

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, August 25, 2022 at 11:30 a.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Zoom Conference Call available.

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

8 Mr. Krause called the meeting to order at 12:26 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith	Board Supervisor, Chairwoman
11 Jon Seifel	Board Supervisor, Assistant Secretary
12 Bill Fife	Board Supervisor, Assistant Secretary

13 Also present were:

14 Larry Krause	District Manager, DPGF Management and Consulting
15 Brent Henman	Field Operations Manager, DPGF Management and Consulting
16 Shirley Conley (<i>via phone</i>)	DPGF Management and Consulting
17 Meredith Hammock	KE Law Group
18 Tim Quinlan	Amenity Manager, Evergreen Lifestyles Management
19 Dana Bryant	Yellowstone
20 Frank LaLosa	Resident
21 Michael Aube	Resident

22 *The following is a summary of the discussions and actions taken at the August 25, 2022 Avalon Groves*
23 *CDD Board of Supervisors Regular Meeting.*

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

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS – FY 2022-2023 Budget Adoption**

27 **A. Fiscal Year 2022-2023 Budget Public Hearing**

28 1. Open the Public Hearing

29 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board opened the
30 **Fiscal Year 2022-2023 Budget Public Hearing** for the Avalon Groves Community Development District.

31 2. Exhibit 1: Presentation of FY 2022-2023 Budget

32 Mr. Krause explained that a line item for Supervisor Compensation had been increased to
33 account for the possibility of the new Board accepting compensation and reviewed a
34 number of other line item increases. He additionally mentioned that \$5,000.00 had been
35 added to the Reserve Study. Ms. Smith reminded the audience of the added Edgemont
36 parcel, which had impacted the Pond Maintenance and Landscaping Maintained line items.

37 Mr. Krause informed the Board that he had received a letter in opposition to the proposed
38 assessment increase from residents Lisa and Chris Robinson.

39 3. Public Comments

40 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board opened Public
41 Comments for the Avalon Groves Community Development District.

42 Mr. Fife addressed the letter received from the residents. He clarified that Ms. Robinson
43 and Mr. Robinson's assessments were only increasing \$34.79 for the year, and that \$675.00
44 was the O&M number. Mr. Krause noted that there was an explanation of the letter on the
45 District's website.

46 There were no comments from the audience.

47 4. Close the Public Hearing

48 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board closed the
49 **Fiscal Year 2022-2023 Budget Public Hearing** for the Avalon Groves Community Development District.

50 B. Exhibit 2: Consideration and Adoption of **Resolution 2022-18, Adopting the Fiscal Year 2022-**
51 **2023 Budget**

52 On a MOTION by Mr. Fife, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted
53 **Resolution 2022-18, Adopting the Fiscal Year 2022-2023 Budget**, for the Avalon Groves Community
54 Development District.

55 C. **Fiscal Year 2022-2023 Assessment Public Hearing**

56 1. Open the Public Hearing

57 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board opened the
58 **Fiscal Year 2022-2023 Assessment Public Hearing** for the Avalon Groves Community Development
59 District.

60 2. Exhibit 3: Presentation of FY 2022-2023 General Fund Assessment Allocation

61 Mr. Krause reviewed the proposed assessments, noting that there was a 2% increase. He
62 provided a breakdown of the assessment increases by lot size.

63 3. Public Comments

64 There being none, the next item followed.

65 4. Close the Public Hearing

66 On a MOTION by Mr. Seifel, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board closed the
67 **Fiscal Year 2022-2023 Assessment Public Hearing** for the Avalon Groves Community Development
68 District.

69 D. Exhibit 4: Consideration and Adoption of **Resolution 2022-19, Providing for the Collection and**
70 **Enforcement of Special Assessments for Fiscal Year 2022-2023**

71 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
72 **Resolution 2022-19, Providing for the Collection and Enforcement of Special Assessments for Fiscal**
73 **Year 2022-2023**, for the Avalon Groves Community Development District.

74 **FOURTH ORDER OF BUSINESS – Staff Reports**

75 A. District Counsel

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

77 B. District Engineer

78 Ms. Conley noted that an email had been received from the District Engineer regarding the public
79 facilities report needing to be done as soon as possible. Ms. Hammock indicated that she had
80 received an email from the District Engineer stating that they would stay on with the District
81 through project completion but recommended that the District engage with another firm to
82 perform report services. Ms. Conley mentioned that she had received an estimate from Cardno for
83 the report.

84 C. District Manager

85 1. Exhibit 5: ATV Operation on District Property

86 Mr. Krause asked for direction from the Board on the matter of ATV vehicles. Ms. Smith
87 requested that residents keep the Board informed on whether they continue to see ATV
88 vehicles damaging CDD property and indicated that a stronger letter would be sent out if
89 this continued to be an issue.

