

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, April 28, 2022 at 12:30 p.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, DPFM Management and Consulting
15	Brent Henman	Field Operations Manager, DPFM Management and Consulting
16	Jere Earlywine <i>(via phone)</i>	District Counsel, KE Law Group
17	Meredith Hammock <i>(via phone)</i>	KE Law Group
18	Kyla Semino	Amenity Manager, Evergreen Lifestyles
19	Dana Bryant	Yellowstone
20	Frank LaLosa	Resident
21	Christy Silvo	Resident

22 *The following is a summary of the discussions and actions taken at the April 28, 2022 Avalon Groves CDD*  
23 *Board of Supervisors regular meeting.*

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

25 There being none, the next item followed.

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

27 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held  
28 March 24, 2022

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

32 B. Exhibit 2: Consideration for Acceptance – The March 2022 Unaudited Financial Report

33 Mr. Krause stated that the financial report was not available at this time but noted that he would send  
34 this to the Board as soon as it was available.

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

36 Mr. Krause briefly reviewed the report on behalf of Steadfast, noting that there had been a decrease in  
37 algal production and that most ponds were in excellent condition, with the exception of Pond 42.

38 D. Exhibit 4: Field Inspection Report – DPFM

39 Mr. Krause introduced Mr. Henman to the Board. Mr. Henman stated that he would contact Steadfast  
40 about Pond 42 and noted an issue with the fountain in Pond 28. He indicated that the wiring around the  
41 pond appeared to be in good condition and stated that the issue may be due to a problem with the box  
42 or the pump. He stated that he and Mr. Krause would look into the warranty for this.

43 Mr. Henman recommended adding dog waste station to the community and pointed out that the trash  
44 can at the tot lot was full of dog waste. He stated that he would try to be onsite every week and indicated  
45 that he would follow up with vendors to ensure everything was done properly.

46 Mr. Krause stated that he had ordered 3 “no dog waste” signs which included the statute regarding dog  
47 waste, as well as information on fines for violations. Mr. Krause additionally noted that he had acquired  
48 a second proposal for the wooden pedestals attached to the fences which would be discussed under  
49 Exhibit 13.

50 E. Landscape Updates – Yellowstone Landscape

51 Mr. Bryant stated that the hog trapper had traps on the wrong side of the community and indicated that  
52 he had redirected the trapper to the correct area.

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

54 Mr. Krause reviewed the proposal, noting the vegetation that would be installed, as well as  
55 mulch.

56 On a MOTION by Mr. Seifel, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the  
57 Yellowstone Landscape Refurbishment on the Island at Butterfly Pea Court, in the amount of \$4,399.96, for the  
58 Avalon Groves Community Development District.

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

60 Mr. Bryant walked on a proposal for Bald Cypress trees at \$314.28 per tree. He recalled that the  
61 originally requested proposal was for 7 trees but indicated that additional areas should be  
62 addressed as well.

63 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the  
64 use of Bald Cypress trees for tree refurbishment to be performed by Yellowstone not to exceed 12 trees, in an  
65 amount not to exceed \$3,800.00, for the Avalon Groves Community Development District.

66 3. Frost Damage at Village Entrances

67 Mr. Krause stated that this proposal would include to the installation of new plant material of  
68 the Board’s choosing, the installation of mulch, and removal of damaged or dead plant material  
69 on both sides of the entrances. Discussion ensued regarding which plants to use. Mr. Walker  
70 requested layering of plants and indicated that he would not like for firebush to be used in this  
71 area.

72 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the  
73 Yellowstone vegetation replacement on both sides of the Village 2 front entrance, in an amount not to exceed  
74 \$4,000.00, for the Avalon Groves Community Development District.

75 Following the motion, Mr. Bryant walked on a proposal for a backflow cover at Basswood Lane  
76 in the amount of \$620.56.

77 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the  
78 Yellowstone Backflow Cover Proposal at Basswood Lane, in the amount of \$620.56, for the Avalon Groves  
79 Community Development District.

80 Following the motion, discussion ensued regarding a power source and shade structures for the  
81 Tot Lot. Mr. Bryant mentioned that the entrance for Phase 3 had been redone.

82 4. Pet Waste Issue at Goldcrest Loop

83 Mr. Krause stated that he had ordered 3 signs for a total of \$82.62 and noted that these would  
84 be installed near the Right of Way at the Tot Lot.

85 F. Exhibit 5: Consideration and Ratification of Hog Removal Proposal

86 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the  
87 Ratification of the Hog Removal Proposal for the Avalon Groves Community Development District.

88 G. Exhibit 6: Consideration and Ratification of Trash Collection Invoice

89 Mr. Krause explained that Evergreen had been performing trash collection at no cost but would be  
90 charging for this service moving forward. Ms. Smith requested that Mr. Krause check on the  
91 frequency of the trash collection. Mr. Walker suggested having the receptacles emptied 3 times a  
92 week.

93 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the  
94 Ratification of the Trash Collection Invoice for the Avalon Groves Community Development District.

95 H. Exhibit 7: Consideration and Ratification of Cascade Fountain Repair Proposal - \$2,783.00

96 Ms. Smith requested that Mr. Krause double check on the line for the power service on the bank.

97 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the  
98 Ratification of the Cascade Fountain Repair Proposal, in the amount of \$2,783.00, for the Avalon Groves  
99 Community Development District.

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

101 A. Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and  
102 Enforcement of Non-Ad Valorem Special Assessments

103 1. Open Public Hearing

104 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board recessed the  
105 Regular Meeting and opened the Public Hearing Regarding the District’s Intent to use the Uniform Method for  
106 the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments, for the Avalon Groves  
107 Community Development District.

108 Following the motion, Mr. Earlywine explained that this was for the Edgemont parcel and asked  
109 for any Supervisor questions, to which there were none.

110 2. Public Comments

111 No public comments were made.

112 3. Close Public Hearing

113 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board closed the  
114 Public Hearing and resumed the Regular Meeting for the Avalon Groves Community Development District.

115 B. Exhibit 8: Consideration and Adoption of **Resolution 2022-10**, Approving the Use of the Uniform  
116 Method for Levying, Collecting, and Enforcing Non-Ad Valorem Special Assessments

117 Mr. Earlywine stated that this resolution would authorize the CDD to move forward with levy,  
118 assessments, and collection on the tax roll for the Edgemont parcel.

119 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted  
120 **Resolution 2022-10**, Approving the Use of the Uniform Method for Levying, Collecting, and Enforcing Non-  
121 Ad Valorem Special Assessments, authorizing the Chair or Vice Chair to sign, for the Avalon Groves  
122 Community Development District.

123 C. Exhibit 9: Consideration and Acceptance of Lake County Supervisor of Elections Qualified Elector  
124 Count – 1,284

125 In response to a question from Ms. Smith, Mr. Krause clarified that this number was as of April 15 and  
126 could be higher at this point in time.

127 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted the  
128 Lake County Supervisor of Elections Qualified Elector Count of 1,284, for the Avalon Groves Community  
129 Development District.

130 D. Exhibit 10: Consideration and Adoption of **Resolution 2022-11**, Setting General Election for November  
131 2022

132 Mr. Earlywine stated that this resolution would authorize the election and the notice for the election.  
133 Ms. Smith clarified that the qualifying period would be from 12:00 p.m. on June 13 to 12:00 p.m. on  
134 June 17.

135 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted  
136 **Resolution 2022-11**, Setting General Election for November 2022, for the Avalon Groves Community  
137 Development District.

138 E. Exhibit 11: Consideration and Adoption of **Resolution 2022-12**, Setting Landowners' Meeting and  
139 Election for November 2022

140 The Board agreed to schedule the Landowners' Meeting and Election for November 4 at 12:00 p.m. at  
141 the Serenoa Clubhouse.

142 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted  
143 **Resolution 2022-12**, Setting Landowners' Meeting and Election for November 2022, for the Avalon Groves  
144 Community Development District.

145 F. Exhibit 12: Consideration and Ratification of Conveyance of Serenoa Lakes Phase 1 and 2 (Serenoa  
146 Village 3) Improvements – Specifically Landscape in Tract D1 and D2 and Stormwater Ponds

147 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the  
148 Ratification of the Conveyance of Serenoa Lakes Phase 1 and 2 (Serenoa Village 3) Improvements, specifically  
149 landscape in Tract D1, Tract D2, and Stormwater Ponds, for the Avalon Groves Community Development  
150 District.

151 G. Discussion on RFQ for District Engineer Services – No Responses Received

152 Mr. Krause that the RFQ was advertised in the Orlando Sentinel on March 27. Mr. Henman indicated  
153 that he had reached out to a firm that morning. Mr. Walker indicated that he would reach out to additional  
154 firms.

155 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board authorized the  
156 District Manager to reach out to local firms for proposals for District Engineer services for the Solterra Resort  
157 Community Development District.

158 H. Discussion on Alligator Removal Procedure

159 Mr. Krause stated that residents were divided on this issue, with some residents wanting native wildlife  
160 left alone while others felt the alligators were a danger to pets and children. Mr. Earlywine noted that  
161 the Board may not have a procedure in place and asked what they would like to do if the alligator was  
162 over 4 feet in length. The Board reached a consensus to follow FWC protocol. Mr. Walker indicated  
163 that residents call in to FWC if the alligators were a nuisance.

164 I. Exhibit 13: Update on Monuments/Fencing Cleaning and Wood Painting Proposal

165 Mr. Krause stated that proposals had been received from ASAP Pressure Cleaning and Vice Painting.  
166 In response to a question from Mr. Krause, Mr. Henman confirmed that \$12,000.00 or \$13,000.00 would  
167 be a reasonable price. Discussion ensued regarding the scope of the project. Mr. Henman indicated that  
168 he would acquire 2 additional proposals. This item was tabled to the next meeting.

169 J. Exhibit 14: Update on HOA Request for Bulletin Board at Village 1 Mailboxes

170 Ms. Smith expressed that she would not want the CDD to have to pay to remove plants to make room  
171 for the bulletin board. In response to a suggestion from Mr. Walker, a resident pointed out that the  
172 bulletin board would not be visible from the other side if the it was installed parallel to the sidewalk.  
173 Discussion ensued regarding the palm tree and vegetation that the HOA wanted the CDD to remove for  
174 the bulletin board. Mr. Walker asked Mr. Bryant could take a look at the palm tree to have it moved  
175 back. He suggested that the CDD move the tree and that the HOA pay to replace the plant material. Ms.  
176 Hammock suggested that the Board authorize staff to negotiate a license agreement with the HOA and  
177 to further discuss specifics in the negotiations.

178 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board authorized staff  
179 to negotiate a license agreement with the Solterra HOA for the Solterra Resort Community Development  
180 District.

181 **FIFTH ORDER OF BUSINESS – Business Matters for Assessment Area Four Bond Issuance**

182 A. Exhibit 15: Presentation of Engineer’s Supplement Report – 2022 Bond Issuance, dated February 24,  
183 2022

184 Mr. Earlywine clarified that this was specifically regarding Edgemont. He indicated that the report was  
185 mostly unchanged from its original presentation.

186 B. Exhibit 16: Presentation of Master Special Assessment Methodology Report - \$4,260,00 Special  
187 Assessment Bond Series 2022 (Assessment Area Four Project), dated February 7, 2022

188 Mr. Earlywine explained that this is what the assessment levy would be based upon.

189 C. Exhibit 17: Presentation of Supplement to the Mater Special Assessment Methodology Report  
190 (Assessment Area Four Project)

191 Mr. Earlywine explained that this would set forth the amount of the assessment based on the bonds that  
192 were issued. He noted that the District was receiving a good rate on the bonds.

193 D. Public Hearing Regarding the Imposition of Special Assessments for Assessment Area Four Project

194 1. Open Public Hearing

195 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board recessed the  
196 Regular Meeting and opened the Public Hearing regarding the Imposition of Special Assessments for  
197 Assessment Area Four Project for the Avalon Groves Community Development District.

198 2. Public Comments

199 There were no public comments.

200 3. Close Public Hearing

201 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board recessed the  
202 Regular Meeting and closed the Public Hearing for the Avalon Groves Community Development District.

203 E. Exhibit 18: Consideration and Adoption of **Resolution 2022-13**, Approving, Confirming, and Levying  
204 Special Assessments for Assessment Area Four

205 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted  
206 **Resolution 2022-13**, Approving, Confirming, and Levying Special Assessments for Assessment Area Four, with  
207 the Chair or Vice Chair to execute, for the Avalon Groves Community Development District.

208 F. Exhibit 19: Consideration and Adoption of **Resolution 2022-14**, Supplemental Assessment Resolution,  
209 Series 2022 Bonds, with Delegation of Authority

210 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted  
211 **Resolution 2022-14**, Supplemental Assessment Resolution, Series 2022 Bonds, with Delegation of Authority,  
212 for the Avalon Groves Community Development District.

213 G. Consideration of Issuer's Counsel Documents

214 Mr. Earlywine stated that a single motion could be taken to approve these documents and briefly  
215 reviewed each document.

216 1. Exhibit 20: Consideration and Acknowledgement of Declaration of Consent – *in substantial*  
217 *form*

218 2. Exhibit 21: Consideration and Approval of Supplemental Disclosure of Public Finance  
219 (Assessment Area Four Project) – *in substantial form*

220 3. Exhibit 22: Consideration and Approval of Acquisition Agreement – *in substantial form*

221 4. Exhibit 23: Consideration and Approval of Collateral Assignment Agreement – *in substantial*  
222 *form*

223 5. Exhibit 24: Consideration and Approval of Completion Agreement (2022 Bonds) – *in*  
224 *substantial form*

225 6. Exhibit 25: Consideration and Approval of Notice of Special Assessments/Governmental Lien  
226 of Record (Assessment Area Four Project)

227 7. Exhibit 26: Consideration and Approval of True-Up Agreement (2022 Bonds) – *in substantial*  
228 *form*

229 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved Items  
230 G1 through G7, in substantial form and subject to review by the financing team, for the Avalon Groves  
231 Community Development District.

232 H. Consideration of Acquisition of Improvements and Work Product for Edgemont Property

233 Mr. Earlywine stated that complete improvements would be acquired from DR Horton. Ms. Smith  
234 expressed that she would like to incorporate adding site inspections before acceptance. Mr. Earlywine  
235 indicated that he would implement this request. Ms. Smith suggested having an individual from Field  
236 Services perform a walkthrough. Mr. Henman indicated that this could be done.

237 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the  
238 Acquisition of Improvements and Work Product for Edgemont Property, subject to review, a walkthrough to be  
239 performed by Field Services, and to be signed off by staff and the Chair or Vice Chair, for the Avalon Groves  
240 Community Development District.

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

242 A. District Manager

243 Mr. Krause stated that company by the name of A Total Solutions was scheduled to come onsite the  
244 following week to provide backflow testing services. Mr. Henman added that Clermont Plumbing  
245 Services were scheduled to come onsite later that day to repair a leaking pipe.

246 1. Exhibit 27: Pet Waste Signs

247 Mr. Krause indicated that the signs had been ordered and were expected to arrive later that day  
248 or the following day.

249 B. District Counsel

250 Mr. Earlywine noted that bonds would be closed the next day.

251 C. District Engineer

252 There being none, the next item followed.

253 D. Amenity Manager

254 The Amenity Manager was not present.

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

257 Mr. LaLosa asked when trees that had been torn up would be cleaned up. Mr. Walker indicated that he  
258 would look into this matter and ask for this to be cleaned up. Mr. LaLosa commented on trash from cars  
259 and dog food being thrown in the trash cans by the mail box. Mr. Walker noted that the trash cans would  
260 be emptied more frequently moving forward.

261 Ms. Silvo inquired about Village 4. Mr. Walker clarified that Assessment 4 and Village 4 were two  
262 different things. Ms. Silvo additionally commented on trash in the ponds. Mr. Walker indicated that the  
263 trash would be removed.

264 Mr. LaLosa asked if there were in any plans to install signs to warn residents of wildlife. Mr. Earlywine  
265 noted that this could be helpful from a liability perspective but advised against installing too many signs,  
266 as this could pollute the aesthetic of the community. He indicated that he and Ms. Hammock would  
267 research this matter. Mr. LaLosa additionally suggested alternating the meeting times and noted that he  
268 would bring this up at the next HOA meeting.

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



270 Ms. Smith indicated that she would like to appoint a resident to the Board. She requested communication  
271 to be sent out to the community regarding the 2 positions. Discussion ensued regarding meeting times.

272 **NINTH ORDER OF BUSINESS – Action Items Summary**

- 273 1. Mr. Krause will check with Evergreen Lifestyles on the frequency of emptying trash cans.
- 274 2. Mr. Krause will check on the line that goes up to the power service on the bank for the fountain.
- 275 3. Mr. Krause will reach out to local engineering firms for proposals.
- 276 4. Mr. Henman will acquire 2 additional fence cleaning and painting proposals.
- 277 5. Mr. Krause will send the March Financials to the supervisors.
- 278 6. Mr. Krause will send the FY 2023 Draft Budget to the supervisors.
- 279 7. Mr. Krause will get the “no pet waste” signs to Mr. Bryant for placement at the Tot Lot
- 280 8. Staff will negotiate a license agreement with the HOA for the bulletin board
- 281 9. Mr. Walker will look into clean up at the new road construction at Sanctuary.

282 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Thursday, May 26 at 11:30 a.m.**

283 All Board members confirmed that they would be physically present for the meeting, which would  
284 establish a quorum.

285 **ELEVENTH ORDER OF BUSINESS – Adjournment**

286 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to adjourn  
287 the meeting. There being none, Ms. Smith made a motion to adjourn the meeting.

288 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adjourned the  
289 meeting for the Avalon Groves Community Development District.

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

293 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
294 meeting held on May 26, 2022.**

295  
296  
297  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

298 Title:  Secretary  Assistant Secretary

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title:  Chairman  Vice Chairman

