

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. Edgemont

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| a. Consideration and Ratification of the Edgemont Plat Conveyance | Exhibit 1 |
| b. Consideration and Ratification of the Conservation Restrictive Covenant Joinder Request (Tract E) | Exhibit 2 |
| c. Consideration of Acquisition of Improvements and Work Product for Edgemont – <i>to be Distributed</i> | Exhibit 3 |
| d. Consideration of Special Warranty Deed – <i>to be Distributed</i> | Exhibit 4 |
| e. Consideration of Easement Agreement – <i>to be Distributed</i> | Exhibit 5 |

2. Commercial Intersection

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| a. Consideration and Ratification of the Warranty Deed Conveying the Sanctuary-Sawgrass Bay Blvd Right of Way Extension to Lake County | Exhibit 6 |
| b. Consideration and Ratification of the Sanctuary-Sawgrass Drainage Easement Agreement | Exhibit 7 |

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| 3. Consideration and Ratification of the Warranty Deed Relating to Serenoa Apartment Village 4 – <i>to be Distributed</i> | Exhibit 8 |
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B. District Engineer – *Greg Woodcock, Stantec*

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

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| 1. Landscape Maintenance Report – <i>Dana Bryant, Yellowstone</i> | |
| 2. Aquatic Maintenance Report – <i>Steadfast Environmental</i> | Exhibit 9 |

III. Staff Reports (Continued)

- C. District Manager (Continued)
 - 3. Mitigation Monitoring Reports – *Bio-Tech Consulting Inc.* Exhibit 10
 - a. Permit #135777-5
 - b. Permit #135777-15
- CI. Serenoa POA Amenity Manager – *Tim Quinlan, Evergreen Lifestyles Management*
- CII. 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 11
- B. Consideration of Stantec District Engineering Services Agreement Exhibit 12
- C. Discussion Regarding Board Transition and New Board Supervisor CDD 101 Workshop
- D. Discussion on Authorizing District Engineer to Create an Ownership/Maintenance Map – NTE \$7,000.00
- E. Discussion on Authorizing Staff to Proceed with Landscape Maintenance Request for Proposals (RFP) Exhibit 13
- F. Consideration of Bi-Annual Fence/Monument and Sidewalk (Goldcrest Loop to Pond 28) Cleaning Proposals Exhibit 14
 - 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 15
- B. Consideration and Acceptance of the May 2023 Unaudited Financial Report Exhibit 16
- 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 17
- D. Consideration and Acceptance of Lake County Supervisor of Election Voter Count – 1,660 Exhibit 18
- 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 19

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