

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

The organizational meeting of the Asturia Community Development District was held on **Monday, August 25, 2014 at 1:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

**Present and Constituting a Quorum:**

Gabriel Benitez	<b>Board Supervisor</b>
Lane Gardner	<b>Board Supervisor</b>
Dan Jones	<b>Board Supervisor</b>

**Also Present Were:**

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Brooke Devito	<b>Financial Analyst, Rizzetta &amp; Company, Inc.</b>
Brianne Beirl	<b>Financial Analyst, Rizzetta &amp; Company, Inc.</b>
Eric Dailey	<b>Director of District Services, Rizzetta &amp; Company, Inc.</b>
Barbara Harp	<b>Senior Accountant, Rizzetta &amp; Company, Inc.</b>
Jonathan Johnson	<b>District Counsel, Hopping Green &amp; Sams, PA</b>
Katie Buchannan	<b>District Counsel, Hopping Green &amp; Sams, PA</b>
Sarah Warren	<b>District Counsel, Hopping Green &amp; Sams, PA</b>
Stuart Rogers	<b>Representative, Florida Design Consultants</b>
Brett Sealy	<b>Representative, MBS Capital Markets</b>
Robbie Cox	<b>Representative, MBS Capital Markets</b>
George Smith	<b>Representative, Bryant, Miller, &amp; Olive</b>

**FIRST ORDER OF BUSINESS**

**Oath of Office/ Roll Call**

Mr. Brizendine called the meeting to order announcing the individuals in attendance. He stated that as a notary in the State of Florida, he would be administering the oath of office to the Board Supervisors, so that business can be conducted. Mr. Benitez, Mr. Gardner, and Mr. Jones swore and affirmed to the oath of office as read by Mr. Brizendine. It was noted that Mr. O'Shea and Ms. Shine were being sworn in at another location.

**SECOND ORDER OF BUSINESS**

**Review of Chapter 190, Florida Statutes and Code of Ethics**

Mr. Brizendine briefly reviewed the new supervisor packet that was provided to each of the Board members, highlighting key elements of the Statutes, the Florida Sunshine Law, and the Form 1 requirements.

**THIRD ORDER OF BUSINESS**

**Consideration of Scheduling Landowner's Meeting**

Mr. Brizendine stated that Florida Statutes require that a Landowner's Meeting be held within 90 days of the establishment of the District for the purpose of electing a Board of Supervisors. He noted that the current board was appointed as part of the establishment process for the purpose of governance of the District until the Landowner's meeting.

On a motion by Mr. Gardner, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-01 setting the first landowners meeting on October 21, 2014 at 1:00 p.m. at the offices of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Asturia Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Administrative Resolutions**

Mr. Brizendine presented each resolution individually and discussion occurred where warranted. The following Board actions were taken:

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-02, appointing Lane Gardner as Chairman for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-03, appointing Walter O'Shea as Vice Chairman for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-04, appointing Rizzetta and Company as the District Manager and approved the contract in substantial form authorizing the Chairman to execute once finalized for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-05, appointing Pete Williams as Secretary for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-06, appointing William J. Rizzetta as Treasurer and Joe Kennedy as Assistant Treasurer for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-07, appointing Dan Jones, Gabriel Benitez, Kim Shine, Scott Brizendine, and Kristen Suit as Assistant Secretaries for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-08, appointing Hopping Green & Sams, P.A. as District Counsel for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-09, appointing William J. Rizzetta as the Registered Agent and 5020 W. Linebaugh Ave., Suite 200, Tampa, FL 33624 as the Registered Office for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-010, naming the Pasco Office of Rizzetta & Company, Inc. locate at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33554 as the local records office for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-11, establishing a public comments period at the beginning of each meeting for Asturia Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Organizational Resolutions**

Mr. Brizendine presented each resolution individually and discussion occurred where warranted. The following Board actions were taken:

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Travel Reimbursement Policy for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-12, establishing a policy for the legal defense of Board members and Officers for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the proposal from Egis in the amount of \$4,000 for Public Officials Liability Insurance for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-13, ratifying the filing of the notice of establishment for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-14, establishing a policy for the retention of District records and naming an employee of the District or Rizzetta & Company as the Records Management Liaison for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors appointed Florida Design Consultants as the Interim Engineer for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors authorized District Management to submit the required RFQ for Engineering Services for Asturia Community Development District.

**SIXTH ORDER OF BUSINESS**

**Designation of Meeting and Hearing Date  
Resolutions**

Mr. Brizendine presented each resolution individually and discussion occurred where warranted. The following Board actions were taken:

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors appointed the Board as the Audit Committee for Asturia Community Development District.

A request was made that all meetings start at 2:00 p.m. rather than 1:00 as previously discussed and the Board concurred.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-15, Setting the meeting schedule for fiscal year 2014/2015 as the first Tuesday of each month (with the exception of the October meeting which will be held on the 21<sup>st</sup>) at 2:00 p.m. (except for the months of December, March, June, and September when they will commence at 5:00 p.m.) at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the fiscal year 2013/2014 proposed budget totaling \$24,275 and the fiscal year 2014/2105 proposed budget totaling \$106,550 for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-16, Setting the public hearing for the fiscal year 2013/2014 & fiscal year 2014/2015 budgets on December 2, 2014 at 5:00 p.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-17, Setting the public hearing on adopting Rules of Procedure for the District on October 21, 2014 at 2:00 p.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-18, Setting the public hearing on adopting the Uniform Method of Collection for the District on October 21, 2014 at 2:00 p.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Asturia Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolutions Relating to  
Banking**

Mr. Brizendine presented each resolution individually and discussion occurred where warranted. The following Board actions were taken:

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-19, naming SunTrust Bank as the qualified public depository for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-20, naming the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and Treasurer as authorized bank account signatories for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-21, establishing a policy for the disbursement of continuing and non-continuing expenses (up to \$5,000 approval by District Manager & above \$5,000 approval by District Manager and Chairman) for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the funding request in the amount of \$24,275 for Asturia Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Bond Issuance Matters**

Discussion was held regarding establishing a finance team, approving a finance team funding agreement, appointing Bond Counsel, an Investment Banker and a Trustee, as well as various resolutions associated with issuing bonds. The following Board actions were taken:

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the establishment of a Financing Team comprised of District Management, District Counsel, District Engineer, Financial Consultants, Investment Banker, and Bond Counsel for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Financing Team Funding Agreement in substantial form and authorized the Chairman to execute once finalized for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-22, appointing Bryant, Miller & Olive as Bond Counsel for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-23, appointing MBS Capital Markets as Investment Banker and approved the contract in substantial form authorizing the Chairman to execute once finalized for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors named Hancock Bank as the Trustee for Asturia Community Development District.

Mr. Rogers provided a brief review of the draft Engineers' report reviewing the costs to complete the master infrastructure (\$20,743,470) and the neighborhood infrastructure (\$14,910,617), which include the installation of roads, stormwater and utility systems, entrance features, landscaping and a recreational/ amenity center.

Ms. Devito reviewed the Preliminary Master Assessment Allocation Report focusing on the various tables that outline the development plan by phases the cost of the improvements to be made (\$35,647,084), the allocation methodology, financing information, and maximum assessments by product type. It was stated that the par amount of the bonds will be no greater than \$44,195,000.

Ms. Devito confirmed that the benefit to the property is equal to or greater than the costs being assigned.

Mr. Smith presented resolution 2014-21, stating that it approves the Form of Indenture, the Engineer's Report, The Preliminary Master Assessment Allocation Report, as well as authorizing the issuance of bonds and the commencement of the validation proceedings.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-24, approving the Form of Indenture, the Engineer's Report, The Preliminary Master Assessment Allocation Report, as well as authorizing the issuance of bonds with a not-to-exceed amount of \$44,105,000 and the commencement of the validation proceedings for Asturia Community Development District.

On a motion by Mr. Gardner seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2014-25, declaring special assessments and authorizing Staff to submit the required advertisements and landowner notices for Asturia Community Development District.

On a motion by Mr. Jones seconded by Mr. Gardner, with all in favor, the Board of Supervisors approved Resolution 2014-26, Setting the public hearing on assessments on October 21, 2014 at 2:00 p.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Asturia Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Project Related Matters**

It was stated that all items under this topic would be tabled until the next meeting.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report.
- B. Interim Engineer  
No Report.
- C. District Manager  
No report

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Mr. Benitez submitted his resignation from the Board of Supervisors. No Board action was taken as elections for the Board will be held at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Gardner, seconded by Mr. Jones, with all in favor, the Board adjourned the Board of Supervisors' meeting at 1:58 p.m. for Asturia Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman