

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, September 22, 2022 at 11:36 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. Krause called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith	Board Supervisor, Chairwoman
11 Greg Meath	Board Supervisor, Vice Chairman
12 Bill Fife	Board Supervisor, Assistant Secretary

13 Also present were:

14 Larry Krause	District Manager, DPFPG Management and Consulting
15 Brent Henman	Field Operations Manager, DPFPG Management and Consulting
16 Shirley Conley ( <i>via phone</i> )	DPFPG Management and Consulting
17 Meredith Hammock	KE Law Group
18 Tim Quinlan	Amenity Manager, Evergreen Lifestyles Management
19 Dana Bryant	Yellowstone
20 Trevor Davis	HOA Vice President
21 Michael Aube	Resident

22 *The following is a summary of the discussions and actions taken at the September 22, 2022 Avalon Groves*  
23 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
24 *request.*

25 **SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items** (*Limited to 3 minutes per*  
26 *individual for agenda items*)

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS – Staff Reports**

29 A. District Counsel – *Meredith Hammock, KE Law Group*

30 Ms. Hammock stated that she had nothing to report.

31 B. District Engineer

32 The District Engineer was not present.

33 C. District Manager – *Larry Krause, DPFPG*

34 1. Exhibit 1: Aquatics Maintenance Report – *Steadfast Environmental*

35 Mr. Krause reviewed the Aquatics Maintenance Report, noting that Steadfast believed the  
36 red tint of Pond 40 was caused by pollen.

37 2. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

38 This item was not discussed.

39 3. Exhibit 2: Field Inspections Report – *DPFPG*

40 Mr. Krause presented the Field Inspections Report. He mentioned a dead tree at the Tot  
41 Lot and noted that the Village 1 fountain had been turned back on. Mr. Bryant indicated  
42 that tree lifting and cutbacks would begin next month. He stated that he would have a  
43 proposal for sod replacement at the next meeting.

44 Ms. Smith informed Mr. Krause that she had spoken with the District Engineer in regards  
45 to updating the maintenance map. She indicated that the maintenance map was likely to  
46 be narrowed up as it was updated.

47 4. Exhibit 3: Adopt-A-Roadway Program

48 Mr. Krause recalled that this was a result of a discussion regarding a dog waste issue and  
49 noted that this would be a resident-run program. He indicated that he would put  
50 information on the program on the CDD website to ask for volunteers.

51 5. Exhibit 4: SECO – Lift Station Billing

52 Mr. Krause explained that there had been a billing issue with SECO in the amount of  
53 \$11,455.26. Ms. Conley clarified that this was for Well #1. Ms. Smith stated that she  
54 would like to propose a 24-month payment plan to SECO to begin in January. In response  
55 to a question from Ms. Smith, Ms. Conley indicated that she would look into whether  
56 SECO was billing the District for two addresses.

57 D. HOA Amenity Manager – *Tim Quinlan, Evergreen Lifestyles Management*

58 Mr. Quinlan reviewed his report, noting that Yellowstone had been making landscaping  
59 enhancements. He stated that striping and signs would be added to the Village 2 and 3  
60 entrances to reduce confusion. He mentioned that a stop sign in Village 2 would be  
61 replaced and informed the Board of damage to a monument adjacent to the exit gate in  
62 Village 2. Mr. Quinlan additionally noted that a storm had taken down a flagpole at the  
63 Amenity Center.

64 Ms. Smith stated that she would walk Serenoa Lakes on Friday and indicated that she had  
65 determined that a number of zones were supposed to be maintained by the HOA. In  
66 response to a question from Mr. Quinlan, Ms. Smith advised checking the plats to  
67 confirm if the CDD was responsible for 2 irrigation pumps.

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

69 A. Exhibit 5: Consideration and Adoption of **Resolution 2022-22, Declaring a Vacancy in Seat 3**

70 Mr. Krause stated that Mr. Walker’s resignation had been received via email.

71 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board accepted  
72 the Resignation of Brad Walker from the Board of Supervisors for the Avalon Groves Community  
73 Development District.

74 Following the motion, Ms. Smith explained that no one had run for Seat 3 in November and  
75 indicated that whoever was appointed to this seat would retain it for the next 4 years.

76 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted  
77 **Resolution 2022-22, Declaring a Vacancy in Seat 3**, for the Avalon Groves Community Development  
78 District.

79 B. Consideration of Supervisor Appointment

80 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved  
81 the appointment of Michael Aube to Seat 3 on the Board of Supervisors, for the Avalon Groves Community  
82 Development District.

83 1. Exhibit 6: Oath of Office

84 Mr. Aube took the Oath of Office.

85 2. Exhibit 7: New Supervisor Information/Form 1

86 Mr. Krause indicated that this would be emailed to Mr. Aube.

87 3. Sunshine Law (*FL Ethics Commission Guide to be E-Mailed*)

88 Ms. Hammock provided ethics information for the new Supervisor.

89 C. Exhibit 8: Consideration and Adopting of **Resolution 2022-20, Designating Officers**

90 Mr. Krause stated that this Resolution would authorize more individuals to sign checks for  
91 Supervisors and sign bills to vendors.

92 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted  
93 **Resolution 2022-20, Designating Officers**, for the Avalon Groves Community Development District.

94 Following the motion, Ms. Hammock explained that Seat 4 was the open seat currently held by Jon  
95 Seifel. She noted that a resident by the name of William Tyler Flint was running for this seat  
96 unopposed and advised that the Board members be mindful of this if they were to speak with Mr.  
97 Flint.

98 D. Exhibit 9: Consideration of Fence and Monument Painting Proposals

99 Mr. Krause clarified that these were older, inaccurate proposals included for informational  
100 purposes. He stated that it had been determined that there were 14 wooden monument pedestals  
101 and indicated that he had reached out to Vice Painting for an updated quote. Ms. Smith suggested  
102 approving a “not-to-exceed” amount to paint the fence and monuments.

103 1. ASAP - \$14,448.80

104 2. Florida Field Services - \$15,000.00

105 3. Vice Painting - \$11,951.00

106 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved  
107 the painting of a fence and 14 wooden monument pedestals, in an amount not to exceed \$15,000.00, for the  
108 Avalon Groves Community Development District.

109 Following the motion, Ms. Hammock noted that Supervisors had the option to receive \$200.00 per  
110 meeting. Mr. Aube indicated that he would like to accept the payment.

111 E. Exhibit 10: Consideration of Updated Fee Schedule for DPFG District Management Services

112 Ms. Hammock relayed that DPFG was willing to enter the District’s form of agreement for these  
113 services. She stated that she had no issue with the proposals as submitted and noted that this would  
114 not begin until the fiscal year beginning on October 1. In response to a question from Mr. Aube,  
115 Ms. Hammock clarified that a dissemination agent was a requirement for the bond. Ms. Smith noted  
116 that DPFG would be known as only as Vesta at an unspecified future date.

117 On a MOTION by Mr. Fife, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the  
118 Updated Fee Schedule for DPFG District Management Services for the Avalon Groves Community  
119 Development District.

120 F. Exhibit 11: Consideration of Updated Fee Schedule for DPFG Field Services

121 In response to a question from Ms. Smith, Ms. Hammock confirmed that Field Services would be  
122 attached to the new agreement.

123 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved the  
124 Updated Fee Schedule for DPFG Field Services for the Avalon Groves Community Development District.

125 **SIXTH ORDER OF BUSINESS – Administrative Matters/Consent Agenda**

126 A. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
127 Meeting Held August 25, 2022

128 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved the  
129 Minutes of the Board of Supervisors Regular Meeting held on August 25, 2022 for the Avalon Groves  
130 Community Development District.

131 B. Exhibit 13: Consideration for Acceptance – The August 2022 Unaudited Financial Report

132 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board accepted the  
133 August 2022 Unaudited Financial Report for the Avalon Groves Community Development District.

134 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business** *(Limited to 3 minutes per*  
135 *individual for non-agenda items)*

136 Mr. Davis requested that the Board continue to communicate with the HOA and Pulte. He brought  
137 up issues of dying vegetation and irrigation problems. He indicated that he would like to have better  
138 communication between the Board and residents and expressed that residents were displeased. Ms.  
139 Smith indicated that there may have been a gap between scopes and noted that she would work  
140 with Mr. Bryant to determine whether wells were the CDD's responsibility.

141 Mr. Davis inquired about information on the boat ramp. Ms. Smith noted that this was not a CDD  
142 matter but indicated that she would look into this.

143 **EIGHTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*  
144 *Requests)*

145 Mr. Aube requested for Action Items to be send out as a matrix with the dates assigned and  
146 completed included.

147 Ms. Smith brought up proposals to install mulch in October. Ms. Hammock asked for any audience  
148 comments on the mulch proposals, to which there were none. Ms. Smith indicated that the proposals  
149 were for the Tot Lot and common area within the community.

150 On a MOTION by Mr. Fife, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the  
151 2 mulch proposals, in the total amount of \$34,714.17, for the Avalon Groves Community Development  
152 District.

153 **NINTH ORDER OF BUSINESS – Action Items Summary** *(To Be E-mailed to Supervisors and Staff)*

154 1. District Counsel will check plats for Village 3 for HOA landscaping items.

- 155 2. The District Management Team will publish Adopt-A-Road information to the CDD Website to
- 156 solicit resident volunteers.
- 157 3. The District Management Team will send Adopt-A-Road information to residents via e-blast.
- 158 4. The District Management Team will propose a 24-month payment plan to SECO for Well #1.
- 159 (\$11,455.26)
- 160 5. The District Management Team will send the New Supervisor Information to Mr. Aube.
- 161 6. The District Management Team will update the website to add Mr. Aube to Seat 3 on the Contacts
- 162 page.
- 163 7. The District Management team will obtain a quote from an electrician to add power outlets to the
- 164 entrances.
- 165 8. The District Management Team will obtain a quote in the amount of \$15,000.00 or less to clean
- 166 and paint fences and pedestals.
- 167 9. The District Management Team will send the approved mulch proposals to the landscaper.

**TENTH ORDER OF BUSINESS – Next Meeting Quorum Check**

169 *Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on October 27, 2022 at the Avalon Groves*  
170 *Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

171 Mr. Krause reminded the Board of the next meeting date and time. He additionally noted that the  
172 November meeting was scheduled for Thanksgiving on November 24 and asked if the Board would  
173 like to cancel or reschedule this meeting. Ms. Hammock advised against scheduling a meeting  
174 before November 22, as the December meeting was on December 22. Following discussion, the  
175 Board agreed to meet at 10 a.m. on Thursday, December 8 and cancel the scheduled November and  
176 December meetings.

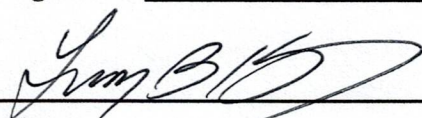
**ELEVENTH ORDER OF BUSINESS – Adjournment**

178 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to  
179 adjourn the meeting. There being none, Mr. Meath made a motion to adjourn the meeting.

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

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

185 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
186 meeting held on OCTOBER 27, 2022.

187   
188 \_\_\_\_\_  
Signature

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

  
\_\_\_\_\_  
Signature

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

189 Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman