

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, December 8, 2022 at 10:05 a.m., at the Avalon Groves Amenity Center,  
6 17555 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 and conducted roll call.

9 Present and constituting a quorum were:

10	Candice Smith	Board Supervisor, Chairwoman
11	Bill Fife	Board Supervisor, Assistant Secretary
12	Michael Aube	Board Supervisor, Assistant Secretary
13	William Tyler Flint	Board Supervisor, Vice Chairman

14 Also present were:

15	Larry Krause	District Manager, DPFM Management and Consulting
16	Meredith Hammock <i>(via phone)</i>	District Counsel, KE Law Group
17	Jere Earlywine	District Counsel, KE Law Group
18	Tim Quinlan	Amenity Manager, Evergreen Lifestyles Management
19	Dana Bryant	Yellowstone
20	Joe Hamilton	Steadfast
21	Marilyn Jankoski	Resident
22	Frank DeLosa	Resident

23 *The following is a summary of the discussions and actions taken at the December 8, 2022 Avalon Groves*  
24 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
25 *request.*

26 **SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items** *(Limited to 3 minutes per*  
27 *individual for agenda items)*

28 Ms. Hammock reviewed Florida Ethics and Public Records Law.

29 **THIRD ORDER OF BUSINESS – Staff Reports**

30 A. District Counsel – *Meredith Hammock, KE Law Group*

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

32 B. District Engineer

33 The District Engineer was not present.

34 C. District Manager – *Larry Krause, DPFM*

35 1. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

36 Mr. Bryant stated that the clogs had been repaired and informed the Board that valves  
37 would need to be moved due to construction. He mentioned that he was in the process of  
38 working on a proposal for plants and sod. Mr. Aube asked when trees that had fallen  
39 would be removed. Mr. Bryant indicated that the trees would be removed after the water  
40 level went down and noted that some of the trees could be saved.

41 Discussion ensued regarding the areas that the CDD was responsible for mowing in  
42 Village 3. Ms. Hammock stated that she had reviewed the documents for Village 3 and  
43 indicated that she could provide clarification on specific parcels. Mr. Quinlan stated that  
44 the HOA had asked Yellowstone to clean up some areas for the holidays but had not  
45 officially taken ownership of these areas. Ms. Smith spoke on plat ownership and  
46 maintenance.

47 2. Exhibit 1: Field Inspection Report – *DPFG*

48 Mr. Krause reviewed his report, noting that some streetlights that were out were in the  
49 process of being repaired. He discussed lighting for monuments and provided an estimate  
50 of approximately \$15,000.00 for 12 lighting kits.

51 Mr. Krause relayed that a resident in the Palms at Serenoa wanted 2 young alligators  
52 removed from Pond 16. He explained that the FWC recommended not removing  
53 alligators under 4 feet in length. Mr. Fife spoke in favor of following FWC guidelines.

54 Mr. Flint commented that the weed barrier coming up with the mulch at the Tot Lot  
55 needed to be addressed. Mr. Bryant explained that mulching was behind schedule due to  
56 hurricane delays.

57 Mr. Krause walked on 2 sidewalk pressure washing proposals and asked the Board which  
58 areas they would like to have pressure washed. He stated that Fireman Tom's had  
59 provided a proposal for the red and blue areas in the amount of approximately \$1,077.00,  
60 noting that this proposal did not include the green area. He stated that VICE had provided  
61 a proposal for the red and blue areas for \$2,650.00, as well as a proposal for the red, blue,  
62 and green areas for \$3,950.00. Following discussion, the Board agreed to approve the  
63 lower of the 2 proposal options to clean the red, blue, and green areas in an amount not to  
64 exceed \$3,950.00.

65 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved  
66 pressure washing the red, blue, and green sidewalk areas, to be performed by the vendor with the lower bid,  
67 in an amount not to exceed \$3,950.00, for the Avalon Groves Community Development District.

68 3. Exhibit 2: Update for Monument Lighting Discussion

69 Mr. Krause noted that several monuments did not have lights set up. He estimated a total  
70 cost of over \$20,000.00, as some monuments needed 2 lights. Mr. Krause was directed to  
71 obtain additional data. This item was tabled to the January meeting.

72 4. Update for Adding Electrical Outlets to Community Entrances Discussion

73 Mr. Krause stated that Tim Reed and Advance Electric had reviewed the property. He  
74 indicated that Tim Reed had come back with comments and rough estimates, but no  
75 response had been received from Advance Electric regarding their assessment. He  
76 relayed that Tim Reed had provided an estimate ranging between \$3,000.00 and  
77 \$20,000.00 to add electrical outlets, dependent on the section. Ms. Smith spoke in favor  
78 of adding outlets to Village 2 if this was determined not to be costly. A resident  
79 suggested the use of solar power.

80 5. Exhibit 3: Aquatics Maintenance Report – *Steadfast Environmental*

81 Mr. Krause reviewed the Aquatics Maintenance Report, noting that the duckweed in Pond  
82 42 was largely reduced and that debris had been cleaned from Site 34.

83 6. District Engineer RFQ Republished – Deadline 1/13/2023

84 Mr. Krause stated that the District Engineer RFQ had been republished.

85 D. HOA Amenity Manager – *Tim Quinlan, Evergreen Lifestyles Management*

86 Mr. Quinlan reviewed his report, noting that all of the signs at the Amenity Center had  
87 been replaced and that the dog park had been treated for fleas. He stated that the HOA was  
88 continuing to collect reimbursements for gate strikes and mentioned that the annual  
89 meeting was scheduled to be held on January 21 at the Clubhouse. Mr. Quinlan additionally  
90 noted that the rodent issue had been resolved.

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

92 A. Exhibit 4: Consideration and Adoption of **Resolution 2023-07, Canvassing and Certifying the**  
93 **2022 Landowners’ Meeting Election Results**

94 On a MOTION by Mr. Aube, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted  
95 **Resolution 2023-07, Canvassing and Certifying the 2022 Landowners’ Meeting Election Results**, for  
96 the Avalon Groves Community Development District.

97 B. Exhibit 5: Consideration of Supervisor Appointment to Vacant Seat 3

98 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved the  
99 appointment of Michael Aube to Seat 3 of the Board of Supervisors for the Avalon Groves Community  
100 Development District.

101 1. Exhibit 6: Oath of Office

102 Mr. Krause administered the Oath of Office to Mr. Aube and Ms. Smith.

103 2. Exhibit 7: New Supervisor Information/Form 1

104 3. Exhibit 7: Public Records & Government in the Sunshine Review (*FL Ethics Commission*  
105 *Guide to be Emailed*)

106 C. Exhibit 8: Consideration and Adoption of **Resolution 2023-08, Designating Officers**

107 Mr. Krause reviewed the Resolution and asked the Supervisors for any nominations for the Chair.  
108 Ms. Smith was nominated unanimously as Chair and Mr. Flint was nominated unanimously as Vice  
109 Chair.

110 D. Discussion on Process for Residents Gathering Information

111 Mr. Aube requested input from the other Board members regarding a process to create and appoint  
112 a group of residents to perform research. Ms. Hammock explained creating a committee must be  
113 done by motion and noted that Sunshine Law and Public Records Law would apply to this type of  
114 subcommittee. She indicated that she would typically advise against subcommittees but noted that  
115 residents could independently organize to provide recommendations to the Board.

116 Mr. Fife suggested moving meetings times to the evening to allow residents to be move easily  
117 involved in the community. Ms. Smith recommended looking for a community spokesperson. Ms.  
118 Hammock suggested holding Workshop Meetings obtain more robust feedback from the  
119 community. She noted that these meetings would need to be published but a quorum would not be  
120 required.

121 E. Exhibit 9: Consideration of Steadfast Turbidity Barrier Removal Proposal

122 Mr. Krause reviewed the proposal.

123 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved the  
124 Steadfast Turbidity Barrier Removal Proposal, for the Avalon Groves Community Development District.

