

1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, August 27, 2020 at 11:30 a.m., via Zoom Conference Call.

6 **FIRST ORDER OF BUSINESS – Roll Call**

7 Ms. Thibault called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9	Greg Meath	Board Supervisor, Vice Chairman
10	Brad Walker	Board Supervisor, Assistant Secretary
11	Jon Seifel	Board Supervisor, Assistant Secretary
12	Candice Smith	Board Supervisor, Assistant Secretary

13 Also present were:

14	Patricia Thibault	District Manager, DPGF Management & Consulting
15	Logan Muether	Manager Associate, DPGF Management & Consulting
16	Jason Walters	District Counsel, Hopping Green & Sams
17	Dana Bryant	Yellowstone Landscape
18	Keegan Mathur	Evergreen Lifestyles Management

19 *The following is a summary of the discussions and actions taken at the August 27, 2020 Avalon Groves*
20 *CDD Board of Supervisors meeting.*

21 **SECOND ORDER OF BUSINESS – Audience Comments**

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS – Administrative Matters**

24 A. Exhibit 1: Solitude Lake Management – Waterway Inspection

25 B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular
26 Meeting Held July 23, 2020

27 On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved
28 the Minutes of the Board of Supervisors Regular Meeting held on July 23, 2020 for the Avalon Groves
29 Community Development District.

30 C. Exhibit 3: Consideration for Acceptance – The July 2020 Unaudited Financial Report

31 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
32 the July 2020 Unaudited Financial Report for the Avalon Groves Community Development District.

33 D. Exhibit 4: Presentation of the August Field Operations Report

34 **FOURTH ORDER OF BUSINESS – Business Items**

35 A. Exhibit 5: Consideration & Adoption of **Resolution 2020-06**, Designating Meeting Dates, Times,
36 & Location

37 On a MOTION by Mr. Meath, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted
38 **Resolution 2020-06**, Designating Meeting Dates, Times, & Location for the Avalon Groves Community
39 Development District.

40 **B. Fiscal Year 2020-2021 Budget Public Hearing**

41 ➤ Open the Public Hearing

42 On a MOTION by Mr. Meath, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
43 the opening of the Fiscal Year 2020-2021 Budget Public Hearing for the Avalon Groves Community
44 Development District.

45 ➤ Exhibit 6: Presentation of FY 2020-2021 Budget

46 Ms. Thibault gave an overview of the budget, noting increases throughout.

47 ➤ Public Comments

48 A resident asked whether the increases would increase every year, and Ms. Thibault
49 advised that while there was an increase due to the District continuing to be built out, she
50 did not anticipate an increase every single year.

51 A resident asked whether there were estimates for what assessment amounts would be
52 when the District completed building out. Ms. Thibault stated that there were not, and
53 Ms. Smith added that as the community gets built out, more units would come online and
54 likely offset increased budgets.

55 A resident asked whether services were contracted year to year or if contracts were multi-
56 year and Ms. Thibault noted the District's RFP process.

57 A resident expressed concerns regarding a lack of projections for the rate increases, and
58 Ms. Thibault stated that these would be brought forward in the spring.

59 ➤ Close the Public Hearing

60 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved
61 the closure of the Fiscal Year 2020-2021 Budget Public Hearing for the Avalon Groves Community
62 Development District.

63 C. Exhibit 7: Consideration & Adoption of **Resolution 2020-07**, Adopting the Fiscal Year 2020-
64 2021 Budget

65 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted
66 **Resolution 2020-07**, Adopting the Fiscal Year 2020-2021 Budget for the Avalon Groves Community
67 Development District.

68 **D. Fiscal Year 2020-2021 Assessment Public Hearing**

69 ➤ Open the Public Hearing

70 On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved
71 the opening of the Fiscal Year 2020-2021 Assessment Public Hearing for the Avalon Groves Community
72 Development District.

73 ➤ Exhibit 8: Presentation of General Fund Assessment Allocation

74 Ms. Thibault stated that the assessments were pursuant to the adopted budget.

75 ➤ Public Comments

76 There being none, the next item followed.

77 ➤ Close the Public Hearing

78 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved
79 the closure of the Fiscal Year 2020-2021 Assessment Public Hearing for the Avalon Groves Community
80 Development District.

81 E. Exhibit 9: Consideration & Adoption of **Resolution 2020-08**, Providing for the Collection &
82 Enforcement of Special Assessments for Fiscal Year 2020-2021

83 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted
84 **Resolution 2020-08**, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year
85 2020-2021 for the Avalon Groves Community Development District.

86 F. Exhibit 10: Consideration of FY 2021 Deficit Funding Agreement

87 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board accepted
88 the FY 2021 Deficit Funding Agreement, in substantial form, for the Avalon Groves Community
89 Development District.

90 G. Exhibit 11: Consideration & Adoption of **Resolution 2020-09**, Resetting Landowner Election
91 Meeting

92 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
93 **Resolution 2020-09**, Resetting Landowner Election Meeting for November 3rd at 11:30 a.m., for the
94 Avalon Groves Community Development District.

95 H. Exhibit 12: Consideration of License Agreement with Pulte

96 Mr. Walters indicated that the agreement allowed the District access to parcels for maintenance.

97 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
98 the License Agreement with Pulte as presented, for the Avalon Groves Community Development District.

99 I. Exhibit 13: Consideration of Heidt Design Professional Services Proposal

100 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
101 the Heidt Design Professional Services Proposal for the Avalon Groves Community Development
102 District.

103 J. Exhibit 14: Consideration of Aquatic Maintenance Proposals

104 ➤ Aquagenix - \$47,280.00/ Annually

105 ➤ Steadfast Environmental Proposal - \$23,236.92/ Annually

106 ➤ Solitude Lake Management - \$25,320.00/ Annually

107 Ms. Thibault noted past experience in working with individuals involved with Steadfast.

108 On a MOTION by Mr. Seifel, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved
109 the Steadfast Environmental Aquatic Maintenance Proposal, based on termination clause and review by
110 District Counsel, in the amount of \$23,236.92, for the Avalon Groves Community Development District.

111 **FIFTH ORDER OF BUSINESS – Consent Agenda**

112 A. Exhibit 15: Ratification of Quit Claim Deed

113 B. Exhibit 16: Ratification of Lighting Services Agreement – Amendment 1

114 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved
115 the ratification of all consent agenda items for the Avalon Groves Community Development District.

116 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business**

117 A resident noted issues with a gate leading to Flemings Road and finding information regarding
118 its opening, indicating that the road access had been a selling point.

119 A resident and the Board discussed a matter relating to a commercial parcel. The resident
120 additionally requested that meeting times be changed to accommodate more residents, and Ms.
121 Thibault advised that a Resolution had been passed adopting times for the upcoming fiscal year.

122 **SEVENTH ORDER OF BUSINESS – Staff Reports**

123 A. District Manager

124 Ms. Thibault stated that the Executive Order allowing for telephonic meetings had been extended
125 by the Governor through September. Mr. Walters additionally gave an overview of the
126 amendment to the maintenance agreement. Ms. Smith indicated that a shaded pond appeared to be
127 missing, and Mr. Walters stated that this could be updated prior to execution by the County.

128 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
129 the amendment to the maintenance agreement related to Sawgrass Bay Boulevard, to add Phase 3 by the
130 amenity area pond, in substantial form, for the Avalon Groves Community Development District.

131 B. District Counsel

132 There being none, the next item followed.

133 C. Amenity Manager

134 Mr. Mathur stated that a new maintenance person was out on the pool deck and perimeter doing
135 routine checks.

136 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

137 There being none, the next item followed.

138 **NINTH ORDER OF BUSINESS – Adjournment**

139 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
140 adjourn the meeting. There being none, Ms. Smith made a motion to adjourn the meeting.

141 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adjourned
142 the meeting for the Avalon Groves Community Development District.

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

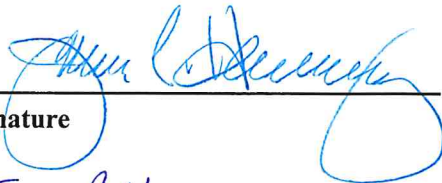
146 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
147 meeting held on _____.

148 
149 _____

Signature

Patricia Thibault

Printed Name



Signature

JAMES P. HARVEY

Printed Name

150 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman