

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, July 27, 2023 at 1:00 p.m., at the Serenoa Club
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714

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

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

9 Present and constituting a quorum were:

10 William Tyler Flint (S4)	Board Supervisor, Vice Chairman
11 Greg Meath (S2)	Board Supervisor, Assistant Secretary
12 Michael Aube (S3)	Board Supervisor, Assistant Secretary

13 Also present were:

14 Kyle Darin	District Manager, Vesta District Services
15 Jere Earlywine	District Counsel, Kutak Rock LLP
16 Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
17 Dana Bryant	Yellowstone
18 David Pugh	Evergreen Lifestyles Management (Serenoa POA)
19 Thomas Prince	Leland Management (Palms at Serenoa HOA)

20 *The following is a summary of the actions taken at the July 27, 2023 Avalon Groves CDD Board*
21 *of Supervisors Regular Meeting.*

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

24 Comments were heard on upcoming elections, easement access, landscape in the
25 construction areas, the implementation of a project update or newsletter to be posted on the
26 CDD website and potentially distributed by the HOA.

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

28 A. District Counsel – *Jere Earlywine, Kutak Rock LLP*

29 1. Update on Acquisitions and Conveyances

30 a. Edgemont

31 i. Consideration of Acquisition of Improvements and Work
32 Product for Edgemont – *to be Distributed*

33 ii. Consideration of Special Warranty Deed – *to be*
34 *Distributed*

35 iii. Consideration of Easement Agreement – *to be Distributed*

36 Mr. Earlywine provided an update on the status of this project.
37 Action on these items was deferred to the August meeting.

- 76 • St Augustine grass along Sawgrass Bay Blvd and in the
77 parks – mowed weekly.
- 78 • Bahia grass around ponds in Village One – mowed every
79 two weeks
- 80 • Bahia grass around ponds in Village Two – every two
81 weeks (on alternate weeks to Village One)
- 82 • Bahia grass around ponds in Village Three and Palms at
83 Serenoa ponds – every other week (usually on a Friday –
84 this is a separate scope from the primary landscape
85 maintenance agreement)

86 Over mowing Bahia is detrimental to the turf. Without the
87 seedheads building the turf there will be a weed infestation and
88 greater risk of erosion.

- 89 a. Consideration of Yellowstone Palm Trimming Proposal -
90 \$16,849.32

91 Palm trimming is an annual event addressing palms on all CDD
92 common areas.

93 On a MOTION by Mr. Flint, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
94 approved the Yellowstone proposal for palm trimming in the amount of \$16,849.32, for the
95 Avalon Groves Community Development District

96 Board direction was for Yellowstone to address the Village Two and
97 Three entrances and the second entrance to Village One, contingent on
98 irrigation and construction.

99 Mr. Darin provided the Board with an update on the Landscape RFP. A
100 zone of silence regarding the landscape RFP is in place through the time
101 of the award.

- 102 3. Exhibit 6: Discussion on Wildlife Signs (Price Range \$25-66/ea Plus
103 Installation)

104 The Board selected a sign style and directed staff to order a few. The
105 Board also discussed fishing in the CDD ponds and access easements to
106 the ponds. District Engineer will review access easements as part of the
107 maintenance map. Staff will provide the Board with an update on any
108 fishing policy currently in place.

- 109 D. Serenoa POA Amenity Manager – *David Pugh, Evergreen Lifestyles Management*

110 Mr. Pugh was not available to provide an update on the Serenoa POA projects
111 during this portion of the meeting, but introduced himself to the Board after
112 Supervisor Requests, prior to the meeting adjournment.

- 113 E. Palms at Serenoa HOA Amenity Manager – *Thomas Prince, Leland Management*

114 Mr. Price provided an update on Palms at Serenoa HOA projects: palm trimming,
115 gate system, and palm replacement by the builder in phase 4.

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

117 A. Exhibit 7: Consideration and Approval of Bio-Tech Consulting 5-Year Proposal for
118 Required Monitoring and Maintenance per SWFWMD Permit# 135777-18 (Village
119 3)

120 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board approved the
121 Bio-Tech proposal for conservation area monitoring and maintenance in accordance with SWFWMD
122 permit requirements for the Avalon Groves Community Development District.

123 B. Exhibit 8: Consideration of Bi-Annual Fence/Monument and Sidewalk (Goldcrest
124 Loop to Pond 28) Cleaning Proposals

125 1. DE Pressure Washing - \$3,575.00

126 2. Fireman Tom - \$3,148.60

127 3. Squeegee Squad - \$3,500.00

128 4. Unashamed Pressure Washing - \$4,800.00

129 This item was deferred to the September meeting with a request for more
130 information on the chemicals to be used.

131 C. Exhibit 9: Consideration and Adoption of Resolution 2023-12, Restating
132 Resolution 2023-10 Approving the Proposed FY 2024 Budget and Setting a Public
133 Hearing

134 On a MOTION by Mr. Meath, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board adopted
135 Resolution 2023-12, Restating Resolution 2023-10 Approving the Proposed FY 2024 Budget and Setting a
136 Public Hearing, for the Avalon Groves Community Development District.

137 Mr. Darin noted that the insurance quote came back significantly higher than
138 anticipated, and should be kept in mind in the budget discussion in August.

139 D. Exhibit 10: Consideration and Adoption of Resolution 2023-13, Designating the
140 FY 2024 Meeting Dates, Times, and Locations

141 The proposed meeting schedule was amended as follows:

142 November meeting changed to November 16, 2023

143 May 23, 2024 and August 22, 2024 meetings start time changed to 6 p.m.

144 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
145 adopted Resolution 2023-13, Designating the FY 2024 Meeting Dates, Times, and Locations as
146 revised, for the Avalon Groves Community Development District.

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

148 A. Exhibit 11: Consideration and Approval of the Minutes of the Board of Supervisors
149 Regular Meeting Held June 22, 2023

150 B. Exhibit 12: Consideration and Acceptance of the June 2023 Unaudited Financial
151 Report

152 On a MOTION by Mr. Meath, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved
153 the Consent Agenda – items A and B – as presented, for the Avalon Groves Community Development
154 District.

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

157 Comments were heard on the constitution of quorum, adding agenda items, communication
158 regarding CDD/HOA responsibilities, signs naming the Supervisors at the meeting, a
159 newsletter, CDD 101 workshop, reclaimed water, adding trees to the Serenoa entrance,
160 replacing failed trees, or trees removed by construction, meeting minutes, and conservation
161 areas.

162 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** (*Includes Next Meeting Agenda*
163 *Items Requests*)

164 Mr. Aube asked about the process to install a pedestrian accessible walking signal, the
165 establishment of a CDD property use policy, meeting notice requirements, updating the
166 name of the clubhouse on the CDD information, identifying the entity with overriding
167 authority within CDD boundaries, the entity responsibility for maintaining the mailboxes
168 and parking lot by the Village 1 playground, staff updating the responsible individuals on
169 the action item matrix, the District Manager sharing the dates he is on property.

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

171 *The action items from the meeting were noted as follows:*

- 172 • Purchase nameplates for supervisors and staff.
- 173 • Order green and white wildlife signs (bottom left sample on the exhibit) for
174 installation at the ponds.
- 175 • Research chemicals used in sidewalk cleaning.

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

177 *Next Meeting Scheduled for 1 p.m. on August 24, 2023 at the Serenoa Club Amenity Center (17555*
178 *Sawgrass Bay Blvd., Clermont, Florida 34714)*

179 **TENTH ORDER OF BUSINESS – Adjournment**

180 On a MOTION by Mr. Meath, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board adjourned
181 the meeting, for the Avalon Groves Community Development District.

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

185 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
186 noticed meeting held on August 24, 2023

187 Kyle T. Darin
Signature

Kyle Darin
Printed Name

188 Title: Secretary Assistant Secretary

William Tyler Flint
Signature

William Tyler Flint
Printed Name

Title: Chairman Vice Chairman