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

5 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
6 Development District was held on Wednesday, January 18, 2017 at 10:00 a.m. at the Cagan Crossing
7 Community Library, 16729 Cagan Oaks, Clermont, Florida.

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9 **FIRST ORDER OF BUSINESS - Roll Call**

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11 Mr. Aagaard called the meeting to order.

12 Present and constituting a quorum were:

13	Greg Meath	Board Supervisor, Vice Chairman
14	Troy Simpson	Board Supervisor, Assistant Secretary
15	Candice Smith (after oath)	Board Supervisor, Assistant Secretary

16 Also present were:

17	Maik Aagaard	District Manager
18	Roy Van Wyk	District Counsel
19	Gary Miller	District Engineer
20	Victor Barbosa	District Engineer

21 **SECOND ORDER OF BUSINESS – Audience Comments**

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS – Administrative Matters**

24 **A. Approval of Minutes of December 22, 2016 Meeting Minutes**

25 Mr. Aagaard presented the Minutes of the December 22, 2016 Meeting and asked for comments,
26 questions or corrections.

27 Line 134, correct spelling of Candace to Candice.

28 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
29 approved the Minutes of the Meeting held on December 22, 2016, as amended, for the Avalon Groves
30 Community Development District.

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32 **B. Acceptance of the November 2016 Financials**

33 Mr. Aagaard presented the November 2016 Financials and asked for comments or questions.

34 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
35 approved the November 2016 Financials for the Avalon Groves Community Development District.

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37 **FOURTH ORDER OF BUSINESS – Business Items**

38 **A. Oath of Office – Candice Smith – Form 1**

39 Mr. Aagaard presented the Oath of Office to Candice Smith to read and sign. He also stated that
40 the Form 1 was to be filed with the County within 30 days of taking the Oath.

41 **B. Consideration and Adoption of Resolution 2017-11 Designating Officers**

42 Mr. Aagaard presented Resolution 2017-11 Designating Officers and stated that the slate would
43 remain the same except for the resignation of Brad Walker and the addition of Ms. Smith. He then
44 requested a motion to appoint Ms. Smith as Assistant Secretary.

45 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
46 adopted Resolution 2017-11 Designating Officers with Mr. Harvey as Chairman, Mr. Meath as Vice
47 Chairman, Ms. Comings-Thibault as Secretary/Treasurer, Mr. Aagaard as Assistant Treasurer, Ms.
48 Stewart and Ms. Johns as Assistant Secretaries, and Mr. Simpson and Ms. Smith as Assistant Secretaries,
49 for the Avalon Groves Community Development District.

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51 **C. Consideration & Award of Serenoa, Phase 1A – Evaluation Criteria**

52 Mr. Aagaard presented Consideration & Award of Serenoa, Phase 1A – Evaluation Criteria and
53 asked the District Engineer, Gary Miller, to review.

54 Mr. Miller stated that though there were some minor irregularities in the John M. Hall bid, he
55 asked the Board to waive the technical errors and irregularities for John M. Hall and consider their bid
56 responsive.

57 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
58 approved waiving the John M. Hall bid technical errors and considered their bid responsive for the
59 Avalon Groves Community Development District.

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61 Mr. Miller stated that for the Serenoa 1 and 2 Phase 1A bids were advertised and were opened,
62 read aloud and done in accordance with the bid advertisement. The four bidders that responded were:
63 Kearney Companies, John M. Hall, Jr. Davis Construction, and Watson Civil. A bid summary table was
64 distributed and a clarification for Kearny Companies needed to be made. An alternative number they
65 provided at bottom of summary sheet needs to get added into what would be their base bid, making the
66 total \$5,526,801.38.

67 Discussion ensued. Mr. Miller then reviewed the Evaluation Criteria sheet. After the Board
68 reviewed the bids as a group, the ranking was as follows:

69	1.	John M. Hall	100.00
70	2.	Kearney Companies	95.99
71	3.	Jr. Davis Construction	94.55
72	4.	Watson Civil	76.28

73 Motion was requested to accept the rankings and to authorize District Staff to Provide Notice of
74 Selection to all Proposers.

75 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
76 approved the John M. Hall bid and authorized District Staff to Provide Notice of Selection to all
77 Proposers for the Avalon Groves Community Development District.

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80 **D. Approval for District Staff to Provide Notice of Selection to all Proposers**

81 *This item was addressed in Item C.*

82 **E. Consideration & Adoption of Resolution 2017-12 Delegated Award Resolution**

- 83 > **Exhibit A – Bond Purchase Contract**
- 84 > **Exhibit B – Preliminary Offering Memorandum**
- 85 > **Exhibit C – Continuing Disclosure Agreement**
- 86 > **Exhibit D – 1st Supplemental Trust Indenture**
- 87 **2nd Supplemental Trust Indenture**
- 88 **3rd Supplemental Trust Indenture**

89 Mr. Van Wyk presented Resolution 2017-12 Delegated Award Resolution and asked for
90 comments or questions.

91 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
92 adopted Resolution 2017-12 Delegated Award Resolution for the Avalon Groves Community
93 Development District.

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95 **FIFTH ORDER OF BUSINESS – Staff Reports**

96 **A. Manager**

97 There being none, next item followed.

98 **B. Attorney**

99 Mr. Van Wyk requested a motion to approve a Construction Funding Agreement in substantial
100 form.

101 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
102 approved the Construction Funding Agreement in substantial form for the Avalon Groves Community
103 Development District.

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105 **C. Engineer**

106 There being none, next item followed.

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

108 Discussion ensued concerning the meeting scheduled for January 26. Mr. Aagaard commented if
109 the meeting was not needed, a notice would be sent out. Next scheduled meeting is for February 23.

110 **SEVENTH ORDER OF BUSINESS – Adjournment**

111 On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
112 adjourned the meeting for the Avalon Groves Community Development District.

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

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on

Actual copy that
Signature

Patricia Comuy-Thack
Printed Name

Title: Secretary Assistant Secretary

[Signature]
Signature

[Signature]
Printed Name

Title: Chairman Vice Chairman