90 2. Exhibit 6: Monument Lighting

91 In response to a question from Ms. Smith, Ms. Conley clarified that the District was
92 overbudget on the Field Contingency. Following a discussion on the budget, Ms. Smith
93 made a motion to approve the 12 monument lights. She noted that 2 of the lights may not
94 be necessary, as they may have already been installed.

95 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
96 the 12 Monument Lights, in the amount of \$15,000.00, for the Avalon Groves Community Development
97 District.

98 3. Exhibit 7: Field Inspection Report – DPF

99 Mr. Krause presented his report, noting that the Village 1 entrance monuments and
100 fencing needed to be cleaned and painted.

101 4. Exhibit 8: Waterway Inspection Report – Steadfast Environmental

102 Mr. Krause reviewed the Waterway Inspection report on behalf of Steadfast, noting that
103 there was very minimal algal activity. Ms. Smith relayed a comment from Mr. Seifel, in
104 which he had pointed out that the Edgemont ponds needed to be added to landscape
105 maintenance and aquatics.

106 a. Exhibit 9: Pond 42 Ongoing Treatment and Monitoring

107 Mr. Krause indicated that the condition of Pond 42 appeared to be improving.

108 5. Landscape Updates – Yellowstone Landscape

109 Mr. Bryant stated that the irrigation with the clock on Serenoa Blvd. had been addressed
110 and mentioned that he had fertilized three weeks ago.

111 Before moving on to the next item, Mr. Krause circled back to the District Manager
112 report. He relayed a request from the HOA for the Board to consider installing outlets at
113 the Village 1 and 2 entrances for holiday lighting. Ms. Hammock noted that if outlets
114 were installed at one entrance, the Board would likely receive requests for more

115 entrances. Following discussion, the Board reached a consensus to have Mr. Krause
116 obtain a proposal for four outlets at Village 1, two outlets at Village 2, two outlets at
117 Serenoa Lakes, one outlet at Edgemont, and one outlet at the Amenity Center. Mr.
118 LaLosa indicated that the HOA Board would work with the CDD regarding costs for the
119 outlet at the Amenity Center.

120 D. Amenity Manager

121 Mr. Quinlan introduced himself to the Board, noting that he had been employed with the District
122 for approximately six weeks. He noted that he was in the process of looking for the water shut-off
123 valves.

124 In response to a comment from Mr. Henman, Mr. Quinlan stated that he had reached out to the
125 insurance company regarding the damage to the Village 2 gate. He explained that the gate had
126 malfunctioned due to a power surge. Mr. Henman inquired about the damaged monument. Mr.
127 Seifel clarified that the monument would be the HOA's responsibility.

128 **FIFTH ORDER OF BUSINESS – Business Matters**

129 A. Exhibit 10: Ratification of Apartment Property Development Agreement

130 Ms. Hammock explained that the District had issued all of the bonds it was able to issue for the
131 Capital Improvement Plan and stated that the developer would be adding infrastructure, which
132 would be subject to O&M assessments at a future date. Ms. Smith stated that she would like to
133 modify Exhibit C based on the current approved budget.

134 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved the
135 Ratification of the Apartment Property Development Agreement, as amended, for the Avalon Groves
136 Community Development District.

137 B. Exhibit 11: Consideration and Acceptance of the Future Conveyance of PR III/KMF ALTON
138 SERENOA LP Drainage Improvements and Easement Agreement

139 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board accepted
140 the Future Conveyance of PR III/KMF ALTON SERENOA LP Drainage Improvements and Easement
141 Agreement for the Avalon Groves Community Development District.

142 C. Consideration of Supervisor Appointment

143 This item was tabled to the next meeting.

- 144 1. Exhibit 12: Oath of Office
- 145 2. Exhibit 13: New Supervisor Information/Form 1
- 146 3. Sunshine Law (*FL Ethics Commission Guide to be E-mailed*)

147 D. Exhibit 14: Consideration and Adopting of **Resolution 2022-20, Designating Officers**

148 This item was tabled to the next meeting.

149 E. Exhibit 15: Consideration and Adoption of **Resolution 2022-21, Designating Signatories**

150 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted
151 **Resolution 2022-21, Designating Signatories**, for the Avalon Groves Community Development District.

152 F. Exhibit 16: Consideration and Adoption of **Resolution 2022-22, Designating FY 2023 Meeting**
153 **Dates, Times & Location**

154 Ms. Smith proposed moving the meeting time to 1:00 p.m., to which there were no objections.

155 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
156 **Resolution 2022-22, Designating FY 2023 Meeting Dates, Times & Location**, as amended to move the
157 meeting time to 1:00 p.m., for the Avalon Groves Community Development District.

