

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 Development
5 District was held on Thursday, March 25, 2021 at 11:39 a.m., at 17555 Sawgrass Bay Blvd., Clermont,
6 Florida, with Zoom Conference Call available.

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

8 Mr. Cleveland called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith	Board Supervisor, Vice Chairwoman
11 Brad Walker	Board Supervisor, Assistant Secretary
12 Jon Seifel	Board Supervisor, Assistant Secretary

13 Also present were:

14 Chris Cleveland	District Manager, DPGF Management and Consulting
15 Katie Ibarra <i>(via phone)</i>	District Counsel, Hopping Green & Sams
16 Cliff Ferris	Amenity Manager, Evergreen Lifestyles Management
17 Dana Bryant	Yellowstone Landscaping
18 Irma Yapor <i>(via phone)</i>	LCH representative

19 *The following is a summary of the discussions and actions taken at the March 25, 2021 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: Steadfast Environmental – Waterway Inspection
- 25 B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
26 Held February 25, 2021

27 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved
28 the Minutes of the Board of Supervisors Regular Meeting held on February 25, 2021 for the Avalon Groves
29 Community Development District.

- 30 C. Exhibit 3: Consideration for Acceptance – The February 2021 Unaudited Financial Report

31 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
32 the February 2021 Unaudited Financial Report for the Avalon Groves Community Development District.

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

34 In response to a Supervisor comment, Mr. Bryant advised as to upcoming fertilization, noting that
35 Yellowstone had recently transitioned to a new system.

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

- 37 A. Exhibit 5: Presentation of Approved Serenoa Preliminary Plat 2

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39 B. Exhibit 6: Consideration of LCH Request for Grant Easement

40 Ms. Smith asked for clarification as to the purpose of the easement, and Ms. Yapor advised that a
41 road would be built. Discussion ensued. This item was tabled, pending the District Engineer
42 meeting with the purchaser's engineer and individuals involved with the design.

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

44 A. Exhibit 7: Ratification of Yellowstone Proposals

- 45 ➤ Quarterly Well/Pump Inspection - \$239.73
- 46 ➤ Pump Station Repair Part 2 - \$695.91
- 47 ➤ Village 2 Annuals Installation - \$469.70

48 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved
49 the ratification of all items on the Consent Agenda, for the Avalon Groves Community Development
50 District.

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

52 A resident stated that the water fountain in the tot lot needed a protective cover installed.

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

54 A. District Manager

55 There being none, the next item followed.

56 B. District Counsel

57 There being none, the next item followed.

58 C. Amenity Manager

59 Mr. Ferris noted that residents had requested an update on the status of reclaimed water, and Ms.
60 Smith stated that she would reach out to the utility company for more information. Mr. Ferris
61 additionally noted a resident question as to when the Board would transition to resident control.
62 Ms. Ibarra advised that the requirements for transition to a 3-landowner, 2-resident Board were for
63 conditions to be six years since the initial establishment, and for there to be at least 250 voters
64 registered with residence within the District's boundaries. Ms. Smith acknowledged that this would
65 set 2022 as the transitional year.

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

67 There being none, the next item followed.


68 **NINTH ORDER OF BUSINESS – Adjournment**

69 Mr. Cleveland asked for final questions, comments, or corrections before requesting a motion to
70 adjourn the meeting. There being none, Ms. Smith made a motion to adjourn the meeting.

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


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

76 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
77 meeting held on 4.22.2021.

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Signature

CHRIS CLEVELAND
Printed Name

81 Title: Secretary Assistant Secretary


Signature

Candice Smith
Printed Name

Title: Chairman Vice Chairman