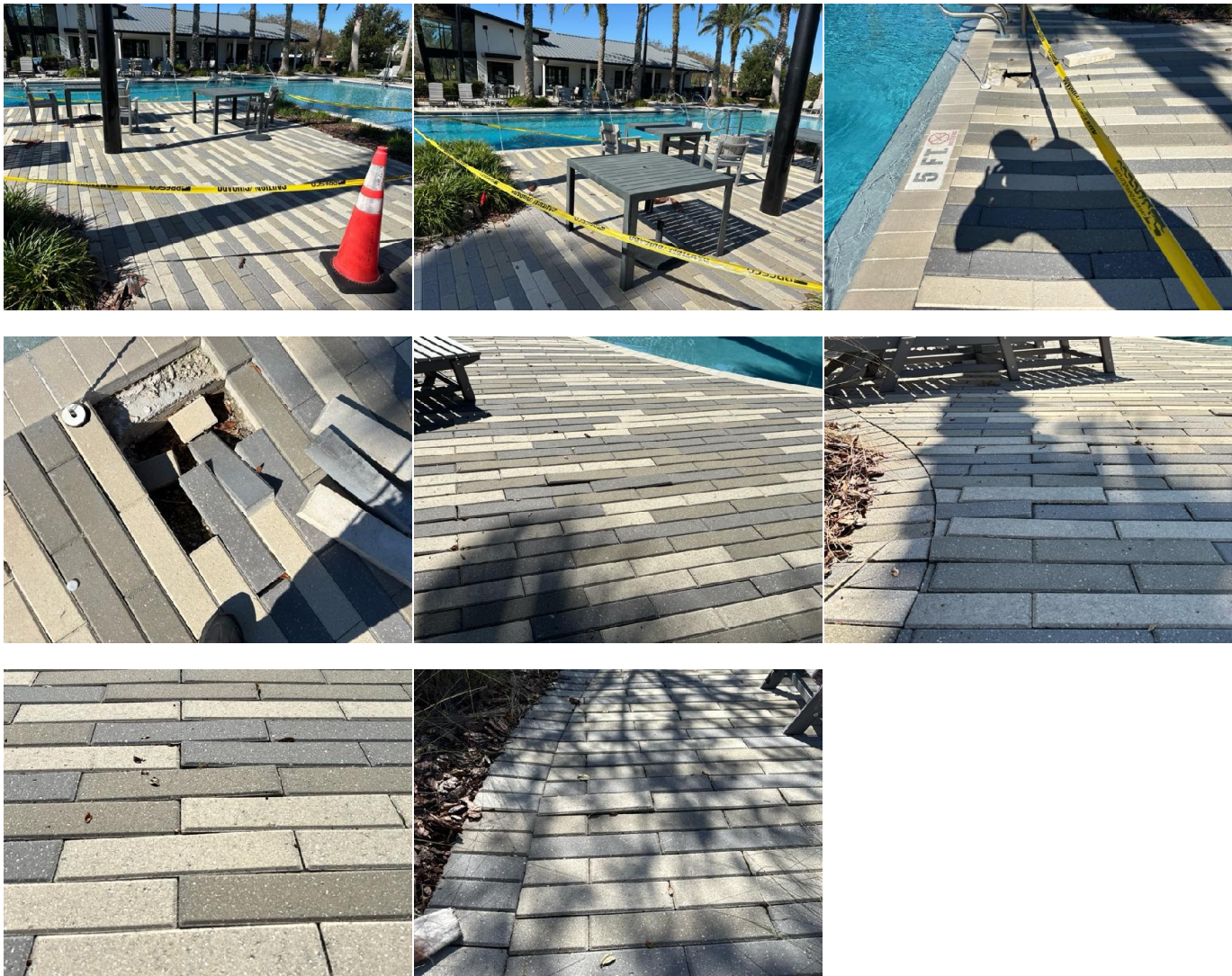
Assignment

Paver Repair

GeoLocation

2457 Claymore St, Odessa, FL 33556, USA
latitude: 28.194153757656192 altitude: 20.048658
longitude: -82.56964582554953 [[viewMap](#)]

Action Item Picture



Action Item Description

Multiple areas of pavers around the pool lifting up. Go through the agreement with the Paver repair company to determine what is being repaired and what needs to be replaced.

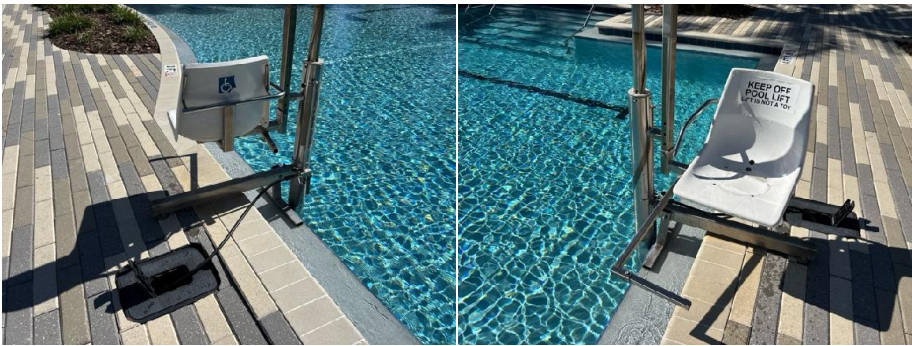
Request Vendor Proposal

No

ISSUE DETAILS

5 OF 5

Issue Details	
Date / Time	Nov 4, 2025 10:15:00 AM EST
Assignment	Pool vendor
GeoLocation	14902 Caravan Ave, Odessa, FL 33556, USA latitude: 28.1942500792943 altitude: 19.970034 longitude: -82.56985239993958 [viewMap]
Action Item Picture	



Action Item Description
Request Vendor Proposal

Handicap chair is functioning.
No

SECTION 2

ASTURIA CDD- FIELD ACTION ITEMS LIST

ASTURIA CDD- FIELD MANAGEMENT ACTION ITEMS LIST					
Description	Vendor	Status	Proposal \$	Priority	Notes
Pool Resurfacing- Seeking Proposals	GMS/Vendor	Discussion	\$ 68,110.00	Not Started	Multiple patch repairs made in previous years. patches are failing and other areas deteriorating. seeking proposals for resurfacing from vendors. 10/30- Trusted Pool agreement - Start Date TBD
Pool Paver Project- Repair pavers and washout - Seeking proposals	GMS/Vendor	Proposal	\$ 5,500.00	Not Started	Documented pavers exposed at pool area, advised caused by washout from pool water/ follow up for proposals for repair
ADA Warning Pads	Tampa Maintenance	Discussion		Not Started	10/30 Initial site report multiple intersections and walking areas with severely worn ADA Strips. Discussion with board, Comprehensive list would be needed to determine actual amount of intersections
Pond @ Gathering Way & Renaissance- Erosion @ Culvert	Aquatics	Discussion		Not Started	Upon initial site report Pond found to have erosion around culvert. Field Manager MA to follow up with aquatics vendor for proposal
Walking Path Bollards- Multiple locations	Tampa Maintenance	Discussion		Not Started	Would like direction from board as far as installing bollards to walking bridges and paths. Seems areas previously had them installed and were removed. Would need to get together estimates for install Walking Path between Long Bow Way & Verona Ln. currently has a cone in middle of path and looks to previously had a bollard installed in this area.
Handicapped Chair Lift @ Pool Inop	GMS/Pool Vendor	On Hold		Not Started	Found handicapped chair zip tied and not functioning. Follow up for further action
Create Interactive Map For Landscape/Aquatics Etc	GMS Field Manager	In Progress		High	Create interactive map based on all maps on Google My Maps
Walking path Bridges repairs to Bridges- 1) Pedestrian Bridge- Caravan 2) Cart Bridge-Renaissance	Timber Intentions	In Progress	\$ 9,595.00	In Progress	Work Scheduled to start Nov 2nd, Ride along w/Mark Winter 11/4 @ 10am 11/4- ride thru with Timber Intentions. Work on Caravan completed, work on Renaissance being performed. Timber Intentions to provide additional proposal for bridge on Aviles Pkwy.
Signs- Missing/ Loose	Tampa Maintenance/Vendor	Proposal		In Progress	Found multiple intersections either missing or having signs extremley loose. will make work order for sign repair after performing sign inventory on next site visit 1- MISSING crosswalk ahead and brosswalk here signs on crosswalk at Edge Blvd & Eve Ct. 2-MISSING street name sign on corner Aviles pkwy & Santilla Lp.

SECTION VI

SECTION A

**MINUTES OF MEETING
ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Asturia Community Development District was held on Tuesday, October 14, 2025 at 6:00 p.m. at Asturia Clubhouse 14575 Promenade Pkwy., Odessa, FL 33556.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Dilley called the meeting to order at 6:02 p.m. and conducted roll call.

Present and constituting a quorum were:

Susan Coppa	Board Supervisor, Chairwoman
Jonathan Tietz	Board Supervisor, Vice Chairman
Samuel Whitten	Board Supervisor, Assistant Secretary
Donald Foltz	Board Supervisor, Assistant Secretary

Also in attendance:

Heather Dilley	District Manager, Kai
Gary Schwartz	District Field Manager, Kai
Lindsay Moczynski	District Counsel, Kilinski Van Wyk
Jane Graham (<i>via zoom</i>)	Land Use Counsel, Sunshine City Law
Doug Fitzhenry	Aquatics Vendor, Blue Water Aquatics
Brian Young	District Manager, GMS

The following is a summary of the discussions and actions taken at the October 14, 2025 Asturia CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Dilley led all present in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual on agenda items*)

There were approximately 5 audience members present, 3 attended via zoom, and no comments.

FOURTH ORDER OF BUSINESS – Staff Reports

A. District Engineer

There being none, the next item followed.

B. Land Use Counsel

Ms. Graham briefed the board on ongoing negotiations with Landtower regarding a cost share agreement. She explained that Landtower, now claiming to be a third-party owner, was no longer interested in continuing discussions with Asturia since a county code enforcement case had been dropped, removing their incentive to negotiate. However, after reviewing the recently received documents, Ms. Graham believed the district had a viable argument to require Landtower's participation in sharing costs. She recommended quickly sending a formal letter to Landtower—copying the county and the original developer if necessary—asserting the district's position and pushing for a resolution within a set deadline. She also advised updating the cost calculations using the latest budget to ensure the district's needs were properly represented.

Mr. Tietz made a motion to authorize Ms. Graham to send a letter regarding the Landtower cost share agreement and work with Mr. Tietz as liaison to review the current budget and determine if the price increase is necessary. Mr. Tietz will have authority to make final approval in coordination with District Counsel.

On a MOTION by Mr. Tietz, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board approved to **authorize Ms. Graham to send a letter regarding the Landtower cost share agreement and work with Mr. Tietz as liaison to review the current budget and determine if the price increase is necessary. Mr. Tietz will have authority to make final approval in coordination with District Counsel**, for the Asturia Community Development District.

FIFTH ORDER OF BUSINESS –Business Items

A. Exhibit 1: Discussion on RedTree - Landscape and Irrigation Maintenance Services Agreement

Ms. Dilley outlined that the agreement, recently approved by the board, covers landscaping and irrigation maintenance, including weekly inspections for irrigation, as requested. The contract term is set from October 14, 2025, through September 30, 2026, with an initial annual price of \$160,080 and the option for annual renewal and specified termination notice.

A board discussion ensued regarding the recent additions addressing all requested features, specifically confirming the inclusion of regular irrigation inspections and noting updates regarding district management transitions.

Mr. Whitten made a motion to approve the updated Red Tree landscaping and irrigation maintenance services contract.

- a. Exhibit A - Scope of Services
- b. Exhibit B - Map of Landscape and Pond Maintenance
- c. Exhibit C – Forms
- d. Exhibit D - Contractor's Bid Pricing
- e. Exhibit E – Anti-Human Trafficking Affidavit

On a MOTION by Ms. Coppa, SECONDED by Mr. tietz, WITH ALL IN FAVOR, the Board approved the **updated Red Tree landscaping and irrigation maintenance services contract**, for the Asturia Community Development District.

B. Discussion on Blue Water Aquatics – Pond Maintenance Contract Auto Renewal and Rate Adjustment

Ms. Dilley explained that the contract is set to auto-renew starting October 1, aligning with the new fiscal year. Notably, the contract includes a 2.9% price increase for the upcoming term.

C. Exhibit 2: Consideration for Adoption – **Resolution 2026-01**, Appointing and Fixing Compensation for the District Manager

On a MOTION by Mr. Tietz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-01, Appointing and Fixing Compensation for the District Manager**, for the Asturia Community Development District.

D. Exhibit 3: Consideration for Adoption – **Resolution 2026-02**, Election of Officers

Ms. Dilley presented the list of proposed officers for the coming term following the appointment of GMS as the district's management company, with Brian Young designated as Secretary and Treasurer. The assistant treasurer and secretary positions would be filled by Hannah Greenwood, Alexandra Wolfe, Darrin Mossing, Jason Greenwood, Amanda Ferguson, Richard McGrath, and Nicole Viverito, Susan Coppa designated as Chair, Jonathan Tietz designated as Vice Chair, Jesse Lamb, Samuel Whitten, Donald Foltz designated as Assistant Secretaries.

On a MOTION by Mr. Whitten, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-02, Election of Officers**, for the Asturia Community Development District.

- E. Exhibit 4: Consideration for Adoption – **Resolution 2026-03**, Designating Authorized Signatories
- Ms. Dilley outlined that the authorized individuals would include Brian Young, Hannah Greenwood, Alexandra Wolfe, Darren Mossing, Jason Greenwood, and Amanda Ferguson, reflecting the updated officer roster.

On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-03, Designating Authorized Signatories**, for the Asturia Community Development District.

- F. Exhibit 5: Consideration for Adoption – **Resolution 2026-04**, Designating the Primary Administrative Office and Principal Headquarters for the District
- Ms. Dilley announced that, effective October 25, 2025, the district’s primary office would move to 4530 Eagle Falls Place in Tampa, Florida.

On a MOTION by Ms. Coppa, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04, Designating the Primary Administrative Office and Principal Headquarters for the District**, for the Asturia Community Development District.

- G. Exhibit 6: Consideration for Adoption – **Resolution 2026-05**, District Objectives and Goals
- Ms. Dilley reviewed the proposed objectives, which included standards such as meeting and website compliance, records accessibility, regular site visits, annual budget preparation, and financial reporting.

- a. Exhibit 7: Performance Measures/Standards & Annual Reporting Form

On a MOTION by Mr. Whitten, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05, District Objectives and Goals**, for the Asturia Community Development District.

- H. Consideration for Approval – Christmas Lights & GFCI Outlet

- a. Exhibit 8: Tampa Holiday Lighting – Christmas Lights - \$2,660.00
- b. Exhibit 9: DGT Electric – GFCI Outlet - \$475.00

On a MOTION by Mr. Whitten, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved the **Tampa Holiday Lighting – Christmas Lights Proposal in the amount of \$2,660.00 and DGT Electric – GFCI Outlet Proposal in the amount of \$475.00**, for the Asturia Community Development District.

SIXTH ORDER OF BUSINESS – Vendor Reports

- A. Exhibit 10: Blue Water Aquatic Services – Pond Treatment Reports

Mr. Fitzhenry provided a detailed update on the district’s pond conditions.

A board discussion ensued regarding the need to notify residents who were improperly discharging into the stormwater system.

- B. Red Tree Landscape Systems

- a. Exhibit 11: Landscaping Report

b. Exhibit 12: Irrigation Inspection Reports
SEVENTH ORDER OF BUSINESS – Staff Reports (Continued)

A. Field Manager

a. Exhibit 13: Field Report

Mr. Schwartz provided updates to the board.

b. Consideration of Pool Paver Repair Proposals

- Exhibit 14: Border Creations - \$16,635.00

The board rejected this proposal.

- Exhibit 15: Paver Rescue - \$15,000.00

Mr. Whitten made a motion to approve Paver Rescue for pool paver repairs for \$5,500 (repairs only) if a separate invoice is permitted, with the Chair authorized to sign; if not, authorize \$15,000 for the full proposal.

On a MOTION by Mr. Whitten, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved **Paver Rescue for pool paver repairs for \$5,500 (repairs only) if a separate invoice is permitted, with the Chair authorized to sign; if not, authorize \$15,000 for the full proposal**, for the Asturia Community Development District.

- Exhibit 16: Florida Commercial Care - \$14,986.25

The board rejected this proposal.

c. Consideration of Walkway Bridges Repair Proposals

Mr. Tietz made a motion to table the Walkway Bridges Repair Proposals. The board requested for another proposal.

- Exhibit 17: Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 14869 Caravan Ave. - \$7,350.20

The board rejected this proposal.

- Exhibit 18: Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 15241 Renaissance Ave. - \$14,311.43

The board rejected this proposal.

- Exhibit 19: Timber Intentions - Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located at Caravan Ave. and Renaissance Ave. - \$9,595.00

On a MOTION by Mr. Tietz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved the **Timber Intentions - Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located at Caravan Ave. and Renaissance Ave. Proposal in the amount of \$9,595.00**, for the Asturia Community Development District.

B. District Counsel

The District Counsel provided a comprehensive overview of the process and legal considerations necessary for the board to implement a parking and towing policy. She offered to draft example policies and provide comparative materials from other districts for discussion in the upcoming workshop.

C. District Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Consent Agenda

The board requested to add items A to C back on next month's agenda with the board's revisions.

A. Exhibit 20: Consideration for Acceptance – The Unaudited June 2025 Financials

a. Exhibit 21: Variance Report for June 2025

b. Exhibit 22: Operation and Maintenance Expenditure Report for June 2025

B. Exhibit 23: Consideration for Acceptance – The Unaudited July 2025 Financials

a. Exhibit 24: Variance Report for July 2025

b. Exhibit 25: Operation and Maintenance Expenditure Report for July 2025

C. Exhibit 26: Consideration for Acceptance – The Unaudited August 2025 Financials

a. Exhibit 27: Variance Report for August 2025

b. Exhibit 28: Operation and Maintenance Expenditure Report for August 2025

On a MOTION by Mr. Tietz, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board tabled **Item A to C of the Consent Agenda**, for the Asturia Community Development District.

D. Exhibit 29: Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on September 9, 2025

E. Exhibit 30: Ratification of GMS - District Management Services Agreement

This was discussed earlier on the agenda.

On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved **Item D & E of the Consent Agenda**, for the Asturia Community Development District.

NINTH ORDER OF BUSINESS – Action Items Summary

A. Management Tasks

Ms. Dilley provided updates to the board.

a. Paver Installation and Repair Update

b. Dog Park Mulch Update

Ms. Dilley reported that this has been completed.

c. Playground Fence Update

Ms. Dilley reported that this has been completed.

d. Playground Mulch Update

Ms. Dilley reported that this has been completed.

TENTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor requested to address the leak and contact American Leak Detection for repair before undertaking any paver replacement work to prevent further structural damage and wasted resources. Mr. Tietz will assist in securing proposals.

A Supervisor requested to cancel the December 2025 workshop as it's 2 days from Christmas.

A board discussion ensued regarding adjusting the district's meeting and workshop schedule to accommodate the preferences of the new management team. The District Counsel explained that state law requires new legal notices when altering official meeting schedules, and GMS offered to absorb the cost of any required re-advertising to facilitate the transition.

The board agreed to proceed with the new meeting schedule starting January 2026, which is the 4th Tuesday of the month for the Regular CDD Board Meeting and 2nd Tuesday of the month for the Workshops.

Kai confirmed to create the agenda for the upcoming workshop on October 28, 2025.

A Supervisor asked for updates regarding the signs.

ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business (limited to 3 minutes per individual for non-agenda items)

A resident wanted confirmation about the swimming pool being open to the public.

A resident emphasized the safety urgency of replacing missing pedestrian and stop signs.

A resident requested adding a garbage can or pet waste station near the Fenn mailboxes.

TWELFTH ORDER OF BUSINESS – Next Workshop Confirmation, Reschedule, or Cancellation: October 28, 6:00 p.m.

THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: November 11, 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS – Adjournment

Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Coppa made a motion to adjourn the meeting.

On a MOTION by Ms. Coppa, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board **adjourned the meeting at 8:06 p.m.**, for the Asturia Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

229 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**
230 **Chairman**

Title: ☐ **Chairwoman** ☐ **Vice**

SECTION B

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Asturia Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Jesse Lamb, and Seat 5, currently held by Susan Coppa are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of November, 2025.

**ASTURIA
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Asturia Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; Ph: (727) 847-8162. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Asturia Community Development District has two (2) seats up for election, specifically seats 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before May 27, 2026.

SECTION C

EXHIBIT C
Rule Relating to Overnight Parking and Parking Enforcement

JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapters 190 and 120 of the Florida Statutes, and on July 28, 2020 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Julington Creek Plantation Community Development District (“District”) adopted the following rules to govern overnight parking and parking enforcement (“Rule”). This Rule repeals and supersedes all prior rules governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Vehicles and Vessels (hereinafter defined) Parked (hereinafter defined) in the District’s designated parking lots on an overnight basis, and/or Parking of any Vehicles and Vessels on other grounds of the District, causes hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide a means by which the District may tow any such Parked Vehicles and Vessels, subject to certain exceptions.

SECTION 2. DEFINITIONS.

- A. *Vehicle*. Any mobile item which normally uses wheels.
- B. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Park*. To leave a Vehicle or Vessel unattended by its owner or user.
- D. *Overnight*. Between the hours of 12:00 a.m. and 7:00 a.m. daily.
- E. *Oversized Vehicle*. As used herein, “Oversized Vehicle” shall mean the following:
 - a. Any vehicle heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - b. Motor vehicles with a trailer attached;
 - c. Motor coaches;
 - d. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - e. Mobile homes or manufactured homes.

SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS. Vehicles and Vessels may be Parked during daytime hours at the District’s designated Parking areas, as shown at **Composite Exhibit A**. That said, Vehicles and Vessels may not be Parked on an overnight basis in designated Parking areas and may not Park on other grounds of the District which are not designated for Parking, including grassy areas near the ponds, at any time. Any Vehicle or Vessel Parked must be Parked within the designated Parking spot and may not be improperly Parked such that it utilizes additional spaces or impedes the flow of traffic in any way. Oversized Vehicles are prohibited from Parking on District property except when actively

engaged in loading or unloading. The District Manager and/or Amenity Manager may authorize in writing an exception to this Rule for special events or as necessitated by special circumstances, in which case the written authorization shall be for a limited time, and shall be posted in the windshield of the Vehicle or Vessel. Food Trucks invited to special events are exempt from this Rule.

SECTION 4. ENFORCEMENT.

- A. *First Offense: Written Warning.* The District will attempt to place a written warning on the windshield of the improperly Parked Vehicle or Vessel providing notification that such Vehicle or Vessel is improperly Parked and that, if it is not moved within a certain period of time, the Vehicle or Vessel may be towed.
- B. *Second Offense: Towing.* If the Vehicle or Vessel is not moved after issuance of a warning, is improperly Parked on another occasion after prior issuance of a warning, or if other special circumstances apply as set forth herein, such Vehicle or Vessel may be towed in the District's sole discretion and in accordance with the requirements and procedures set forth at Section 5 herein.
- C. *Special Circumstances:* In the event that the Vessel or Vehicle is Parked in such a manner that blocks access to District property, prevents the safe and orderly flow of traffic through the District, obstructs the ability of emergency vehicles to access roadways or property, causes damage to the District's property, restricts the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same, the District reserves the right to immediately tow such Vehicle or Vessel without first issuing a warning.

SECTION 5. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Signage providing notice shall be approved by the District's Board of Supervisors and shall be posted on District property in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager, Amenity Manager, or his/her designee must verify that the subject Vehicle or Vessel was not authorized to Park under this Rule and then must contact a firm authorized by Florida law to tow/remove Vehicles and Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 6. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be Parked on District property in designated Parking areas and Parking spots pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or Vehicles or Vessels.

Exhibit A: Designated Parking Areas

Specific Authority: §§ 120.54, 190.011(5), and 190.041, *Fla. Stat.*

Effective date: July 28, 2020

COMPOSITE EXHIBIT A Designated Parking Areas

The designated parking areas in each image are outlined in red.

Parking Area 1: Recreation Center 350 Plantation Club Parkway



Parking Area 2: Aquatics Complex and Administration Building 1140 Durbin Creek Blvd.



Parking Area 3: Davis Park
945 Davis Pond Boulevard



Parking Area 4: Volleyball/Basketball Park
1140 Durbin Creek Boulevard



Parking Area 5: Sports Plex – 100 Plantation Club Parkway



PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT
AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on April 17, 2025, at a duly noticed public meeting, the Board of Supervisors of the Pacific Ace Community Development District (“District”) adopted the following amended rule to govern overnight parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.¹

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking. **Parking is permitted only in the Amenity Center Parking Area and on the right side of the Residential Roadways, as defined herein and depicted on the attached Exhibit A, and subject to all applicable provisions under this Rule.**

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Vehicles not designed and/or used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including the Amenity Center Parking Area and Residential Roadways (right side of the street only), as may be indicated by asphalt markings or signage, and designated on the map attached hereto as **Exhibit A**, all such parking being subject to this Rule. With respect to the Amenity Center Parking Area, please note that the provisions of Section 4 apply in addition to the other provisions herein. With respect to Residential Roadways, please note that the provisions of Section 5 apply in addition to the other provisions herein. No parking is permitted at any time on Main Roadways.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes, without limitations, campers, mobile homes, motor homes, all-terrain vehicles (ATVs or ATCs), dune buggies, scooters, go-carts, mini-motorcycles, boats and trailers of all types.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

¹ This amendment specifically repeals and supersedes the prior Rule adopted by the District on November 21, 2024.

- G.** *Patron.* The term “Patron” shall have the same meaning provided in the *Pacific Ace Community Development District Amenity Policies and Rates*.
- H.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. Specifically, the following constitute Tow-Away Zones, in addition to any other District property not specifically identified as a Designated Parking Area herein:
1. The areas highlighted in yellow in the attached **Exhibit A** (“Main Roadways”). There is no parking permitted on the Main Roadways at any time.
 2. The areas outlined with red arrows in the attached **Exhibit A** (“Residential Roadways”), subject to the provisions of Section 5.
 3. The Amenity Center parking area, identified in the attached **Exhibit A** (“Amenity Center Parking Area”), subject to the provisions of Section 4.
- I.** *Overnight.* Between the hours of 11:00 p.m. and 5:00 a.m. daily.

Any capitalized term not defined herein shall have the same meaning provided in the *Pacific Ace Community Development District Amenity Policies and Rates*.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as may be indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for Residential Roadways and the Amenity Center Parking Area. On-street parking is expressly prohibited on District roadways except where indicated, and at all times on the Main Roadways. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. POLICIES REGARDING AMENITY CENTER PARKING. With respect to the parking area servicing the Amenity Center, as shown in **Exhibit A**, the following policies apply:

- A.** The Amenity Center parking area may only be used by District Patrons and their guests who are actively using the facilities. No overflow or Overnight parking is permitted. Patrons may not use the Amenity Center parking area to access the cluster mailboxes located on the premises. Instead, Patrons must use the designated curbside parking near the mailboxes.
- B.** Vehicles may park in the Amenity Center parking area only during the open hours of operation of such facilities, including any District-authorized special events outside of regular hours of operation. Otherwise, no Overnight parking is permitted.
- C.** No carpool or rideshare parking is permitted.
- D.** Patrons and their guests may not park, queue, or drop off children for school bus pick-up in the Amenity Center parking area.
- E.** It is expressly prohibited to park any Commercial Vehicle, Vessel, or Recreational Vehicle in the Amenity Center parking area.

SECTION 5. POLICIES REGARDING RESIDENTIAL ROADWAYS. With respect to the Residential Roadways outlined in blue in the attached **Exhibit A**, the following policies apply:

- A.** On street parking on Residential Roadways is only authorized on the right side of the street (moving in an Easterly direction from U.S. Highway 27 toward Sawgrass Bay Boulevard), as depicted in further detail in the attached **Exhibit A**. On street parking is expressly prohibited on the left side of the street.

SECTION 6. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles (“**Tow-Away Zone**”).

SECTION 7. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 8. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, or Recreational Vehicle was not authorized to park under this rule in the relevant parking area and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s expense. The Commercial Vehicle, Vehicle, Vessel, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida*

Statutes. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the rules set forth herein.

SECTION 9. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 10. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and shall be enforced consistent with this Rule. Further rulemaking procedures shall not be required to expand or contract such Tow-Away Zones or Designated Parking Areas so long as signage is consistent with Florida law.

EXHIBIT A – *Designated Parking Areas and Tow-Away Zones*

Effective: November 21, 2024

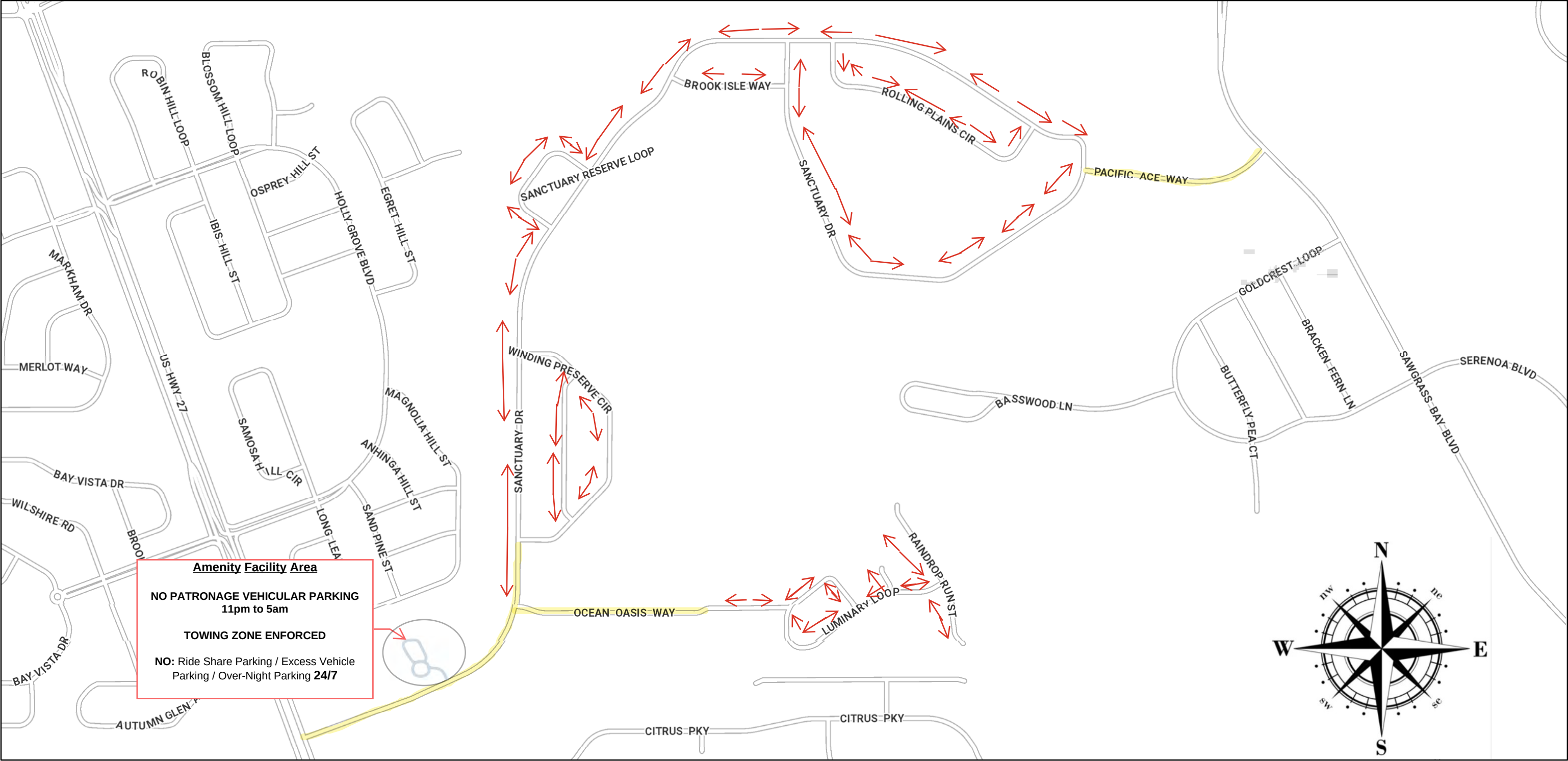
Revised: April 17, 2025

EXHIBIT A

Designated Parking Areas and Tow-Away Zones

[See following page.]

Pacific Ace CDD Streets



July 1, 2025

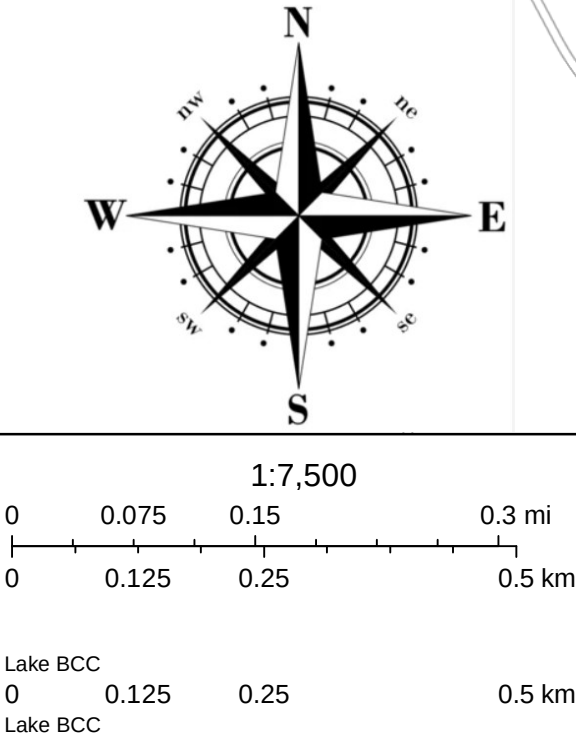
- Street Names
- Local Streets 10K

No Street Parking (24 / 7): On any of the **Pacific Ace CDD Highlighted Streets** or on the **LEFT SIDE** of all the **Residential Street Areas** as marked by the parallel arrows & **predominantly** where all **fire hydrants** are located.

LEFT SIDE of Street: Any side of the street as you come into **Pacific Ace CDD** from **U.S. HWY 27** or as you **FACE** or **HEAD** in a general Easterly Direction from **U.S. HWY 27** & towards **Sawgrass Bay Blvd**.

Point of Reference: Will always be the major thoroughfare of **U.S. HWY 27** to determine the **LEFT SIDE** of any street / road. As you **FACE East** or **HEAD** in a general **Easterly** direction & as **MARKED** by the **PARALLE ARROWS** next to the streets on this map.

ALL AREAS REFERENCED ARE SUBJECT TO PACIFIC ACE CDD's POLICY REGARDING STREET PARKING & ANY ENFORCEMENT THEREOF.



HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT
AMENDED RULES RELATING TO
OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on January 21, 2025, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows West Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vehicle(s).
- C. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Park(ing/ed).* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area,**

including but not limited to all grassed and/or landscaped areas and sidewalks which are not designated parking areas, is a Tow Away Zone.

- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- H. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.
- I. *Trailer.* An unpowered vehicle towed by another.
- J. *Mailbox and Playground Parking.* Spots designated for mail pick up and playground access.
- K. *No Idling Zone.* District property in which idling is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Idling Zone will be designated as such with necessary signage.

SECTION 3. DESIGNATED PARKING AREAS. On street Parking is only authorized on the odd numbered side of the street (as indicated by address numbers). Parking on the street is **expressly prohibited** on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles as set forth in Sections 4, 5 and 6 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone and each area set forth in **Exhibit B** attached hereto is hereby declared a Tow Away Zone as set forth in Section 6 herein. In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. ESTABLISHMENT OF NO IDLING ZONES. Each area set forth in **Exhibit B** attached hereto is hereby declared a No Idling Zone. Any Vehicle which is idling and/or Parked in a No Idling Zone is hereby authorized to be towed pursuant to this Policy.

SECTION 6. EXCEPTIONS.

A. ON-STREET PARKING EXCEPTIONS. Abandoned and/or broken down Vehicles are

not permitted to be Parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.

- B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.
- C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- D. MAILBOX AND PLAYGROUND PARKING.** Mailbox Parking is limited to five (5) minutes. Playground Parking is limited to sixty (60) minutes. Any cars Parked in the Mailbox and/or Playground Parking spots for extended periods of time, including Overnight, shall be subject to towing at Owner's expense.

Any Vehicle Parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 7. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the

provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 8. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 9. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Policy from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

EXHIBIT A – *Tow Away Zones*

EXHIBIT B – *No Idling Zones*

Effective January 21, 2025

EXHIBIT A – Tow Away Zones



EXHIBIT B – No Idling Zones

Highland Meadows West CDD

School and entrance proximity review

Entrance 'No Idling...': Example sign locations

