

# AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, July 27, 2023

Time: 1:00 p.m.

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

[Click Here to Join the Meeting Online](#)

Dial-in Number: 1-904-348-0776

Phone Conference ID: 862 156 243#

(Mute/Unmute: \*6)

## Agenda

*The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

### I. Roll Call

### II. Audience Comments – Agenda Items *(Limited to 3 minutes per individual for non-agenda items)*

### III. Staff Reports

#### A. District Counsel – *Jere Earlywine, Kutak Rock*

##### 1. Update on Acquisitions and Conveyances

##### a. Edgemont

i. Consideration of Acquisition of Improvements and Work Product for Edgemont – *to be Distributed*

ii. Consideration of Special Warranty Deed – *to be Distributed*

iii. Consideration of Easement Agreement – *to be Distributed*

##### b. Sanctuary-Sawgrass ROW

##### c. Village 4

i. Consideration of Drainage and Grading Easement [Exhibit 1](#)

ii. Consideration of Statutory Warranty Deed Conveying ROW to Lake County [Exhibit 2](#)

#### B. District Engineer – *Greg Woodcock, Stantec* [Exhibit 3](#)

#### C. District Manager – *Kyle Darin, Vesta District Services*

##### 1. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 4](#)

##### 2. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

a. Consideration of Yellowstone Palm Trimming Proposal - \$16,849.32 [Exhibit 5](#)

##### 3. Discussion on Wildlife Signs (Price Range \$25-66/ea Plus Installation) [Exhibit 6](#)

#### D. Serenoa POA Amenity Manager – *David Pugh, Evergreen Lifestyles Management*

#### E. Palms at Serenoa HOA Amenity Manager – *Thomas Prince, Leland Management*

**IV. Business Matters**

- A. Consideration of Bio-Tech Consulting 5-Year Proposal for Required Monitoring and Maintenance Per SWFWMD Permit# 135777-18 (Village 3) [Exhibit 7](#)
- B. Consideration of Bi-Annual Fence/Monument and Sidewalk (Goldcrest Loop to Pond 28) Cleaning Proposals [Exhibit 8](#)
  - 1. DE Pressure Washing - \$3,575.00
  - 2. Fireman Tom - \$3,148.60
  - 3. Squeegee Squad - \$3,500.00
  - 4. Unashamed Pressure Washing - \$4,800.00
- C. Consideration and Adoption of **Resolution 2023-12, Restating Resolution 2023-10 Approving the Proposed FY 2024 Budget and Setting a Public Hearing** [Exhibit 9](#)
- D. Consideration and Adoption of **Resolution 2023-13, Designating the FY 2024 Meeting Dates, Times, & Locations** [Exhibit 10](#)

**V. Administrative Matters/Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 22, 2023 [Exhibit 11](#)
- B. Consideration and Acceptance of the June 2023 Unaudited Financial Report [Exhibit 12](#)

**VI. Audience Comments – New Business** *(Limited to 3 minutes per individual for non-agenda items)*

**VII. Supervisor Requests** *(Includes Next Meeting Agenda Item Requests)*

- A. Mr. Aube – Discussion on Landscape Maintenance and Responsibility

**VIII. Action Items Summary**

[Exhibit 13](#)

**IX. Next Meeting Quorum Check**

*August 24, 2023 at 1 p.m.  
Avalon Groves Amenity Center  
17555 Sawgrass Bay Blvd., Clermont, FL 34714*

**X. Adjournment**