

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, February 22, 2024 at 10:00 a.m. at Serenoa Club  
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714. The actions taken are  
7 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 Carl Weston (S1)	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 phone</i> )	District Engineer, Stantec
20 Bismark Quiles	Account Manager, Down to Earth Landscape & 21 Irrigation

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

24 Audience comments were heard on agenda items.

25 **THIRD ORDER OF BUSINESS: Easement Encroachment Policy**

26 A. Exhibit 1: Discussion on Establishing an Easement Encroachment Policy

- 27 1. Memo Establishing a Fence Policy
- 28 2. License Agreement for Fence Installation
- 29 3. Permitted Fence Configurations
- 30 4. Draft Letter Regarding Easement Encroachments
- 31 5. Updated Easement Location Report

32 Board direction was for District Counsel to refine the policy for further discussion  
33 at the March meeting.

34 **FOURTH ORDER OF BUSINESS: Staff Reports**

35 A. District Engineer – *Greg Woodcock, Stantec*

- 36 1. Exhibit 2: Discussion on Sawgrass Bay Blvd – Flemming Road  
37 Landscape Damage

38 Mr. Woodcock presented his report and the proposals that had been  
39 requested. He has reached out to Orange County regarding the fence  
40 repair. Board direction was for Mr. Woodcock to request Orange County  
41 install barriers to prevent vehicle access. He recommended a list of  
42 community concerns be created and sent with a request to the County  
43 traffic department to attend a CDD meeting to discuss.

44 Mr. Aube requested a workshop to discuss the Sawgrass Bay Blvd issues.

45 Mr. Darin noted that he had reached out to Lake County Sheriffs  
46 Department for increased patrols to enforce speed control on the County's  
47 road and there is an option to hire off-duty officers.

48 B. District Counsel – *Jere Earlywine, Kutak Rock*

49 Mr. Darin advised that the first time to self-report on ethics training will be  
50 calendar year 2024, which is to be reported by July 1, 2025. Mr. Davenport will  
51 circulate links to free training resources to the Supervisors.

52 The qualifying period for the General Election Seats was discussed.

53 Mr. Davenport provided an update on the progress of the hog removal services  
54 agreement between the HOA and POA that has been forwarded to them for  
55 review. Mr. Aube advised that the Palms of Serenoa HOA has elected not to  
56 participate in a cost-share agreement at this time.

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

58 1. Exhibit 3: Field Report – *Vesta District Services*

59 Mr. Isley and Mr. Darin presented the Field Report and answered  
60 Supervisor questions. Mr. Woodcock explained the purpose of the  
61 conservation and setback areas and advised that fines could be but are not  
62 generally levied if replanting according to the Water Management  
63 requirements. Mr. Darin provided an overview of legal ways to  
64 addressing vegetation on wetlands.

65 2. Exhibit 4: Aquatic Maintenance Report – *Steadfast Environmental*

66 Mr. Darin asked about mosquito issues within the community.

67 3. Exhibit 5: Landscape Maintenance Report – *Down To Earth*

68 Mr. Quiles presented the landscape maintenance report.

69 a. Consideration of Tree Audit Proposal

70 The proposal was to provide an inventory of the trees on CDD-  
71 maintained areas within the community and recommendations for  
72 addressing noted issues. This service is not part of the  
73 maintenance scope of work. This item was tabled pending the  
74 provision of Down To Earth's arborist's credentials.

75 Quotes will be forwarded to the District Manager for Cypress bark  
76 and Pine bark mulch.

77 A quote to transfer the saw palmetto palms from the amenity  
78 center entrance to Butterfly Pea Court island was requested.

79 Construction-related sod and irrigation replacement along  
80 Sawgrass Bay Blvd. was discussed.

81 D. Palms at Serenoa HOA Amenity Manager  
82 Mr. Landry was not present, the next item followed.

83 **FIFTH ORDER OF BUSINESS: Business Items**

84 A. Exhibit 6: Consideration of A&A Playground Services Proposal for Playground  
85 Safety Inspection - \$1,250.00

86 This expense would be drawn from FIELD CONTINGENCY in the budget.  
87 Going forward, agendas will note which account proposals will be drawn from.

88 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board  
89 approved the A&A Playground Services proposal for the Village 1 playground safety inspection  
90 in the amount of \$1,250.00, for Avalon Groves Community Development District.

91 B. Discussion on Re-Designating Meeting Location  
92 Mr. Wolski will ask the Palms at Serenoa HOA Board to consider the CDD  
93 utilizing the clubhouse for future meetings.

94 **SIXTH ORDER OF BUSINESS: Consent Agenda**

95 A. Exhibit 7: Consideration and Approval of the Minutes of the Board of  
96 Supervisors Regular Meeting Held January 25, 2024

97 B. Exhibit 8: Consideration and Acceptance of the January 2024 Unaudited  
98 Financial Report

99 On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board  
100 approved the Consent Agenda – items A & B as presented, for Avalon Groves Community  
101 Development District.

102 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to**  
103 *3 minutes per individual for non-agenda items)*

104 A comment was heard on a meeting regarding Lake County-owned land scheduled for  
105 March 25<sup>th</sup> at 10 a.m. at the Serenoa Club Amenity Center. Mr. Darin reminded  
106 Supervisors of Sunshine laws if multiple Supervisors wished to attend.

107 A comment was heard on the CDD website and the minutes posted.

108 Comments were heard on access and drainage easements and a land-use change.

109 A comment was heard on bat boxes, trash in Pond 13, and the dead pine tree in the  
110 conservation area by 17878 Blazing Star Circle.

111 **EIGHTH ORDER OF BUSINESS:                   Supervisor Requests** *(Includes Next Meeting*  
 112 *Agenda Item Requests)*

113           A.     Discussion on Strategy for Dealing with Sawgrass Bay Blvd Vehicular/Pedestrian  
 114                   Access/Egress (Aube)

115                   Mr. Aube requested a workshop be scheduled for March 13, 2024 at 10 a.m., venue  
 116                   to be the Serenoa Club Amenity Center, pending availability. It was noted that staff  
 117                   would not be able to attend.

118           B.     Update on Commercial Parcel in "Serenoa" Community (Aube)

119                   Mr. Aube requested a review of the legal jurisdiction the CDD has over the  
 120                   commercial parcel within its boundaries and for staff to contact the owners to  
 121                   determine the intended use for the parcel. Mr. Darin advised that a grass roots  
 122                   action would carry more weight in swaying a decision by Lake County  
 123                   Commissioners on any re-zoning requests within the District's boundaries. Mr.  
 124                   Davenport will review the District's property rights.

125           C.     Review of CDD Control of Areas Designated "Wetlands/Conservation" (Aube)

126                   Mr. Woodcock responded to a question regarding whether there was any other  
 127                   authority that could require the District to change the designation of the  
 128                   wetlands/conservation areas. The plat labels wetlands within the District  
 129                   boundary. Upland can be developed by the owner.

130                   Mr. Aube requested the staff reports include a status update, asked about the  
 131                   monthly CDD update and clarification on the term "shade session".

132 **NINTH ORDER OF BUSINESS:                   Action Items Summary**

133           **District Engineer**

- 134                   ●     Reach out to Orange County to request reimbursement for damage and to  
 135                   prevent cars from accessing Fleming from Sawgrass Bay Blvd.

136           **District Manager**

- 137                   ●     Ask Lake and Orange County traffic departments to attend to next  
 138                   meeting.
- 139                   ●     Attempt to contact owner of commercial parcel to ascertain the  
 140                   development plans.
- 141                   ●     Add column to communication and action item list that can describe closure  
 142                   or whether the item is still open.

143           **Field Manager**

- 144                   ●     Obtain quotes for bat boxes.

145           **Down To Earth**

- 146                   ●     Submit arborist credentials as well as mulch proposals for next meeting.

- 147 • Provide quote to transplant saw palms from front of clubhouse to Butterfly
- 148 Pea Court island.

149 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

150 *The next regular meeting is scheduled for 10 a.m. on March 28, 2024 at Serenoa Club Amenity*  
151 *Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714.*

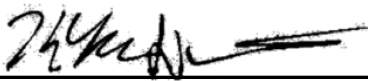
152 All Supervisors present confirmed their intent to attend in person.

153 **ELEVENTH ORDER OF BUSINESS: Adjournment**

154 On a MOTION by Mr. Weston, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the  
155 Board adjourned the meeting at 12:14 p.m., for Avalon Groves Community Development District.

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

159 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
160 **noticed meeting held on March 28, 2024.**

161 

162  Kyle Darin, Secretary  
163  \_\_\_\_\_, Assistant Secretary



William Tyler Flint, Chair  
 Eugene Mastrangeli, Vice Chair