158 Following the motion, Mr. Krause clarified that this would go into effect at the October meeting.

159 G. Exhibit 17: Consideration and Approval to Grant a Temporary License to Serenoa Property Owners
160 Association for Ingress and Egress, and for the Limited Purpose of Installing, Maintaining and
161 Removing Holiday Decorations on District-owned Fences at Village 1 and Village 2 Entrances

162 Ms. Smith asked if the license could be modified to encompass future areas. Ms. Hammock
163 confirmed this modification could be made.

164 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
165 the Granting of a Temporary License to Serenoa Property Owners Association for Ingress and Egress, and
166 for the Limited Purpose of Installing, Maintaining, and Removing Holiday Decorations on District-owned
167 Fences at the Village 1 and Village 2 Entrances, as amended, for the Avalon Groves Community
168 Development District.

169 H. Exhibit 18: Consideration of Fireman Toms Column Semi-Annual Pressure Washing Proposal -
170 \$720.00

171 This item was tabled.

172 I. Discussion on Public Facilities Report

173 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
174 the Public Facilities Report to be performed by Cardno, in the amount of \$5,200.00, for the Avalon Groves
175 Community Development District.

176 J. Discussion on RFQ District Engineer

177 In response to a question from Mr. Krause, Ms. Hammock clarified that the Board could decide
178 whether or not they wanted to go out for RFQ.

179 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board directed
180 staff to engage with varying firms, if there were multiple interested parties, to bring back to the Board, or
181 to proceed with one firm if only one response was received for the Avalon Groves Community Development
182 District.

183 **SIXTH ORDER OF BUSINESS – Administrative Matters**

184 A. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular
185 Meeting Held June 23, 2022

186 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
187 the Minutes of the Board of Supervisors Regular Meeting held on June 23, 2022 for the Avalon Groves
188 Community Development District.

189 B. Exhibit 20: Consideration for Acceptance – The July 2022 Unaudited Financial Report

190 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board accepted
191 the July 2022 Unaudited Financial Report for the Avalon Groves Community Development District.

192 C. Exhibit 21: Consideration and Acceptance of Special Assessment Bonds, Series 2017 Arbitrage
193 Rebate Report for Annual Period Ended April 5, 2022 (No Cumulative Rebate Requirement)

194 Ms. Hammock explained the bond interest.

195 On a MOTION by Mr. Fife, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board accepted the
196 Special Assessment Bonds, Series 2017 Arbitrage Rebate Report for Annual Period Ended April 5, 2022,
197 for the Avalon Groves Community Development District.

198 D. Exhibit 22: Ratification of Fountain Cable Repair - \$4,022.64

199 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
200 the Ratification of Fountain Cable Repair, in the amount of \$4,022.64, for the Avalon Groves Community
201 Development District.

202 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to*
203 *3 minutes per individual)*

204 There being none, the next item followed.

205 **EIGHTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
206 *Requests)*

207 Ms. Smith requested for any changes needed after the drafting of the format of the agreement to be
208 addressed between the District and HOA attorneys.

209 **NINTH ORDER OF BUSINESS – Action Items Summary** *(To Be E-mailed to Supervisors and Staff)*

210 1. Mr. Krause will add ponds and landscaping for the Edgemont properties to the vendor agreements
211 and schedules.

212 2. Mr. Krause will obtain proposals for four outlets for the Village 1 entrances, two outlets for the
213 Village 2 entrance, two outlets for the Serenoa Lakes entrance, one outlet for the Edgemont
214 entrance, and one outlet for the Amenity Center. Mr. Krause will additionally reach out to the HOA
215 regarding payment for the outlet at the Amenity Center.

216 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Thursday, September 22 at 11:30**
217 **a.m.**

218 Mr. Krause reminded the Board of the next meeting date and time.

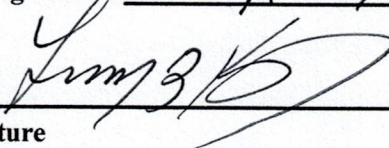
219 **ELEVENTH ORDER OF BUSINESS – Adjournment**

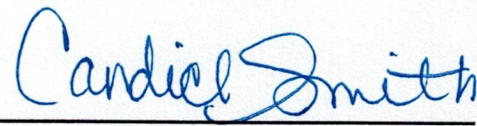
220 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
221 adjourn the meeting. There being none, Ms. Smith made a motion to adjourn the meeting.

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

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

227 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
228 meeting held on Sept. 22, 2022.

229 
230 _____
Signature



Signature

Larry B. Kouse Jr

Printed Name

Candice Smith

Printed Name

231 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman