

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, June 22, 2023

Time: 1:00 p.m.

Location: Avalon Groves 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:

II. Audience Comments – Agenda Items

(Limited to 3 minutes per individual for agenda items)

III. Staff Reports

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

1. Consideration and Ratification of the Conservation Restrictive Covenant Joinder Request [Exhibit 1](#)
2. Consideration and Ratification of the Edgemont Plat Conveyance [Exhibit 2](#)
3. Consideration and Ratification of the Sanctuary-Sawgrass Drainage Easement Agreement [Exhibit 3](#)
4. Consideration and Ratification of the Warranty Deed Conveying the Sanctuary-Sawgrass Bay Blvd Right of Way Extension to Lake County [Exhibit 4](#)
5. Consideration and Ratification of the Warranty Deed Conveying Serenoa Apartment Village 4 – *to be Distributed*

B. District Engineer – *Greg Woodcock, Stantec*

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

1. Landscape Maintenance Report – *Dana Bryant, Yellowstone*
2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 5](#)
3. Mitigation Monitoring Reports – *Bio-Tech Consulting Inc.* [Exhibit 6](#)
 - a. [Permit #135777-5](#)
 - b. [Permit #135777-15](#)

D. Serenoa POA Amenity Manager – *Tim Quinlan, Evergreen Lifestyles Management*

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

IV. Business Matters

- A. Consideration and Adoption of Resolution 2023-11, Appointing and Removing Secretary [Exhibit 7](#)
- B. Consideration of Stantec District Engineering Services Agreement [Exhibit 8](#)
- C. Discussion on Authorizing District Engineer to Create an Ownership/Maintenance Map – NTE \$7,000.00
- D. Discussion on Authorizing Staff to Proceed with Landscape Maintenance Request for Proposals (RFP)
- E. Consideration of Bi-Annual Fence/Monument and Sidewalk (Goldcrest Loop to Pond 28) Cleaning Proposals [Exhibit 9](#)
 - 1. [Fireman Tom](#)
 - 2. Vice Painting

V. Administrative Matters/Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 27, 2023 [Exhibit 10](#)
- B. Consideration and Acceptance of the May 2023 Unaudited Financial Report [Exhibit 11](#)
- C. Consideration and Acceptance of LLS Tax Solutions Arbitrage Report for Special Assessment Bonds Series 2017A-1 and Series 2017A-2 Indicating No Cumulative Rebate Requirement Liability as of March 31, 2023 [Exhibit 12](#)
- D. Consideration and Acceptance of Lake County Supervisor of Election Voter Count – 1,660 [Exhibit 13](#)
- E. Ratification of the Amended License Agreement for Serenoa Property Owners Association’s Use of District Property (Village 1 Bulletin Board Installation and Maintenance) [Exhibit 14](#)

VI. Audience Comments – New Business

(Limited to 3 minutes per individual for non-agenda items)

VII. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

VIII. Action Items Summary

IX. Next Meeting Quorum Check

Next Meeting Scheduled for 1 p.m. on July 27, 2023 at the Avalon Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

X. Adjournment