

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, November 16, 2023 at 10:01 a.m., at the Serenoa
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken
7 are summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

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

10 Present and constituting a quorum were:

11 William Tyler Flint (S4)	Board Supervisor, Chair
12 Eugene Mastrangeli (S5)	Board Supervisor, Vice Chair
13 Bill Fife (S1) (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
14 Robert Wolski (S2)	Board Supervisor, Assistant Secretary
15 Michael Aube (S3)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Kyle Darin	District Manager, Vesta District Services
18 Bennett Davenport	District Counsel, Kutak Rock LLP
19 Greg Woodcock (<i>via Teams</i>)	District Engineer, Stantec
20 Andrew Davis	Branch Manager, Down to Earth Landscape & 21 Irrigation
22 Jose Olmeda	Irrigation Manager, Down to Earth Landscape & 23 Irrigation
24 Pierre Rene	Evergreen Lifestyles Management (Serenoa POA)

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

27 Comments were heard on the center island at Butterfly Pea Court becoming a play area
28 and possibly adding a sign to state that it's not designated as such. Mr. Woodcock
29 confirmed it was designated as a landscape area only and for safety reasons should not
30 have people playing on it. Comments were also heard on the December meeting date.

31 **THIRD ORDER OF BUSINESS: Staff Reports**

32 A. District Counsel – *Bennett Davenport, Kutak Rock*

33 Mr. Davenport discussed wildlife warning signage. He stated that in general there
34 is no duty to warn people of wild animals that are natural to the area, however
35 there have been some instances of imposed liability on landowners. In order to
36 shield the District from liability, wildlife signs are recommended. There are no
37 requirements for the signs, but contacting the District's insurance carrier for
38 samples and feedback is recommended. The cost share agreements have been
39 sent to the HOA and POA.

40 B. District Engineer – *Greg Woodcock, Stantec*

- 41 1. Exhibit 1: Consideration and Acceptance of Ownership/Maintenance Map
 42 Markups have been completed in coordination with District Counsel.
 43 There may be a couple of items in the future that change on this map and
 44 it'll be a working document that can be updated as need when new
 45 development comes along. A field review was completed of the access
 46 easements and a report on obstruction issues will be presented at the next
 47 meeting. Mr. Woodcock explained the legend and how the map was
 48 created and will update the map for Lake County and HOA roads.

49 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
 50 accepted the Ownership/Maintenance Map, subject to the addition of roadway designations as
 51 private/public, for Avalon Groves Community Development District.

52 Mr. Woodcock affirmed the District can remove trees around ponds without
 53 replacing them with the completion of Lake County's tree removal exemption
 54 form and providing supporting documentation.

55 Regarding the dead pine in the conservation area behind 1787 Blazing Star Circle,
 56 the deed states that a tree in danger of damaging property can be removed. This
 57 too will need an arborist review and the completion of a tree removal exemption
 58 form.

59 A proposal was requested from Down to Earth to have an arborist take a look at
 60 the trees for removal.

61 Mr. Woodcock has reached out to Lake County for the Master Plan and traffic
 62 study for the initial development of the community and anticipates receiving a
 63 copy of those within the week.

64 It was confirmed that the two Palms monuments are owned by the HOA, the
 65 remaining smaller monuments are owned by the CDD.

66 C. District Manager – *Kyle Darin, Vesta District Services*

67 1. Exhibit 2: Field Report – *Vesta District Services*

68 Mr. Darin reviewed field operation items.

69 2. Exhibit 3: Aquatic Maintenance Report – *Steadfast Environmental*

70 3. Exhibit 4: Landscape Maintenance Report – *Down To Earth*

71 Mr. Davis noted in his report that crews are experiencing some access
 72 issues getting to the ponds.

73 a. Consideration of Median Refurbishment at Palms of Serenoa
 74 \$900.15

75 On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
 76 Approved the Palms at Serenoa median refurbishment proposal, subject to District Counsel's
 77 standard agreement verbiage, in the amount of \$900.15, for Avalon Groves Community
 78 Development District.

79 A question was asked regarding replacing the flashing light with a traffic signal.
80 Sawgrass Bay Blvd is County owned and maintained, but Mr. Woodcock will
81 review the Master Improvement Plan to determine if it is planned.

82 Mr. Aube thanked the landscape team for cleaning up the construction trash in the
83 community and asked staff to reach out to the contractor regarding addressing
84 future debris.

85 D. Serenoa POA Amenity Manager – *Pierre Rene, Evergreen Lifestyles Management*

86 Mr. Rene provided an overview of POA projects, noting any projects not
87 completed will be transferred to the new management company.

88 E. Palms at Serenoa HOA Amenity Manager – *Shannon Bernard, Leland*
89 *Management*

90 Ms. Bernard sent her apologies for a conflict that prevented her from attending.

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

92 A. Exhibit 5: Consideration and Acceptance of Bond Series 2017 Arbitrage Report
93 Indicating No Cumulative Rebate Requirement Liability as of April 5, 2023.

94 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
95 accepted the Bond Series 2017 Arbitrage Report dated April 5, 2023, for Avalon Groves
96 Community Development District.

97 **FIFTH ORDER OF BUSINESS: Consent Agenda**

98 A. Exhibit 6: Consideration and Approval of the Minutes of the Board of
99 Supervisors Regular Meeting Held October 26, 2023

100 Corrections to the minutes were requested as follows:

- 101 • Line 20, Thomas Prince was not present,
- 102 • Line 31 – Mr. Fife nominated Robert Wolski,
- 103 • Line 36 – Mr. Fife made the motion.

104 B. Exhibit 7: Consideration and Acceptance of the October 2023 Unaudited
105 Financial Report

106 C. Exhibit 8: Consideration and Ratification of Irrigation Station 2 Controller A
107 Replacement - \$7,541.89

108 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
109 approved the Consent Agenda – Items A-C as corrected, for Avalon Groves Community
110 Development District.

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

113 Comments were heard on previous agenda items – signage, communicating updates on
114 the action items, viewing the maintenance map, the scope in the Down to Earth proposal,

115 and an update on who is responsible for the stormwater management of the commercial
 116 property. Mr. Davenport provided an update on monument ownership and Mr. Darin
 117 stated the final map will be posted on the website.

118 **SEVENTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*
 119 *Agenda Item Requests)*

120 Mr. Mastrangeli asked for staff to post information on the construction plans so residents
 121 can review it, and some means of communicating where that information can be found.

122 Mr. Aube asked for a CDD update to be provided to POA/HOA for distribution to the
 123 residents, and a contact for Summit to facilitate construction debris removal. Mr. Darin
 124 advised that District Counsel had reached out on November 6, but there was no response
 125 to date.

126 Mr. Flint asked about the tree inventory and replacement. The Mr. Davis explained the
 127 removal had been on hold until it was confirmed at the meeting that the dead trees did not
 128 need to be replaced.

129 Mr. Fife notified the Board that the accounts for the irrigation meters in the Palms will be
 130 canceled. Mr. Darin acknowledged that the District would request new accounts if
 131 irrigation is needed in those areas.

132 Mr. Fife submitted his resignation from Seat 1 on the CDD Board of Supervisors. Mr.
 133 Aube thanked Mr. Fife for his input as a Supervisor and for his service to the community.

134 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
 135 accepted Mr. Fife's resignation from Seat 1, for Avalon Groves Community Development District.

136 **EIGHTH ORDER OF BUSINESS: Exhibit 9: Action Items Summary**

- 137 • DM to reach out to EGIS for input on sign location and amount of signage.
- 138 • Shirley / Greg – add Aube requests re: engineering items from October to Dec
 139 agenda.
- 140 • DM create rolling action item list with dates and persons of responsibility, can use
 141 action item report list but BOS wishes audience comments that are included in
 142 minutes added to that list.
- 143 • Add maintenance map to website, ensure ADA compliance.
- 144 • Greg to compile construction plans related to community and roadways and send
 145 to Shirley for update to Website.
- 146 • CDD newsletter to be sent to HOA for distribution.
- 147 • DTE to get arborist to photograph dead pines on 17178 Blazing star to facilitate
 148 removal.
- 149 • DTE to maintain list of CDD trees removed.
- 150 • Obtain contact at Summit Construction .

151 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Check**

152 *Next meeting scheduled for December 28, 2023 at 10 a.m. at Serenoa Club Amenity Center*
153 *(17555 Sawgrass Bay Blvd., Clermont, FL 34714).*

154 The following confirmed their intent to attend:


- 155 Mr. Flint – in person,
- 156 Mr. Wolski – in person,
- 157 Mr. Aube – in person,
- 158 Mr. Mastrangeli – in person,

159 **TENTH ORDER OF BUSINESS: Adjournment**

160 On a MOTION by Mr. Flint, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
161 adjourned the meeting at 11:12 a.m., for Avalon Groves Community Development District.

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

165 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
166 **noticed meeting held on December 28, 2023.**

167 

168 Kyle Darin, Secretary
169 _____, Assistant Secretary



William Tyler Flint, Chair
 Eugene Mastrangeli, Vice Chair