

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, May 26, 2022 at 11:30 a.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Teams Conference Call available.

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

8 Mr. Krause called the meeting to order at 11:33 a.m. 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 Bill Fife	Board Supervisor, Assistant Secretary

14 Also present were:

15 Larry Krause	District Manager, DPGF Management and Consulting
16 Meredith Hammock	KE Law Group
17 Dana Bryant (<i>via phone</i>)	Yellowstone
18 Frank LaLosa	Resident
19 Shirley Conley (<i>via phone</i>)	DPFG

20 *The following is a summary of the discussions and actions taken at the May 26, 2022 Avalon Groves CDD*
21 *Board of Supervisors regular meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments (limited to 3 minutes per individual)**

23 Mr. LaLosa commented that some items had been approved at the previous meeting but still had
24 not been done.

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

26 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
27 Held April 28, 2022

28 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
29 the Minutes of the Board of Supervisors Regular Meeting held on April 28, 2022 for the Avalon Groves
30 Community Development District.

31 B. Exhibit 2: Consideration for Acceptance – The April 2022 Unaudited Financial Report

32 Ms. Smith stated that she would like to know the average monthly expenses for the District. Mr.
33 Krause indicated that he would check into this and report back.

34 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
35 the April 2022 Unaudited Financial Report for the Avalon Groves Community Development District.

36 C. Exhibit 3: Waterway Inspection Report – Steadfast Environmental

37 Mr. Krause stated that the majority of the ponds appeared to be in good condition. Ms. Smith noted
38 that the Edgemont parcel at the front of the community was nearing completion and stated that the

39 ponds in this area needed to be incorporated into the Steadfast contract, in addition to ponds on the
40 south side of the community around the apartment site.

41 D. Exhibit 4: Field Inspection Report – DPF

42 Mr. Krause noted that three “no pet waste” signs had been installed. He added that he would reach
43 out to the Amenity Manager for information on the color wheel for the playground.

44 E. Landscape Updates – Yellowstone Landscape

45 Mr. Bryant stated that there was an issue with wiring going to the park but that the other 2
46 controllers were now functional. He explained that he was waiting on the rainy season to start
47 before beginning projects that were dependent on the weather to reduce the risk of the vegetation
48 dying. He stated that the plants and cypress trees along the pond were anticipated to be installed
49 the second week of June, weather permitting. Mr. Krause was directed to communicate with the
50 Amenity Manager to provide updates on these projects for the community.

51 Mr. Krause asked if Mr. Bryant had noticed a reduction in pet waste following the installation of
52 the signs. Mr. Bryant indicated that pet waste had reduced in one area but had not changed in the
53 park. Discussion ensued regarding options to resolve this issue. A resident suggested having Lake
54 County increase patrols. Ms. Smith requested that Mr. Krause look into the Adopt-A-Road program
55 and research alternative options for mitigating pet waste in common areas.

- 56 1. Landscape Refurbishment on the Island at Butterfly Pea Court
- 57 2. Seven Dead Trees at Pond 25 (Basswood Ln)
- 58 3. Frost Damage at Village Entrances
- 59 4. Pet Waste at Goldcrest Loop

60 Before moving on to the next Order of Business, Mr. Krause stated that he received an email
61 notifying him of the resignation of Jim Harvey from the Board of Supervisors.

62 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
63 Jim Harvey’s resignation from the Board of Supervisors for the Avalon Groves Community Development
64 District.

65 Following the motion, Ms. Smith made a motion to appoint Bill Fife to Seat 1.

66 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
67 Jim Harvey’s resignation from the Board of Supervisors for the Avalon Groves Community Development
68 District.

69 Following the motion, Mr. Fife recited the Oath of Office. Ms. Hammock provided Mr. Fife with
70 information pursuant to being a new supervisor. She noted that Form 1 was required to submitted
71 within 30 days and briefly reviewed Sunshine Law.

72 Mr. Krause walked on **Resolution 2022-17**. He stated that this resolution would appoint himself as
73 Secretary, Johanna Lee as Treasurer, Howard McGaffney as Assistant Treasurer, Shirley Conley
74 as Assistant Secretary, and Mr. Fife as Assistant Secretary. Mr. Krause asked if the Board would
75 like to designate a new Chair and Vice Chair. Ms. Smith made a motion to appoint herself as Chair
76 and Mr. Meath as Vice Chair.

77 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted
78 **Resolution 2022-17**, Re-Designating Officers, for the Avalon Groves Community Development District.

79 **FOURTH ORDER OF BUSINESS – Business Matters**

80 A. Update on HOA Request for Bulletin Board at Village 1 Mailboxes

81 Mr. LaLosa stated that he did not think cancellation without cause was fair and expressed liability
82 concerns. He noted that the installation cost was estimated to be between \$6,000.00 and \$10,000.00.
83 Following discussion, Ms. Smith made a motion to authorize District Counsel to wordsmith the
84 contract to address the HOA's concerns.

85 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board authorized
86 District Counsel to wordsmith the contract for the HOA bulletin board to bring back to the Board for the
87 Avalon Groves Community Development District.

88 B. Exhibit 5: Consideration and Acceptance of the Arbitrage Report for Special Assessment Bonds,
89 Series 2017A-1 and 2017A-2

90 Mr. Krause stated that there was no cumulative rebate requirement liability as of March 31, 2022.

91 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board accepted
92 the Arbitrage Report for Special Assessment Bonds Series 2017A-1 and 2017A-2 for the Avalon Groves
93 Community Development District.

94 C. Exhibit 6: Consideration and Adoption of **Resolution 2022-15**, Change of Registered Agent

95 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
96 **Resolution 2022-15**, Change of Registered Agent, for the Avalon Groves Community Development
97 District.

98 D. FY 2023 Budget

99 1. Exhibit 7: Presentation of FY 2023 Proposed Budget

100 Mr. Krause stated that this was a flat rate budget that would not call for an increase in
101 assessments to residents. He noted increases to the following line items: District
102 Management, auditing services, insurance, streetlights, landscape maintenance, fuel
103 contingency, hardscape repairs and maintenance, stormwater reporting, porter services,
104 pond plantings and erosion control, fountain repair, and the reserve study. Ms. Smith
105 requested that Mr. Krause ask how much it would cost for pet waste stations to be emptied.
106 Mr. Krause indicated that he would double this line item for the high-water mark budget
107 and find out the exact cost at a later time.

108 Ms. Smith noted that the Edgemont parcel would have minor amenities, such as a tot lot,
109 and landscaping around the amenities. An audience member noted that the mailboxes and
110 sidewalk near this area were in poor condition.

111 Mr. Krause stated that doubling the cost for porter services would increase the assessment
112 by an additional \$2.12. Ms. Conley pointed out that the number for porter services would
113 likely need to be increased further, as additional trash cans would be needed for the new
114 location. Ms. Smith suggested increasing the porter services line item to \$10,000.00 for the
115 high-water mark budget.

116 Ms. Smith asked if the insurance line item should be increased to address the additional
117 real estate. The Board agreed to increase this line item to \$12,000.00.

118 Ms. Smith expressed that she thought \$25,000.00 for stormwater reporting was too high
119 and asked if any additional proposals had been acquired. Mr. Krause indicated that

120 additional proposals had not been acquired but that he could seek out more proposals. The
121 Board agreed to keep the number for this line item at \$25,000.00 for the time being and
122 noted that this number would likely be reduced.

123 Ms. Smith expressed utility cost concerns for the tot lot. She suggested increasing the utility
124 water line item to \$40,000.00 and indicated that excess money could be transferred to
125 electric repairs on the well.

126 Ms. Smith stated that she would like to increase the lake and pond maintenance line item
127 from \$43,000.00 to \$50,000.00. Following a brief discussion, the Board agreed to increase
128 this line item to \$52,000.00 instead.

129 Ms. Smith asked if the \$272,000.00 allocated for the annual landscape maintenance
130 contract triggered any thresholds. Ms. Krause requested that Ms. Conley look into the
131 contract to confirm if any thresholds would be triggered. The Board agreed to increase this
132 line item to \$300,000.00 and the landscaping replenishment line item to \$37,000.00 to
133 account for the additional real estate.

134 Ms. Smith suggested increasing the pond plantings and erosion control line item from
135 \$10,000.00 to \$12,000.00. Mr. Krause noted that assessments would be up approximately
136 3.1% with the changes proposed thus far. Ms. Smith requested that Mr. Krause adjust the
137 reserve study to bring this number down to a flat 3%.

138 2. Exhibit 8: Consideration and Adoption of **Resolution 2022-16**, Approving Proposed FY
139 2023 Budget and Setting Public Hearing

140 The August Meeting was scheduled for August 25, 2022 at 11:30 a.m.

141 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted
142 **Resolution 2022-16**, Approving Proposed FY 2023 Budget and Setting Public Hearing, with revisions
143 adjust the budget as discussed on the record and to declare the assessments, for the Avalon Groves
144 Community Development District.

145 **FIFTH ORDER OF BUSINESS – Staff Reports**

146 A. District Manager

147 1. Reminder – Election Qualifying Period Seats 3 and 4 – Noon, Monday June 13 – Noon,
148 Friday June 17, 2022- Direct Questions on Paperwork Submission to
149 candidateservices@lakevotes.gov or Call: 1-352-343-9734 (Notice Published May 22,
150 2022 in Lake Sentinel) Seat 5 To Be Decided by Landowner Election on November 4,
151 2022

152 Mr. Krause stated the Board that Seats 3 and 4 were up for election and reminded the
153 Board of the qualifying period. He noted that Seat 5 was to be decided by landowner
154 election on November 4, 2022.

155 2. Exhibit 9: Reminder – Supervisors to File Form 1 by July 1

156 Mr. Krause reminded the supervisors that Form 1 was required to be filed by July 1.

157 3. Update on Request for Board Candidates

158 Mr. Krause stated that he heard back from a resident who was interested in joining the
159 Board but that the meeting schedule would prevent his participation. Mr. Smith noted that
160 the meetings were anticipated to be held in the evenings once the new meeting schedule

161 came to be in effect in October and asked if Mr. Krause could check if evening meetings
162 would work with the resident's schedule.

163 4. Update on Mailbox/Tot Lot Trash Collection

164 The Board reached a consensus to have trash collection performed 3 times per week.

165 B. District Counsel

166 Ms. Hammock stated that she had nothing to report.

167 C. District Engineer

168 The District Engineer was not present.

169 D. Amenity Manager

170 The Amenity Manager was not present.

171 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to 3*
172 *minutes per individual)*

173 Mr. LaLosa commented that daytime meetings were difficult for most residents to attend.

174 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

175 Ms. Smith noted that Mr. Fife was involved with Palms and requested that he work with Palms
176 management to send out communication about the qualifying seats.

177 **EIGHTH ORDER OF BUSINESS – Action Items Summary**

- 178 1. Mr. Krause will email the list of action items to the Board.
- 179 2. Mr. Krause will publish the preliminary budget to the CDD website.
- 180 3. Mr. Krause will procure engineering RFQs and wetland mitigation reporting proposals.
- 181 4. Mr. Krause will procure a report from Finance to show the District's average monthly expenses.
- 182 5. Mr. Krause will reach out to the Amenity Manager for information on the color wheel for the
183 playground/tot lot.
- 184 6. Mr. Krause will look into the Adopt-A-Road program for Goldcrest Loop regarding cleaning the
185 ROW of pet waste and other alternatives to resolving the pet waste issue.
- 186 7. Mr. Krause will finalize the number of ponds and areas of landscaping for vendors for the FY 2023
187 budget to be added to contracts.
- 188 8. Mr. Krause will provide landscaping updates from Mr. Bryant to the Amenity Manager when
189 received for dissemination to the community.
- 190 9. Mr. Krause will send Mr. Fife new supervisor information.
- 191 10. District Counsel will wordsmith the agreement with the HOA for the bulletin board.
- 192 11. Mr. Krause will reach out to Resident Michael Aube regarding his interest in becoming a member
193 of the Board.

194 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: Thursday, June 23 at 11:30 a.m.**

195 All Board members confirmed that they would be physically present for the meeting, which would
196 establish a quorum.

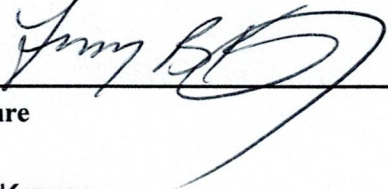
197 **TENTH ORDER OF BUSINESS – Adjournment**

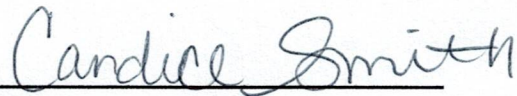
198 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
199 adjourn the meeting. There being none, Mr. Walker made a motion to adjourn the meeting.

200 On a MOTION by Mr. Walker, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adjourned
201 the meeting for the Avalon Groves Community Development District.

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

205 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
206 meeting held on June 23, 2022.

207 
208 _____
Signature



Signature

Larry Krause
Printed Name

Candice Smith
Printed Name

209 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman