

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, June 23, 2022 at 11:47 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 Bill Fife	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
18 Dana Bryant	Yellowstone
19 Frank LaLosa	Resident
20 Marsha Mann	Resident
21 Kan Lee	Resident
22 Christy Silva	Resident

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

25 **SECOND ORDER OF BUSINESS – Audience Comments** *(limited to 3 minutes per individual)*

26 Mr. LaLosa asked why monument repairs and painting had not been included on the agenda. He
27 additionally inquired about a new culvert. Mr. Walker explained that the culvert would come in
28 when the road was constructed.

29 An audience member commented negatively on the state of the monuments. She additionally
30 discussed speeding issues and noted that the lighting at Sawgrass going into Village 2 was lacking.
31 She requested to add a streetlight in this area. Ms. Smith stated that the Palms had requested solar
32 lighting and indicated that additional lighting could be looked into. The audience member noted
33 that there were still no speed limit signs in Village 2. Mr. Walker explained that speed limit signs
34 would need to be requested from the County. Ms. Smith noted that the County did not allow any
35 signed to be concreted in. The audience member also commented on algae blooms in Pond 41.

36 Ms. Mann stated that she was in the process of organizing a group to clean up around the ponds.
37 She requested that the CDD donate gloves and water for volunteers, in addition to providing a 10-
38 to-15-minute educational talk on the importance of grasses and retention ponds. She stated that the
39 cleanup would be held on July 16 at 8:00 a.m.

40 In response to a question from Ms. Smith, Ms. Hammock indicated that she would need to look
41 into potential liability issues with volunteering. Mr. Earlywine advised against a committee, as a
42 committee would be subject to PPRs and Sunshine Law, and indicated that informal organization
43 may be an option. Mr. Walker noted that a liability waiver for volunteers to sign would be necessary.

44 Mr. Bryant mentioned that he would be willing to donate trash bags and haul away trash. Mr. Fife
45 suggested designating a location for volunteers to leave trash for collection. Ms. Smith asked if
46 water could be provided for volunteers. Ms. Hammock indicated that she would look into this.

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

48 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
49 Held May 26, 2022

50 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved
51 the Minutes of the Board of Supervisors Regular Meeting held on May 26, 2022 for the Avalon Groves
52 Community Development District.

53 B. Exhibit 2: Consideration for Acceptance – The May 2022 Unaudited Financial Report

54 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board accepted the
55 May 2022 Unaudited Financial Report for the Avalon Groves Community Development District.

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

57 Mr. Krause reviewed Steadfast’s report, noting low water levels and minimal algae in the majority
58 of the ponds.

59 D. Landscape Updates – Yellowstone Landscape

60 Mr. Bryant informed the Board that installation at Butterfly Pea had been completed and that fake
61 rocks had been ordered. He stated that irrigation for the Clubhouse was now operational and
62 indicated that he had replaced twelve 30-gallon Bald Cypress trees along the ponds. He mentioned
63 that he had put together an infill proposal for the HOA for Village 2.

64 Mr. Krause reviewed the DPFG Field report, noting that he had requested a proposal from
65 Yellowstone to add mulch to the Tot Lot. He mentioned that price estimates for a cover for the Tot
66 Lot that a resident had requested were found to be costly.

67 Mr. Krause noted that he had received an additional quote to fix the water fountain and test the
68 backflow meters for approximately \$400.00. He stated that the motor for the fountain in Pond 28
69 had been received but indicated that they were still waiting on brackets to arrive. He mentioned
70 that he was working with a vendor on solar lights and stated that he would check with Mr. Henman
71 for an update on proposals for painting the fences and monuments. He noted that the color wheel
72 had broken brackets and that a new part would likely be needed. Mr. Walker stated that he would
73 provide a contact for Mr. Krause for parts for the color wheel and telescope. Mr. Krause
74 additionally informed the Board that Sawgrass Bay Blvd. and Goldcrest Loop both qualified for
75 Adopt-a-Road.

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

77 A. Exhibit 4: Ratification of Cardno/Stantec Stormwater Needs Analysis Proposal - \$4,900.00

78 On a MOTION by Mr. Walker, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved
79 the Ratification of the Cardno/Stantec Stormwater Needs Analysis Proposal, in the amount of \$4,900.00,
80 for the Avalon Groves Community Development District.

81 B. Exhibit 5: Acceptance of Completed Stormwater Needs Analysis as Submitted by Cardno/Stantec

82 Ms. Smith clarified that Cardno would not be performing regular inspections. Mr. Krause
83 confirmed that the Stormwater Needs Analysis was only required every 5 years. Ms. Hammock
84 noted that this was due to the County by June 30.

85 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
86 the Completed Stormwater Needs Analysis, submitted by Cardno/Stantec, for the Avalon Groves
87 Community Development District.

88 C. Exhibit 6: Consideration of Tot Lot Fountain Repair Proposal

89 Mr. Krause explained that a second quote had been received from Vail Plumbing in the amount of
90 \$400.00 to include both fountain repair and the testing of all three backflow meters.

91 1. A Total Solution - \$818.75

92 D. Exhibit 7: Consideration of Backflow Inspection Proposal

93 1. A Total Solution - \$355.00

94 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved
95 the Vail Plumbing Proposal as presented, in an amount not to exceed \$500.00, for the Avalon Groves
96 Community Development District.

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

98 A. District Manager

99 1. Update on Clean Star Service of Central Florida Porter Service Proposal on Four CDD-
100 Maintained Trash Cans

101 Mr. Krause stated that he had received a quote from Clear Star Service and noted that this
102 vendor used by the HOA. He walked on a proposal from the vendor in the amount of
103 \$310.00 a month, or \$3,720.00 a year. In response to a supervisor question Ms.
104 Hammock confirmed that District Counsel would draft a contract to be signed by both
105 parties.

106 On a MOTION by Mr. Fife, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the
107 Clear Star Service of Central Florida Porter Service Proposal, in the amount of \$310.00 per year, for the
108 Avalon Groves Community Development District.

109 B. District Counsel

110 1. Exhibit 8: HOA Bulletin Board at Village 1 Mailboxes

111 Mr. Earlywine stated that the project acquisition for the Edgemont proposal should be
112 done within the next 30 to 45 days.

113 C. District Engineer

114 Mr. Plate stated that he had nothing additional to report.

115 D. Amenity Manager

116 The Amenity Manager was not present.

117 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3**
118 *minutes per individual)*

119 Mr. Lee noted that the financials on the website were outdated. Ms. Smith explained that this may
120 be due to ADA compliance requirements and advised emailing Shirley Conley for the financials.
121 Mr. Lee inquired about the mowing schedule for the ponds. Mr. Bryant explained that ponds were

122 mowed differently in the winter to allow seeds to propagate. Mr. Krause mentioned that the grasses
123 around the ponds would be allowed to grow more, in accordance with the new stormwater
124 legislation requirements.

125 Mr. Lee additionally asked who was responsible for the solar lights. Ms. Smith indicated that street
126 lighting belonged to the CDD, with the exception of the Palms, and that the monument sign
127 belonged to the HOA.

128 Ms. Silva brought up an issue regarding sprinkler heads on Sawgrass. Mr. Bryant indicated that he
129 was aware of the issue. In response to a question from Ms. Silva, Mr. Bryant clarified that staining
130 on the concrete and mailboxes were the responsibility of the builder.

131 Ms. Silva requested streetlights at Village 3 by the mailboxes. Ms. Smith stated that there should
132 be streetlights by the mailboxes and indicated that she would send an email to have this addressed.
133 Ms. Silva commented on trash in the ponds. Mr. Walker indicated that the builder was responsible
134 for picking up the trash. Ms. Silva additionally requested maps of the CDD and HOA areas within
135 the community. Ms. Smith stated that she would try to find the record of the map. Mr. Walker
136 mentioned that the map would need to be updated.

137 Mr. LaLosa requested to receive a copy of a detailed map of CDD and HOA properties. Ms. Smith
138 noted that subdivision plats show each area and identify who owns them. She stated that she would
139 check for an overall maintenance map.

140 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

141 Ms. Smith requested that Mr. Krause check that the streetlights were insured on the insurance policy
142 and to add the monuments to the policy, if not already included.

143 **EIGHTH ORDER OF BUSINESS – Action Items Summary**

- 144 1. Mr. Krause will follow up with Mr. Henman regarding proposals for pressure washing, staining
145 and painting wood fences and monuments, and replacing warped boards.
- 146 2. Mr. Krause will check with the insurance company for streetlights and monuments to be included
147 on the insurance policy.
- 148 3. Mr. Krause will follow up with Steadfast on Pond 42 for duckweed treatment.
- 149 4. Mr. Krause will send Adopt-a-Road information to the CDD Board members and the HOA to share
150 with residents.
- 151 5. District Counsel will provide a liability waiver for use by residents and volunteers.
- 152 6. Ms. Smith will check on maintenance maps for the community delineating HOA and CDD
153 maintenance areas.

154 **NINTH ORDER OF BUSINESS – Next Meeting Agenda Items**

155 Mr. Krause indicated that the Budget Public Hearing would be held at the next meeting.

156 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Thursday, July 28 at 11:30 a.m.**

157 The Board agreed to cancel the July meeting and hold the Budget Public Hearing on August 25 at
158 11:30 a.m.

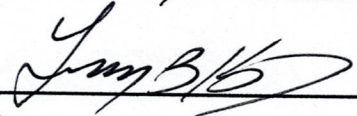
159 **ELEVENTH ORDER OF BUSINESS – Adjournment**

160 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
161 adjourn the meeting. There being none, Mr. Fife made a motion to adjourn the meeting.

162 On a MOTION by Mr. Fife, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adjourned
163 the meeting for the Avalon Groves Community Development District.

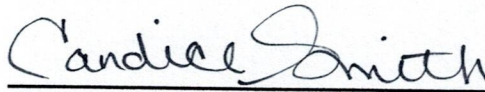
164 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
165 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
166 *including the testimony and evidence upon which such appeal is to be based.*

167 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
168 meeting held on August 25, 2022.

169
170 
Signature

Larry B. Krause Sr.
Printed Name

171 Title: Secretary Assistant Secretary


Signature

CANDICE SMITH
Printed Name

Title: Chairman Vice Chairman