



## AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, September 28, 2023

Time: 1:00 p.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](mailto:sconley@vestapropertyservices.com)*

#### I. Roll Call

#### II. Audience Comments – Agenda Items *(Limited to 3 minutes per individual for non-agenda items)*

#### III. Staff Reports

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

##### 1. Consideration of Acquisition of Edgemont Improvements (D.R. Horton) [Exhibit 1](#)

- a. Acquisition Request Letter
- b. Corporate Declaration Regarding Costs Paid
- c. Project Engineer’s Certificate
- d. District Engineer’s Certificate
- e. Contractor Acknowledgment and Release
- f. Professional Acknowledgment and Release
- g. Bill of Sale and Limited Assignment
- h. Bill of Sale (Lake County)
- i. Special Warranty Deed
- j. Requisition #1

##### 2. District Engineer’s Inspection Reports [Exhibit 2](#)

- a. [Edgemont Acquisition Review](#)
- b. [Area 4 Review](#)

##### 3. Consideration and Adoption of Resolution 2023-17, Authorizing Requisitions 3 and 4 From Series 2021 Bonds [Exhibit 3](#)

##### B. District Engineer – *Greg Woodcock, Stantec*

##### 1. Consideration and Acceptance of Ownership/Maintenance Map [Exhibit 4](#)



**III. Staff Reports (Continued)**

- A. District Manager – *Kyle Darin, Vesta District Services*
  - 1. Field Report – *Vesta District Services* [Exhibit 5](#)
  - 2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 6](#)
    - a. Consideration and Approval of Aquatic Maintenance Addendum [Exhibit 7](#)
  - 3. Landscape Maintenance Report – *Dana Bryant, Yellowstone*
- B. Serenoa POA Amenity Manager – *Zayriliann Lorenzo, Evergreen Lifestyles Management*
- C. Palms at Serenoa HOA Amenity Manager – *Shannon Bernard, Leland Management*

**II. Business Matters**

- A. Consideration of Bi-Annual Fence/Monument and Sidewalk (Goldcrest Loop to Pond 28) Cleaning Proposals – *Previously Presented* [Exhibit 8](#)
  - 1. DE Pressure Washing - \$3,575.00
  - 2. Fireman Tom - \$3,148.60
  - 3. Squeegee Squad - \$3,500.00
  - 4. Unashamed Pressure Washing - \$4,800.00
- B. Discussion on Adding Signage to Identify Villages
- C. Consideration of **Resolution 2023-18, Amending the FY 2024 Meeting Schedule** [Exhibit 9](#)

**III. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 24, 2023 [Exhibit 10](#)
- B. Consideration and Acceptance of the August 2023 Unaudited Financial Report [Exhibit 11](#)
- C. Ratification of Ronald Vail Plumbing Invoice for Required Annual Backflow Testing - \$267.00 [Exhibit 12](#)

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

**V. Supervisor Requests** (*Includes Next Meeting Agenda Item Requests*)

**VI. Action Items Summary**

[Exhibit 13](#)

**VII. Next Meeting Quorum Check**

*October 26, 2023 at 10 a.m.  
Serenoa Club Amenity Center  
17555 Sawgrass Bay Blvd., Clermont, FL 34714*

**VIII. Adjournment**