

## AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, April 28, 2022

Time: 11:30 a.m.

Location: Avalon Groves Amenity Center,  
17555 Sawgrass Bay Blvd,  
Clermont, FL 34714

Phone Number: +1 904-348-0776

Phone Conference ID: 862 156 243#

(Mute/Unmute: \*6)

### *Agenda*

*For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

#### **I. Roll Call**

S1: James Harvey (Chair)    S2: Greg Meath    S3: Brad Walker    S4: Jon Seifel    S5: Candice Smith (Vice Chair)

#### **II. Audience Comments – Agenda Items** (Limited to three minutes per individual)

#### **III. Administrative Matters**

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 24, 2022 Exhibit 1
- B. Consideration For Acceptance - The March 2022 Unaudited Financial Report Exhibit 2
- C. Waterway Inspection Report - Steadfast Environmental Exhibit 3
- D. Field Inspection Report – DCFG Exhibit 4
- E. Landscape Updates - Yellowstone Landscape
  - 1. Landscape Refurbishment on the Island at Butterfly Pea Court
  - 2. Seven Dead Trees at Pond 25 (Basswood Ln)
  - 3. Frost Damage at Village Entrances
  - 4. Pet Waste Issue at Goldcrest Loop
- F. Consideration and Ratification of Hog Removal Proposal Exhibit 5
- G. Consideration and Ratification of Trash Collection Invoice Exhibit 6
- H. Consideration and Ratification of Cascade Fountain Repair Proposal - \$2,783.00 Exhibit 7

#### **IV. Business Matters**

- A. **Public Hearing** Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments
  - 1. Open Public Hearing
  - 2. Public Comments
  - 3. Close Public Hearing

**IV. Business Matters (continued)**

- B. Consideration and Adoption of **Resolution 2022-10, Approving the Use of the Uniform Method for Levying, Collecting, and Enforcing Non-ad Valorem Special Assessments** Exhibit 8
- C. Consideration and Adoption of **Resolution 2022-11, Setting General Elections for November 2022** Exhibit 9
- D. Consideration and Adoption of **Resolution 2022-12, Setting Landowners’ Meeting and Election for November 2022** Exhibit 10
- E. Consideration and Ratification of Conveyance of Serenoa Lakes Phase 1 and 2 (Serenoa Village 3) Improvements - Specifically Landscape in Tracts D1 and D2 and Stormwater Ponds Exhibit 11
- F. Discussion on RFQ for District Engineer Services – No Responses Received
- G. Discussion on Alligator Removal Procedure
- H. Update on Monuments/Fencing Cleaning and Wood Painting Proposal Exhibit 12
- I. Update on HOA Request for Bulletin Board at Village 1 Mailboxes Exhibit 13

**V. Business Matters for Assessment Area Four Bond Issuance**

- A. Presentation of Engineer’s Supplement Report – 2022 Bond Issuance, dated February 24, 2022 Exhibit 14
- B. Presentation of Master Special Assessment Methodology Report - \$4,260,000 Special Assessment Bond Series 2022 (Assessment Area Four Project), dated February 7, 2022 Exhibit 15
- C. Presentation of Supplement to the Master Special Assessment Methodology Report (Assessment Area Four Project) Exhibit 16
- D. **Public Hearing** Regarding the Imposition of Special Assessments for Assessment Area Four Project
  - 1. Open Public Hearing
  - 2. Public Comments
  - 3. Close Public Hearing
- E. Consideration and Adoption of **Resolution 2022-13, Approving, Confirming and Levying Special Assessments for Assessment Area Four** Exhibit 17
- F. Consideration and Adoption of **Resolution 2022-14, Supplemental Assessment Resolution, Series 2022 Bonds, with Delegation of Authority** Exhibit 18

**V. Business Matters for Assessment Area Four Bond Issuance (Continued)**

G. Consideration of Issuer’s Counsel Documents

- 1. Consideration and Acknowledgment of Declaration of Consent – *in substantial form* Exhibit 19
- 2. Consideration and Approval of Supplemental Disclosure of Public Finance (Assessment Area Four Project) – *in substantial form* Exhibit 20
- 3. Consideration and Approval of Acquisition Agreement – *in substantial form* Exhibit 21
- 4. Consideration and Approval of Collateral Assignment Agreement – *in substantial form* Exhibit 22
- 5. Consideration and Approval of Completion Agreement (2022 Bonds) – *in substantial form* Exhibit 23
- 6. Consideration and Approval of Notice of Special Assessments/Governmental Lien of Record (Assessment Area Four Project) Exhibit 24
- 7. Consideration and Approval of True-Up Agreement (2022 Bonds) – *in substantial form* Exhibit 25

H. Consideration of Acquisition of Improvements and Work Product for Edgemont Property

**VI. Staff Reports**

- A. District Manager
  - 1. Pet Waste Signs Exhibit 26
- B. District Counsel
- C. District Engineer
- D. Amenity Manager

**VII. Audience Comments – New Business/Non-Agenda** (Limited to three minutes per individual)

**VIII. Supervisors Requests**

**IX. Adjournment**