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**MINUTES OF MEETING  
AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, October 27, 2016 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida

**FIRST ORDER OF BUSINESS - Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Greg Meath	Board Supervisor, Vice Chairman
David Langhout	Board Supervisor, Assistant Secretary
Brad Walker	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Maik Aagaard	Managing Principal-DPFG
Gary Miller	District Engineer ( <i>via phone</i> )
Roy Van Wyk	District Counsel

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Approval of Minutes of August 25, 2016 Meeting Minutes**

Ms. Comings-Thibault presented the Minutes of the August 25, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the Minutes of the Meeting held on August 25, 2016 for the Avalon Groves Community Development District.
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**FOURTH ORDER OF BUSINESS – Business Items**

**A. Consideration of Items Related to Bond Financing**

**1. Presentation of Preliminary Engineer’s Report (*under separate cover*)**

Ms. Comings-Thibault presented the preliminary Engineer’s Report and then turned the discussion over to Mr. Miller, the District Engineer.

46 Discussion ensued.

47 On a MOTION by Mr. Meath, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board  
48 approved the Preliminary Engineer's Report, as presented, for the Avalon Groves Community  
49 Development District.

50  
51 **2. Presentation of Preliminary Assessment Methodology Report**

52 Ms. Comings-Thibault presented the Preliminary Assessment Methodology Report  
53  
54 and then turned the discussion over to Mr. Aagaard, DPFM Managing Principal .

55 Discussion ensued.

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59 On a MOTION by Mr. Langhout, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
60 approved the Preliminary Assessment Methodology Report, as presented, for the Avalon Groves  
61 Community Development District.

62  
63 **B. Consideration of Resolution 2017-01 Declaring Special Assessments for Assessment**  
64 **Area 1- \$23,115,000**

65 Ms. Comings-Thibault presented Resolution 2017-01 Declaring Special Assessments  
66  
67 for Assessment Area 1- \$23,115,000 and asked for comments or questions.

68  
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70 On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
71 adopted Resolution **2017-01** Declaring Special Assessments for Assessment Area 1- \$23,115,000 for the  
72 Avalon Groves Community Development District.

73  
74 **C. Consideration of Resolution 2017-02 Setting a Public Hearing Regarding the**  
75 **Imposition of Special Assessments for Assessment Area 1**

76 Ms. Comings-Thibault presented Resolution 2017-02 Setting a Public Hearing Regarding the  
77  
78 Imposition of Special Assessments for Assessment Area 1 and asked for comments or questions.

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81 On a MOTION by Mr. Langhout, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
82 adopted Resolution **2017-02** Setting a Public Hearing Regarding the Imposition of Special Assessments  
83 for Assessment Area 1 for December 22, 2016 at 11:30 a.m. at the Cagan Crossing Library, 16729 Cagan  
84 Oaks, Clermont, Florida for the Avalon Groves Community Development District.

85  
86 **D. Consideration of Resolution 2017-03 Declaring Special Assessments for Assessment**  
87 **Area 2 - \$25,345,000**

88 Ms. Comings-Thibault presented Resolution 2017-03 Declaring Special Assessments for  
89  
90 Assessment Area 2 - \$25,345,000 and asked for comments or questions.  
91  
92

93 On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
94 adopted Resolution **2017-03** Declaring Special Assessments for Assessment Area 2 - \$25,345,000 for the  
95 Avalon Groves Community Development District.

96  
97 **E. Consideration of Resolution 2017-04 Setting a Public Hearing Regarding the**  
98 **Imposition of Special Assessments for Assessment Area 2**

99  
100 Ms. Comings-Thibault presented Resolution 2017-04 Setting a Public Hearing Regarding the  
101 Imposition of Special Assessments for Assessment Area 2 and asked for comments or questions.  
102  
103

104 On a MOTION by Mr. Langhout, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
105 adopted Resolution **2017-04** Setting a Public Hearing Regarding the Imposition of Special Assessments  
106 for Assessment Area 2 on December 22, 2016 at 11:30 a.m. at the Cagan Crossing Library, 16729 Cagan  
107 Oaks, Clermont, Florida for the Avalon Groves Community Development District.

108  
109 **F. Consideration of Resolution 2017-05 Declaring Special Assessments for Assessment**  
110 **Area 3 - \$21,540,000**

111  
112 Ms. Comings-Thibault presented Resolution 2017-05 Declaring Special Assessments for  
113 Assessment Area 3 - \$21,540,000 and asked for comments or questions.  
114  
115

116 On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
117 adopted Resolution **2017-05** Declaring Special Assessments for Assessment Area 3 - \$21,540,000 for the  
118 Avalon Groves Community Development District.

119  
120 **G. Consideration of Resolution 2017-06 Setting a Public Hearing Regarding the**  
121 **Imposition of Special Assessments for Assessment Area 3**

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123 Ms. Comings-Thibault presented Resolution 2017-06 Setting a Public Hearing Regarding  
124 the Imposition of Special Assessments for Assessment Area 3 and asked for comments or questions.  
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127 On a MOTION by Mr. Langhout, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
128 adopted Resolution **2017-06** Setting a Public Hearing Regarding the Imposition of Special Assessments  
129 for Assessment Area 3 for December 22, 2016 at 11:30 a.m. at the Cagan Crossing Library, 16729 Cagan  
130 Oaks, Clermont, Florida for the Avalon Groves Community Development District.

131  
132 **H. Consideration of Proposals for Land Appraiser**

- 133  
134 ➤ **Meridian Appraisal Group (\$5,500)**  
135 ➤ **Valbridge Property Advisors (Not to Exceed \$9,500)**  
136 ➤ **Pine & Carpenter Real Estate Appraisers (\$4,300)**  
137

138 Ms. Comings-Thibault presented Proposals for Land Appraiser and asked for comments or  
139 questions. After discussion, the Board selected the Pine and Carpenter Real Estate Appraisers proposal.  
140  
141

142 On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
143 approved the proposal from Pine & Carpenter Real Estate Appraisers (\$4,300) for the Avalon Groves  
144 Community Development District.

145  
146 **I. Consideration and Approval of Resolution 2017-07 Prompt Payment Policy**

147 Ms. Comings-Thibault presented Resolution 2017-07 Prompt Payment Policy and asked  
148  
149 for comments or questions.  
150  
151

152 On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
153 adopted Resolution 2017-07 Prompt Payment Policy for the Avalon Groves Community Development  
154 District.

155  
156 **FIFTH ORDER OF BUSINESS – Staff Reports**

157 **A. Manager**

158 There being none, next item followed.

159 **B. Attorney**

160 Mr. Van Wyk mentioned he would be back in November with an RFP Package for construction,  
161 and that the December meeting is a public hearing and it was important that there is a quorum.

162 **C. Engineer**

163 There being none, next item followed.

164 **SIXTH ORDER OF BUSINESS – Supervisor Request**

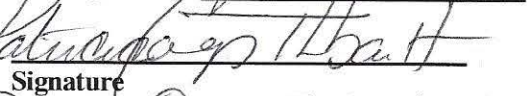
165 There being none, next item followed.

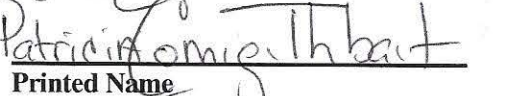
166 **SEVENTH ORDER OF BUSINESS – Adjournment**

167 On a MOTION by Mr. Meath, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board  
168 adjourned the meeting for the Avalon Groves Community Development District.

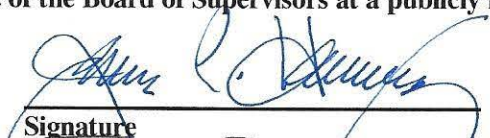
169  
170 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
171 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
172 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

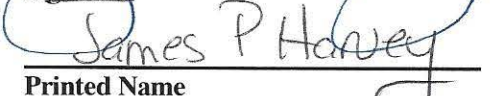
173 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
174 meeting held on \_\_\_\_\_.

175   
176 \_\_\_\_\_  
177 Signature

178   
179 Patricia Comings-Thibault  
180 Printed Name

181 Title:  Secretary  Assistant Secretary

  
\_\_\_\_\_  
Signature

  
James P Harvey  
Printed Name

Title:  Chairman  Vice Chairman