1	MINUTES OF MEETING
2	AVALON GROVES
3	COMMUNITY DEVELOPMENT DISTRICT
4 5 6	The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, February 25, 2021 at 11:30 a.m., 17555 Sawgrass Bay Blvd, Clermont, Florida and via Zoom conference call.
7	FIRST ORDER OF BUSINESS – Roll Call
8	Ms. Thibault called the meeting to order and conducted roll call.
9	Present and constituting a quorum were:
10 11 12 13	Candice Smith Board Supervisor, Vice Chairwoman Brad Walker (via phone) Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Greg Meath Board Supervisor, Assistant Secretary
14	Also present were:
15 16 17	Patricia Thibault Christopher Cleveland (via phone) Jere Earlywine District Manager, DPFG Management & Consulting DPFG Management & Consulting District Counsel, Hopping Green & Sams
18 19	The following is a summary of the discussions and actions taken at the February 25, 2021 Avalon Groves CDD Board of Supervisors meeting.
20	SECOND ORDER OF BUSINESS – Audience Comments
21	There being none, the next item followed.
22	THIRD ORDER OF BUSINESS – Administrative Matters
23	A. Exhibit 1: Steadfast Environmental – Waterway Inspection
24 25	B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 28, 2021
26 27 28	On a MOTION by Mr. Meath, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on January 28, 2021 for the Avalon Groves Community Development District.
29	C. Exhibit 3: Consideration for Acceptance – The January 2021 Unaudited Financial Report
30 31	On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board accepted the January 2021 Unaudited Financial Report for the Avalon Groves Community Development District.
32	D. Exhibit 4: Presentation of the February Field Operations Report
33 34	Ms. Smith asked about hog activity, and Ms. Thibault stated that she had not been made aware of any. Ms. Smith requested that field services look out for signs of hog rootings on the property.
35	FOURTH ORDER OF BUSINESS – Business Items
36	A. Exhibit 5: Consideration of Request for Grant of Easement
37	This item was tabled pending further research by Ms. Smith and District Counsel.

38	B. Consideration of Matters Regarding Bond Financing
39 40	Exhibit 6: Presentation of Engineer's Supplemental Report, 2021 Bond Issuance, dated February 1, 2021
41 42	Exhibit 7: Presentation of Third Supplemental Special Assessment Methodology Report, dated February 10, 2021 (final pricing)
43	> Exhibit 8: Consideration & Adoption of Resolution 2021-07 , Supplemental Assessment
44 45 46	On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted Resolution 2021-07 , adopting a Supplemental Assessment resolution for 2021 bonds, for the Avalon Groves Community Development District.
47	(Mr. Walker left the meeting.)
48	C. Consideration of Issuer's Counsel Documents
49	Exhibit 9: Developer's Declaration of Consent
50	Exhibit 10: Supplemental Disclosure of Public Finance
51	Exhibit 11: Supplemental Notice of Special Assessments
52	Exhibit 12: Acquisition Agreement
53	Exhibit 13: Collateral Assignment
54 55 56	On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the Issuer's Counsel Documents in substantial form, for the Avalon Groves Community Development District.
57	D. Consideration of Construction Related Materials
58	Exhibit 14: Special Warranty Deed
59	Exhibit 15: Acquisition of Work Product
60 61 62	On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the Special Warranty Deed and Letter Agreement for Acquisition of Improvements & Work Product, for the Avalon Groves Community Development District.
63	FIFTH ORDER OF BUSINESS – Consent Agenda
64	A. Exhibit 16: Ratification of Yellowstone Proposals
65	Pump Station Repair Part 2 - \$695.91
66	Quarterly Well/Pump Inspection - \$239.73
67	B. Exhibit 17: Ratification of Pinel & Carpenter Property Valuation Agreement
68 69 70	On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the ratification of all items on the Consent Agenda, for the Avalon Groves Community Development District.

73 SIXTH ORDER OF BUSINESS - Audience Comments - New Business 74 There being none, the next item followed. 75 SEVENTH ORDER OF BUSINESS - Staff Reports 76 A. District Manager 77 There being none, the next item followed. 78 B. District Counsel 79 There being none, the next item followed. 80 C. Amenity Manager 81 There being none, the next item followed. 82 **EIGHTH ORDER OF BUSINESS – Supervisors Requests** 83 There being none, the next item followed. 84 NINTH ORDER OF BUSINESS – Adjournment 85 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Meath made a motion to adjourn the meeting. 86 87 On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adjourned the meeting for the Avalon Groves Community Development District. 88 89 *Each person who decides to appeal any decision made by the Board with respect to any matter considered 90 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 91 92 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed 93 meeting held on 3-28-202 94 95 96 Signature **Printed Name Printed Name** Title: Chairman 97 Title: □ Secretary **V** Assistant Secretary