

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 27, 2022 at 1:03 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, Chairwoman
11	Jon Seifel	Board Supervisor, Assistant Secretary
12	Michael Aube	Board Supervisor, Assistant Secretary

13 Also present were:

14	Larry Krause	District Manager, DPGF Management and Consulting
15	Shirley Conley (<i>via phone</i>)	DPGF Management and Consulting
16	Meredith Hammock	District Counsel, KE Law Group
17	Jere Earlywine	District Counsel, KE Law Group
18	Tim Quinlan	Amenity Manager, Evergreen Lifestyles Management
19	Dana Bryant	Yellowstone

20 *The following is a summary of the discussions and actions taken at the October 27, 2022 Avalon Groves*
21 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
22 *request.*

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

25 There being none, the next item followed.

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

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

28 Ms. Hammock stated that she did not have anything specific to report at this time, but would
29 advise on individual agenda items.

30 B. District Engineer

31 The District Engineer was not present.

32 C. District Manager – *Larry Krause, DPGF*

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

34 Mr. Krause reviewed the Aquatics Maintenance Report, noting the company’s findings on
35 the biological effects of the large increase in water in ponds from the hurricane.
36 Suggestions were made to update the map to include and number the ponds in Edgemont.
37 Mr. Krause stated that he recalled that the vendor had indicated that the ponds could be
38 added at no additional cost, and Ms. Hammock advised that if they received this in writing,
39 an addendum could be drafted for the current agreement to properly reflect the updated
40 scope. In response to a supervisor question, Ms. Smith clarified that Steadfast handled
41 maintenance of the ponds, and that wetlands were handled by other companies.

42 2. Exhibit 2: Field Inspections Report – *DPFG*

43 **This item, originally Item C3, was presented out of order.**

44 Mr. Krause provided an overview the field inspections report, giving a summary of site
45 visits following the hurricane, and observing some issues with trees and overflowing
46 garbage cans. Mr. Krause noted that a proposal from Vice Painting for cleaning and
47 painting the monuments had been approved, and that they were looking to determine a date
48 on the schedule. In response to a Supervisor suggestion, Mr. Krause additionally noted that
49 proposals could be acquired to power wash the walking path in and around the park area.

50 3. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

51 Discussion ensued regarding the ownership and responsibility of maintenance of 2 wells
52 in Village 3. Ms. Smith indicated that she believed the well at the front entry was owned
53 by the CDD. Mr. Seifel stated that the back well was on HOA land and used by both the
54 CDD and HOA. Ms. Smith stated that the CDD may want to own the wells and have the
55 HOA pay for usage.

56 4. Exhibit 3: SECO Well Billing Update – Billing to Begin January 2023

57 The Board and Staff discussed the 2 options.

58 a. \$9,763.59 (12 months at \$813.63/month plus current monthly charges)

59 b. \$11,455.26 (24 months at \$477.30/month plus current monthly charges)

60 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
61 the SECO Well Billing Option A, in the annual amount of \$9,763.59, for the Avalon Groves Community
62 Development District.

63 5. Reminder – No Meeting in November.

64 Mr. Krause reminded the Board that there would be no meeting in November.

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

66 Mr. Quinlan reviewed his report, noting that some water had seeped into during the storm
67 through the gym. Mr. Quinlan noted that as the damage did not meet the 2% deductible,
68 they would need to pay the \$4,000 to address the intrusion. Mr. Quinlan additionally noted
69 that pool signs were being updated and that two of the geothermal heaters had been
70 identified as out of order.

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

72 A. Exhibit 4: Consideration and Adoption of **Resolution 2023-01, FY 2022 Budget Amendment**

73 Mr. Krause reviewed the Resolution. Ms. Smith provided clarification regarding the net change in
74 fund balance. Ms. Smith inquired about the overage on Field Services. Ms. Conley explained that
75 this was needed to cover upcoming final expenditures.

76 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
77 **Resolution 2023-01, FY 2022 Budget Amendment**, for the Avalon Groves Community Development
78 District.

79 B. Exhibit 5: Ratification of Easement Agreement (Palms at Serenoa, Palms at Serenoa Phase 2, Palms
80 at Serenoa Phase 3, and Palms at Serenoa Phase 4)

81 Mr. Earlywine advised that the CDD had issued bonds in 2017, 2019, and 2021, and that there were
82 several items under Business Matters related to declaring the project complete from a real estate
83 standpoint. He reviewed the project completion steps with the Board and discussed the easement
84 agreements for the 4-star areas.

85 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted the
86 **Resolution 2023-01, FY 2022 Budget Amendment**, for the Avalon Groves Community Development
87 District.

88 C. Exhibit 6: Ratification of Acceptance of Real Property – Quit Claim Deed

89 Ms. Smith explained the purpose of the Quit Claim Deed.

90 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
91 the Ratification of Real Property, Quit Claim Deed, for the Avalon Groves Community Development
92 District.

93 D. Exhibit 7: Ratification of Acceptance of Real Property – Quit Claim Deed (Palms at Serenoa and
94 Palms at Serenoa Phase 4)

95 Mr. Earlywine reviewed the Quit Claim Deed. Ms. Smith asked if the O-5 area was an open drain
96 and was informed this was a drainage trap.

97 E. Exhibit 8: Ratification of Acceptance of Real Property – Quit Claim Deed (Palms at Serenoa Phase
98 3, and Palms at Serenoa Phase 4)

99 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved
100 Items D and E under Business Matters, for the Avalon Groves Community Development District.

101 F. Exhibit 9: Consideration and Adoption of **Resolution 2023-02, Recognizing a Contribution to**
102 **Off-set 2017 A1 Assessment and 2017 A2 Assessments**

103 Mr. Krause explained that two separate Resolutions were included under this exhibit, for A1 and
104 A2 assessments respectively. Mr. Earlywine noted that the A2 bonds had been paid off.

105 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
106 **Resolution 2023-02, Recognizing a Contribution to Off-set 2017 A1 Assessments**, and **Resolution**
107 **2023-03, Recognizing a Contribution to Off-set 2017 A2 Assessments**, for the Avalon Groves
108 Community Development District.

109 G. Exhibit 10: Consideration and Adoption of **Resolution 2023-04, Declaring the Series 2017**
110 **Project Complete**

111 Mr. Earlywine reviewed the Resolution and noted that this would be subject to Staff completing
112 the conveyances and funds.

113 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board adopted
114 **Resolution 2023-04, Declaring the Series 2017 Project Complete**, subject to staff completing the
115 conveyances and funds, for the Avalon Groves Community Development District.

116 H. Exhibit 11: Consideration and Adoption of **Resolution 2023-05, Declaring the Series 2021**
117 **(Assessment Area Three) Project Complete**

118 Mr. Earlywine noted that there was some money left in the account that may be able to be spent on
119 landscaping in the Pulte areas. He recommended including authorization for the Chair to work in

120 conjunction with Pulte to determine where the money would be spent in the motion. Ms. Hammock
121 noted that the District Manager could make a line item specific for this funding amount and state
122 where it could be spent.

123 On a MOTION by Mr. Aube, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted
124 **Resolution 2023-05, Declaring the Series 2021 (Assessment Area Three) Project Complete**, subject to
125 completion of real estate items, for the Avalon Groves Community Development District.

126 I. Exhibit 12: Consideration and Adoption of **Resolution 2023-06, Declaring the Series 2019**
127 **Project and Series 2021 Complete** and Approving Staff to Process the Following:

128 Mr. Earlywine presented the Resolution.

129 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
130 **Resolution 2023-06, Declaring the Series 2019 Project and Series 2021 Complete**, subject to
131 completion, for the Avalon Groves Community Development District.

132 1. Requisition for 2019 Acquisition & Construction, \$1,182.70

133 Mr. Earlywine stated that construction money in a reserve account would become available
134 when certain thresholds were met.

135 2. Requisition for 2019 Acquisition & Construction (DSRF Release)

136 Mr. Earlywine clarified that this was for 2021, not 2019.

137 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
138 for Staff to process the Requisition for 2019 Acquisition & Construction, in the amount of \$1,182.70, and
139 the DSRF Release of said Requisition, for the Avalon Groves Community Development District.

140 **FIFTH ORDER OF BUSINESS – Administrative Matters/Consent Agenda**

141 A. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisors Regular
142 Meeting Held September 22, 2022

143 1. Scrivener’s Error: Resolution 2022-22 should be Resolution 2022-23, Declaring A
144 Vacancy in Seat 3

145 B. Exhibit 13: Consideration for Acceptance – The September 2022 Unaudited Financial Report

146 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved all
147 items of the Consent Agenda, for the Avalon Groves Community Development District.

148 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business** *(Limited to 3 minutes per*
149 *individual for non-agenda items)*

150 An audience member asked whether Village 3 would be involved with Village 4 developments.
151 Ms. Smith indicated that one pond that was part of the wastewater system may be picked up.

152 An audience member commented on Item H, noting that ACC rules and the HOA did not allow
153 bamboo in the community. He additionally stated that chemical stations and wells should be
154 enclosed with a fence due to liability concerns. Discussion ensued. Ms. Hammock indicated that
155 she would look into the parameters of what could be done with the bond funds.

156 The audience member additionally inquired about the location of pipes by a new road. Ms. Smith
157 explained that a County Permit was needed. Mr. Earlywine indicated that the pipes would be put
158 in within 90 days after the County Permit was obtained.

159 Ms. Smith discussed a disagreement with the County regarding the roads in Edgemont. Mr.
160 Earlywine mentioned that the plat would be done within the next 2 to 4 weeks.

161 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
162 *Requests)*

163 Mr. Aube recalled that he had requested for a project matrix, and asked for additional information
164 as to when vendors would be out for determining locations for electrical outlets. In response to a
165 question from Mr. Aube, Mr. Krause clarified that notices for the meetings were published on the
166 CDD website. Mr. Aube suggested working with the HOA to send e-blasts with CDD meeting
167 notices.

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

169 Mr. Krause indicated that the Action Items Summary would be emailed to the Board.

170 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check**

171 *Confirmation of Quorum for Next Meeting Scheduled for 10 a.m. on December 8, 2022 at the Avalon Groves*
172 *Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

173 Mr. Krause reminded the Board of the next meeting date and time.

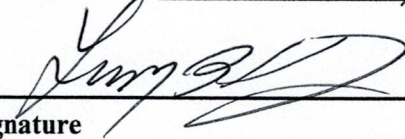
174 **TENTH ORDER OF BUSINESS – Adjournment**

175 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
176 adjourn the meeting. Ms. Smith noted that this would be Mr. Seifel’s last meeting and indicated that other
177 developer Board members would be stepping off the Board in the near future. Ms. Smith additionally
178 provided clarification regarding an easement agreement for Village 3 to Mr. Quinlan. Ms. Hammock
179 indicated that she would provide a copy of the document for Mr. Quinlan. Ms. Smith made a motion to
180 adjourn the meeting.

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

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

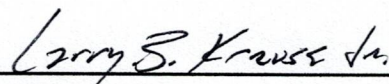
186 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
187 meeting held on December 8, 2022.

188
189 

Signature



Signature



Printed Name



Printed Name

190 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman