



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

March 28, 2024

10:00 a.m.

Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.*



**Avalon Groves
Community Development District**

**c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132 x742**

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, March 28, 2024 at 10:00 a.m. at Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 742 or kdarin@vestadpropertyervices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, March 28, 2024
 Time: 10:00 a.m.
 Location: Serenoa Club Amenity Center
 17555 Sawgrass Bay Blvd.,
 Clermont, FL 34714

[Click Here to Join the Meeting Online](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 862 156 243#
 (Mute/Unmute: *6)

Agenda

The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

- I. Roll Call** Carl Weston (1) Robert Wolski (2) Michael Aube (3)
 William Tyler Flint (4-C) Gene Mastrangeli (5-VC)
- II. Audience Comments – Agenda Items** (*Limited to 3 minutes per individual for agenda items.*)
- III. Parking Enforcement Policy**
 - A. **Parking Enforcement Policy Public Hearing**
 - 1. Open Public Hearing
 - 2. Review Parking Enforcement Policy [Exhibit 1](#)
 - 3. Public Comments
 - 4. Close Public Hearing
 - B. Consideration and Adoption of **Resolution 2024-05, Adopting a Parking Enforcement Policy** [Exhibit 2](#)
- IV. Staff Reports**
 - A. District Engineer – *Greg Woodcock, Stantec*
 - 1. Update on Sawgrass Bay Blvd - Flemings Rd Access Prevention Options [Landscape Replenishment]
 - B. District Counsel – *Jere Earlywine, Kutak Rock*
 - C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Discussion on Lake County Landscape Plan for Sawgrass Bay Blvd. Roundabout [Exhibit 3](#)
 - 2. Field Report – *Vesta District Services* [Exhibit 4](#)
 - 3. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 5](#)
 - a. [Discussion on Aquatic Maintenance Renewal \(FY 2025 Budget Discussion Item - Lake & Pond Maintenance\)](#)
 - b. [Discussion on Midge Fly Treatments \(FY 2025 Budget Discussion Item - Lake & Pond Maintenance\)](#)



IV. Staff Reports

C. District Manager (Continued)

- 4. Landscape Maintenance Report – *Down To Earth* [Exhibit 6](#)
 - a. Discussion on Irrigation Evaluation (FY 2025 Budget Discussion Item - Landscape Replenishment)
 - i. Discussion on Irrigation Mainline Reinstallation at Stoplight - \$18,447.61 (FY 2025 Budget Discussion Item - Landscape Replenishment)
 - b. Discussion on Tree Evaluation – 163 Trees (FY 2025 Budget Discussion Item - Landscape Replenishment)
 - c. Discussion on Water Meters in Palms at Serenoa (FY 2025 Budget Discussion Item - Utilities – Water/Utilities – Electricity)
 - d. Consideration of Proposal to Transplant Saw Palmettos from Clubhouse Entrance to Butterfly Pea Court Island - \$2,616.21 [Landscape Replenishment]
- 5. Consideration of American Mulch Proposal for Playground ADA Mulch - \$2,340.00 [Landscape Replenishment] [Exhibit 7](#)

D. Serenoa POA Amenity Manager

E. Palms at Serenoa HOA Amenity Manager

V. Business Matters

- A. Review of March 13th Sawgrass Bay Blvd Ingress/Egress Workshop [Exhibit 8](#)
 - 1. Discussion on Strategy for Dealing with Sawgrass Bay Blvd Vehicular/Pedestrian Access/Egress (Aube)
- B. Discussion on Identifying Community Matters and Designating Individual Supervisors as Fact-Finding Coordinators
- C. Consideration and Approval of Audit Committee Appointment and Authorization for Staff to Proceed with Scheduling Two Audit Committee Meetings (April/June)

VI. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 22, 2024 [Exhibit 9](#)
- B. Consideration and Acceptance of the February 2024 Unaudited Financial Report [Exhibit 10](#)

VII. Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)

VIII. Supervisor Requests (Includes Next Meeting Agenda Item Requests)

IX. Action Items Summary [Exhibit 11](#)



X. Next Meeting Quorum Check

*April 25, 2024 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714*

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Carl Weston (1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

XI. Adjournment

1



EXHIBIT 1



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, at a duly noticed public meeting, and after a public hearing, on March 28, 2024, at a duly noticed public meeting, the Board of Supervisors of the Avalon Groves Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.
2. **NO PARKING ON CDD PROPERTY, EXCEPT IN DESIGNATED PARKING AREAS; NO OVERNIGHT PARKING IN DESIGNATED PARKING AREAS.**
 - a. District-owned roadways, common areas, sidewalks located solely adjacent to District common areas and roadways, the grass strip between sidewalk and roadways located solely adjacent to District common areas, and pond banks (“**CDD Property**”), are hereby declared “**No Parking Zones**,” except in certain spots identified in **Exhibit A (“Designated Parking Areas”)**.
 - b. Notwithstanding the foregoing, Designated Parking Areas are also No Parking Zones between 11:00 p.m. until 6:00 a.m.
3. **PARKING ENFORCEMENT.** Any vehicles parked in No Parking Zones are in violation of this Rule (“**Unauthorized Vehicle**”). The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized to tow/remove Unauthorized Vehicles (“**Towing Operator**”) in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes, and with the policies set forth herein. Unauthorized Vehicles shall be towed/removed at the owner’s sole expense by a Towing Operator, and at the request of the District Manager. “Roam” towing shall not be permitted.
4. **TOWING/REMOVAL PROCEDURES.**
 - a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.



- b. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 - c. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.
- 5. OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.
- 6. PARKING AT YOUR OWN RISK.** The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to vehicles parked accordance with this rule.

Effective date: March 28, 2024



Exhibit A

**Designated Parking Areas
at
Goldcrest Loop Mailboxes &
Goldcrest Loop Playground**



EXHIBIT 2



RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING ENFORCEMENT; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Lake County, Florida;

WHEREAS, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

WHEREAS, unauthorized vehicles or vessels on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement rule for District Property and to have vehicles or vessels towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

WHEREAS, the District desires to adopt a *Parking Enforcement Rule* (“**Rule**”) in accordance with the provisions of Section 715.07, Florida Statutes; authorize the engagement of a towing operator to tow unauthorized vehicles or vessels; and provide for the operation and enforcement of the Rule as set forth herein;

WHEREAS, the Board scheduled the date of the public hearing for Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd, Clermont , Florida 34714, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Lake County, Florida, consistent with the requirements of the Act; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT :

SECTION 1. The District Manager’s actions in setting the public hearing are hereby ratified.



SECTION 2. The District hereby adopts the Rule, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of March 2024.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Parking Enforcement Rule



Exhibit A



EXHIBIT 3



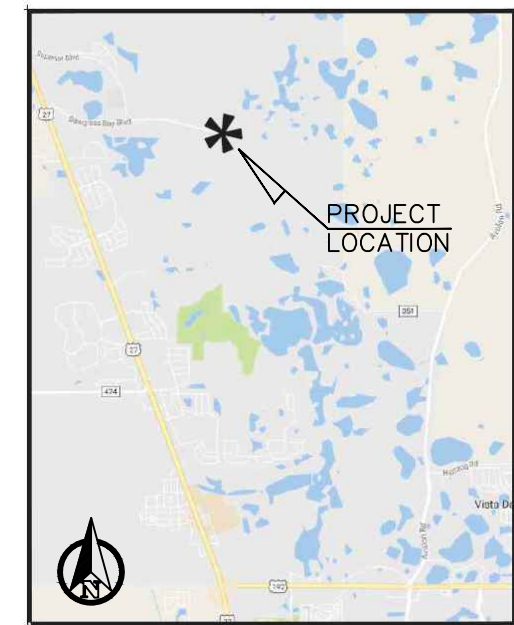
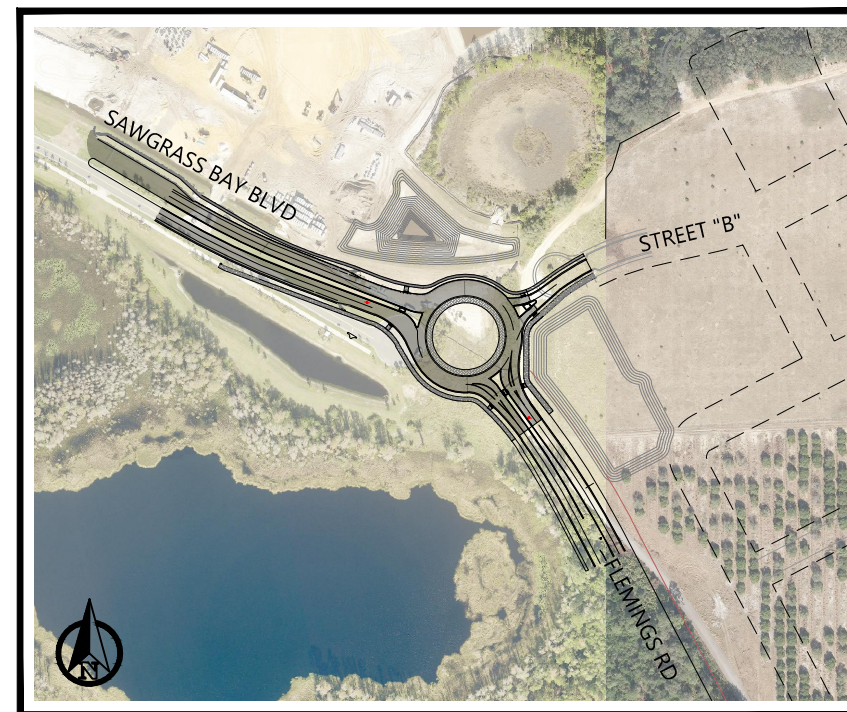
SAWGRASS BAY BLVD MULTILANE ROUNDABOUT

LANDSCAPE / IRRIGATION / LIGHTING CONSTRUCTION DOCUMENTS

PROJECT NO. 240004
FEBRUARY 2024

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
LANDSCAPE PLANS	
L0-0	COVER SHEET
L1-0	LANDSCAPE NOTES
L2-0	LANDSCAPE PLAN
L2-1	PLANT SCHEDULE & DETAILS
L2-2	LANDSCAPE DETAILS
L2-3	LANDSCAPE DETAILS
IRRIGATION PLANS	
LI2-0	IRRIGATION PLAN
LI2-1	IRRIGATION DETAILS
LI2-2	IRRIGATION DETAILS
LIGHTING PLANS	
LD0-0	LEGEND & SCHEDULE
LD2-0	SITE PLAN
LD6-0	DETAILS



VICINITY MAP
SEC. 24, TWP. 24 S, RNG. 26 E



4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387



EXP U.S. SERVICES INC.
2601 WESTHALL LANE
MAITLAND, FL 32751
PHONE: (407) 660-0088

SPADE IRRIGATION DESIGN
307 DUBSDREAD CIRCLE
ORLANDO, FL 32804
PHONE: (407) 702-3063



**LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**
350 N. SINCLAIR AVENUE
TAVARES, FLORIDA 32778
PHONE: (352) 253-6000

GENERAL NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
2. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
7. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
8. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATING SHALL BE SCHEDULED BY THE CONTRACTOR WITH OWNER'S REPRESENTATIVE PRESENT.
11. UTILITIES TO BE LOCATED BY FLAGGING ONLY; PAINTING OF HARDSCAPE AREAS IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY LOCATING COMPANIES OF THIS REQUIREMENT.
12. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
13. NOT ALL ITEMS SHOWN ON THIS SHEET APPEAR IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: BUILDING, LANDSCAPE, IRRIGATION AND RIGHT-OF-WAY UTILIZATION PERMITS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.

4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF ALL TREE MATERIAL AND SPECIMEN MATERIAL AS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE.
10. PEG SOD ON SLOPES GREATER THAN 3:1.
11. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
12. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
13. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
14. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
15. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
16. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED.
17. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
19. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
20. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
21. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE PROJECT HAS BEEN DEEMED SUBSTANTIALLY COMPLETE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
22. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
23. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
24. CONTRACTOR MUST REVIEW AND ACCEPT, APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
25. TREES ADJACENT TO BUILDINGS SHOULD BE PLANTED AT LEAST THE DIAMETER OF THE TREE CANOPY OR A MIN. OF 10'-0" (WHICHEVER IS GREATER) AWAY FROM THE BUILDING WALL.
26. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING LAWN AREAS OR PLANTING AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.



4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

**SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT**
LAKE COUNTY, FLORIDA

Todd McCurdy, FASLA, PLA
00001084

NO.	DATE	DESCRIPTION
	01.22.24	90% SUBMITTAL

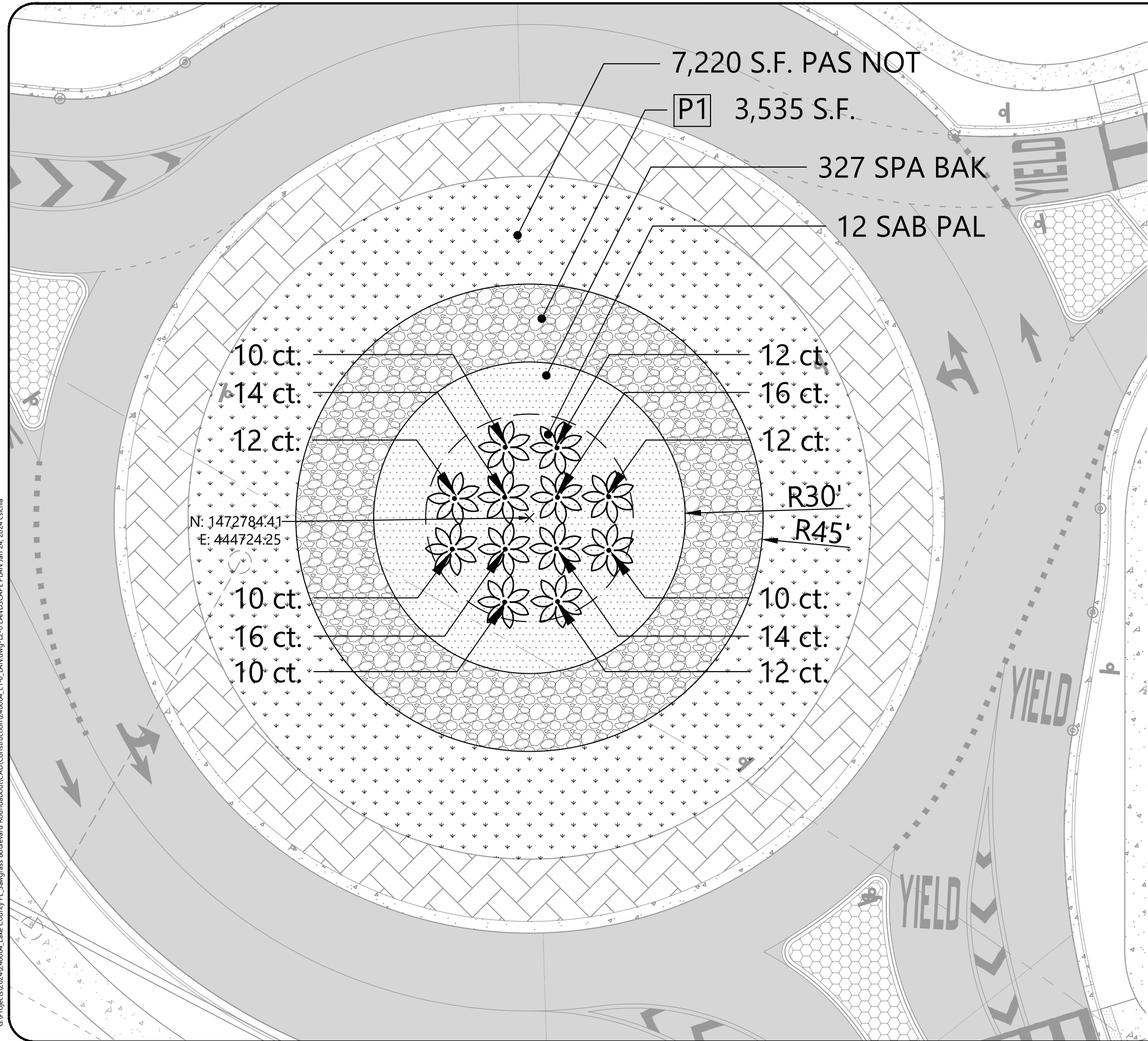
PROJECT NUMBER
240004

DRAWING NAME
LANDSCAPE NOTES

DRAWING NUMBER

L1-0

G:\Projects\2024\240004_Lake County FL_Sawgrass Boulevard Roundabout\CAD\Construction\240004_L1-0_LAN.dwg-12-0 LANDSCAPE PLAN Jan 24, 2024 csicilia



NOTE:
SEE SHEET L2.1 FOR PLANT SCHEDULE



4767 New Broad Street,
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**SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT**

LAKE COUNTY, FLORIDA

Todd McCurdy, FASLA, PLA
00001084

NO.	DATE	DESCRIPTION
	01.22.24	90% SUBMITTAL

PROJECT NUMBER
240004

DRAWING NAME
LANDSCAPE PLAN

DRAWING NUMBER

L2-0

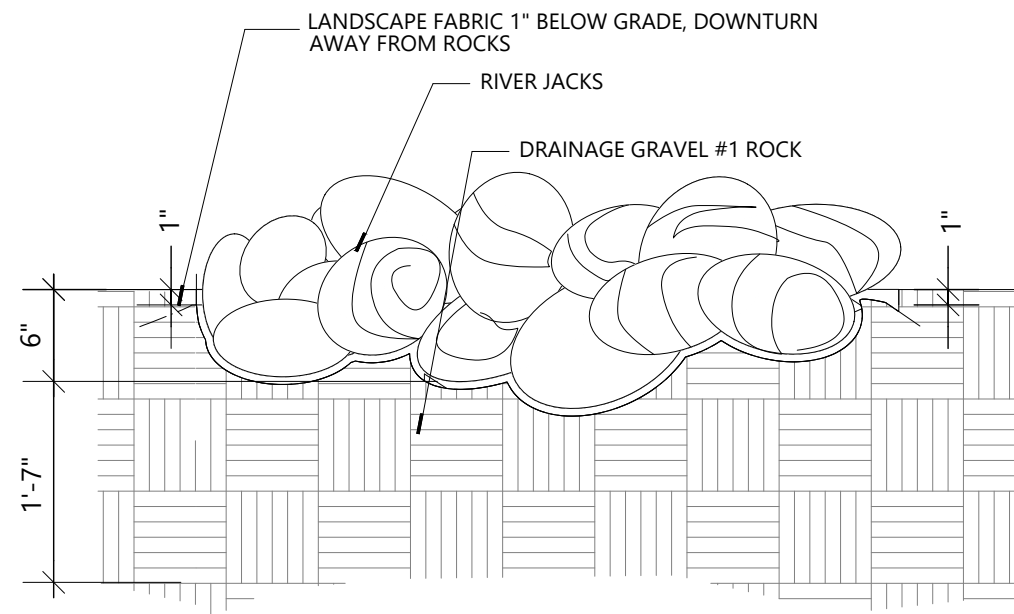


PLANT SCHEDULE

ID	QTY	Botanical name	Common Name	Scheduled Size
SAB PAL	12	Sabal palmetto	Cabbage Palmetto	
SPA BAK	327	Spartina bakeri	Sand Cordgrass	3 gal. 36"o.c.
PAS NOT	7,220 S.F.	Paspalum notatum	Bahia Sod	

FINISH SCHEDULE

TAG	Item/Material	Model/style	Dimensions	Supplier	Note
P1	River Jacks	2430-T	1"-3"	Pebble Junction	



NOTE:

- CONTRACTOR SHALL REMOVE AND ERADICATE ALL EXISTING GRASSES AND WEEDS IN D.S. AREAS AS REQUIRED WITH ROUND-UP OR OTHER APPROVED HERBICIDE.
- SUB-GRADES SHALL BE THOROUGHLY COMPACTED BEFORE GRAVEL IS INSTALLED.
- GRAVEL SHALL BE SPREAD TO A MINIMUM DEPTH OF 5", RAKED, DAMPENED, ROLLED AND BROOMED TO AN EVEN FINISH.
- AGGREGATE SHALL BE RINSED THOROUGHLY TO REMOVE DEBRIS.
- CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE TO WEED-FREE GRAVEL AREAS.

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4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT
LAKE COUNTY, FLORIDA

Todd McCurdy, FASLA, PLA
00001084

NO.	DATE	DESCRIPTION
	01.22.24	90% SUBMITTAL

PROJECT NUMBER
240004

DRAWING NAME
PLANT SCHEDULE & DETAILS

DRAWING NUMBER

L2-1

1 RIVER STONE DETAIL
SCALE: NTS



4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

**SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT**
LAKE COUNTY, FLORIDA

Todd McCurdy, FASLA, PLA
00001084

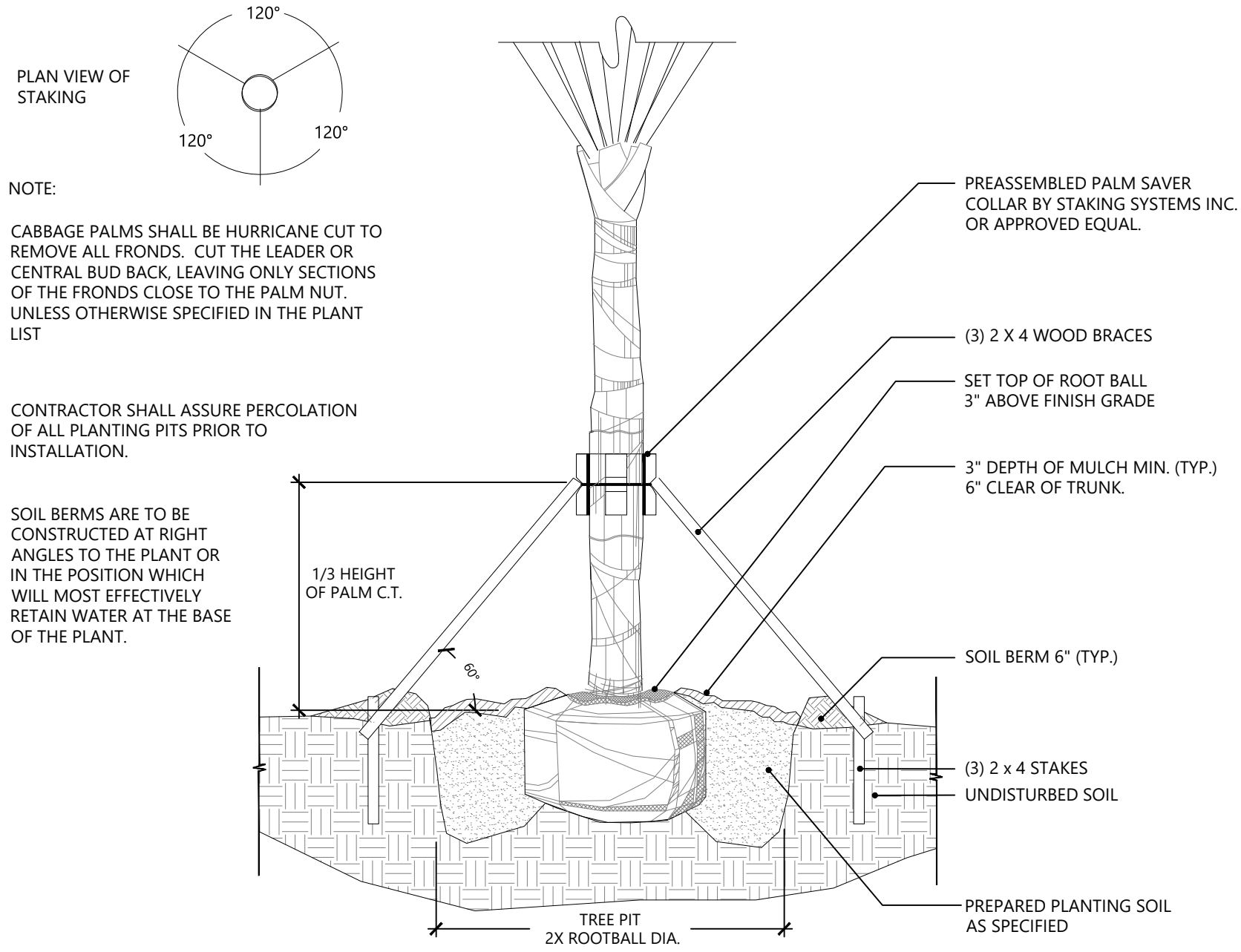
NO.	DATE	DESCRIPTION
	01.22.24	90% SUBMITTAL

PROJECT NUMBER
240004

DRAWING NAME
**LANDSCAPE
DETAILS**

DRAWING NUMBER

L2-2



1 PALM PLANTING
SCALE: NTS

G:\Projects\2024\240004_Lake County FL_Sawgrass Boulevard Roundabout\CAD\Construction\240004_L2-0 LAN_DET.dwg-L2-2 LANDSCAPE DETAILS Jan 24, 2024 cscilla



4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

**SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT**
LAKE COUNTY, FLORIDA

Todd McCurdy, FASLA, PLA
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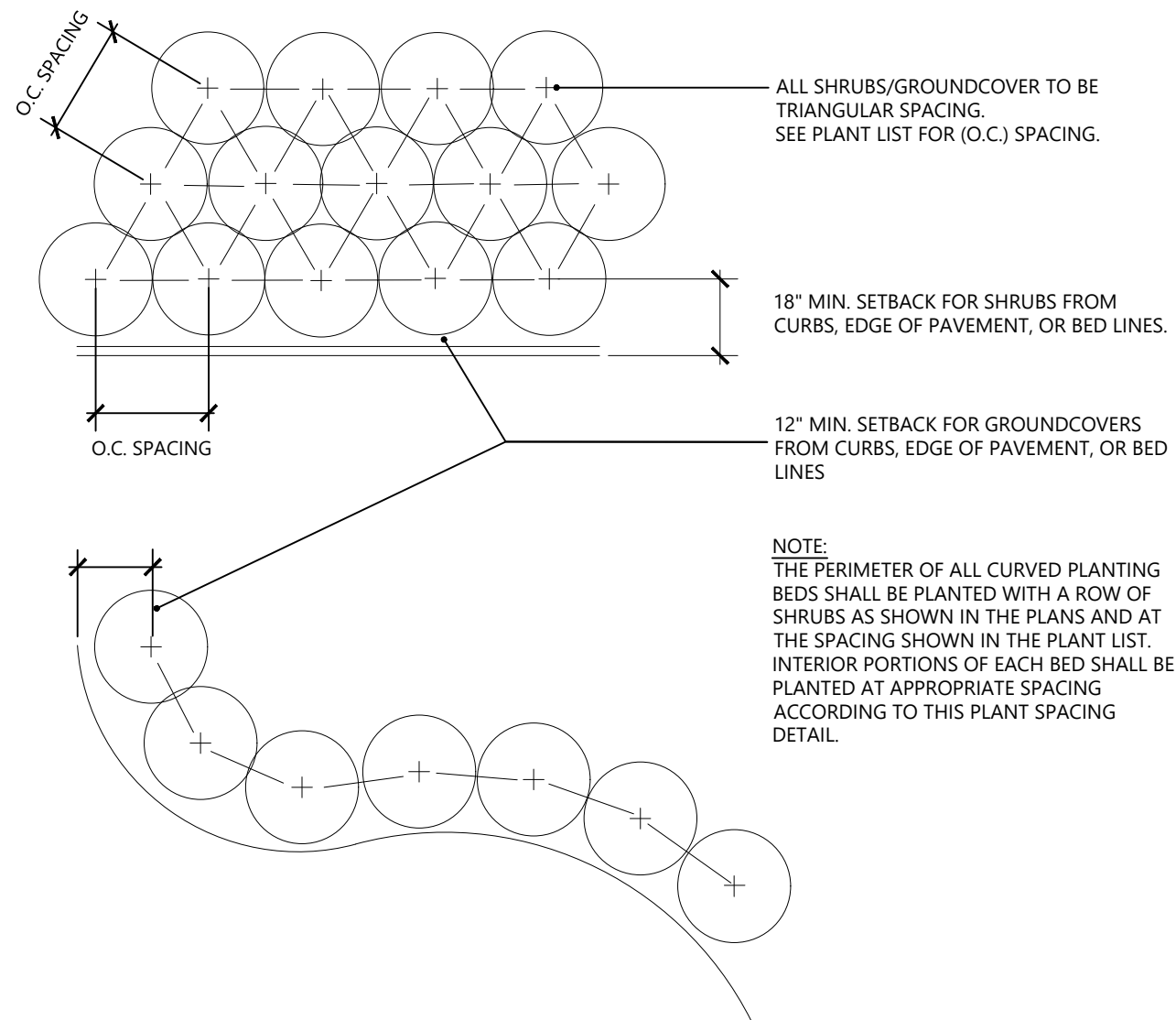
NO.	DATE	DESCRIPTION
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PROJECT NUMBER
240004

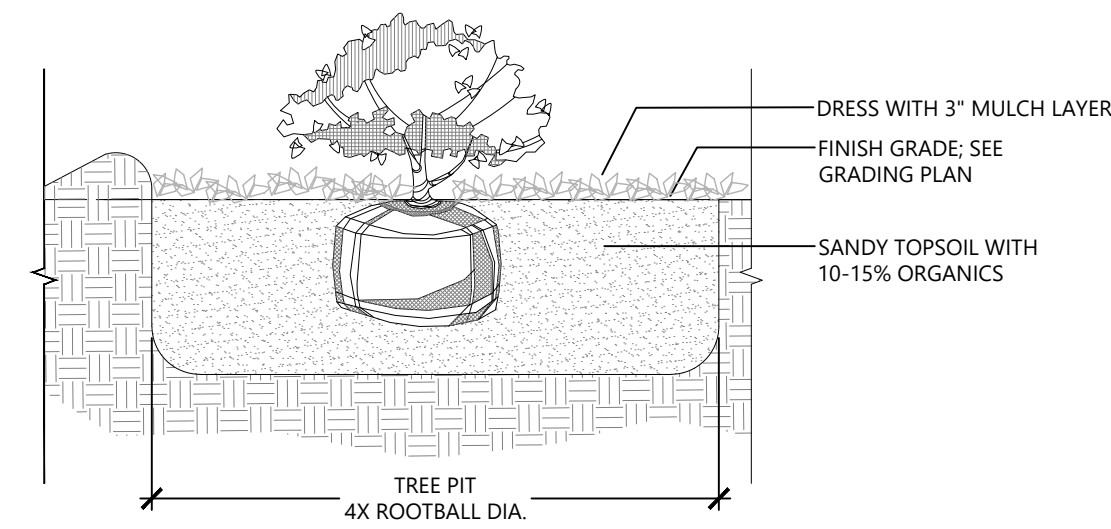
DRAWING NAME
**LANDSCAPE
DETAILS**

DRAWING NUMBER

L2-2



1 SHRUB AND GROUND COVER SPACING
SCALE: NTS



2 SHRUB AND GROUND COVER PLANTING
SCALE: NTS

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4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

**SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT**

LAKE COUNTY, FLORIDA

Todd McCurdy, FASLA, PLA
00001084

NO.	DATE	DESCRIPTION
	01.22.24	90% SUBMITTAL

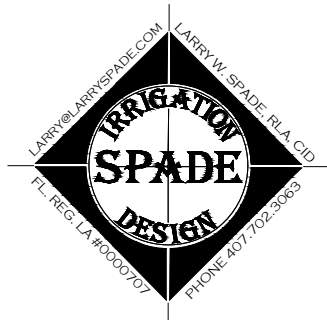
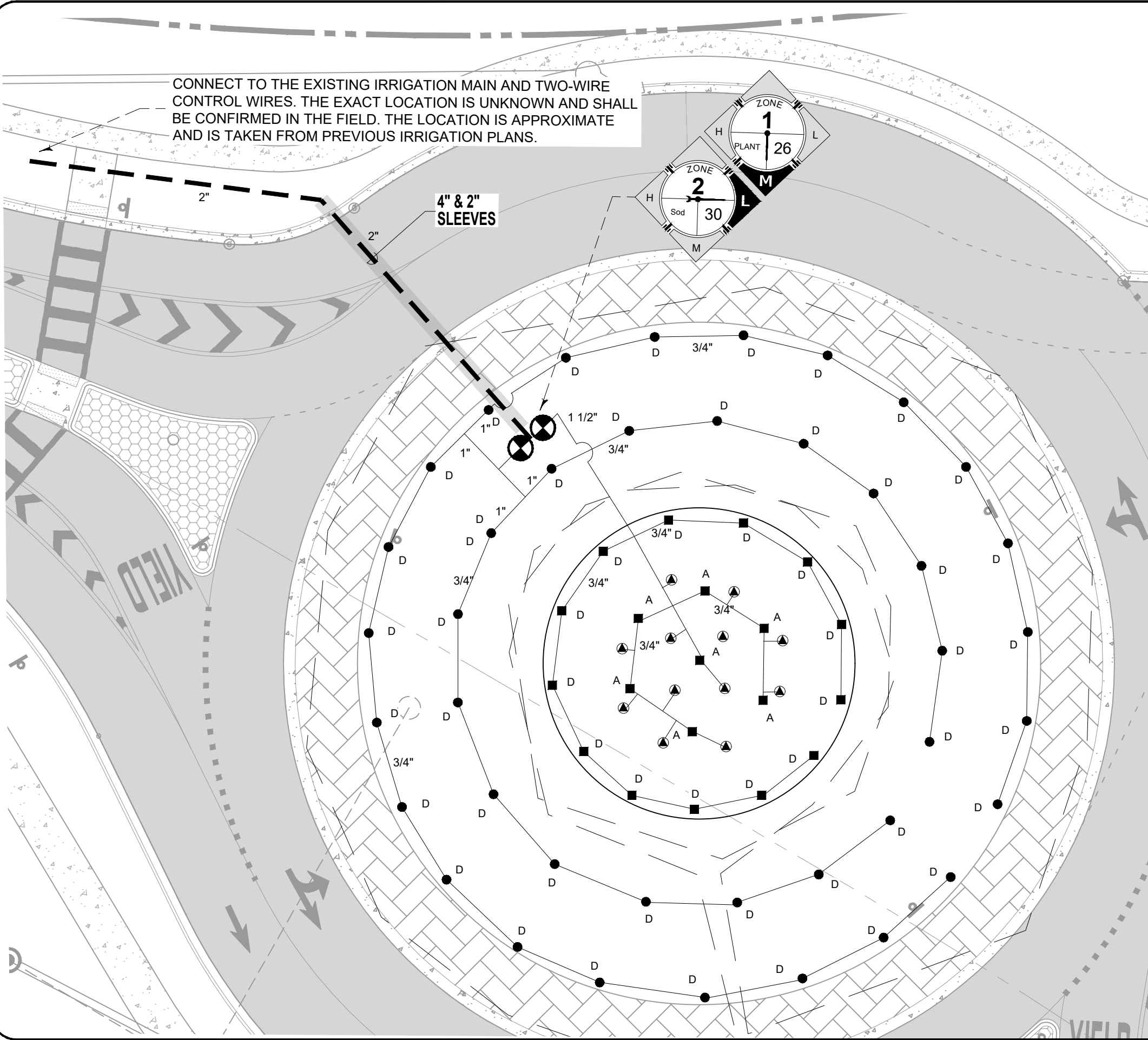
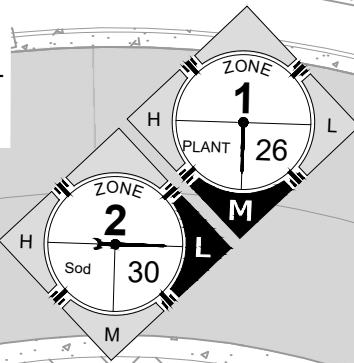
PROJECT NUMBER
240004

DRAWING NAME
IRRIGATION PLAN

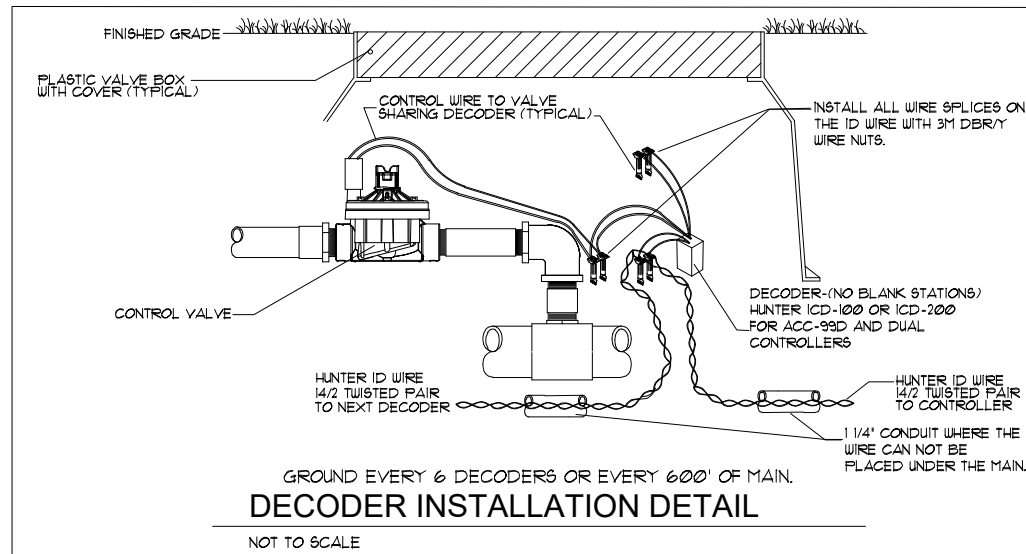
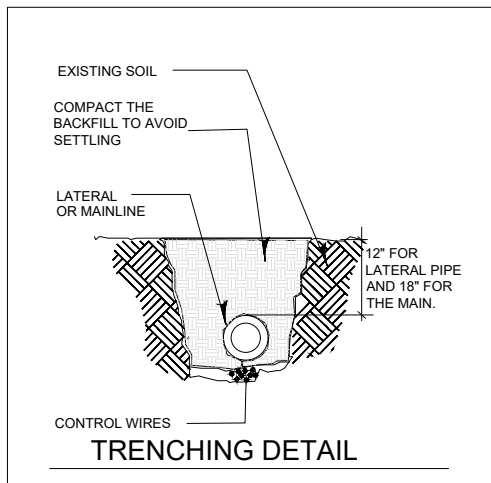
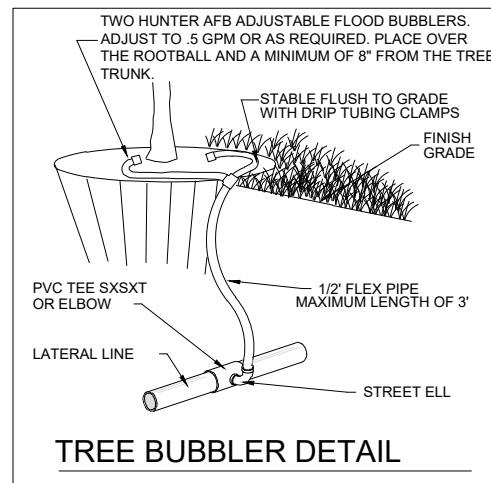
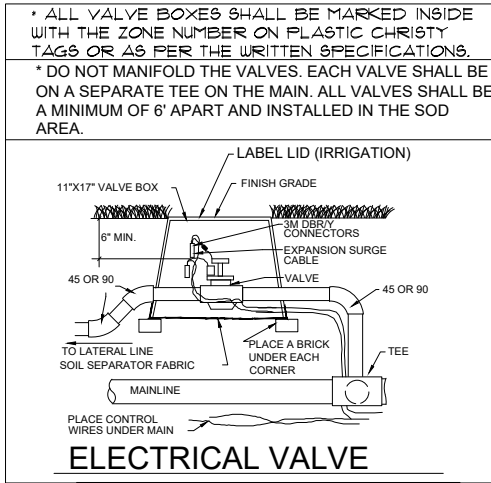
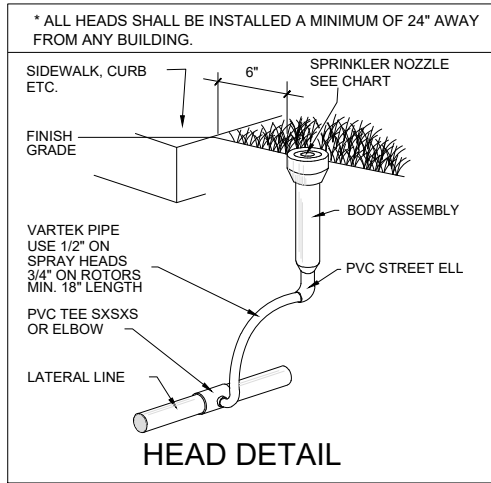
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L12-0

CONNECT TO THE EXISTING IRRIGATION MAIN AND TWO-WIRE CONTROL WIRES. THE EXACT LOCATION IS UNKNOWN AND SHALL BE CONFIRMED IN THE FIELD. THE LOCATION IS APPROXIMATE AND IS TAKEN FROM PREVIOUS IRRIGATION PLANS.

4" & 2" SLEEVES



C:\Egnyre\Shared\Spade Irrigation Design\Todd McCurdy\Sawgrass\240004_L1-0_IRR.dwg-L12-1 IRRIGATION DETAILS Feb 23, 2024 Larry



LEGEND

REFER TO THE RECLAIMED WATER NOTES
USE HUNTER MP ROTATOR NOZZLES

	HUNTER PRS40 SPRAY SERIES 6" POP-UP
	HUNTER PRS40 SPRAY SERIES 12" POP-UP
	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
	CLASS 200 PURPLE PVC MAINLINE-2"
	CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" PURPLE VALVE BOX AND COVER 0-25 GPM=1" 26-50 GPM=1 1/2"

GENERAL NOTES

← or approved equal

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.
- ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
- INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.



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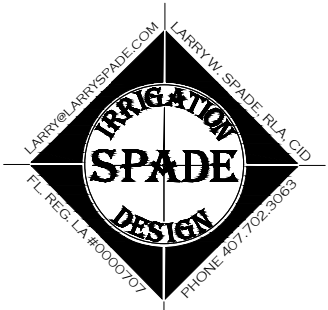
NO.	DATE	DESCRIPTION
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PROJECT NUMBER
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DRAWING NAME
**IRRIGATION
DETAILS**

DRAWING NUMBER

LI2-1

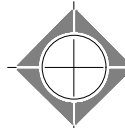




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SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT

LAKE COUNTY, FLORIDA

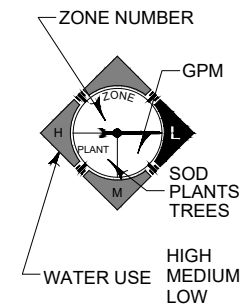


RECLAIMED WATER REQUIREMENTS

- 1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
- 2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
- 3) ALL MANUAL AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
- 4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
- 5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
- 6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL MEASUREMENT SEPARATING THE PIPES.
- 7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 5' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE IF VERTICAL MINIMUM OF 18" IS NOT MET. REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS	ZONE LABELS
A	MP2000	RED	1.47	19'	FULL	360°
B	MP CORNER	TURQUOISE	.45	14'	CORNER	105°
C	MP CORNER	TURQUOISE	.19	14'	CORNER	45°
D	MP2000	BLACK	.74	19'	HALF	180°
F	MP2000	BLACK	.40	19'	QUARTER	90°
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP	
H	RAIN. XPCN	BLACK	.23	4.5'	HALF PATTERN	
K	MP815	OLIVE	1.87	8'-16'	FULL	360°
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP	
S	MP815	MAROON	.49	8'-16'	90° - 180°	
T	MP815	MAROON	.93	8'-16'	90° - 180°	
V	MP3000	BLUE	.86	30'	QUARTER	90°
W	MP3000	BLUE	1.82	30'	HALF	180°
X	MP3000	YELLOW	2.73	30'	THREE QTR.	270°
Y	MP3000	GRAY	3.64	30'	FULL	360°
Z	MP2000	GREEN	1.10	19'	THREE QTR.	270°



THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

Todd McCurdy, FASLA, PLA
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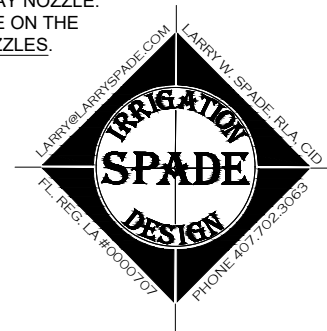
NO.	DATE	DESCRIPTION
	01.22.24	90% SUBMITTAL

PROJECT NUMBER
240004

DRAWING NAME
**IRRIGATION
DETAILS**

DRAWING NUMBER

L12-2

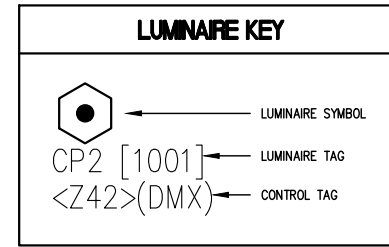


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PATH		
NORMAL	EMERGENCY	
		BOLLARD
		RECESSED
		SURFACE

POLE		
NORMAL	EMERGENCY	
		NO LIGHT SOURCE
		SINGLE HEAD
		MULTIPLE HEAD

ACCENT		
NORMAL	EMERGENCY	
		SURFACE
		WALL
		TRACK



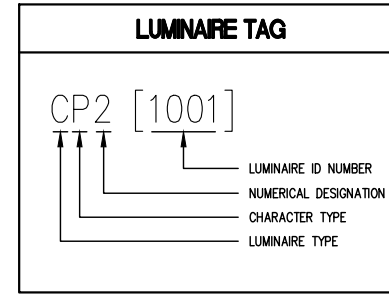
CHARACTER TYPE	
B	BOLLARD / SHORT BASE
C	CLOSE CEILING
F	FAN
G	GAS FLAME FOR LUMINAIRE
L	LAMPPOST
M	MULTILAMP / FESTOON
P	PENDANT
R	RECEPTACLE FOR LUMINAIRE
S	SURFACE
T	TABLE LAMP
W	WALL MOUNTED

- GENERAL NOTES**
- ALL INFORMATION PROVIDED ON THE LEGEND SHEET MAY NOT BE IMPLEMENTED INTO THE PROJECT.
 - "LD" DRAWINGS ARE FOR INFORMATION ONLY, REFER TO THE ELECTRICAL DRAWING FOR CIRCUIT INFORMATION.
 - REFER TO FIXTURE SPECIFICATIONS FOR COMPLETE FIXTURE INFORMATION.
 - REFER TO FIXTURE MOUNTING DETAIL SHEETS FOR SPECIFIC MOUNTING CONDITIONS.
 - CONTRACTOR TO PROVIDE TRANSFORMERS AND BALLASTS FOR ALL FIXTURES SPECIFIED AS REMOTE TRANSFORMERS OR BALLAST. ALL TRANSFORMERS AND BALLAST SPECIFIED AS REMOTE SHALL BE MOUNTED OUT OF VIEW OF GUESTS.
 - CONTRACTOR TO CONFIRM ALL REMOTE TRANSFORMER AND BALLAST LOCATIONS WITH LANDSCAPE OR FACILITY ARCHITECT.
 - CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION OF ALL ACCENT LIGHTS IN FIELD WITH LIGHTING DESIGNER.
 - UNLESS OTHERWISE INDICATED, ALL MOUNTING BOXES FOR LIGHTING FIXTURES MOUNTED TO FACADES TO BE RECESSED INTO STRUCTURE. COORDINATE JBOX LOCATION WITH OTHER TRADES.
 - INFORM CONSTRUCTION MANAGER IN WRITING IN A TIMELY WAY OF ANY DISCREPANCIES DISCOVERED.
 - CONTRACTOR TO VERIFY CONDITIONS ON WHICH THIS WORK DEPENDS IN OTHER ISSUED CONSTRUCTION DRAWINGS AND ON SITE SUCH AS BUT NOT LIMITED TO:
 - DIMENSIONS
 - LEVELS
 - MATERIALS
 - DETAILS

CHARACTER		
NORMAL	EMERGENCY	
		SURFACE
		PENDANT
		WALL
		BASE W/ HEAD

LINEAR		
NORMAL	EMERGENCY	
		ADJUSTABLE
		SET
		MULTILAMP
		SLOT

POWER		
NORMAL	EMERGENCY	
		POWER SUPPLY
		POWER / DATA
		POWER SOURCE
		JUNCTION BOX



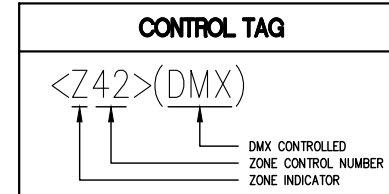
LUMINAIRE TYPE	
A	ACCENT / AIMABLE
B	BOLLARD / PATH/STEP
C	CHARACTER
D	DOWNLIGHT
E	SPECIALTY / THEATRICAL
F	FLOODLIGHT / SPOTLIGHT
G	INGRADE
H	HIGH BAY / HAZARDOUS
I	INDIRECT
J	JUNCTION BOX
K	C(K)LEAN/GASKETED
L	LINEAR
M	MULTILAMP / STRING LIGHTS
N	NICHE / COVE
O	[NOT USED]
P	POLE / PARKING
Q	POWER SUPPLIES
R	TROFFER
S	SURFACE / STRIPLIGHT
T	TRACK
U	UNDERWATER
V	VANDAL
W	WORKLIGHT / WALLPACK
X	EXIT / EMERGENCY
Y	GRAPHIC
Z	[USED IN ZONING]

DEMOLITION	
< R >	EXISTING TO BE REMOVED
< RL >	EXISTING TO BE RELOCATED
< X >	EXISTING TO REMAIN
< NL >	EXISTING - NEW LOCATION

IN-GRADE		
NORMAL	EMERGENCY	
		IN-GRADE
		DIRECTIONAL

UNDERWATER		
NORMAL	EMERGENCY	
		UNDERWATER
		SURFACE

GENERAL		
NORMAL	EMERGENCY	
		PENDANT
		WALL



LUMINAIRE SCHEDULE																							
REV	Δ	FIXTURE										LIGHT SOURCE							VOLTAGE	FIXTURE LOAD	CONTROL GEAR	ACCESSORIES	NOTES
		TYPE	MANUFACTURER	REPRESENTATIVE	PART NO	DESCRIPTION	DIMENSIONS	UL/IP	FINISH	MATERIAL	MOUNTING	MANUFACTURER	PART NO	QTY	OPTIC	CCT	CRI	LUMENS					
A: ACCENT; AIMABLE																							
	A1	GARDEN LIGHT LED	IAL // THOMAS WUNDERLICH 689.220.8303	VISION3-3000K-9W-FIN TBD; STAKE LV150	LANDSCAPE UPLIGHT - MEDIUM BEAM	2.25"DIA x 5.8"L	ETL IP66	TBD	ALUMINUM	STAKE	INTEGRAL	WHITE LED	1	25 DEG	3000K	80	660	9 W	12 VAC	15.0	REMOTE TRANSFORMER 'PSU1'		
P: POLE; PARKING																							
	P1	RECOVERED ENERGY TECHNOLOGIES	-	HEAD: CORLIGHT LS35 (UP4-H-NR) POLE: ALLIANCE COMPOSITE #DX26AXDN3X8	SINGLE HEADED ROADWAY POLE WITH INTEGRAL SOLAR PANELS	TBD	UL	MATCH EXISTING	ALUMINUM/ COMPOSITE	DIRECT BURIAL	INTEGRAL	WHITE LED	1	MATCH	MATCH	70	6400	MATCH	MATCH		SOLAR		1
Q: POWER SUPPLIES																							
	PSU1	GARDEN LIGHT LED	IAL // THOMAS WUNDERLICH 689.220.8303	102WLED-SS	SURFACE MOUNT REMOTE TRANSFORMER FOR LANDSCAPE ACCENTS - 100W	4.25"D x 5" W x 11"H	UL NEMAS-15	-	STAINLESS STEEL	SURFACE	-	-	-	-	-	-	-	100W	120/12VAC	100.0	NON-DIM		

NOTE S:
 1. SUBMIT SHOP DRAWINGS WITH STATE OF FLORIDA REGISTERED ENGINEER'S CALCULATIONS TO MEET FBC WIND LOAD REQUIREMENTS (LATEST STANDARDS) FOR POLE ASSEMBLY INCLUDING DIMENSIONS AND POLE/FIXTURE EPA RATINGS.

LUMINAIRE SCHEDULE

REV	Δ	FIXTURE										LIGHT SOURCE							VOLTAGE	FIXTURE LOAD	CONTROL GEAR	ACCESSORIES	NOTES
		TYPE	MANUFACTURER	REPRESENTATIVE	PART NO	DESCRIPTION	DIMENSIONS	UL/IP	FINISH	MATERIAL	MOUNTING	MANUFACTURER	PART NO	QTY	OPTIC	CCT	CRI	LUMENS					
A: ACCENT; AIMABLE																							
	A1	GARDEN LIGHT LED	IAL // THOMAS WUNDERLICH 689.220.8303	VISION3-3000K-9W-FIN TBD; STAKE LV150	LANDSCAPE UPLIGHT - MEDIUM BEAM	2.25"DIA x 5.8"L	ETL IP66	TBD	ALUMINUM	STAKE	INTEGRAL	WHITE LED	1	25 DEG	3000K	80	660	9 W	12 VAC	15.0	REMOTE TRANSFORMER 'PSU1'		
P: POLE; PARKING																							
	P1	RECOVERED ENERGY TECHNOLOGIES	-	HEAD: CORLIGHT LS35 (UP4-H-NR) POLE: ALLIANCE COMPOSITE #DX26AXDN3X8	SINGLE HEADED ROADWAY POLE WITH INTEGRAL SOLAR PANELS	TBD	UL	MATCH EXISTING	ALUMINUM/ COMPOSITE	DIRECT BURIAL	INTEGRAL	WHITE LED	1	MATCH	MATCH	70	6400	MATCH	MATCH		SOLAR		1
Q: POWER SUPPLIES																							
	PSU1	GARDEN LIGHT LED	IAL // THOMAS WUNDERLICH 689.220.8303	102WLED-SS	SURFACE MOUNT REMOTE TRANSFORMER FOR LANDSCAPE ACCENTS - 100W	4.25"D x 5" W x 11"H	UL NEMAS-15	-	STAINLESS STEEL	SURFACE	-	-	-	-	-	-	-	100W	120/12VAC	100.0	NON-DIM		

NOTE S:
 1. SUBMIT SHOP DRAWINGS WITH STATE OF FLORIDA REGISTERED ENGINEER'S CALCULATIONS TO MEET FBC WIND LOAD REQUIREMENTS (LATEST STANDARDS) FOR POLE ASSEMBLY INCLUDING DIMENSIONS AND POLE/FIXTURE EPA RATINGS.



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SAWGRASS BAY BOULEVARD
 MULTILANE ROUNDABOUT
 LAKE COUNTY, FLORIDA

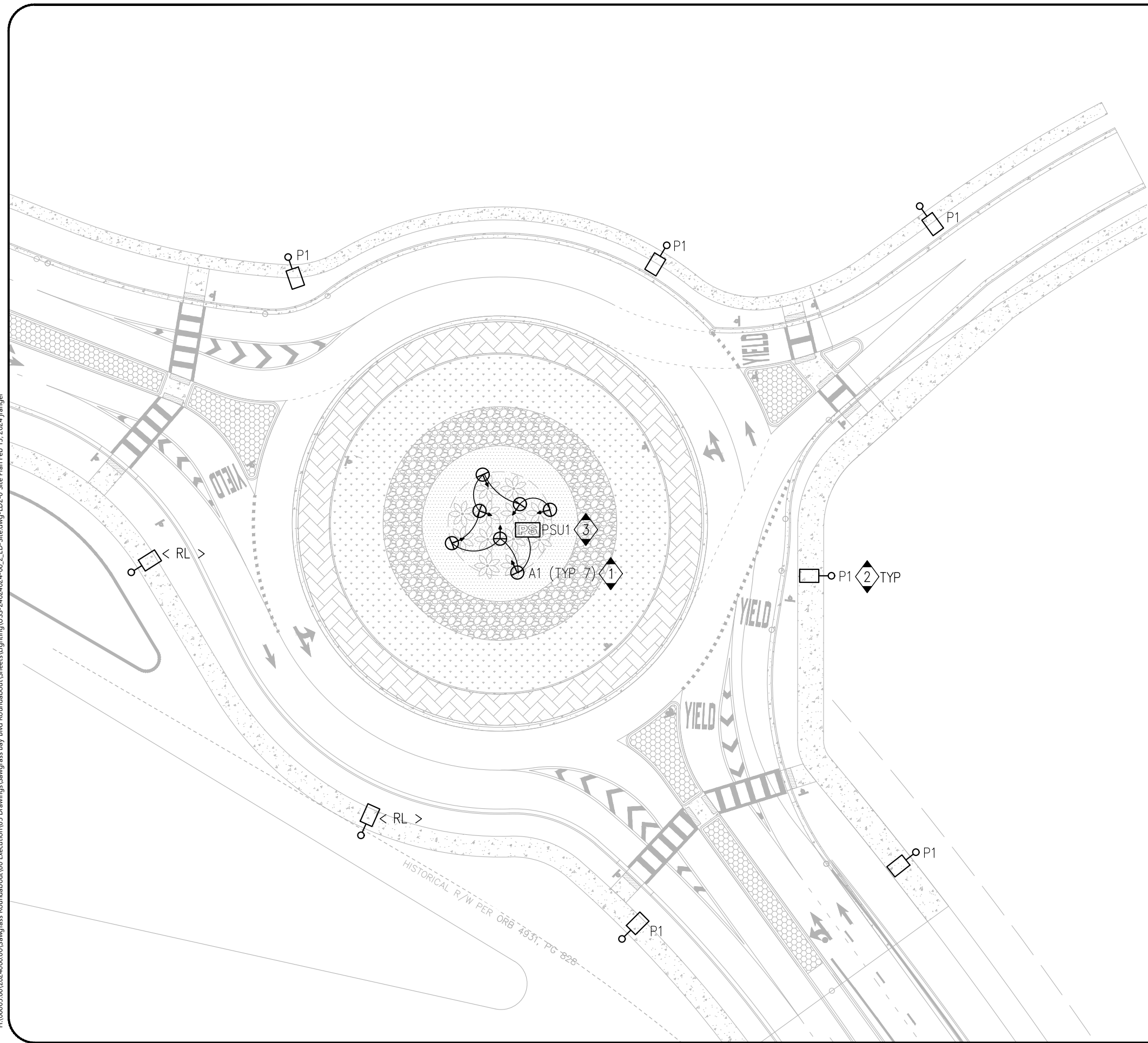
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NO.	DATE	DESCRIPTION
1	02.22.24	90% SUBMITTAL

PROJECT NUMBER
240004
 DRAWING NAME
LEGEND & SCHEDULE
 DRAWING NUMBER
LD0-0

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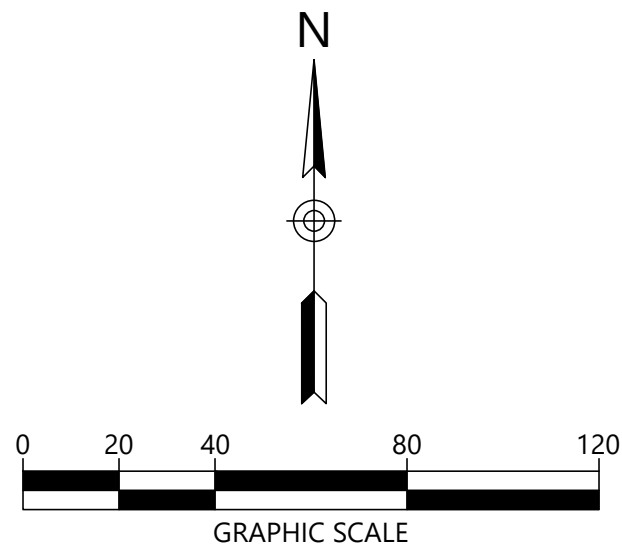


GENERAL NOTES:

1. REMOTE POWER SUPPLIES INDICATED IN APPROXIMATE LOCATIONS. LOOPING IS SHOWN FOR REFERENCE ONLY AND NOT INDICATIVE OF ACTUAL WIRING PATH. FINAL LOCATIONS OF ALL POWER SUPPLIES/CONTROL BOXES TO BE CONFIRMED WITH ARCHITECT.

KEY NOTES:

- 1 PROVIDE 5'-0" OF LOW VOLTAGE CABLE COILED AT BASE OF EACH LANDSCAPE ACCENT FOR FIELD LOCATING . FINAL AIMING SHALL BE PERFORMED IN FIELD WITH LIGHTING DESIGNER AND ELECTRICIAN ONCE LANDSCAPE FEATURES ARE INSTALLED. FIXTURE SHALL BE FULLY OPERATIONAL AT TIME OF SITE VISIT. FIXTURES TO BE CONTROLLED TO TURN ON AT DUSK AND OFF AT DAWN UNLESS OTHERWISE NOTED.
- 2 LIGHT POLE WITH INTEGRAL SOLAR PANELS SHALL MATCH EXISTING ROADWAY SPECIFICATIONS.
- 3 SURFACE MOUNTED TRANSFORMER MOUNTED TO POST WITH BOTTOM AT 18" AFF. CONCEAL OUT OF VIEW.



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**SAWGRASS BAY BOULEVARD
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LAKE COUNTY, FLORIDA

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www.exp.com
USS-24024024-00
Cert of Auth: 29701



NO.	DATE	DESCRIPTION
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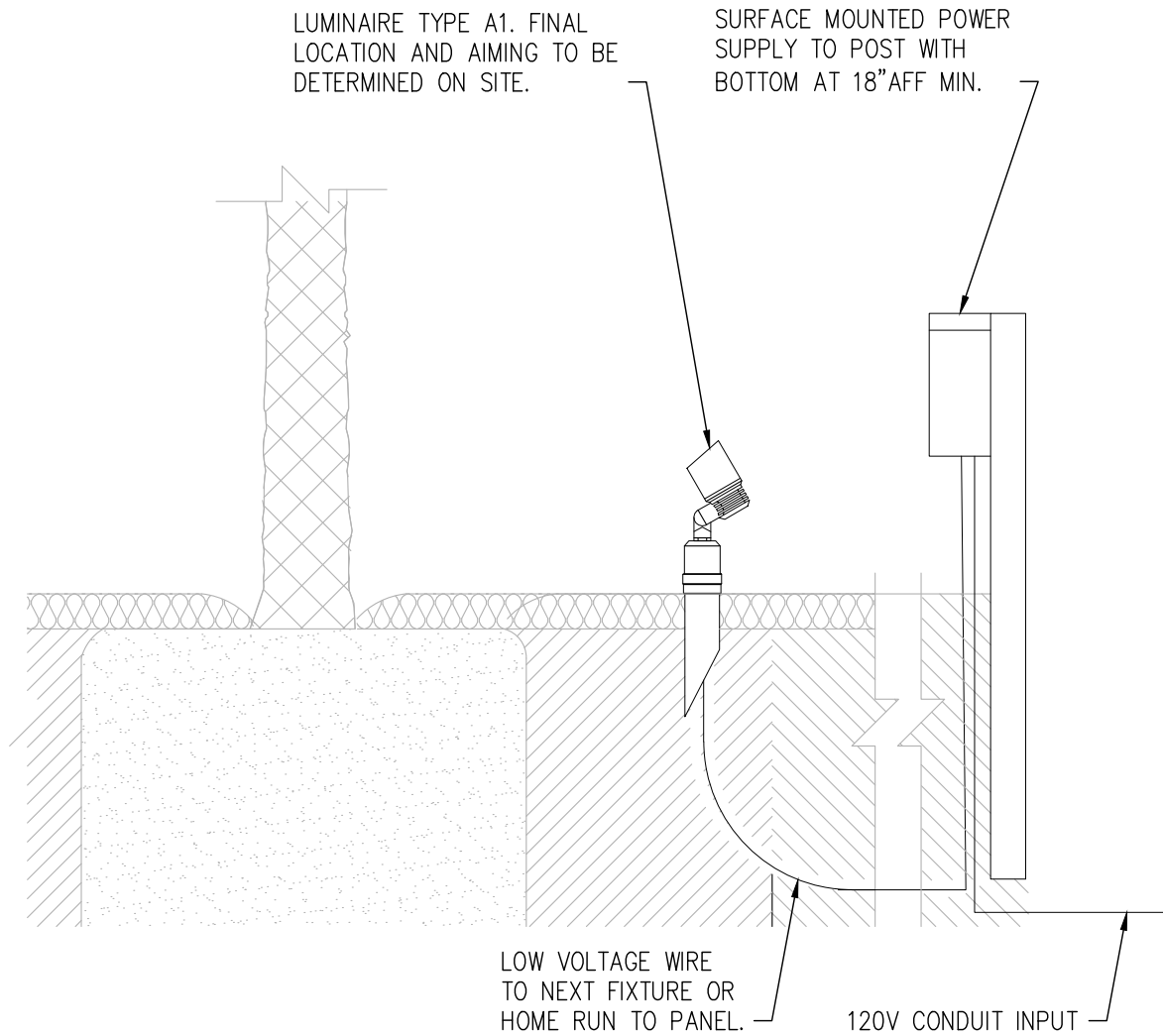
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DRAWING NAME
SITE PLAN

DRAWING NUMBER

LD2-0

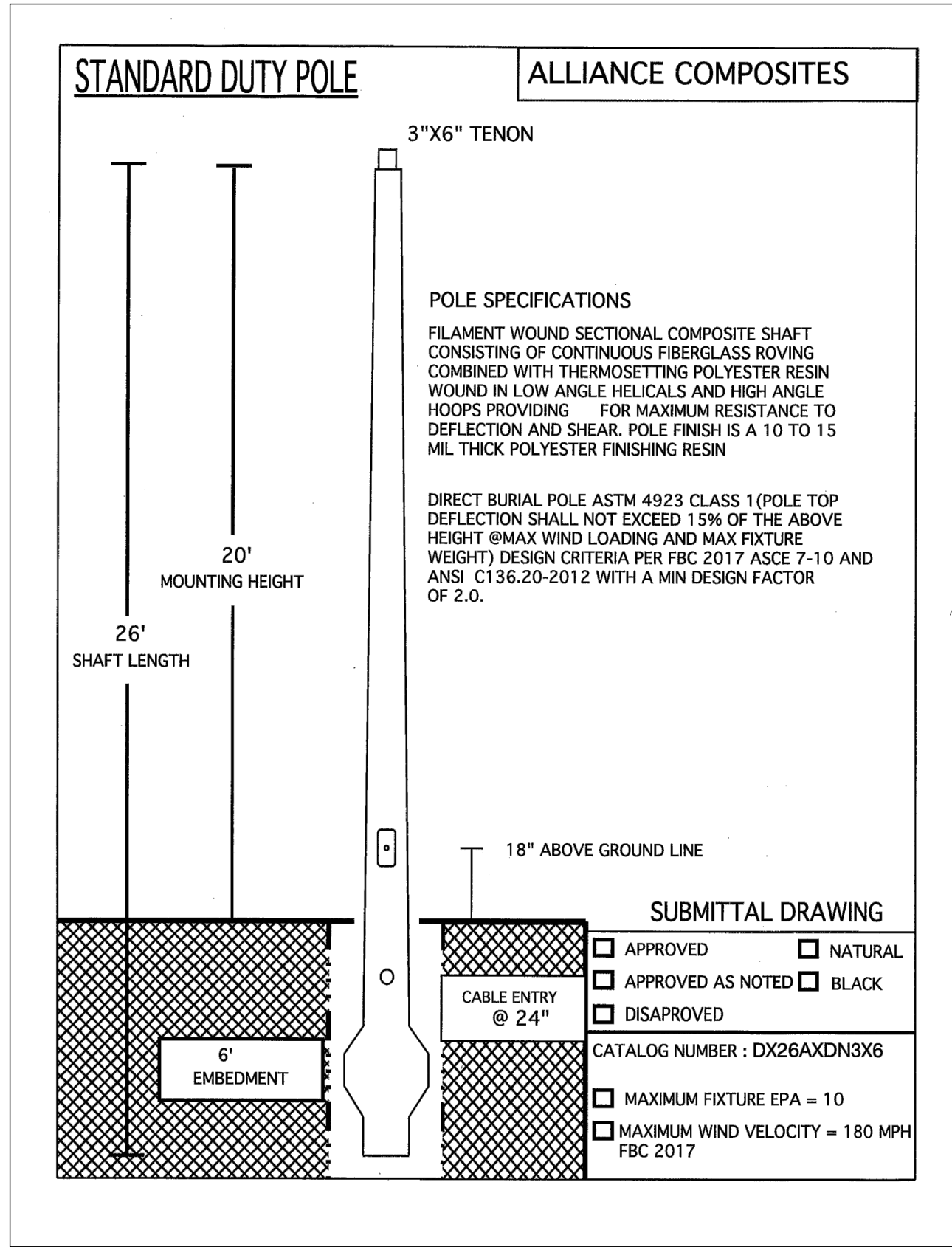
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LANDSCAPE ACCENT

SCALE:
NTS

B



POLE BASE

SCALE:
NTS

A



4767 New Broad Street,
Orlando, FL, 32814
Ph. 407.202.8387

SAWGRASS BAY BOULEVARD
MULTILANE ROUNDABOUT

LAKE COUNTY, FLORIDA

exp U.S. Services Inc.
E +1.407.660.0088 | F +1.407.660.1655
2601 Westhall Lane
Maitland, FL 32751
U.S.A.

www.exp.com
USS-24024024-00
Cert of Auth: 29701



NO.	DATE	DESCRIPTION
1	02.22.24	90% SUBMITTAL

PROJECT NUMBER
240004

DRAWING NAME
DETAILS

DRAWING NUMBER

LD6-0

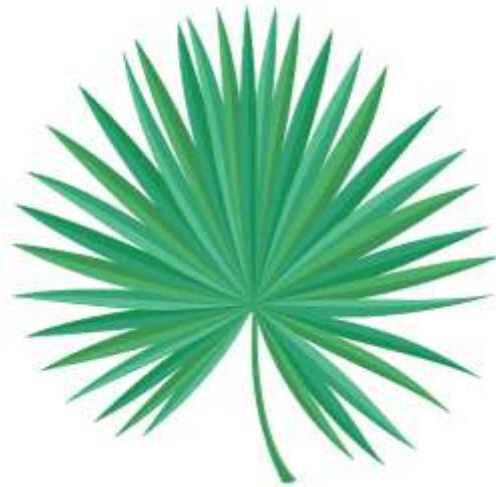
EXHIBIT 4



AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

March 2024
FIELD INSPECTION REPORT

Mark Isley, Vesta Field Services



Site visits 03/07 and 03/21



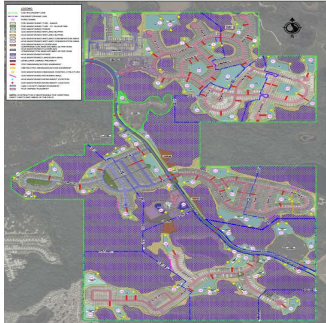


TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Other
- Communications



Maintenance Map



Landscape

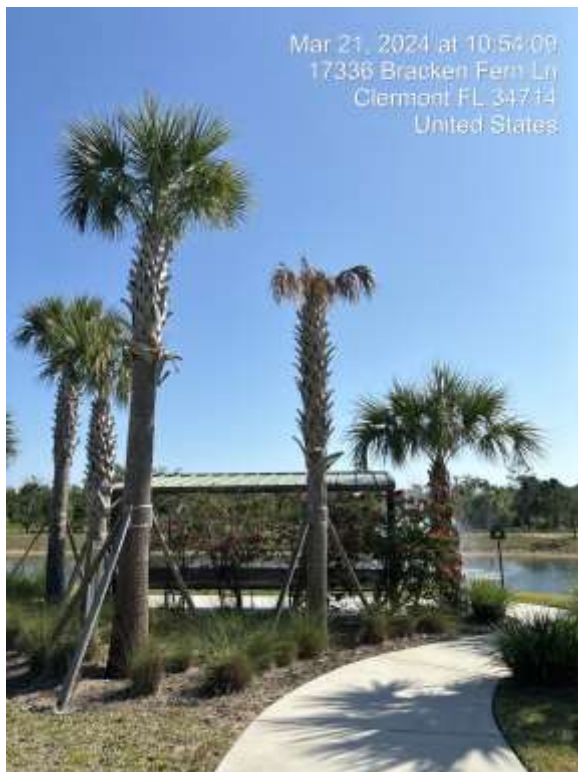
The turf looks good with minimal weeds.

The mainline for the irrigation system is still in need of major repairs.

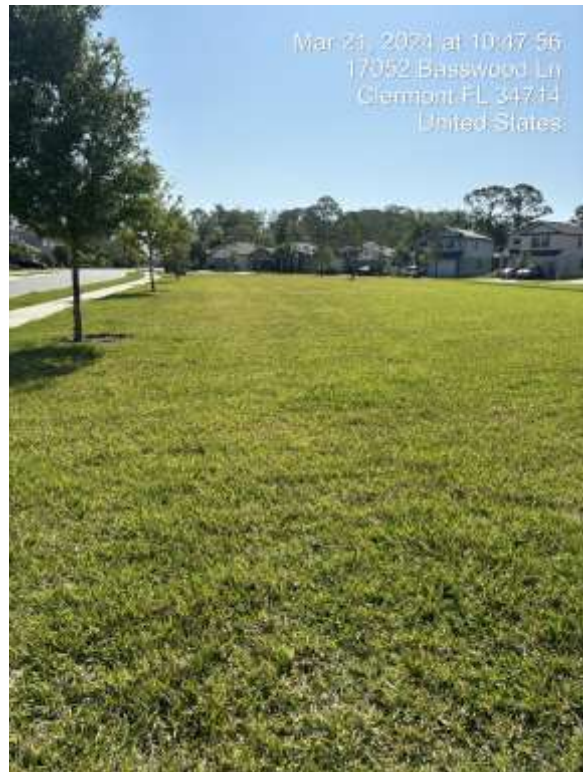
DTE should have a solution for repairs. They are still waiting to see if the vendors who damaged the mainline will pay for repairs, we are still needing to find out who that vendor(s) was.

Beds are weed free but still in need of mulch.

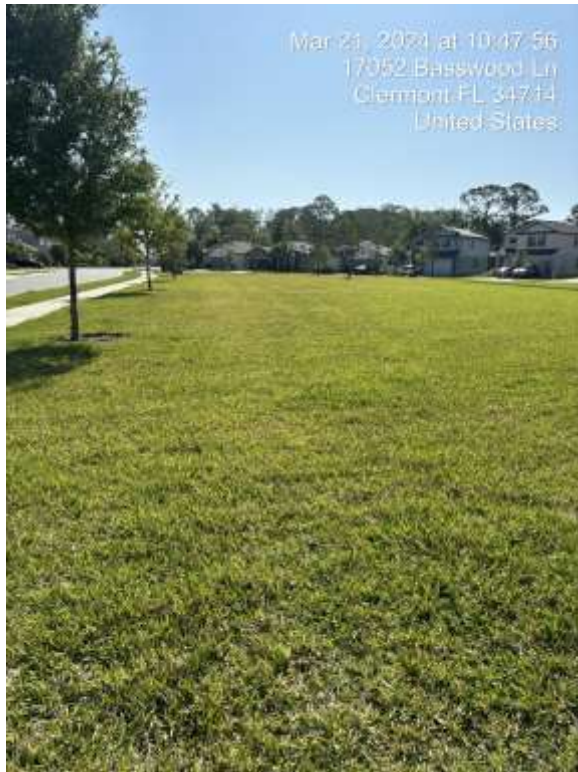
Still need the 2 dead palms removed by the fountain pond off Sawgrass.



Landscape



Landscape



Actively looking into vendors to supply and install bat houses around the ponds in the community.



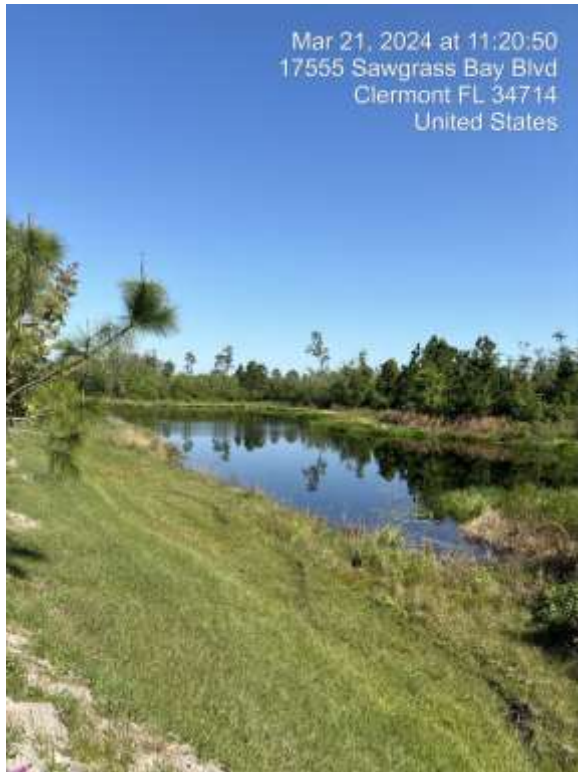
Ponds

Pond report is in the agenda from the vendor.

I walked the property and observed little erosion and average water levels with minimal weed growth.



Ponds

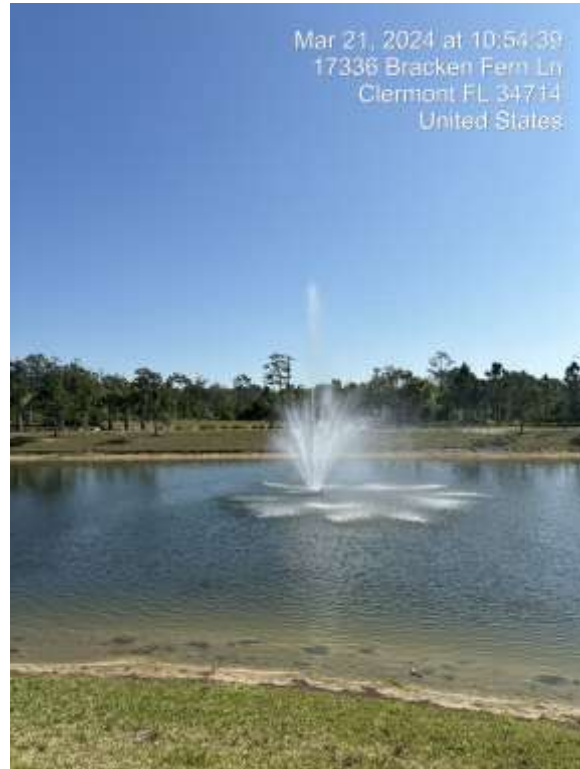


Other

The mallet for the Goldcrest Loop playground equipment has been installed.

Waiting on shade sail bid and playground mulch approval.

Safety inspection performed in March by A&A. Report completion in-progress.



Communications

Date Create	To:	Address	Message	Response
2024-03-19	Field Services	17836 Passionflower Cir	<p>Monument lighting on the Village 1 & Village 2 entrances of Serenoa has been broken and inoperative since 2021. The lights are solar based, with the panels and lights still in place deteriorating. Prior management shared there was no funding or dollars to correct these issues, however there is line items specific for maintenance, and a healthy general fund to easily correct this lighting issue.</p> <p>Additionally, the plants have still not been replaced on the Western Entrance to Village 1 or along the fencing by the Entrance to Village 2. These areas remain with bare mulch (with grass and weeds growing) due to frost damage in early 2022. The plantings on the Eastern end of Village 1 look fantastic, along with those planted by Village 3 and the end of the street. Please have the landscapers address these bare and highly visible areas of the community.</p>	<p>Monument lighting - installation proposal requested from Apex</p> <p>Entrance planting on hold for irrigation repairs</p>
2024-03-18	Field Services	17601 Serenoa blvd	Pond in need of mosquitoes spray treatment and sides cleaning.	3/20 Aquatic Report - water quality looks good. Midge fly treatment proposal included in March agenda packet, sides of pond do not get cleaned.
2024-03-17	Field Services	27854 Blazing Star Circle	There is a lot of algae accumulating in the pond behind our home.	Pond 16 - forwarded to Steadfast to treat during next site visit
2024-03-13	Field Services	3871 Goldenrod Court	When trees at the end of Goldenrod Court were trimmed, the branches were just put at the edge of the conservation land. They should have been picked up and disposed of.	Forwarded to DTE
2024-03-09	Field Services	17613 Serenoa Blvd	If you have a connection with the management of the apartment complex, can someone check in with them about the signs they posted all along Sawgrass Bay Blvd? There are at least 40 of them every few feet along that road. I believe that is a code violation.	DM emailed Kolter - DTE confirmed signs do not inhibit mowing
2024-03-09	Field Services	17465 Butterfly Pea CT	Extensive Hog activity around the pond (# 38)	Forwarded to POA to forward to vendor (No CDD contract for hog trapping yet) DTE requested to monitor site for landscape replacement if required for erosion control
2024-02-22	Field Services	17720 Passionflower Cir	Pond #49 construction debris floating at shoreline, lily pads making a comeback, algae/weeds on shoreline. Thank you.	Per 3/20 Aquatic Report - trash has been removed, lily pads under control (beneficial plants for water quality and wildlife). Algae treatments continue
2024-02-22	Field Services	3574 Lovegrass Way	Fountain behind my house has been off since power outage occurred 2 days ago. Please turn back on. Thanks!	Not CDD maintained, HOA has already contacted HOA
2024-02-21	Field Services	17555 Sawgrass Bay Blvd	I was wondering when the shrubs/ plants in front on the Serenoa Village 1 entrance will be replaced?	Responded to POA - there are some irrigation repairs that need to be funded before plant replacement can be considered. Proposals have been requested and we will present them to the CDD Board when they become available.
2024-02-21	Field Services	17555 sawgrass bay blvd	The palms near the clubhouse entrance/exit need to be trimmed in half. They make it very difficult to see on coming traffic. Please have this done as soon as possible so we can avoid future accidents because of this.	3/14 Proposal to transfer to Butterfly Pea Ct island received
2024-02-19	Field Services	17552 Saw Palmetto ave	Hello, I want to request to plant trees in front of our homes cdd area as other communities. We need trees and we pay cdd too. Thank you.	Not CDD maintained, forwarded to POA
2024-02-09	Field Services	17555 Sawgrass Bay Blvd	the sprinklers just inside the Village 2 gate have been running for at least 24 hours. Once you come through the gate in Village 2, it's immediately on your right.	DTE addressed
2024-02-28	Streetlight Reporting	17555 sawgrass bay blvd	There is a street light that the covering was hit. instead of pointing down it is pointing toward a residents window. It's the street light in front of 17319 Saw Palmetto Ave.	Forwarded to Recovered Energies
2024-02-06	Streetlight Reporting	17613 Serenoa Blvd	The 2 lamp poles outside the Village 2 gate and the 2 just inside have a small box hanging from a wire on them. The boxes appear to have become detached.	Forwarded to Recovered Energies

EXHIBIT 5





Avalon Groves CDD Aquatics

Inspection Date:

3/20/2024 10:20 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 41

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae growth was observed on this pond. Nuisance torpedo grass and pennywort regrowth around the perimeter was present. Our technician will make sure to address during the upcoming treatment next week.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 42

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses along the ponds perimeter have been treated for and are actively decaying based off their brown discoloration. Also noted some actively decaying surface algae in the south end of the pond. Our technician will be on the lookout for any grass or algae regrowth, and will treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 43

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth observed within this pond. Some decaying algae is still lingering around parts of the perimeter. Nuisance grasses that are present will be treated for in the upcoming treatment.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 44

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. All nuisance grasses have been treated for and are not present. Very minor amount of algae and surface scum located in the south end of the pond. Our technician will make sure to address in the visit next week.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 45

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in near perfect condition. Very minor amounts of subsurface growth present. This primarily being slender spikerush. No nuisance grasses or algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 46

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No nuisance species or algae present within the pond. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 47

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Water lilies have been controlled but are still present in minor amounts. Minor amounts of torpedo grass regrowth occurring around parts of the perimeter.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 48

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of pond scum located in the south end of the pond. Other than that the pond is clear of nuisance species and algae.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:



Inspection Report

SITE: 49

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minor amounts of lily regrowth and scattered algae observed on ponds shoreline. Trash has been addressed in this pond. Our technician will look to treat for any nuisance grass regrowth occurring along the shorelines, as well as the scattered algae. Lilies will continue to be treated for so they don't overpopulate in the pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 50

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in good condition. Some slender spikerush was observed and will be treated for in the upcoming visit. The beneficial lilies are being contained so they don't overpopulate in the pond, which were in a healthy condition.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	



MANAGEMENT SUMMARY



With the arrival of March here, the changing weather has affected some of the ponds at Avalon Groves. The series of cold snaps have been broken, as warm temperatures start occur more often during the day. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in great condition on this most recent visit. Nuisance grasses are still present in minor amounts and will be a main target going forward for our technicians. Due to low water levels on some ponds, sections of the beds and pond banks are exposed. Algae has been cleared up in several ponds, but was still present in minor amounts and will continue to be treated accordingly. Surface growth had already been treated and will continue to be addressed as new regrowth occurs. Our technicians will continue on with routine monitoring and treatment to clear up the areas with algae growth and shoreline grasses, which are the main suspects in these ponds.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



2024

STEADFAST

ENVIRONMENTAL



Vesta Property Services
Proposal for Pond Maintenance:
Avalon Groves CDD
Sawgrass Bay Blvd, Clermont, FL 34714



March 18th, 2024

Vesta Property Services

250 International Parkway, Suite 280, Lake Mary, Florida 32746

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Avalon Groves CDD.

Program to consist of areas #1- 65 as indicated on attached map. Area to be serviced measures 74,388 LF & 89.32 AC.

Occurrence: 2 events/month

Annual Cost: \$41,520.00

(\$3,460.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Maintenance Contract

Aquatic Maintenance Program

1. **Algicide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algicides approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algicide applications.²
3. **Submersed Vegetation Control:** Treatments of EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Hydrilla, Dwarf Babytears, Chara, Duckweed, ect.*
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*.³

Special Services:

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

Service Area



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



Agreement

The contract will run for one year starting _____ . If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2024.


Steadfast Representative

Aquatics Director
Title

Signature of Owner or Agent

Title



Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 3/15/2024 **Proposal #** 1111

Customer Information		Project Information	
Avalon Groves CDD c/o Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact Phone E-mail districtap@vestapropertys... Account #	Avalon Groves CDD Midge Fly Treatments	Proposal Prepared By: Niklas Hopkins Type Of Work Midge Fly

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
-----SPRING----- Aquatic Insecticide / Larvicide applications for midge fly control and maintenance within ponds 1-65 at Avalon Groves CDD. Technician's will utilize boat and granular spreader to distribute insecticide / Larvicide evenly across the surface & to the bottom of the pond where the midge larvae dwell. Total area to be treated = 89.32 AC Treatment Scope: 3 applications per treatment. Each application to occur within 14 days of prior event. A FULL TREATMENT CYCLE TAKES 45 DAYS. Treatment to occur following executed proposal. Materials are not stocked in house. Typically freight for midge fly Larvicide takes 2 weeks +/- a few days to arrive. The order is placed upon receipt of an executed proposal. EST Timeframe: 3-4 days per treatment event. Spaced 2 weeks apart. 50% deposit required at time of board signature in order for SE LLC to proceed with treatment.		26,796.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____





Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 3/15/2024 **Proposal #** 1111

Customer Information		Project Information	
Avalon Groves CDD c/o Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact Phone E-mail districtap@vestapropertys... Account #	Avalon Groves CDD Midge Fly Treatments	Proposal Prepared By: Niklas Hopkins Type Of Work Midge Fly

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
-----FALL----- Aquatic Insecticide / Larvicide applications for midge fly control and maintenance within ponds 1-65 at Avalon Groves CDD. Technician's will utilize boat and granular spreader to distribute insecticide / Larvicide evenly across the surface & to the bottom of the pond where the midge larvae dwell. Total area to be treated = 89.32 AC Treatment Scope: 3 applications per treatment. Each application to occur within 14 days of prior event. A FULL TREATMENT CYCLE TAKES 45 DAYS. Treatment to occur following executed proposal. Materials are not stocked in house. Typically freight for midge fly Larvicide takes 2 weeks +/- a few days to arrive. The order is placed upon receipt of an executed proposal. EST Timeframe: 3-4 days per treatment event. Spaced 2 weeks apart. 50% deposit required at time of board signature in order for SE LLC to proceed with treatment.		26,796.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total	\$53,592.00
--------------	-------------

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 6





Customer Service report

Property: Avalon Grove CDD

Date: 02/29/24

Areas Mowed / Schedule changes if applicable:

Due to the cooler temperatures we performed selective mowing in a horticulturally correct manner, through out the community. We will continue to monitor the needs of the turf and service as needed to keep the health of the grass regulated.

Areas Detailed / Schedule changes if applicable:

In this services our crew focus on clean and expose all conservation sign around pounds and common areas and spray weed on entrance and playground areas.

Irrigation status / Schedule changes if applicable:

This week our irrigation team meet with Mark to explain irrigation issues and try to found a solution to the irrigation problem.

F&P Status / Schedule changes if applicable:

Shrubs were fertilized this week with 10-0-10.

Other items / Comments:

Overall the property is in good shape,there are identified improvements needed.Conversely,this propertyis a great example of the quality of work DTE is capable of.



Avalon Groves CDD
Irrigation Evaluation Meeting Recap

There is a total of three controllers on the boulevard, two additional in roundabout sections in the Neighborhood.

Controller A

- This controller was replaced.
- The float on the pond operating the pump needs to be replaced. (Held by a stick)
- The mainline needs to be installed across the intersection to be able to evaluate correctly. (Jack and Bore required to cross the road)
- There are also two wire issues and missing the coders to Center Island and more
- Multiple zone line brakes, where construction area has occurred

Controller B:

- This controller has pressure issues. (Possible meter attached location unknown)
- Two wire issues are present on multiple stations. (Pond-Walkway between homes-Playground area and mailbox area) Damage to is wire unknown
- Multiple zone line brakes in area where construction has occurred

Controller C:

- Numerous decoders are missing from valves
- Multiple Zone line brakes in areas where construction has occurred





**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #79533

Customer Address

Billing Address

Physical Job Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Install Mainline at Stoptight	April 30, 2024	Shane Parrish	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Technician Labor (E)	Hours	160	\$75.00	\$12,000.00
3" CL200 PVC Non-Potable	Foot	750	\$7.22	\$5,412.38
Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 2,500 ft.	Foot	750	\$0.84	\$627.30
DBYR Waterproof Connectors	Each	25	\$6.38	\$159.38
3" SCH 40 PVC 90 DEGREE ELBOW SLIP	Each	7	\$17.37	\$121.61
3" SCH 40 PVC TEE SLIP	EA	5	\$25.37	\$126.84
			Subtotal	\$18,447.51
			Job Total	\$18,447.51

The following proposal is for replacing 3" mainline that was removed from the stoptight construction. This mainline needs to be installed under the intersection at Sanctuary Dr and Sawgrass Bay Blvd. Please note a 6" "Jack and Bore" needs to be installed prior to work beginning. This work is not included in the proposal and will need to be completed by another vendor.

Proposed By:

Agreed & Accepted By:

Shane Parrish
Down to Earth
Landscape & Irrigation

03/13/2024
Date

Avalon Groves CDD Date

Avalon Groves Tree Inventory

Down To Earth
3/14/2024

Pond #	# Dead Trees
1	0
2	2
3	3
4	0
5	0
6	0
7	1
8	13
9	0
10	2
11	4
12	14
13	20
14	0
15	0
16	2
17	12
18	11
19	10
20	0
21	0
22	0
23	0
24	1
25	1
26	1
27	3
28	4
29	0
30	0
31	0
32	0

Pond #	# Dead Trees
33	9
34	1
35	0
36	2
37	0
38	0
39	2
40	2
41	0
42	0
43	0
44	5
45	1
46	0
47	2
48	0
49	3
50	0
51	5
52	1
53	4
54	0
55	0
56	0
57	8
58	10
59	0
60	0
61	0
62	0
63	4
64	0

Total of trees need replacement or removal = 163











Palms at Serenoa irrigation meter verification

1-17344 Blazing star circle meter# 19218931 (found off) CDD POND

2-17371 Blazing star circle meter# 20871617 (found off) NO USE

3-17530 Blazing star circle meter# 20824936 (lift station meter no found)

4-17735 Blazing Star Circle, meter #20824841 (found off) CDD POND

4-17642 Blazing Star circle meter#18216850 (found off) NO USE

5-17851 Blazing Star circle meter# 19218933 (found off) CDD POND

6-3434 Meadow Way meter #20824842 (found off) NO USE

7-3505 Yellow Top Loop (no meter installed) NO USE

8-5840 Sawgrass Bay Blvd. meter# 16343168 (COULD NOT BE FOUND)





**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #77452

Customer Address

Billing Address

Physical Job Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Job

Estimated Job Start Date

Proposed By

Due Date

Remove Palmetto palm on
Sawgrass Blvd

March 14, 2024

Bismark Quiles

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep	Each	1	\$1,996.21	\$1,996.21
Debris Removal and Disposal Fee	Each	1	\$150.00	\$150.00
Pine Bark Mulch (Dyed) Installed (E)	Cubic Yard	5	\$64.00	\$320.00
Irrigation Labor (E)	Each	2	\$75.00	\$150.00
			Subtotal	\$2,616.21
			Job Total	\$2,616.21

Invoices are Due Upon Receipt. Down to Earth will provide all materials, labor and equipment needed to complete the following scope of work:

Will be removing all the palmettos palms on both side of the Club House 17555 Sawgrass Bay. In additional will be transplanting the necessary amount of palmettos and replanting on the island on Butterfly Pea Ct. **Down to Earth not warranty any replanting plant. Palmettos have a chance of 50/50**



We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.



Proposed By:

Agreed & Accepted By:

Bismark Quiles
Down to Earth
Landscape & Irrigation

02/28/2024
Date

Avalon Groves CDD Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.



EXHIBIT 7



American Mulch & Soil, LLC

Estimate

13838 Hays Rd.
Spring Hill, FL 34610

Phone 813-443-2121
Email: info.americanmulch@gmail.com

Date	Estimate #
2/20/2024	3740

Name / Address
Vesta Property Services 250 International Parkway Suite 280 Lake Mary, FL, 32746

Ship To
Avalon Groves CDD 17521 Butterfly Pea Ct, Clermont, FL 34714

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	2/20/2024	Mark

Description	Qty	U/M	Rate	Total
EWf Playground Mulch Installed	45		50.00	2,250.00
Fuel Surcharge	45		2.00	90.00
Contact: Mark 918-361-0186				
MULCH AT 4 INCH DEPTH				
Quantity provided by customer. AMS will not be liable for any material shortages				
Payment is due to the office prior to installation via check, ACH or CC. A 3.5% convenience charge is added to all credit card payments				
Sales Tax			0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.				
An NTO will be sent for any invoice not paid within 35 days.				

All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above	Total	\$2,340.00
---	--------------	------------

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.



EXHIBIT 8



Subject: Subject: Safety Issues and Concerns of Sawgrass Bay Blvd. - Workshop Notes from Wed., March 13, 2024 prepared by Marilyn Jankowski.

Sawgrass Bay Blvd. Ingress/Egress Safety

Vehicular Traffic; Pedestrian Traffic; Sawgrass Bay Extension

1. Access and Safety Concerns (Board Comments)

(following comments from Robert Wilson)

- Comparing Sawgrass to Schofield Rd.
- School and Buses
- No left turn out of Edgemont Community
- Pedestrian sign for The Palms is not very visible
- Need for No Commercial traffic signs (from the Palm and The Sanctuary)

(following comment from Gene Mastrangeli)

- Who owns what properties and Who addresses it

(following comment from Frank Delosa)

- Lake County states that Serenoa, the Palms, Alton Apartments of Serenoa, Edgemont and The Sanctuary Do Not warrant enough traffic for Traffic Lights, Traffic Circles or Crosswalks.

2. Public comments:

(following comments from Bradley Smith)

- If connecting road is open, Traffic will reduce in Both directions.
- Environmental impact on the communities

(following comment from Daniel F. Cidrao)

- Has contacted the Lake Commissioner to connect
- Need the connecting road open. There is no secondary access for SAFETY (FIRE DEPT; AMBULANCE/PARAMEDICS)

(following comments from Maria Luiza D. Vivone)

- (she) is a Realtor. Was misled and told by the builder and other realtors that the road was to open in 2022
- there is no Emergency Access to the Hospital or ER

(following comment from Lilly Attar)

- We need Positive Comments and steps for Everyone's Safety. The road will not open until 2026. We need Resolution for Safety NOW
- Additional Crosswalks

(following comments from Justin Cosme-Perez)

- No Access for Hospital or ER'S. As a parent of young children, it is too far to the



hospital . 25 Minutes.

- there is only ONE WAY OUT. WE ARE TRAPPED!)

(following comment by Gene Mastrangeli)

- Suggests that Nicole Wilson is invited to attend the March Meeting

(following comment by Carl (The Palms)

- Would like to discuss the Liability of NO Access with both Lake County and Orange County

(following comment by Lilly Attar)

- Response time for the Fire Dept, Emergency Services is TOO LONG. Results from an Emergency Call can be FATAL

(following comments by Frank Delosa)

- Bring the Safety of only One Way In/One Way Out to the STATE Level
- Get Sawgrass Bay Community involved with the Traffic.
- the need for POLICE involvement in monitoring the SPEED of cars/trucks.

(following comment by Ken Lee

- the need to open the road for commuters promised by the builder

(following comment via Zoom from The Palms

- The possibility of a Dirt Road access for temporary access (similar to Schofield Rd)

(following comment from Maria Luiza D. Vivione

- reiterated to bring our concerns to the State Level

(following comment by Marilyn Jankowski

- the Urgent need for State Law Signs place in the center of the road at ALL Crosswalks "STATE LAW- STOP FOR PEDESTRIANS WITHIN THE CROSSWALKS.
- Numerous Children at different times crossing Saw Grass Bay to reach the Bus stop, as well as Walkers and Runners.



EXHIBIT 9



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 25th 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

163

 Kyle Darin, Secretary
 _____, Assistant Secretary

 William Tyler Flint, Chair
 Eugene Mastrangeli, Vice Chair



EXHIBIT 10



Avalon Groves Community Development District

Summary Financial Statements (Unaudited)

**Period Ending
February 29, 2024**



Avalon Groves Community Development District

Balance Sheet

February 29, 2024

	General Fund	2,017 (AA1)	2017A-1 (AA2)	2019	2021 AA3	2021 PH 3 4 AA1	2022 AA4	Acquisition & Construction	Total
Assets:									
Cash	2,388,358	-	-	-	-	-	-	20	2,388,378
Investments:									
Revenue Fund	-	27	85	60	46	25	20	-	264
Interest	-	19	59	21	31	18	14	-	162
Debt Service Reserve	-	188,106	556,735	107,601	172,059	48,971	32,892	-	1,106,365
Cost of Issuance	-	-	-	14,088	13,864	1,205	(1)	-	29,155
Prepayment Account	-	4,184	1,995	1,355	133	-	-	-	7,668
Sinking Fund	-	59	1	20	185	111	52	-	430
Bond Redemption	-	-	-	49	0	-	-	-	49
Acquisition & Construction 2017 (AA1)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2017A-1 (AA2)	-	-	-	-	-	-	-	1	1
Acquisition & Construction 2017A-2 (AA2)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2019	-	-	-	-	-	-	-	6,336	6,336
Acquisition & Construction 2021	-	-	-	-	-	-	-	66,447	66,447
Acquisition & Construction 2021 Ph 3&4	-	-	-	-	-	-	-	378	378
Acquisition & Construction 2022	-	-	-	-	-	-	-	7,211	7,211
On-roll - Receivable Assessment	34,142	5,860	17,042	7,074	11,325	6,795	4,736	-	86,973
Accounts Receivable	-	-	-	-	-	-	-	-	-
Due from General Fund	-	166,848.51	532,578.84	273,730.12	78,109.69	348,040.37	126,918.34	-	1,526,225.87
Prepaid Items	-	-	-	-	-	-	-	-	-
Deposits	541	-	-	-	-	-	-	-	541
Total Assets	2,423,041	365,104	1,108,496	403,998	275,753	405,166	164,631	80,393	5,226,583
Liabilities:									
Accounts Payable	21,261	-	-	-	-	-	-	-	21,261
Accrued Expenses	-	-	-	-	-	-	-	-	-
On-roll - Deferred Revenue	34,142	5,860	17,042	7,074	11,325	6,795	4,736	-	86,973
Due to Debt Service	1,526,226	-	-	-	-	-	-	-	1,526,225.85
Due to Acquisition & Construction	-	-	-	-	-	-	-	-	-
Fund Balance:	-	-	-	-	-	-	-	-	-
Non-Spendable:									
Prepays & Deposits	541	-	-	-	-	-	-	-	541
Assigned:									
Operating Reserves	-	-	-	-	-	-	-	-	-
Roadway Reserves	-	-	-	-	-	-	-	-	-
Reserved for Debt Service	-	359,245	1,091,454	396,924	264,429	398,371	159,895	-	2,670,318
Reserved for Capital Projects	-	-	-	-	-	-	-	80,393	80,393
Unassigned	840,872	-	-	-	-	-	-	-	840,872
Total Liabilities & Fund Balance	2,423,041	365,104	1,108,496	403,998	275,753	405,166	164,631	80,393	5,226,583



Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
Revenues:					
Special Assessments	\$ 991,760	\$ 17,157	\$ 957,846	\$ (33,914)	97%
Lot Closings	-	-	-	-	0%
Miscellaneous	-	-	-	-	0%
Interest Income	-	-	-	-	0%
Total Revenues	991,760	17,157	957,846	(33,914)	97%
Expenditures:					
General Administrative:					
Supervisor Compensation	12,000	1,000	4,800	(7,200)	40%
District Management Services	32,960	2,747	13,733	(19,227)	42%
Bank Fees	150	-	-	(150)	0%
Auditing	3,400	-	3,750	350	110%
Regulatory & Permit Fees	175	-	175	-	100%
Legal Advertisements	4,000	207	483	(3,517)	12%
Engineering Services	15,000	3,225	36,773	21,773	245%
Legal Services	25,000	3,119	24,102	(898)	96%
Technology & Website Administration	2,015	30	1,635	(380)	81%
Miscellaneous (appraisal, mailing, etc)	1,500	338	2,467	967	164%
Property Taxes	-	-	3,014	3,014	0%
Total General Administrative	96,200	10,666	90,933	(5,267)	95%
Insurance:					
Insurance	12,000	-	31,295	19,295	261%
Total Insurance	12,000	-	31,295	19,295	261%
Debt Service Administration:					
Disclosure Report	5,150	-	1,000	(4,150)	19%
Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
Trustee Fees	12,000	3,500	19,150	7,150	160%
Total Debt Service Administration	19,150	3,500	20,150	1,000	105%
Utilities:					
Utilities - Electricity	6,180	470	4,760	(1,420)	77%
Streetlights	230,000	20,680	106,000	(124,000)	46%
Utilities - Water	40,000	474	5,164	(34,836)	13%
Total Utilities	276,180	21,624	115,923	(160,257)	42%
Physical Environment:					
Lake & Pond Maintenance	54,600	3,370	16,564	(38,036)	30%
Landscape Maintenance	314,715	751	120,848	(193,867)	38%
Landscape Replenishment	15,285	-	4,545	(10,740)	30%
Wetland Mitigation & Monitoring	38,850	7,500	12,300	(26,550)	32%
Field Management	6,180	515	2,575	(3,605)	42%
Field Contingency	88,900	150	7,842	(81,058)	9%
Hardscape Repairs & Maintenance	15,000	-	-	(15,000)	0%
Stormwater Reporting	25,000	-	-	(25,000)	0%
Porter Services	10,000	-	-	(10,000)	0%
Pond Plantings & Erosion Control	12,000	-	-	(12,000)	0%
Fountain Repair	2,700	-	-	(2,700)	0%
Reserve Study	5,000	-	-	(5,000)	0%
Total Physical Environment	588,230	12,286	164,674	(423,556)	28%



	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Actual Year to Date</u>	<u>Variance Over/(Under) Budget</u>	<u>% of Budget</u>
Total Expenditures	<u>991,760</u>	<u>48,076</u>	<u>422,976</u>	<u>(568,784)</u>	<u>43%</u>
Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>(30,919)</u>	<u>534,871</u>	<u>534,871</u>	
Other Sources (Uses)					
Transfer In	-	-	-	-	
Transfer Out	-	-	-	-	
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Fund Balance - Beginning			306,542		
Fund Balance - Ending			<u>841,413</u>		



**Avalon Groves Community Development District
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 170,338	\$ 164,068
Lot Closings	-	-
Interest	-	4,210
Total Revenues	<u>170,338</u>	<u>\$ 168,278</u>
<u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	63,231	-
November 1, 2023	62,107	62,531
Principal Retirement:		
May 1, 2024	45,000	-
November 1, 2023	-	-
Total Expenditures	<u>170,338</u>	<u>62,531</u>
Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>105,747</u>
<u>Other Sources (Uses)</u>		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>
Fund Balance - Beginning		253,497
Fund Balance - Ending		<u>359,245</u>



Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<u>Revenues:</u>		
Special Assessments	\$ 506,750	\$ 488,098
Lot Closings	-	-
Prepayments	-	30,397
Interest	-	13,103
Total Revenues	<u>506,750</u>	<u>531,598</u>
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	194,122	-
November 1, 2023	190,897	194,564
Principal Retirement:		
May 1, 2024	120,000	-
November 1, 2023	-	-
Prepayment Expense:	-	80,000
Total Expenditures	<u>505,019</u>	<u>274,564</u>
 Excess Expenditures Over (Under) Revenues	 <u>1,731</u>	 <u>257,034</u>
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>
 Fund Balance - Beginning		 834,421
 Fund Balance - Ending		 <u>1,091,454</u>



**Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 210,250	\$ 202,511
Lot Closings	-	-
Interest	-	2,767
Total Revenues	<u>210,250</u>	<u>205,278</u>
<u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	67,330	-
November 1, 2023	67,330	68,482
Principal Retirement:		
May 1, 2024	-	-
November 1, 2023	75,000	70,000
Total Expenditures	<u>209,660</u>	<u>138,482</u>
Excess Expenditures Over (Under) Revenues	<u>590</u>	<u>66,796</u>
Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(2,641)
Total Other Sources (Uses)	<u>-</u>	<u>(2,641)</u>
Fund Balance - Beginning		332,769
Fund Balance - Ending		<u><u>396,924</u></u>



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 193,100	\$ 185,993
Lot Closings	-	-
Interest	-	1,633
Total Revenues	193,100	187,626
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	57,213	-
November 1, 2023	56,369	57,213
Principal Retirement:		
May 1, 2024	75,000	-
November 1, 2024	-	-
Total Expenditures	188,582	57,213
Excess Expenditures Over (Under) Revenues	4,518	130,413
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(51,563)
Total Other Sources (Uses)	-	(51,563)
 Fund Balance - Beginning		 319,521
 Fund Balance - Ending		 398,371



Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 336,600	\$ 324,211
Lot Closings		-
Interest		4,143
Total Revenues	336,600	328,354
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	102,869	-
November 1, 2023	101,325	102,769
Principal Retirement:		
May 1, 2024	130,000	-
November 1, 2024	-	-
Total Expenditures	334,194	102,769
Excess Expenditures Over (Under) Revenues	2,406	225,585
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(4,223)
Total Other Sources (Uses)	-	(4,223)
 Fund Balance - Beginning		 43,067
 Fund Balance - Ending		 264,429



Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<u>Revenues:</u>		
Special Assessments	\$ 128,675	\$ 123,939
Lot Closings		-
Interest		758
Total Revenues	<u>128,675</u>	<u>\$ 124,696.91</u>
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	45,338	\$ -
November 1, 2023	44,638	\$ 45,337.51
Principal Retirement:		
May 1, 2024	35,000	\$ -
November 1, 2024	-	\$ -
Total Expenditures	<u>124,976</u>	<u>\$ 45,337.51</u>
 Excess Expenditures Over (Under) Revenues	 <u>3,699</u>	 <u>\$ 79,359.40</u>
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(1,382)
Total Other Sources (Uses)	<u>-</u>	<u>(1,382)</u>
 Fund Balance - Beginning		 81,918
 Fund Balance - Ending		 <u>159,895</u>



Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	2017 (AA1) Actual Year-to-Date	2017A-1 - 2 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2021 (AA1) PH 3/4 Actual Year-to-Date	2022 (AA4) Actual Year-to-Date
Revenues:						
Developer Funding	-	-	-	-	-	-
Insurance Claim	-	-				
Interest	-	-	115	1,402	397	32,103
Total Revenues	-	-	115	1,402	397	32,103
Expenditures:						
Dissemination Agent						
Trust Fund Accounting						
Arbitrage						
Trustee Fees						
Requisitions					53,733	1,926,233
Total Expense	-	-	-	-	53,733	1,926,233
Capital Outlay						
Boat Dock						
Other						
Total Capital Outlay	-	-	-	-	-	-
Total Expenditures	-	-	-	-	53,733	1,926,233
Excess Expenditures Over (Under) Revenues	-	-	115	1,402	(53,336)	(1,894,130)
Other Sources (Uses)						
Transfer In	-	-	2,641	4,223	51,563	1,382
Transfer Out	-	-	-	-	-	-
Total Other Sources (Uses)	-	-	2,641	4,223	51,563	1,382
Fund Balance - Beginning	0	21	3,580	60,821	2,151	1,899,959
Fund Balance - Ending	0	21	6,336	66,447	378	1,899,959

Avalon Groves Community Development District
Balance Sheet
February 29, 2024

Balance per Bank Statement	*	\$	2,399,788.33
Plus: Deposits in Transit			-
Less: Outstanding Checks			11,430.06
<i>Adjusted Bank Balance</i>		\$	<u>2,388,358.27</u>
Beginning Bank Balance per Books			2,390,815.64
Deposits			43,896.84
Disbursements			46,354.21
<i>Balance per Book</i>		\$	<u>2,388,358.27</u>



Avalon Groves Community Development District
Check Register
FY2024

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
10/1/2023		Balance		-	-	938,867.17
10/01/2023	1632	Egis Insurance and Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123288		31,295.00	907,572.17
10/02/2023	1ACH100223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/24-8/23/23		22.44	907,549.73
10/02/2023	2ACH100223	Sunshine Water Services	Goldcrest Loop Playground 7/24/22-08/23/23		13.24	907,536.49
10/02/2023	3ACH100223	Sunshine Water Services	Basswood Ln Island Irrigation 07/25/23-08/24/23		1,064.57	906,471.92
10/02/2023	1002ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/23 - 9/14/23		38.00	906,433.92
10/03/2023	1ACH100323	SECO Energy	17650 Sawgrass Bay Blvd 08/15/2023 - 09/14/2023		125.00	906,308.92
10/03/2023	2ACH100323	SECO Energy	17052 Basswood Lane 8/15/23 - 9/14/23		40.00	906,268.92
10/03/2023	3ACH100323	SECO Energy	17325 Sawgrass Bay Blvd 08/15-9/14/23		71.00	906,197.92
10/03/2023	4ACH100323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15-09/14/23		38.00	906,159.92
10/03/2023	1633	Candice Smith	BOS MTG 9/28/23		200.00	905,959.92
10/03/2023	1634	Michael W. Aube	BOS MTG 9/28/23		200.00	905,759.92
10/03/2023	1635	William Tyler Flint	BOS MTG 9/28/23		200.00	905,559.92
10/03/2023	100154	HV Solar Lighting	Invoice: 66 (Reference: Light Installation.)		18,080.00	887,479.92
10/05/2023	100155	BIO-TECH CONSULTING, INC.	Invoice: 175497 (Reference: Mitigation Monitoring.)		4,800.00	882,679.92
10/05/2023	100156	Heidt Design	Invoice: 49006 (Reference: Engineering Services.)		310.00	882,369.92
10/05/2023	100157	Innersync	Invoice: 21641 (Reference: CDD Website Services.)		1,515.00	880,854.92
10/05/2023	100158	Steadfast Environmental, LLC	Invoice: SE-22897 (Reference: y Description U/M Rate Serviced Date Amount Routine Aquatic Mainte...		2,733.41	878,121.51
10/05/2023	100159	Vesta District Services	Invoice: 413496 (Reference: Monthly contracted management fees.) Invoice: 413497 (Reference: ...		8,411.67	869,709.84
10/13/2023	1013ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #10		813.53	868,896.31
10/13/2023	1013ACH2	SECO Energy	16920 Sawgrass Bay Blvd 6/29/23 - 7/19/23		259.00	868,637.31
10/13/2023	100160	Fountain Design Group, Inc.	Invoice: 31340A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	868,462.31
10/13/2023	100161	Humane Animal Removal Team	Invoice: 101123-1 (Reference: Wild Hog Trapping.)		2,285.00	866,177.31
10/27/2023	1ACH102723	Regions Bank.	Transfer for DS payment Due 11/1 for 2017A-1		193,668.87	672,508.44
10/27/2023	2ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2017 (AA1)		62,393.37	610,115.07
10/27/2023	3ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2019 (AA1)		138,397.37	471,717.70
10/27/2023	4ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 (AA3)		102,413.62	369,304.08
10/27/2023	5ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 PH 3/4		57,110.51	312,193.57
10/27/2023	6ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2022(AA4)		45,269.23	266,924.34
10/30/2023	1ACH103023	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/23-9/25/23		16.29	266,908.05
10/30/2023	2ACH103023	Sunshine Water Services	Goldcrest Loop Playground 8/23/22-09/26/23		13.21	266,894.84
10/30/2023	1030ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 08/24/23-09/26/23		1,089.06	265,805.78
10/31/2023				-	671,972.33	265,805.78
11/01/2023			Deposit	18.32		265,824.10
11/01/2023			Deposit	6,405.63		272,229.73
11/02/2023	1ACH110223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/14-10/16/23		41.00	272,188.73
11/02/2023	2ACH110223	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/16/23		306.00	271,882.73
11/02/2023	1102ACH3	SECO Energy	17052 Basswood Lane 09/14/2023 TO 10/16/2023		43.00	271,839.73
11/02/2023	1102ACH4	SECO Energy	17650 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		67.00	271,772.73
11/03/2023	1103ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #11		800.00	270,972.73
11/03/2023	1103ACH2	SECO Energy	16920 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		507.00	270,465.73
11/06/2023	100162	LLS Tax Solutions	Invoice: 0036087 (Reference: Arbitrage Services)		650.00	269,815.73

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
11/06/2023	100163	Steadfast Environmental, LLC	Invoice: SE-23111 (Reference: Routine Aquatic Maintenance.) Invoice: SE-23160 (Reference: Tra...		3,720.14	266,095.59
11/06/2023	100164	HV Solar Lighting	Invoice: 85 (Reference: Street Light Installation.) Invoice: 68 (Reference: Street Light Proj...		25,880.00	240,215.59
11/06/2023	100165	Clean Star Services	Invoice: 10885 (Reference: Monthly Trash Service.)		310.00	239,905.59
11/06/2023	100166	Kutak Rock LLP	Invoice: 3296706 (Reference: General Counsel.)		6,461.00	233,444.59
11/06/2023	100167	Vesta District Services	Invoice: 414370 (Reference: Monthly contracted management fees.)		3,261.67	230,182.92
11/06/2023	100168	Down to Earth	Invoice: INV170458 (Reference: Monthly Maintenance.)		26,226.25	203,956.67
11/14/2023	1636	DEPT OF ECONOMIC OPPORTUNITY	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	203,781.67
11/15/2023	100169	Orlando Sentinel	Invoice: 082037759000 (Reference: Legal Advertising.)		275.68	203,505.99
11/15/2023	100170	Yellowstone Landscape	Invoice: OS 621300 (Reference: Edgemont Perimeter Mowing, Edging, Clean-Up.) Invoice: OS 6213...		11,295.45	192,210.54
11/15/2023	100171	Stantec Consulting Services,Inc	Invoice: 2153207 (Reference: WA1 - Avalon Groves CDD.) Invoice: 2153208 (Reference: WA1 - Ava...		3,522.89	188,687.65
11/16/2023	100172	Down to Earth	Invoice: INV172672 (Reference: Lawncare Recurring Monthly Maintenance.)		26,226.25	162,461.40
11/20/2023			Deposit	25,443.44		187,904.84
11/20/2023			Deposit	15,729.34		203,634.18
11/28/2023	1637	Eugene J. Mastrangeli	BOS MTG 10/26/23		200.00	203,434.18
11/28/2023	1638	Michael W. Aube	BOS MTG 10/26/23		200.00	203,234.18
11/28/2023	1639	Robert J. Wolski	BOS MTG 10/26/23		200.00	203,034.18
11/28/2023	1640	William Tyler Flint	BOS MTG 10/26/23		200.00	202,834.18
11/28/2023	1641	Eugene J. Mastrangeli	BOS MTG 11/16/23		200.00	202,634.18
11/28/2023	1642	Michael W. Aube	BOS MTG 11/16/23		200.00	202,434.18
11/28/2023	1643	Robert J. Wolski	BOS MTG 11/16/23		200.00	202,234.18
11/28/2023	1644	William Tyler Flint	BOS MTG 11/16/23		200.00	202,034.18
11/29/2023			Deposit	69,855.71		271,889.89
11/29/2023			Deposit	45,903.57		317,793.46
11/30/2023				163,356.01	111,368.33	317,793.46
12/01/2023	1ACH120123	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/16-11/14/23		37.00	317,756.46
12/01/2023	2ACH120123	SECO Energy	17325 Sawgrass Bay Blvd 10/16-11/14/23		269.00	317,487.46
12/01/2023	3ACH120123	SECO Energy	17650 Sawgrass Bay Blvd 10/16/2023 TO 11/14/2023		16.00	317,471.46
12/01/2023	4ACH120123	SECO Energy	17052 Basswood Lane 10/16/2023 TO 11/14/2023		39.00	317,432.46
12/01/2023	1201ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/01/23 - 11/14/23		378.00	317,054.46
12/04/2023	1ACH120423	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/25-10/24/23		14.75	317,039.71
12/04/2023	2ACH120423	Sunshine Water Services	Goldcrest Loop Playground 9/26/22-10/24/23		13.40	317,026.31
12/04/2023	100173	Fireman Tom's Pressure Washing Co.	Invoice: 231115-02 (Reference: Pressure Washing.) Invoice: 231116 (Reference: Pressure Washin...		3,445.60	313,580.71
12/04/2023	100174	Steadfast Environmental, LLC	Invoice: SE-23227 (Reference: Monthly Maintenance - Dec 2023.)		3,370.14	310,210.57
12/04/2023	100175	HV Solar Lighting	Invoice: 104 (Reference: Dec 2023.) Invoice: 105 (Reference: Edgemont Base December 2023.)		20,680.00	289,530.57
12/04/2023	100176	Clean Star Services	Invoice: 11068 (Reference: Trash P/U - Nov 2023.)		310.00	289,220.57
12/04/2023	100177	Kutak Rock LLP	Invoice: 3310419 (Reference: General Legal Matters -Oct 2023.)		8,129.05	281,091.52
12/04/2023	100178	Vesta District Services	Invoice: 415332 (Reference: Monthly Mgmt. Fee.)		3,261.67	277,829.85
12/04/2023	100179	Down to Earth	Invoice: INV174860 (Reference: Controller A replacement.)		7,541.89	270,287.96
12/06/2023	1206ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 9/26/23 - 10/25/23		1,011.50	269,276.46
12/11/2023			Deposit	145,202.70		414,479.16
12/11/2023			Deposit	97,828.94		512,308.10
12/13/2023	100180	Dibartolomeo, McBee, Hartley & Barnes,	Invoice: 90097983 (Reference: Audit FYE 09/30/2022.)		3,750.00	508,558.10
12/13/2023	100181	Stantec Consulting Services,Inc	Invoice: 2163937 (Reference: Consulting Services.)		7,729.36	500,828.74
12/13/2023	100182	Down to Earth	Invoice: INV17459 (Reference: Monthly Maintenance.)		26,226.25	474,602.49
12/13/2023			Deposit	894,431.58		1,369,034.07
12/13/2023			Deposit	587,839.65		1,956,873.72
12/27/2023	1227ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/14/23 - 12/13/23		49.00	1,956,824.72
12/28/2023			Deposit	137,711.16		2,094,535.88

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
12/28/2023			Deposit	83,696.71		2,178,232.59
12/30/2023	1ACH123023	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 14/16-12/13/23		37.00	2,178,195.59
12/30/2023	2ACH123023	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/23		282.00	2,177,913.59
12/30/2023	3ACH123023	SECO Energy	17052 Basswood Lane 11/14/2023 TO 12/13/2023		39.00	2,177,874.59
12/30/2023	4ACH123023	SECO Energy	17650 Sawgrass Bay Blvd 11/14/2023 TO 12/13/2023		41.00	2,177,833.59
12/30/2023				1,946,710.74	86,670.61	2,177,833.59
01/01/2024	1ACH010124	Sunshine Water Services	Goldcrest Loop Playground 10/24/22-11/22/23		13.21	2,177,820.38
01/01/2024	2ACH010124	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/24-11/22/23		13.21	2,177,807.17
01/01/2024	0101ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 10/25/23 - 11/27/23		1,186.40	2,176,620.77
01/03/2024	1645	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		3,014.40	2,173,606.37
01/05/2024	100183	Steadfast Environmental, LLC	Invoice: SE-23394 (Reference: Routine Aquatic Maintenance - Jan 2024.)		3,370.14	2,170,236.23
01/05/2024	100184	Clean Star Services	Invoice: 11281 (Reference: Monthly Trash Service - Dec 2023.)		310.00	2,169,926.23
01/05/2024	100185	Kutak Rock LLP	Invoice: 3328404 (Reference: General Counsel.)		3,094.72	2,166,831.51
01/05/2024	100186	Down to Earth	Invoice: INV178708 (Reference: Lawncare Recurring Monthly Maintenance Jan 2024.)		26,226.25	2,140,605.26
01/08/2024	1646	Eugene J. Mastrangeli	BOS MTG 12/28/23		200.00	2,140,405.26
01/08/2024	1647	Michael W. Aube	BOS MTG 12/28/23		200.00	2,140,205.26
01/08/2024	1648	Robert J. Wolski	BOS MTG 12/28/23		200.00	2,140,005.26
01/08/2024	1649	William Tyler Flint	BOS MTG 12/28/23		200.00	2,139,805.26
01/11/2024	100187	Fountain Design Group, Inc.	Invoice: 32149A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,139,630.26
01/11/2024	100188	HV Solar Lighting	Invoice: 120 (Reference: Street Light Installation.) Invoice: 121 (Reference: Street Light Pr...		20,680.00	2,118,950.26
01/11/2024	100189	Stantec Consulting Services, Inc	Invoice: 2178747 (Reference: Consulting Services.)		6,955.06	2,111,995.20
01/11/2024	100190	Vesta District Services	Invoice: 415819 (Reference: Billable Expenses - Nov 2023.) Invoice: 416276 (Reference: Monthl...		3,291.67	2,108,703.53
01/11/2024			Deposit	296,536.17		2,405,239.70
01/12/2024	1650	Disclosure Technology Services LLC	Disclosure Report		1,000.00	2,404,239.70
01/16/2024	1651	Carl M. Weston	BOS MTG 12/28/23		200.00	2,404,039.70
01/18/2024	1652	Regions Bank.			10,500.00	2,393,539.70
01/19/2024	EFT011924	Sunshine Water Services			179.00	2,393,360.70
01/22/2024	100191	Down to Earth	Invoice: INV179510 (Reference: Replace grass w/mulch by Palms entrance.)		900.15	2,392,460.55
01/24/2024			Deposit	2,590.17		2,395,050.72
01/25/2024	1654	Carl M. Weston	BOS MTG 1/25/24		200.00	2,394,850.72
01/25/2024	1655	Eugene J. Mastrangeli	BOS MTG 1/25/24		200.00	2,394,650.72
01/25/2024	1656	Michael W. Aube	BOS MTG 1/25/24		200.00	2,394,450.72
01/29/2024	100192	Kutak Rock LLP	Invoice: 3340525 (Reference: Legal Advertising.)		3,298.50	2,391,152.22
01/30/2024	1ACH013024	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/22-12/26/23		13.21	2,391,139.01
01/30/2024	2ACH013024	Sunshine Water Services	Goldcrest Loop Playground 11/22/22-12/26/23		13.37	2,391,125.64
01/30/2024	100193	Clean Star Services	Invoice: 11486 (Reference: Trash Service 1/2024.)		310.00	2,390,815.64
1/31/2024				299,126.34	86,144.29	2,390,815.64
02/01/2024	0201ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 11/27/23 - 12/26/23		915.73	2,389,899.91
02/02/2024	1ACH020224	SECO Energy	17650 Sawgrass Bay Blvd 12/13/2023 TO 1/16/2024		48.00	2,389,851.91
02/02/2024	2ACH020224	SECO Energy	17052 Basswood Lane 12/13/2023 TO 1/16/2024		46.00	2,389,805.91
02/02/2024	3ACH0202241	SECO Energy	17325 Sawgrass Bay Blvd 12/13-1/16/24		333.00	2,389,472.91
02/02/2024	4ACH020224	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13-1/16/24		44.00	2,389,428.91
02/02/2024	5ACH020224	SECO Energy	16920 Sawgrass Bay Blvd 12/13/23 - 1/16/24		54.00	2,389,374.91
02/15/2024	100194	Steadfast Environmental, LLC	Invoice: SE-23514 (Reference: Routine Aquatic Maintenance Feb 2024.)		3,370.14	2,386,004.77
02/15/2024	100195	HV Solar Lighting	Invoice: 147 (Reference: Streetlight Installation.) Invoice: 148 (Reference: Streetlight Inst...		20,680.00	2,365,324.77
02/15/2024	100196	Stantec Consulting Services, Inc	Invoice: 2191691 (Reference: 2024 FY General Consulting.)		3,225.00	2,362,099.77
02/15/2024	100197	Vesta District Services	Invoice: 416538 (Reference: MICROSOFT - Supervisor Email Hosting.) Invoice: 416853 (Reference...		3,291.67	2,358,808.10
02/15/2024			Deposit	43,896.84		2,402,704.94

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
02/20/2024	100198	Kutak Rock LLP	Invoice: 3353179 (Reference: General Counsel.)		3,119.02	2,399,585.92
02/26/2024	1657	Carl M. Weston	BOS MTG 2/22/24		200.00	2,399,385.92
02/26/2024	1658	Eugene J. Mastrangeli	BOS MTG 2/22/24		200.00	2,399,185.92
02/26/2024	1659	Michael W. Aube	BOS MTG 2/22/24		200.00	2,398,985.92
02/26/2024	1660	Robert J. Wolski	BOS MTG 2/22/24		200.00	2,398,785.92
02/26/2024	1661	William Tyler Flint	BOS MTG 2/22/24		200.00	2,398,585.92
02/27/2024	100199	BIO-TECH CONSULTING, INC.	Invoice: 178349 (Reference: Mitigation Services.)		7,500.00	2,391,085.92
02/27/2024	100200	Vesta District Services	Invoice: 417243 (Reference: Billable Expenses - Jan 2024.)		1,680.06	2,389,405.86
02/27/2024	100201	APEX Home Improvement	Invoice: 405 (Reference: Install 15 Signs.)		850.00	2,388,555.86
02/27/2024	0227EFT1	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/27/23 - 12/27/23		197.59	2,388,358.27
2/29/2024				43,896.84	46,354.21	2,388,358.27



EXHIBIT 11



Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DC/DE	Easement Encroachment Policy	1/22/2024		Work with District Engineer to draft documents and policies related to easements and easement encroachments for discussion at February meeting. 2/22 Further Policy updates requested
DC	Hog Trapping Contracts	1/22/2024		Work with both HOA's on hog trapping cost share agreement, then draft district's form of agreement for contract with swine solutions.
DE	Proposals to prevent cars from accessing Fleming from Sawgrass Bay Blvd.. DE tp reach out to Otange County to attempt to have them pay for remediation,	2/22/2024		
DE/DM	Obtain proposals for signage for the Villages.	9/28/2023		10/26 - Maintenance map to confirm monument ownership Board to decide on size/style or pass along to HOA for funding/sign choice 11/16 - monuments at the Palms are HOA-owned - all other small monuments are CDD-owned - Is HOA going to purchase signs and enter a license agreement?
DM	Reach out to Lake and Orange County traffic departments to attend to next meeting,	2/22/2024		Cannot attend 3/27 mtg. Request list of questions so can prepare for a more productive discussion
DM	Attempt to contact owner of commercial parcel to determine what plans for site are,	2/22/2024		
DM	ADD COLUMN TO COMMUNICATION ANND ACTION ITEM LIST THAT CAN DESCRIBE CLOSURE OR WHETHER THE ITEM IS STILL OPEN	2/22/2024	20-Mar	Items are archived once completed
DM	Butterfly Pea Island	1/22/2024		Ask solar company to transition butterfly pea island from battery powered to solar.
DM	Obtain contact at Summit Construction	11/16/2023		DE reached out on 11/6, DM to follow up
DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Sourcing vendors (equipment suppliers separate from installers) 10/30 Apex Home Improvements contacted for installation quote 12/13 2nd request for quote emailed
FM	Quotes for bat boxes	2/22/2024		3/20 - price range \$100-\$300/box, pole/install extra Local bat specialist contacted for recommendations
DTE	Submit arborist credentials	2/22/2024		
DTE	Pond 13 sod	1/22/2024		Report on turf condition at pond 13. No irrigation.
DTE	DTE to get arborist to photograph dead pines on 17878 Blazing Star Circle to facilitate removal.	11/16/2023		11/16 Proposal needed for arborist to create report w/pictures on dead tree for Lake County Tree Removal Exemption form submission before trees are removed. 2/15 Arborist scheduled

