



## AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, December 28, 2023  
 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](mailto:sconley@vestapropertyservices.com)*

- I. **Roll Call**
  - 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. **Supervisor Appointment**
  - A. Discussion on Seat 1 Candidates [Exhibit 1](#)
    - 1. Oath of Office [Exhibit 2](#)
    - 2. Review of Sunshine and Public Records Laws
  - B. Consideration and Adoption of **Resolution 2024-02, Designating Officers** [Exhibit 3](#)
- IV. **Staff Reports**
  - A. District Engineer – *Greg Woodcock, Stantec*
    - 1. Update on Master Development Plan Review
      - a. Traffic Study and Sawgrass Bay Blvd Planning
      - b. Village 2 Mailbox Location Factors
      - c. Responsible Party for the Commercial Section Stormwater System Maintenance
    - 2. Review of Easement Survey [Exhibit 4](#)
  - B. District Counsel – *Jere Earlywine, Kutak Rock*
    - 1. Discussion on Easement Encroachment Agreements
  - C. District Manager – *Kyle Darin, Vesta District Services*
    - 1. Field Report – *Vesta District Services* [Exhibit 5](#)
    - 2. Update on Insurance Carrier Recommendations for Wildlife Signs
    - 3. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 6](#)



4. Landscape Maintenance Report – *Down To Earth* [Exhibit 7](#)

- a. Discussion on Options for Butterfly Pea Court Island
- b. Consideration of Arborist Report Proposal as Required for Lake County Tree Removal Exemption Form Submission

- D. Serenoa POA Amenity Manager
- E. Palms at Serenoa HOA Amenity Manager

**V. Business Matters**

- A. Discussion on Adopting a Parking and Parking Enforcement Policy [Exhibit 8](#)
- B. Consideration and Adoption of **Resolution 2024-03, Setting Public Hearing on Parking and Parking Enforcement Policy Adoption on March 28, 2024** [Exhibit 9](#)

**VI. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 16, 2023 [Exhibit 10](#)
- B. Consideration and Acceptance of the November 2023 Unaudited Financial Report [Exhibit 11](#)
- C. Consideration and Acceptance of the FY 2022 Audited Financial Statement [Exhibit 12](#)
- D. Acceptance of Additional Revenues from Lake County Tax Collector [Exhibit 13](#)

**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 14](#)

**X. Next Meeting Quorum Check**

**January 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>
(1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

**XI. Adjournment**