

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, March 24, 2022 at 11:43 a.m., at the Avalon Groves Amenity Center, 17555  
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Zoom Conference Call available.

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

8 Mr. Krause 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 Larry Krause	District Manager, DPGF Management and Consulting
15 Jere Earlywine ( <i>via phone</i> )	District Counsel, KE Law Group
16 Meredith Hammock	KE Law Group
17 Tim Plate ( <i>via phone</i> )	District Engineer, Heidt Engineers
18 Steve Sanford ( <i>via phone</i> )	Greenberg Traurig LLP
19 Dana Bryant	Yellowstone
20 Mark O’Halloran	Resident
21 Frank LaLosa	Resident
22 Chery Johnson	Resident

23 *The following is a summary of the discussions and actions taken at the March 24, 2022 Avalon Groves*  
24 *CDD Board of Supervisors regular meeting.*

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

26 Mr. O’Halloran asked why the agenda packet was not available online. Mr. Krause explained that  
27 the District was not required to provide the full packet online due to ADA specifications. Ms. Smith  
28 advised emailing [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com) to obtain the full packet and noted that this  
29 email address was included at the top of the agenda provided on the website.

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

31 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
32 Held February 24, 2022

33 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved  
34 the Minutes of the Board of Supervisors Regular Meeting held on February 24, 2022 for the Avalon Groves  
35 Community Development District.

36 B. Exhibit 2: Consideration for Acceptance – The February 2022 Unaudited Financial Report

37 Ms. Smith asked if there were any requirements regarding the DS reserve on the AA1 and AA2  
38 bonds. Mr. Earlywine stated that there may be some reserve accounts that needed to be released  
39 and indicated that he would check into this.

40 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted  
41 the February 2022 Unaudited Financial Report for the Avalon Groves Community Development District.

42 C. Exhibit 3: Waterway Inspection Report – Steadfast Environmental

43 Mr. Krause indicated that most of the ponds appeared to be in good condition, with the exception  
44 of one pond near the back of the community. Mr. Smith noted that Pond #1 may be a boulevard  
45 pond that had been pumped down.

46 D. Exhibit 4: Field Inspection Report – DPFG

47 Mr. Krause reviewed his report, noting that there were dead wasp nests at the tot lot and a leak in  
48 water fountain. In response to a question from Ms. Smith, Mr. Walker confirmed that the water  
49 leak was on CDD property.

50 Mr. Krause stated that he had reached out to Onsite to request quotes for replacing the telescope  
51 and color changer at the playground.

52 Ms. Smith requested that Mr. Krause look into whether the District needed to submit a report and  
53 testing requirement for the County and to check addresses for other water fountains for checks  
54 made out to Sunshine for potable water.

55 Mr. Krause discussed pet waste on a street near the park and stated that he had acquired proposals  
56 for the Board’s consideration to be reviewed later in the meeting. In response to a supervisor  
57 question, Mr. Krause stated that there were not any dog deposit stations in this area and noted that  
58 several residents were against adding these stations. Mr. Walker noted that Darren Uner from  
59 Onsite could handle the pet waste.

60 Mr. Krause requested clarification on whether the pedestals near Serenoa Lakes were CDD  
61 property. Ms. Smith confirmed that these were CDD property but should not need maintenance at  
62 this point in time, as they were brand new. She clarified that these pedestals should be included for  
63 maintenance in the future.

64 E. Landscape Updates – Yellowstone Landscape

65 Mr. Bryant noted that there was a controller that needed to be addressed. He stated that the frost  
66 had killed the firebush but indicated that it should grow back in a year. He mentioned that the turf  
67 had been treated as well. He suggested replacing the St. Augustine grass at the Village 2 side  
68 entrance with bahia and noted that the St. Augustine grass would need to be replaced annually if  
69 they chose to keep the St. Augustine.

70 1. Landscape Refurbishment on the Island at Butterfly Pea Court

71 Mr. Bryant suggested the use of saw palmettos in this area. In response to a question from  
72 Mr. Walker, Mr. Bryant clarified that drip irrigation was used in this area. Ms. Smith stated  
73 that she would like to match the island at the amenity center. Mr. Walker suggested using  
74 azaleas, noting that azaleas flowered twice a year. Ms. Smith expressed concerns regarding  
75 exposed drip lines. Discussion regarding estimated costs ensued.

76 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved  
77 the installation of a bahia collar that would not need irrigation and the installation of drip irrigation in the  
78 interior through the trees and shrub material, in addition to a backflow cover, for the island at Butterfly Pea  
79 Court, in an amount not to exceed \$5,000.00, for the Avalon Groves Community Development District.

80 2. Seven Dead Trees at Pond 25 (Basswood Ln)

81 Ms. Smith noted this area was not irrigated. Mr. Bryant recalled that in the past maple and  
82 cypress trees had been replaced with a bald cypress that was installed at the water's edge.  
83 Ms. Smith expressed that she would prefer to replace the trees, rather than remove the trees  
84 and sod the area. In response to a resident question, Ms. Smith clarified that the trees had  
85 died due to a lack of water. The Board requested a proposal for both shorter and taller bald  
86 cypresses. Ms. Smith noted that she would like to double check the County requirements  
87 for the trees as well.

88 3. Frost Damage at Village Entrances

89 Mr. Bryant stated that firebush did not do well in cold temperatures but reiterated that it  
90 should come back. Ms. Smith indicated that she would like for this to continue to be  
91 monitored and stated that new plants may need to added if the firebush did not grow back  
92 in all areas within the next 30 days.

93 **FOURTH ORDER OF BUSINESS – Business Matters**

94 A. Exhibit 5: Ratification of Cascade Fountains Pond 28 Fountain Maintenance Proposal - \$700.00/yr

95 Ms. Smith reminded the Board that it had been confirmed at the previous meeting that the fountains  
96 in the Palms at Serenoa were in the HOA budget. She clarified that this proposal was solely for the  
97 fountain on Sawgrass Bay Blvd.

98 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved  
99 the Ratification of Cascade Fountains Pond 28 Fountain Maintenance Proposal, in the amount of \$700.00  
100 per year, for the Avalon Groves Community Development District.

101 B. Update on Heidt Engineering Proposal for Stormwater Reporting

102 Mr. Plate recalled that the proposal had been submitted in the past. Ms. Smith requested for this to  
103 be re-sent and asked for the dollar amount. Mr. Plate stated that the lump sum was \$25,000.00 and  
104 indicated that he would send the proposal that afternoon. In response to a question from Ms. Smith,  
105 Mr. Plate stated that the inspection was due in June and that he would like to have at least 30 days  
106 to take care of this matter.

107 C. Exhibit 6: Ratification of Acquisition of Serenoa Lakes Phase 1 & 2 Improvements (Pulte)

108 Ms. Smith noted that there appeared to be private HOA components included in Pulte's first  
109 proposal. Mr. Plate explained that he had reviewed this thoroughly with Pulte and had ensured that  
110 the District was only paying for what was CDD-eligible.

111 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved  
112 the Ratification of the Pulte Serenoa Lakes Phase 1 & 2 Improvements, for the Avalon Groves Community  
113 Development District.

114 D. Exhibit 7: Discussion of Serenoa POA Maintenance Agreement (Edgemont Tracts B, C, D, E, F, I,  
115 J, K, and M)

116 Ms. Hammock requested that the Board not take action on this item at this time and indicated that  
117 this could be readdressed at a later date. Mr. Earlywine stated that the items for Edgewater would  
118 not need an HOA agreement and that the bonds were still on track. He indicated that the project  
119 was due to be finished in June or July.

120 E. Exhibit 8: Discussion on Monument Solar Lighting

121 Ms. Smith asked if this lighting would match the current lighting in the community. Mr. Walker  
122 stated that he was not sure and that he would need to follow up with the company. Walker pointed  
123 out that the newer lights would be higher quality than the current lights and would last longer.

124 F. Exhibit 9: Update on Monuments/Fencing Cleaning and Wood Painting Proposal

125 Mr. Krause explained that this proposal only included 2 monuments and that 12 monuments were  
126 in need of attention, which would double the cost of the proposal. Mr. Walker requested a more  
127 concise proposal for this item. Ms. Smith requested to have a separate proposal for painting and  
128 pressure washing. Mr. Walker additionally asked for another bid for this project to compare costs.  
129 Ms. Smith stated that she would like for everything to be pressure cleaned. She noted that hardscape  
130 repairs and field contingency were both available in the budget for a combined total of \$8,500.00.  
131 This item was tabled.

132 G. Update on HOA Request for Bulletin Board at Village 1 Mailboxes

133 Ms. Smith expressed that she would like to receive legal advice on this matter, as well as more  
134 information regarding protocol and maintenance for the bulletin board. Mr. DeLosa stated that he  
135 had written the MOP for the bulletin board. In response to a question from Ms. Smith, Mr. DeLosa  
136 explained that the bulletin Board would be locked and supervised and would only contain HOA  
137 and CDD information.

138 A resident clarified that the bulletin board would not incur any costs to the CDD. Ms. Smith  
139 requested a schematic for what the bulletin board would look like. The Board agreed to acquire  
140 more detail on the bulletin board before moving forward.

141 H. Exhibit 10: Discussion of Pet Waste Issue at Goldcrest Loop

142 Mr. Krause stated that leaving pet waste was considered a County violation that could result in a  
143 fine. He noted that he had experienced difficulties in acquiring proposals from multiple companies  
144 but assured the Board that Poop 911 was a reputable vendor. Ms. Smith stated that a one-time clean-  
145 up may be necessary.

146 1. "Pick Up Waste" Sign Installation

147 Ms. Smith suggested temporary signage as an alternative to the received proposal.  
148 Discussion ensued regarding what to include and how much to spend on the signage.

149 On a MOTION by Mr. Seifel, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved  
150 signage for pet waste, in an amount not to exceed \$100.00, subject to final wording to be approved by  
151 District Counsel, for the Avalon Groves Community Development District.

152 a. Exhibit 11: Sign Solutions \$527.50

153 The Board agreed that this proposal was too costly.

154 2. Exhibit 12: Poop 911 – One-Time Removal - \$899.99

155 Ms. Smith stated that she would like to do a one-time pet waste removal in an amount not  
156 to exceed \$500.00. Mr. Krause clarified that the majority of the pet waste was within the  
157 right of way adjacent to the tot lot. Mr. Walker requested a proposal from Yellowstone to  
158 remove the pet waste. Mr. Bryant indicated that this would be doable.

159 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved  
160 a one-time pet waste removal to be performed by Yellowstone to remove waste within the right of way  
161 adjacent to the Tot Lot, as directed by staff, in an amount not to exceed \$500.00, for the Avalon Groves  
162 Community Development District.

- 163                   3. Exhibit 13: Poop 911 – Installation of 1 Pet Waste Station - \$395.00  
164                   This item was tabled, conditional on sign effectiveness  
165                   4. Exhibit 14: Poop 911 – Maintenance of 1 Pet Waste Station – (\$55.99/mo) \$671.88  
166                   This item was tabled, conditional on sign effectiveness.

167           I. Exhibit 15: Consideration and Acknowledgment of Series 2022 Bonds Rule G-17 Disclosure

168           On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted  
169           the Series 2022 Bonds Rule G-17 Disclosure, for the Avalon Groves Community Development District.

170   **SIXTH ORDER OF BUSINESS – Staff Reports**

171           A. District Manager

172                   1. Exhibit 16: Playground Inspection

173                   Mr. Krause stated that he had received a proposal to inspect the playground in the amount  
174                   of approximately \$700.00 and advised the Board to schedule inspections annually. The  
175                   Board directed Mr. Krause to take a look at the playground to determine if there were any  
176                   issues that needed to be addressed and to add this as a budget line item for the next year.

177           B. District Counsel

178                   1. Exhibit 17: RFQ District Engineer

179                   Mr. Krause stated that the RFQ for District Engineer would be published on March 25 in  
180                   the Orlando Sentinel, with responses due on April 18 for inclusion on the April 28 agenda  
181                   for the Board’s consideration.

182           C. Amenity Manager

183                   The Amenity Manager was not present.

184   **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to**  
185    **3 minutes per individual)**

186                   Mr. LaLosa expressed safety concerns regarding irrigation and suggested installing bushes around  
187                   the irrigation. Discussion ensued regarding costs.

188           On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved  
189           the installation of an irrigation cover and shrubbery, in an amount not to exceed \$350.00, for the Avalon  
190           Groves Community Development District.

191                   Following the motion, an audience member asked if the right of way from Sanctuary to Serenoa  
192                   would affect the bonds. Mr. Earlywine explained that it would not affect the bonds.

193                   Ms. Johnson commented on hogs that had dug up an area on CDD property. Ms. Smith indicated  
194                   that the hog issue would need to be addressed before repairing the landscaping. The Board directed  
195                   staff to acquire proposals to address the hog issue and to work with the Chair or Vice Chair on this  
196                   matter.

197                   An audience member noted that one of the monuments was too close to the electrical box. She  
198                   noted that a letter from Single Energy had been received and that the District had 30 days to take  
199                   care of the issue. Ms. Hammock requested to have this information forwarded to her.

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



201 There being none, the next item followed.


202 **NINTH ORDER OF BUSINESS – Adjournment**

203 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to  
204 adjourn the meeting. There being none, Mr. Walker made a motion to adjourn the meeting.

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

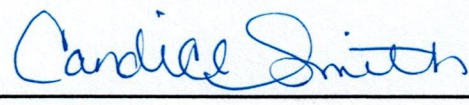
207 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
208 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
209 *including the testimony and evidence upon which such appeal is to be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

210 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
211 meeting held on April 28, 2022.

212   
213 \_\_\_\_\_  
Signature

Larry B. Krause Jr.  
Printed Name

214 Title:  Secretary     Assistant Secretary

  
\_\_\_\_\_  
Signature

Cardice Smith  
Printed Name

Title:  Chairman     Vice Chairman

