

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, January 26, 2023 at 1:05 p.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Microsoft Teams 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	Bill Fife	Board Supervisor, Assistant Secretary
11	Michael Aube	Board Supervisor, Assistant Secretary
12	William Tyler Flint	Board Supervisor, Vice Chairman
13	Candice Smith	Board Supervisor, Chairwoman

14 Also present were:

15	Larry Krause	District Manager, DPFM Management and Consulting
16	Meredith Hammock	District Counsel, KE Law Group
17	Jere Earlywine	District Counsel, KE Law Group
18	Greg Woodcokc	Stantec
19	Dana Bryant	Yellowstone
20	Frank DeLosa	Resident
21	Cheri Johnson	Resident

22 *The following is a summary of the discussions and actions taken at the January 26, 2023 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 Mr. Aube noted the agenda roll call was incorrect and should show Mr. Flint as Vice Chair.

28 Mr. Delosa requested that the agenda exhibits be posted to the website.

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

30 A. District Counsel – *Jere Earlywine, KE Law Group*

31 Mr. Earlywine stated that his items were on the agenda and he had nothing additional to report.

32 B. District Engineer

33 The District Engineer was not present.

34 C. District Manager – *Larry Krause, DPFM*

35 1. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

36 Mr. Bryant stated that irrigation has been turned off from about the clubhouse down the
37 boulevard due to the Sanctuary connection construction affecting the mainline, but that is
38 not really an issue at this time of year; he expected some adjustments to the irrigation
39 layout will be required. Mr. Bryant anticipated planting along the fences and
40 monuments to be scheduled for April after the pressure washing and painting is
41 completed and the likelihood of frost has passed. Regarding the trees at pond 33, Mr.

42 Bryant had included the location in his last site visit and did not notice downed trees,
43 assuming his crew had addressed them; however, if the trees are dead then it will be the
44 Board's decision whether to replace them. The Board's decision would be based on land
45 code requirements and vendor's recommendations. Mr. Bryant recommended Cypress
46 trees be used for any replacements along pond banks.

47 2. Exhibit 1: Field Inspection Report – *DPFG*

48 Mr. Krause reviewed his report, noting that streetlights continue to be an issue in the
49 community. As he is advised of lights being out in the community he reports them to the
50 vendor to fix them. The vendor is in the process of replacing every light at least along
51 Sawgrass Bay Blvd.

52 Mr. Aube acknowledged that he'd seen the streetlight vendor in the community last
53 week.

54 Mr. Krause had reached out to the vendor regarding growth in pond 40, but generally the
55 water quality of the ponds is good.

56 The sidewalks were pressure cleaned by Fireman Tom and look immaculate. The trash
57 cans are being emptied, Butterfly Pea Court continues to look good, and the playground
58 and mailbox areas look clean.

59 3. Exhibit 2: Aquatic Maintenance Report – *Steadfast Environmental*

60 Steadfast inspected the community ponds on the 17th, noting water levels are low in some
61 of the ponds due lack of rain. Regarding lily pads in the ponds, the Board agreed to
62 allow Steadfast to determine what is best for the ponds and make the decision on when
63 lily pads should be reduced. In the report Steadfast noted ongoing treatment of algae and
64 minor nuisance grasses in some ponds. Mr. Krause stated that when residents reach out
65 to him he forwards their concerns to the vendor to make sure any issues are on the
66 vendor's radar.

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

68 Mr. Quinlan sent his apologies at not being able to attend the meeting. Mr. Krause directed
69 the Board to reach out to Mr. Quinlan with any questions.

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

71 A. Exhibit 3: Consideration and Acceptance of Re-stated Roadway Connection Agreement

72 Mr. Earlywine provided more details on the roadway connection, explaining that an intersection is
73 planned that will connect KB Home Orlando's Pacific Ace property to Sawgrass Bay Blvd. in front
74 of the commercial parcel. The intersection requires a modification to the edge of the Avalon Groves
75 CDD stormwater pond in that area. Essentially, KB Home will be obligated to acquire the permits
76 for that connection and complete the construction. They're required to post a payment performance
77 bond with the county which provides us with a little protection. In Section D of the agreement it
78 states that to the extent the construction impacts our ponds, they have to provide the same storage
79 capacity, which means they will need to reshape the ponds and landscaping. The agreement
80 provides the CDD with some protection with regard to revisions and insurance. The CDD's
81 obligation is fairly straightforward, essentially the CDD conveys two strips of land that go through
82 a conservation area and stormwater pond opposite the commercial parcel. Once conveyed, that
83 strip of land becomes the other party's to maintain, the newly constructed roads and intersection
84 will be the County's to maintain. There are some timeframe milestones, completion 150 days after
85 approval and re-open for traffic 210 days after the permits are done. The agreement includes a
86 default provision that provides the CDD with some rights and a construction addendum in the

87 CDD's favor with Blue Ox Enterprise, which is the contractor doing the work, with the CDD being
88 given some insurance rights, indemnification and things like that. All parties would sign that
89 agreement, and there is a quit claim deed giving the little strip of land for the road to Pacific Ace.
90 There is also a deed to convey a little piece of the stormwater pond edge to the county.

91 Ms. Smith explained further that the original plan was in place with the parcel owner, Pacific Ace,
92 but there are now new parties involved, KB Home, new contractors, and the deal structure changed
93 a slightly based on Manatee County requirements; the agreement captures those final revisions.
94 The deed to the county is under review with the County's attorney, so while that is in conjunction
95 with the current agreement, we're waiting on that to come back for execution. The road has always
96 been a development road; because of the project size, Lake County requires two means of access,
97 ingress and egress, full access. This was part of the permitting process three years ago and the
98 engineer had to look at the site plan and figure out where the least amount of impact as it relates to
99 wetlands and mitigation. Through the permitting process they went through the release of the
100 conservation easement so they could complete the road.

101 It was clarified that the CDD owns the land, but the ponds serve the County for Sawgrass Bay Blvd
102 drainage, not the CDD. Residents may have thought that the new road was an "emergency road,"
103 but it has always been a development road, and required as a second access by county ordinance.

104 Mr. Earlywine summarized that the county has already approved the additional access as required
105 for the project size. Mr. Earlywine has reviewed the documents presented and recommended a
106 motion to approve in substantial form.

107 Ms. Smith noted that the intersection would be a signal lined up with the commercial parcel.

108 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board accepted the
109 Re-stated Roadway Connection Agreement for the Avalon Groves Community Development District.

110 B. Exhibit 4: Consideration of Responses for District Engineer RFQ

111 Mr. Krause explained that this was the second RFQ for District Engineer, having received no
112 responses to the initial RFQ. The District received a response from Cardno and introduced Greg
113 Woodcock to the Board.

114 Mr. Woodcock provided the Board with a little background. He has overseen the Cardno side of
115 CDDs and management for the last fifteen years. Cardno was recently purchased by Stantec, which
116 has a much larger CDD business than Cardno. The two businesses are merging, but the district
117 oversight will remain with the original engineers. Greg has a team of four who work with him full
118 time in maintenance and construction oversight, a couple of good designers and engineers who
119 work with him on a daily basis. Cardno/Stantec does everything except surveys in-house, from
120 pond bank maintenance to new parks to drainage system upgrades and so on, which provides a
121 more cost effective service for clients.

122 Mr. Earlywine stated the Board would approve authorizing staff to prepare and engage in
123 negotiations with Cardno/Stantec and bring a final agreement with rates/pricing back to the Board
124 for approval.

125 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board authorized
126 staff to prepare a form of agreement and engage in negotiations with Cardno for District Engineer services
127 for the Avalon Groves Community Development District.

128 C. Exhibit 5: Discussion on HOA Bulletin Board

129 The HOA had requested permission to place a bulletin board at the playground of village one which
130 will serve the residents of Village One and Village Two. The HOA was working with Pulte to
131 install a bulletin board at Village Three and Edgemont will be a separate HOA. The bulletin board
132 would be accessed by the HOA, lifestyle and management company and post official business only.
133 Jere recommended amending Section 6D of the agreement to state that any termination of the
134 agreement shall be only by the District's Board of Supervisors at a publicly noticed meeting.

135 On a MOTION by Mr. Aube, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved the
136 access agreement with the HOA to install a bulletin board at the Village One mailboxes, with the inclusion
137 of the termination clause amendment, for the Avalon Groves Community Development District.

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

- 139 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
140 Held December 8, 2022
- 141 B. Exhibit 7: Consideration for Acceptance – The December 2022 Unaudited Financial Report
142 Mr. Fife requested the minutes be amended to show Mr. Flint as Vice Chair (Line 13)

143 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved all
144 items of the Consent Agenda, with the Minutes to include the requested correction to line 13, for the Avalon
145 Groves Community Development District.

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

148 Ms. Delosa asked if the CDD could work with the Lake County Traffic Manager to improve the
149 line of site on Sawgrass Bay Blvd., particularly at the crosswalk between Village One and Village
150 Two and at the amenity center entrance. Ms. Smith expects that the CDD will start with the
151 landscape company to cut back encroaching vegetation. Planting along the ROW was on the plans
152 originally approved by Lake County; the plans would have shown the sight triangle to be approved.

153 Ms. Johnson stated that she'd spoken with the streetlight vendor. The vendor was straightening
154 poles and bases last week and will be fixing the lights next week. The vendor can usually fix five
155 to six lights per visit. Ms. Johnson also commented on the appearance of the community and the
156 delay in getting the fences pressure washed.

157 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
158 *Requests)*

159 Mr. Aube stated it would be helpful to review the status of the action items during the District
160 Manager's report. Mr. Krause covered some of the existing action items.

161 Regarding adding outlets at the entrances, Mr. Krause initially reached out to four companies; but
162 only two have visited the community, but no written proposals have materialized from those visits.
163 One company stated that it would cost about \$4,200 per outlet to install, but they would need to
164 know if there is a main feed they can tap into. Mr. Krause has requested a call back from SECO
165 engineering to schedule a site review to determine this, he has also requested a quote from an
166 additional company.

167 Mr. Krause also reached out to a solar lighting vendor and asked about options for a solar-powered
168 outlets for the holiday lights. He was informed that it can be done, but a larger battery is required
169 and it will have a bigger imprint on the area. Mr. Krause is awaiting pricing on the equipment for
170 that option.

171 Regarding the "cash" line on the financials, Mr. Krause explained that the amount includes the
172 budgeted assessments for the fiscal year and only funds not encumbered to O&M expenses could
173 be used for capital projects.

174 The fence painting is scheduled for February; Mr. Krause has reached out to the vendor about the
175 application of a wood preservative and he will contact them to find out how long the project is
176 expected to take.

177 Mr. Krause has contacted three vendors – Poop 911, Duty Calls and Duty Patrol - for information
178 on pet waste stations and a quote for installation of between six and twelve stations plus the
179 associated maintenance. Since this is a fact-finding request, station placement has not been
180 discussed.

181 Mr. Krause was directed to have the faded banners at the community entrance and the Centex sign
182 removed.

183 Ms. Smith mentioned that the permits are filed for the commercial area located on the east side of
184 Sawgrass Bay Blvd. opposite the intersection with Sanctuary, and anticipates mass grading will get
185 started soon.

186 Mr. Flint requested a gate code for Village 2.

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

188 Mr. Krause summarized the action items: proposals for pet waste stations, reach out to Lake County
189 for line-of-sight information, and coordinate with the landscaper to trim encroaching vegetation.
190 He will update the action items in the DM report, have the faded signs plus the Centex sign
191 removed, and give the gate code to Mr. Flint and Mr. Fife.

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

193 *Confirmation of Quorum for Next Meeting Scheduled for 10 a.m. on February 23, 2023 at the Avalon*
194 *Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

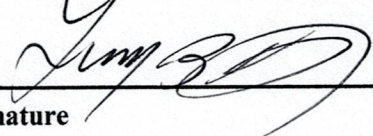
195 Mr. Krause reminded the Board of the next meeting date and time.

196 **TENTH ORDER OF BUSINESS – Adjournment**

197 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board adjourned the
198 meeting for the Avalon Groves Community Development District.

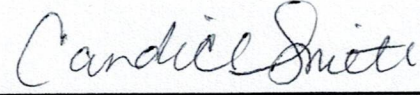
199 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
200 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
201 *including the testimony and evidence upon which such appeal is to be based.*

202 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
203 meeting held on FEBRUARY 23, 2023.

204
205 
Signature

Larry B. Krause Jr.
Printed Name

206 Title: Secretary Assistant Secretary


Signature

Candice Smith
Printed Name

Title: Chairman Vice Chairman