

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, April 28, 2022

Time: 11:30 a.m.

Location: Avalon Groves Amenity Center,
17555 Sawgrass Bay Blvd,
Clermont, FL 34714

Phone Number: +1 904-348-0776

Phone Conference ID: 862 156 243#

(Mute/Unmute: *6)

Agenda

For the full agenda package, please contact sconley@vestapropertyservices.com

I. Roll Call

S1: James Harvey S2: Greg Meath S3: Brad Walker S4: Jon Seifel S5: Candice Smith
(Chair) (Vice Chair)

II. Audience Comments – Agenda Items (Limited to three minutes per individual)

III. Administrative Matters

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 24, 2022 [Exhibit 1](#)
- B. Consideration For Acceptance - The March 2022 Unaudited Financial Report [To be distributed as Exhibit 2](#)
- C. Waterway Inspection Report - Steadfast Environmental [Exhibit 3](#)
- D. Field Inspection Report – DPFPG [Exhibit 4](#)
- E. Landscape Updates - Yellowstone Landscape
 - 1. Landscape Refurbishment on the Island at Butterfly Pea Court
 - 2. Seven Dead Trees at Pond 25 (Basswood Ln)
 - 3. Frost Damage at Village Entrances
 - 4. Pet Waste Issue at Goldcrest Loop
- F. Consideration and Ratification of Hog Removal Proposal [Exhibit 5](#)
- G. Consideration and Ratification of Trash Collection Invoice [Exhibit 6](#)
- H. Consideration and Ratification of Cascade Fountain Repair Proposal - \$2,783.00 [Exhibit 7](#)

IV. Business Matters

- A. **Public Hearing** Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments
 - 1. Open Public Hearing
 - 2. Public Comments
 - 3. Close Public Hearing

IV. Business Matters (continued)

- B. Consideration and Adoption of **Resolution 2022-10, Approving the Use of the Uniform Method for Levying, Collecting, and Enforcing Non-ad Valorem Special Assessments** [Exhibit 8](#)
- C. Consideration and Acceptance of Lake County Supervisor of Elections Qualified Elector Count – 1,284 [Exhibit 9](#)
- D. Consideration and Adoption of **Resolution 2022-11, Setting General Elections for November 2022** [Exhibit 10](#)
- E. Consideration and Adoption of **Resolution 2022-12, Setting Landowners’ Meeting and Election for November 2022** [Exhibit 11](#)
- F. Consideration and Ratification of Conveyance of Serenoa Lakes Phase 1 and 2 (Serenoa Village 3) Improvements - Specifically Landscape in Tracts D1 and D2 and Stormwater Ponds [Exhibit 12](#)
- G. Discussion on RFQ for District Engineer Services – No Responses Received
- H. Discussion on Alligator Removal Procedure
- I. Update on Monuments/Fencing Cleaning and Wood Painting Proposal [Exhibit 13](#)
- J. Update on HOA Request for Bulletin Board at Village 1 Mailboxes [Exhibit 14](#)

V. Business Matters for Assessment Area Four Bond Issuance

- A. Presentation of Engineer’s Supplement Report – 2022 Bond Issuance, dated February 24, 2022 [Exhibit 15](#)
- B. Presentation of Master Special Assessment Methodology Report - \$4,260,000 Special Assessment Bond Series 2022 (Assessment Area Four Project), dated February 7, 2022 [Exhibit 16](#)
- C. Presentation of Supplement to the Master Special Assessment Methodology Report (Assessment Area Four Project) [Exhibit 17](#)
- D. **Public Hearing** Regarding the Imposition of Special Assessments for Assessment Area Four Project
 - 1. Open Public Hearing
 - 2. Public Comments
 - 3. Close Public Hearing
- E. Consideration and Adoption of **Resolution 2022-13, Approving, Confirming and Levying Special Assessments for Assessment Area Four** [Exhibit 18](#)
- F. Consideration and Adoption of **Resolution 2022-14, Supplemental Assessment Resolution, Series 2022 Bonds, with Delegation of Authority** [Exhibit 19](#)

V. Business Matters for Assessment Area Four Bond Issuance (Continued)

G. Consideration of Issuer’s Counsel Documents

- 1. Consideration and Acknowledgment of Declaration of Consent – *in substantial form* [Exhibit 20](#)
- 2. Consideration and Approval of Supplemental Disclosure of Public Finance (Assessment Area Four Project) – *in substantial form* [Exhibit 21](#)
- 3. Consideration and Approval of Acquisition Agreement – *in substantial form* [Exhibit 22](#)
- 4. Consideration and Approval of Collateral Assignment Agreement – *in substantial form* [Exhibit 23](#)
- 5. Consideration and Approval of Completion Agreement (2022 Bonds) – *in substantial form* [Exhibit 24](#)
- 6. Consideration and Approval of Notice of Special Assessments/Governmental Lien of Record (Assessment Area Four Project) [Exhibit 25](#)
- 7. Consideration and Approval of True-Up Agreement (2022 Bonds) – *in substantial form* [Exhibit 26](#)

H. Consideration of Acquisition of Improvements and Work Product for Edgemont Property

VI. Staff Reports

- A. District Manager
 - 1. Pet Waste Signs [Exhibit 27](#)
- B. District Counsel
- C. District Engineer
- D. Amenity Manager

VII. Audience Comments – New Business/Non-Agenda (Limited to three minutes per individual)

VIII. Supervisors Requests

IX. Action Items Summary

X. Next Meeting

Confirmation of Quorum for Next Meeting Scheduled for Thursday, May 26, 2022 at 11:30 a.m.

XI. Adjournment