

1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development  
5 District was held on Thursday, October 28, 2021 at 11:30 a.m., at the Avalon Groves Amenity Center,  
6 17555 Sawgrass Bay Blvd., Clermont, Florida 34714, with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Cleveland called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith	Board Supervisor, Vice Chairwoman
11 Brad Walker	Board Supervisor, Assistant Secretary
12 Jon Seifel	Board Supervisor, Assistant Secretary

13 Also present were:

14 Chris Cleveland	District Manager, DPGF Management and Consulting
15 Jere Earlywine <i>(via phone)</i>	District Counsel, KE Law
16 Dana Bryant	Yellowstone
17 Kyla Semino	Evergreen Lifestyles

18 *The following is a summary of the discussions and actions taken at the October 28, 2021 Avalon Groves*  
19 *CDD Board of Supervisors regular meeting.*

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

21 An audience member relayed information on a neighbor’s poor interaction with Yellowstone staff,  
22 and Mr. Cleveland stated that this had been addressed with Yellowstone, who had sent an email he  
23 forwarded to the homeowner.

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

25 A. Exhibit 1: Steadfast Environmental – Waterway Inspection

26 Ms. Smith noted a request that had been sent to District Counsel for drafting an approval letter for  
27 dewatering into Pond 3, in response to a request from DR Horton.

28 B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
29 Held September 23, 2021

30 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved  
31 the Minutes of the Board of Supervisors Regular Meeting held on September 23, 2021 for the Avalon  
32 Groves Community Development District.

33 C. Consideration for Acceptance – The September 2021 Unaudited Financial Report

34 Mr. Cleveland stated that the financial report had come in on the day of the meeting and that he  
35 would distribute it to the Board. No action was taken by the Board on this item.

36 D. Exhibit 3: Presentation of the October Field Operations Report

37 Ms. Smith stated that a proposal to paint the hardscape elements was needed. The Board discussed  
38 paint color for the monuments around Sawgrass Blvd. The Board discussed vegetation options for  
39 the HOA to handle planting.

40 **FOURTH ORDER OF BUSINESS – Audit Committee Meeting**

41 A. Open Audit Committee Meeting

42 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board opened the  
43 Audit Committee Meeting for the Avalon Groves Community Development District.

44 B. Exhibit 4: Review of RFP and Evaluation Criteria

45 C. Authorization to Proceed with Publication of RFP

46 D. Scheduling of Next Meeting Date – December 23, 2021

47 Mr. Audit Committee Meeting date to be rescheduled to January 2022.

48 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved  
49 the request for proposals and evaluation criteria for auditor services, for the Avalon Groves Community  
50 Development District.

51 E. Close Audit Committee Meeting

52 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board closed the  
53 Audit Committee Meeting for the Avalon Groves Community Development District.

54 **FIFTH ORDER OF BUSINESS – Business Matters**

55 A. Exhibit 5: Consideration of **Resolution 2022-01**, Waiving Meeting Notice

56 Mr. Earlywine commented on the cost savings from the reduction of the meeting notice requirement  
57 to one annual notice.

58 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted  
59 **Resolution 2022-01**, Waiving Meeting Notice, for the Avalon Groves Community Development District.

60 B. Exhibit 6: Consideration of **Resolution 2022-02**, Changing Registered Agent

61 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted  
62 **Resolution 2022-02**, Changing Registered Agent, for the Avalon Groves Community Development  
63 District.

64 C. Exhibit 7: Consideration of **Resolution 2022-03**, Designating Officers

65 Mr. Cleveland stated that this would designate Mac McGaffney as Assistant Treasurer for the CDD.

66 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted  
67 **Resolution 2022-03**, Designating Officers, for the Avalon Groves Community Development District.

68 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business**

69 Audience comments were heard on out-of-date flag signs, a pond easement for Yellowstone  
70 Landscaping, weeds around the pond banks, and a buffer zone in the back of the neighborhood.

71 **SEVENTH ORDER OF BUSINESS – Staff Reports**

72 A. District Manager

73 Mr. Cleveland suggested that the December meeting would most likely be cancelled.

74 B. District Counsel

75 Mr. Earlywine commented on project completion and the engineer from Heidt completing a  
76 stormwater report per new statutory provisions.

77 C. Amenity Manager

78 No report was provided by the Amenity Manager. Supervisor comments were made regarding  
79 pressure washing needs in the community, particularly on sidewalks due to algae and dirt, and  
80 discussion ensued regarding developing a schedule and sharing responsibility with the HOA.

81 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

82 There being none, the next item followed.

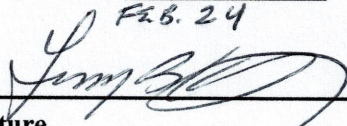
83 **NINTH ORDER OF BUSINESS – Adjournment**

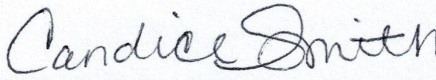
84 Mr. Cleveland asked for final questions, comments, or corrections before requesting a motion to  
85 adjourn the meeting. There being none, Mr. Walker made a motion to adjourn the meeting.

86 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adjourned  
87 the meeting for the Avalon Groves Community Development District.

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

91 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
92 **meeting held on ~~January 27, 2022.~~**

93 *FEB. 24*  
94   
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

*Larry B. Krause Jr.*  
\_\_\_\_\_  
Printed Name

*Candice Smith*  
\_\_\_\_\_  
Printed Name

95 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman