



## AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, February 22, 2024

Time: 10:00 a.m.

Location: Serenoa Club 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**     Carl Weston (1)     Robert Wolski (2)     Michael Aube (3)  
                         William Tyler Flint (4-C)     Gene Mastrangeli (5-VC)
- II. Audience Comments – Agenda Items** (*Limited to 3 minutes per individual for agenda items.*)
- III. Staff Reports**
  - A. District Engineer – *Greg Woodcock, Stantec*
    - 1. Discussion on Fence Easement Agreement Template [Exhibit 1](#)
  - B. District Counsel – *Jere Earlywine, Kutak Rock*
    - 1. CDD 101 Presentation
  - C. District Manager – *Kyle Darin, Vesta District Services*
    - 1. Field Report – *Vesta District Services* [Exhibit 2](#)
    - 2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 3](#)
    - 3. Landscape Maintenance Report – *Down To Earth*
  - D. Serenoa POA Amenity Manager
  - E. Palms at Serenoa HOA Amenity Manager
- IV. Business Matters**
  - A. Discussion on Identifying Community Matters and Designating Individual Supervisors as Fact-Finding Coordinators
- V. Consent Agenda**
  - A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 25, 2024 [Exhibit 4](#)
  - B. Consideration and Acceptance of the January 2024 Unaudited Financial Report [Exhibit 5](#)
- 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. Discussion on Strategy for dealing with vehicular, pedestrian and access/egress of Sawgrass Bay Blvd (Aube)
- B. Update on commercial parcel in "Serenoa" community (Aube)
- C. Review of CDD control of "wetlands/conservation" designation areas

**VIII. Action Items Summary**

[Exhibit 6](#)

**IX. Next Meeting Quorum Check**

**March 28, 2024 at 10 a.m.**

*Serenoa Club Amenity Center  
17555 Sawgrass Bay Blvd.,  
Clermont, FL 34714*

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Carl Weston (1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

**X. Adjournment**