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**MINUTES OF MEETING  
AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, December 22, 2016 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, and Clermont, Florida

**FIRST ORDER OF BUSINESS - Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
Brad Walker	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Roy Van Wyk	District Counsel (via phone)
Gary Miller	District Engineer (via phone)

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Approval of Minutes of November 22, 2016 Meeting Minutes**

Ms. Comings-Thibault presented the Minutes of the November 22, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the Minutes of the Meeting held on November 22, 2016 for the Avalon Groves Community Development District.

**B. Acceptance of the November 2016 Financials**

Ms. Comings-Thibault presented the November 2016 Financials and asked for comments or questions.

On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the November 2016 Financials for the Avalon Groves Community Development District.

**FOURTH ORDER OF BUSINESS – Business Items**

**A. Public Hearing on Special Assessment Area One**

**1. Open Public Hearing**

Ms. Comings-Thibault requested a motion to open the Public Hearing.

39 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board opened  
40 the Public Hearing for the Avalon Groves Community Development District.

41  
42 **2. Public Comment & Testimony**

43 There being none, next item followed.

44 **3. Close Public Hearing**

45 Ms. Comings-Thibault requested a motion to close the Public Hearing.

46 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board closed  
47 the Public Hearing for the Avalon Groves Community Development District.

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49 **4. Adoption of Resolution 2017-08 Imposing and Levying Special Assessments**  
50 **for Area One**

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52 Ms. Comings-Thibault presented Resolution 2017-08 Imposing and Levying Special  
53 Assessments for Area One.

54 Mr. Van Wyk asked Mr. Miller to confirm that there haven't been any changes in his  
55 Engineer's Report since the last presentation. Mr. Miller confirmed there were no changes.

56 Mr. Van Wyk also asked Mr. Miller if there were any reasons that we couldn't carry out  
57 the project as described in the Engineer's Report in either Phase 1, 2 or 3. Mr. Miller  
58 confirmed he was not aware of any reasons.

59 Mr. Van Wyk asked Ms. Comings-Thibault, as the representative of the Financial  
60 Adviser to the District, is it your opinion that the properties subject to the assessments will  
61 receive special benefit from the improvement program? Ms. Comings-Thibault answered yes, it  
62 is.

63 Mr. Van Wyk also asked Ms. Comings-Thibault are the special assessments as set forth  
64 in the assessment methodology reasonably apportioned among the land subject to the special  
65 assessments? Ms. Coming-Thibault answered yes, they are.

66 Mr. Van Wyk also asked Ms. Comings-Thibault is it your opinion that the special benefit  
67 the lands will receive set forth in the final assessment roll as attached to your final assessment  
68 methodology are equal to or in excess of the maximum special assessments when set forth in the  
69 methodology are imposed? Ms. Comings-Thibault answered yes.

70 Mr. Van Wyk said it would be appropriate to impose special assessments and authorize  
71 the project as set forth in each one of these assessment resolutions.

72 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted  
73 Resolution **2017-08** Imposing and Levying Special Assessments for Area One for the Avalon Groves  
74 Community Development District.

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77 **B. Public Hearing on Special Assessment Area Two**

78 **1. Open Public Hearing**

79 Ms. Comings-Thibault requested a motion to open the Public Hearing.

80 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board opened  
81 the Public Hearing for the Avalon Groves Community Development District.

82  
83 **2. Public Comment & Testimony**

84 There being none, next item followed.

85 **3. Close Public Hearing**

86 Ms. Comings-Thibault requested a motion to close the Public Hearing.

87 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board closed  
88 the Public Hearing for the Avalon Groves Community Development District.

89  
90 **4. Adoption of Resolution 2017-09 Imposing and Levying Special Assessments**  
91 **for Area Two**

92 Ms. Comings-Thibault presented Resolution 2017-09 Imposing and Levying Special  
93 Assessments for Area Two.  
94

95 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted  
96 Resolution **2017-09** Imposing and Levying Special Assessments for Area Two for the Avalon Groves  
97 Community Development District.

98  
99 **C. Public Hearing on Special Assessment Area Three**

100 **1. Open Public Hearing**

101 Ms. Comings-Thibault requested a motion to open the Public Hearing.

102 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board opened  
103 the Public Hearing for the Avalon Groves Community Development District.

104  
105 **2. Public Comment & Testimony**

106 There being none, next item followed.

107 **3. Close Public Hearing**

108 Ms. Comings-Thibault requested a motion to close the Public Hearing.

109 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board closed  
110 the Public Hearing for the Avalon Groves Community Development District.

111  
112 **4. Adoption of Resolution 2017-10 Imposing and Levying Special Assessments**  
113 **for Area Three**

114 Ms. Comings-Thibault presented Resolution 2017-10 Imposing and Levying Special  
115 Assessments for Area Three.  
116

117 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted  
118 Resolution **2017-10** Imposing and Levying Special Assessments for Area Three for the Avalon Groves  
119 Community Development District.

120  
121 **FIFTH ORDER OF BUSINESS – Staff Reports**

122 **A. Manager**

123 Ms. Comings-Thibault stated that the bids will be opened on January 6 at 2:00 p.m.

124 A special meeting is scheduled for January 18, 2016 at 10:00 a.m. to be held at the Cagan  
125 Crossing Library to review the bids and award.

126 **B. Attorney**

127 There being none, next item followed.

128 **C. Engineer**

129 There being none, next item followed.

130 **SIXTH ORDER OF BUSINESS – Supervisor Request**

131 Mr. Harvey requested a motion to accept Mr. Walker’s resignation and to appoint Ms. Candace  
132 Smith for his seat.

133 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board accepted  
134 the resignation of Mr. Walker and appointed Ms. Candace Smith for his seat for the Avalon Groves  
135 Community Development District.

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137 **SEVENTH ORDER OF BUSINESS – Adjournment**

138 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
139 adjourned the meeting for the Avalon Groves Community Development District.

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

144 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
145 **meeting held on \_\_\_\_\_.**

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147 \_\_\_\_\_  
148 **Signature**

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147 \_\_\_\_\_  
148 **Signature**

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150 \_\_\_\_\_  
151 **Printed Name**

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150 \_\_\_\_\_  
151 **Printed Name**

152 **Title:**  Secretary  Assistant Secretary

152 **Title:**  Chairman  Vice Chairman

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