125 **FIFTH ORDER OF BUSINESS – Administrative Matters/Consent Agenda**

126 A. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
127 Meeting Held October 27, 2022

128 B. Exhibit 11: Consideration for Acceptance – The October 2022 Unaudited Financial Report

129 Mr. Krause provided clarification on the Financial Report.

130 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board approved all  
131 items of the Consent Agenda, for the Avalon Groves Community Development District.

132 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business** *(Limited to 3 minutes per*  
133 *individual for non-agenda items)*

134 Ms. Jankoski commented on a dead tree at the exit for Village 2 and inquired about a preventative  
135 maintenance plan for the monuments. Ms. Smith spoke on the need to create a Reserve Schedule.

136 In response to a question from Mr. DeLosa, Mr. Krause confirmed that residents could reach out to  
137 the District Manager or the Chair to request for items to be added to the Agenda. Ms. Smith  
138 suggested including this information in the newsletter.

139 *(Mr. Fife left the meeting at 12:04 p.m.)*

140 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*  
141 *Requests)*

142 A. Exhibit 12: Discussion on Flemings Rd Extension

143 Mr. Aube discussed a letter drafted by Ms. Hammock regarding the completion of Flemings Rd.  
144 He proposed sending the letter to the Orange County Board and the Orange County Commissioners.  
145 Mr. Flint suggested adding a paragraph explaining that this may lessen traffic and safety issues. In  
146 response to a question from Ms. Smith, Mr. Aube indicated that the most recent he heard from the  
147 County for the road was an estimate of 2026. Discussion ensued.

148 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board approved  
149 sending the letter to Orange County, as drafted, for the Avalon Groves Community Development District.

150 Following the motion, Mr. Flint suggested researching hardware, bags, station, and service of the  
151 dog waste stations. Mr. Krause recommended requesting input from residents on how many waste  
152 stations were needed. Mr. Flint suggested 1 or 2 waste stations per Village. Ms. Smith noted that  
153 Village 2 did not have a common area. In response to a question from Ms. Smith, Mr. Bryant  
154 estimated that dog waste stations would cost approximately \$200.00 to install.

155 In response to a question from Mr. Aube, Mr. Krause confirmed that the Action Items Summary  
156 was permitted to be shared. Mr. Aube additionally inquired about the timeline for the remaining  
157 developer seats. Ms. Smith indicated that this was dependent on Pulte and DR Horton.

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

159 Mr. Krause indicated that the Action Items Summary would be emailed to the Board and Staff.

160 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check**

161 Confirmation of Quorum for Next Meeting Scheduled for 10 a.m. on January 26, 2023 at the Avalon Groves  
162 Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

163 Mr. Krause reminded the Board of the next meeting date and time. Mr. Flint and Mr. Aube indicated  
164 that they would be in attendance.

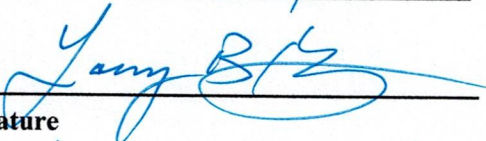
165 **TENTH ORDER OF BUSINESS – Adjournment**

166 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to  
167 adjourn the meeting. There being none, Mr. Aube made a motion to adjourn the meeting.

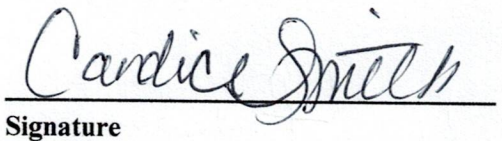
168 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board adjourned the  
169 meeting for the Avalon Groves Community Development District.

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

173 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
174 meeting held on JANUARY 26, 2023.

175   
176 \_\_\_\_\_  
Signature

Larry B. Krause Jr.  
Printed Name

  
Signature

Cardice Smith  
Printed Name

177 Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman