



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

November 16, 2023

10:00 a.m.

Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.*



**Avalon Groves
Community Development District**

**c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132 x742**

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, November 16, 2023 at 10:00 a.m.** at **Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 742 or kdarin@vestadpropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, November 16, 2023
 Time: 10:00 a.m.
 Location: Serenoa Club Amenity Center
 17555 Sawgrass Bay Blvd.,
 Clermont, FL 34714

[Click Here to Join the Meeting Online](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 862 156 243#
 (Mute/Unmute: *6)

Agenda

The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

- I. Roll Call**
 - Bill Fife (1) Robert Wolski (2) Michael Aube (3)
 - William Tyler Flint (4-C) Gene Mastrangeli (5-VC)
- II. Audience Comments – Agenda Items** (*Limited to 3 minutes per individual for agenda items.*)
- III. Staff Reports**
 - A. District Counsel – *Jere Earlywine, Kutak Rock*
 - B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Consideration and Acceptance of Ownership/Maintenance Map [Exhibit 1](#)
 - C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Field Report – *Vesta District Services* [Exhibit 2](#)
 - 2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 3](#)
 - 3. Landscape Maintenance Report – *Down To Earth* [Exhibit 4](#)
 - a. Consideration of Median Refurbishment at Palms of Serenoa \$900.15
 - D. Serenoa POA Amenity Manager – *Zayriliann Lorenzo, Evergreen Lifestyles Management*
 - E. Palms at Serenoa HOA Amenity Manager – *Shannon Bernard, Leland Management*
- IV. Business Matters**
 - A. Consideration and Acceptance of Bond Series 2017 Arbitrage Report Indicating No Cumulative Rebate Requirement Liability as of April 5, 2023. [Exhibit 5](#)
- V. Consent Agenda**
 - A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 26, 2023 [Exhibit 6](#)
 - B. Consideration and Acceptance of the October 2023 Unaudited Financial Report [Exhibit 7](#)
 - C. Consideration and Ratification of Irrigation Station 2 Controller A Replacement - \$7,541.89 [Exhibit 8](#)



VI. Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

VII. Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

VIII. Action Items Summary

Exhibit 9

IX. Next Meeting Quorum Check

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Bill Fife (1)			
Greg Meath (2)			
Michael Aube (3)			
William Tyler Flint (4-VC)			
Candice Bain (5-C)			

December 28, 2023 at 10 a.m.

*Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714*

I. Adjournment



EXHIBIT 1



EXHIBIT 2



Vesta Property Services Field Operations Report

Avalon Groves

Community Development District



Site Maintenance Map



Aquatics Management

Although not all ponds are full, the water level has increased & the perimeters are well-maintained.

The wetlands/Nature Conservations areas are edged, and free of debris.

The fallouts at the ponds of previous concern have been cleaned and free of debris.

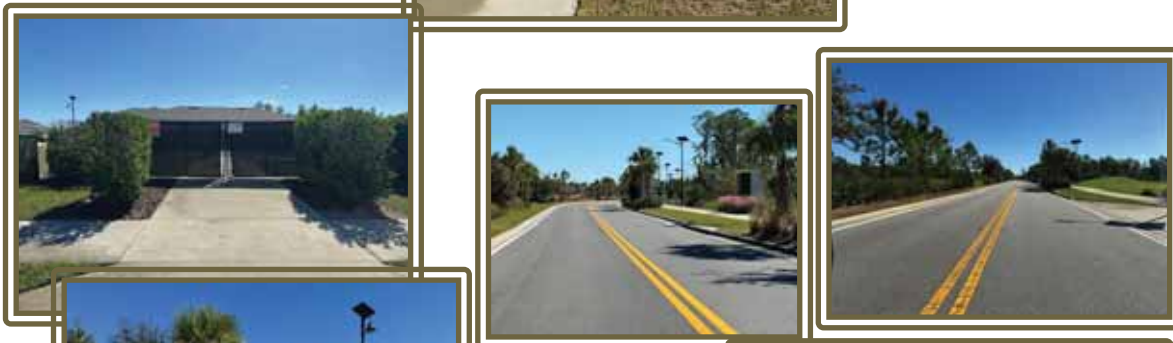
Fountains all seem to be operational



Landscape Management

Attention to landscaping throughout the community has been noticeable. Beautification of areas brought to the vendors attention have been addressed; and beyond.

During the day of inspection, there were a number of labors seen actively performing full-scope of contract services expectations.



Infrastructure Management

HOA Dog parks in good condition - wastebaskets empty, landscaped, ...and infield of park free of waste.


Crosswalk inspections - ADA mats meet standard and code.

Tot lot equipment clean, and fully functional. Fencing and surrounding green space are maintained.

Repair/replacement of streetlight solar panels at the amenity center in progress.



Avalon Groves Field Updates

Project	Progress
<p>Wildlife Signs</p> 	<ul style="list-style-type: none"> • Proposals for installing 10 wildlife signs have been requested of the handymen used by the Serenoa POA and Palms HOA along with a delivery address for the signs. • Apex Home Improvement responded with quote of \$590 to install 10 signs – includes concrete. • Map with potential sign locations forwarded to Supervisors for input – No installation on County ROW, Private or HOA property. • Awaiting cost share agreement with POA to include POA signs in order/installation. • Requested updated installation quote (15 signs) from Apex. • Cost share agreements forwarded to HOA & POA.
<p>Pressure Washing - Goldcrest Loop Sidewalk & Sawgrass Bay Blvd Monuments/Fencing</p>	<p>Boilerplate agreement and required supporting documents received from Fireman Tom. Confirmation of “lemon-aid” masking product to be added.</p> <p>Scheduled for 11/13</p>
<p>Irrigation Meters</p>	<p>Staff working with HOA/Developer on irrigation meter account turnover at Palms of Serenoa.</p> <p>As discussed at Oct meeting – irrigation to be checked by Down To Earth.</p>
<p>Pond Access Agreement</p>	<p>Access Agreement for Palms at Serenoa to Maintain HOA Fountains in CDD Ponds forwarded to Palms HOA</p>



Avalon Groves Field Updates

Emailed Responses & Vendor Notifications Regarding the Following Topics:

- Landscaping
 - Butterfly Pea Ct
 - Dead Pine Tree in Conservation Area@ Blazing Trail
 - Sawgrass Bay Blvd – irrigation related
 - Village 2 leaning trees
 - Goldcrest Loop Common area – irrigation related
 - Pond 12 dead tree removal
- Wildlife signs
- Construction Debris around apartments/Vlg 3
- Easement landscaping after fiber optic/power line installation
- Excavation adjacent to pond 28
- Assessments on tax bill
- Monument lighting



Avalon Groves Field Communications

Website Contacts

Date	To	Name	Message	Response
2023-11-08	Streetlight Reporting	Ackley	Street light near my house is still out and I'm not the only one who has previously reported it. It's been a couple of weeks - how long does it take to fix a safety concern?	11/8 - Request sent directly to vendor
2023-11-03	Field Services	Amato	There is a dead tree on the CDD property next to my house in the Palms of Serenoa community. I'm afraid it will fall on my house with a bad storm. Also the property behind my house needs the white signs that say protected area. Blazing Star Circle	11/3 - Request sent directly to vendor 11/8 - Evaluation of tree requested
2023-10-24	Streetlight Reporting	Munhoz	The light on the corner Basswood Ln/Goldcrest Loop needs to be replaced!	10/24 - Request sent directly to vendor
2023-10-24	Streetlight Reporting	Ackley	Street light closest to my home is out and needs to be replaced.	10/24 - Request sent directly to vendor
2023-10-22	Streetlight Reporting	Thomas	Streetlight between 2905 & 2909 Deerberry Lane has been out for about a week.	10/22 - Request sent directly to vendor
2023-10-16	Field Services	Aronson	I am requesting work be done on the island on near 17476 Butterfly Pea Court. The grass is starting to take over the mulch, the bushes are all dying, the palms need to be trimmed and it's no longer watering. We have requested numerous times for the mulch and bushes to be replaced with sod, the landscapers do not upkeep the area. They drive down the street and then leave without getting out of the truck. Please help.	10/16 - Request sent directly to vendor 10/23 - Vendor to perform maintenance on island



EXHIBIT 3





Avalon Groves CDD Aquatics

Inspection Date:

11/7/2023 10:22 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Observed very minor amounts of surface algae, along with some torpedo grass along the shoreline. Other than that the pond is in great condition. Technician will continue to monitor and run routine maintenance.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. Only thing to note in minor nuisance grasses present along the ponds perimeter. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:



Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae growth was observed. Pond is in excellent condition. Our technician will continue with routine maintenance.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Lots of beneficial vegetation observed. Fragrant water lilies are present in substantial amounts. Only outlier on this pond is the presence of nuisance grasses along the perimeter, which included Slender Spikerush and Torpedo grass. Technician will target these grasses during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	



Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. No major algae growth was observed. Our technician recently sprayed to attack the minor amounts of pennywort present. Technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth was observed. Minimal amounts of nuisance grasses were noted along parts of the shoreline. Our technician will attack these nuisance grasses during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	



Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Slender spikerush was observed in minor amounts along the perimeter of the pond. No other nuisance vegetation growth was observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in great condition. Our technician recently sprayed the cattails along the shoreline, which are in a state of decay and on their way out. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails	



Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in an excellent state. No new growth was observed. Technician will continue with routine maintenance here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other: Chara

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth was observed. Our technician recently sprayed for primrose that was present along parts of the perimeter of the pond, which was very minimal. Very minor amounts of slender spikerush was also present along the shoreline in some areas. Our technician will continue to target and monitor these nuisance species.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: primrose



MANAGEMENT SUMMARY



As we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures are becoming more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during daytime hours. As the days shorten and the season progresses these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Most of the ponds were in great condition. The main point of focus going forward is going to be tackling the nuisance grasses present in some of the ponds, most of which were along the perimeters of the ponds. Some of which seemed to be on its way out and decaying. Algae growth was only present in minor amounts, if any. Remaining regrowth will be targeted during the next visitation. With the temperatures starting to drop, results of treatments will become more and more apparent. Full dissolution of algae and submersed weeds is typically expected within 7-10 days post treatment. We will continue on with routine treatment with the goal of eradicating as much of this nuisance vegetation as possible.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 4



Shirley M. Conley

Sent: Sunday, November 5, 2023 2:58 PM
To: Shirley M. Conley
Subject: Avalon Groves weekly report for week ending 11/03/23

The crew accomplished the following this week:

TUESDAY:

Edgemont, Palms, and Blvds.:

- Mowed.
- Edged and Weed Eated.
- Picked up trash and debris.
- Blew off when done.
- Sprayed for weeds.

WEDNESDAY:

Serenoa and Villages 1 & 2:

- Mowed.
- Edged and Weed Eated.
- Picked up trash and debris.
- Blew off when done.
- Sprayed for weeds.

THURSDAY:

Finished Villages and Serenoa Lakes:

- Mowed.
- Edged and Weed Eated.
- Picked up trash and debris.
- Blew off when done.
- Sprayed for weeds.

Irrigation: There is no irrigation working on the Blvds. or the park, irrigation team is looking into it and I will keep you informed.

We had another incident on Thursday about cutting through private residence yards and it has been addressed with the crew again.

Thank you,

Jim Kenney
Account Manager-Mt Dora







**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #66373

Customer Address

Billing Address

Physical Job Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Hazard removal	November 16, 2023	James Kenney	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$780.00
Black Mulch	3 Cubic Foot Bag	15	\$8.01	\$120.15
			Subtotal	\$900.15
			Job Total	\$900.15

To remove grasses and install mulch in the in the island across from the Palms entrance due to it's a visibility hazard.

Proposed By:

Agreed & Accepted By:

James Kenney

Down to Earth
Landscape & Irrigation

_____ Date

_____ Date
Avalon Groves CDD

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, Down to Earth is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

EXHIBIT 5





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

October 26, 2023

Mr. Logan Muether
Avalon Groves Community Development District
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**\$2,415,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017 (Assessment Area One Project) (“Bonds”)**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 5, 2023 (“Computation Period”). This report indicates that there is **no cumulative rebate requirement liability as of April 5, 2023.**

The next annual arbitrage rebate calculation date is April 5, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Janet Ricardo, Regions Bank



***Avalon Groves
Community Development
District***

*\$2,415,000 Avalon Groves Community Development
District Special Assessment Bonds, Series 2017
(Assessment Area One Project)*

For the period ended April 5, 2023





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

October 26, 2023

Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$2,415,000 Avalon Groves Community Development District Special Assessment Bonds,
Series 2017 (Assessment Area One Project) (“Bonds”)

Avalon Groves Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended April 5, 2023 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(202,869.93) at April 5, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1314%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

October 26, 2023

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 6, 2017.
2. The end of the first Bond Year for the Bonds is April 5, 2018.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

October 26, 2023

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The District is issuing the Bonds to provide funds to (i) finance the costs of certain public infrastructure for the development of a designated assessment area within the District (herein "Assessment Area One") that support the District, consisting of certain roadway improvements, stormwater management and control facilities (including, but not limited to, related earthwork), land acquisition (limited to \$2,500,000 from the proceeds of the Bonds), parks and recreational facilities, water and wastewater systems, landscaping in public rights-of-way (including, but not limited to, entrance features and signage), and all related soft and incidental costs, referred to herein collectively as the "Assessment Area One Project" (ii) fund a deposit to the Series 2017 Reserve Account, (iii) fund capitalized interest on the Bonds through May 1, 2018 and (iv) pay costs of issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

October 26, 2023

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
October 26, 2023
\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)
For the period ended April 5, 2023

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

October 26, 2023

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.



\$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
 4 / 6 / 2021 BEGINNING OF COMPUTATION PERIOD
 4 / 5 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 6 / 2021	BEGINNING BALANCE		0.00	0.44	0.50	0.06
4 / 5 / 2023	ACQUIS & CONST FUND		0.00	0.00	0.00	0.00
		<u>0.44</u>	<u>0.00</u>	<u>0.44</u>	<u>0.50</u>	<u>0.06</u>
4 / 6 / 2021	BEGINNING BALANCE		0.00	175,706.74	198,231.28	22,524.54
5 / 3 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
6 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
7 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
8 / 2 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
9 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
10 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
11 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
12 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE FUND		1.76	0.00	0.00	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE FUND		1.35	0.00	0.00	0.00
4 / 1 / 2022	DEBT SERVICE RESERVE FUND		9.02	0.00	0.00	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		20.63	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		76.65	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		133.82	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		202.95	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		297.58	0.00	0.00	0.00
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		334.66	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		424.68	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		506.28	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		582.13	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		628.12	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		608.41	0.00	0.00	0.00
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		692.01	0.00	0.00	0.00
4 / 5 / 2023	INTEREST ACCRUAL		114.19	0.00	0.00	0.00
		<u>180,355.68</u>	<u>4,648.94</u>	<u>175,706.74</u>	<u>198,231.28</u>	<u>22,524.54</u>
		<u>180,356.12</u>	<u>4,648.94</u>	<u>175,707.18</u>	<u>198,231.78</u>	<u>22,524.60</u>
	ACTUAL EARNINGS		4,648.94			
	ALLOWABLE EARNINGS		<u>22,524.60</u>			
	REBATE REQUIREMENT		(17,875.66)			
	FUTURE VALUE OF 4/5/2021 CUMULATIVE REBATE REQUIREMENT		(181,090.35)			
	FUTURE VALUE OF 4/5/2022 COMPUTATION DATE CREDIT		(1,943.92)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(202,869.93)</u>			



EXHIBIT 6



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
5 Development District was held on Thursday, October 26, 2023 at 10:10 a.m., at the Serenoa
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

7 **FIRST ORDER OF BUSINESS – Call To Order**

8 Mr. Darin called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	William Tyler Flint (S4)	Board Supervisor, Vice Chair
11	Bill Fife (S1)	Board Supervisor, Assistant Secretary
12	Michael Aube (S3)	Board Supervisor, Assistant Secretary

13 Also present were:

14	Kyle Darin	District Manager, Vesta District Services
15	Jere Earlywine	District Counsel, Kutak Rock LLP
16	Bennett Davenport (<i>via phone</i>)	Kutak Rock LLP
17	Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
18	James Kenney	Account Manager, Down To Earth Landscape
19	Zayriliann Lorenzo	Evergreen Lifestyles Management (Serenoa POA)
20	Thomas Prince	Leland Management (Palms at Serenoa HOA)
21		Resident

22 *The following is a summary of the actions taken at the October 26, 2023 Avalon Groves CDD*
23 *Board of Supervisors Regular Meeting.*

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

25 (*limited to 3 minutes per individual for agenda items*)

26 Comments were heard on an update for at-risk tree assessment and public use of
27 easement accesses between and behind homes.

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

29 A. District Counsel – *Jere Earlywine, Kutak Rock*

30 Mr. Earlywine advised the Board of the resignation of Mr. Meath. Mr. Aube
31 nominated Eugene Mastrangeli. Mr. Flint nominated Robert Wolski.

32 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
33 accepted Mr. Meath’s resignation and appointed Mr. Eugene Mastrangeli to Seat 2, for the
34 Avalon Groves Community Development District.

35 Mr. Earlywine advised the Board of Ms. Bain’s resignation.



36 On a MOTION by Mr. Flint, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
37 accepted Ms. Bain's resignation and appointed Mr. Robert Wolski to Seat 4, for the Avalon
38 Groves Community Development District.

39 Mr. Earlywine provided an overview of Sunshine laws and public records and
40 ethics laws. He advised of a future workshop and mandatory ethics training, and
41 required forms that need to be submitted.

42 Mr. Mastrangeli and Mr. Wolski were sworn in.

43 Mr. Darin outlined the duties of the Chair and Vice Chair. Board consensus was
44 to remove Ms. Bain and Mr. Meath, appoint Mr. Flint as Chair, Mr. Mastrangeli
45 as Vice Chair, add Mr. Wolski as Assistant Secretary, and keep the remaining
46 officers as previously designated.

47 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
48 adopted Resolution 2024-01, Designating the Officers of the District, for the Avalon Groves
49 Community Development District.

50 B. District Engineer – *Greg Woodcock, Stantec*

51 Mr. Woodcock reported that the commercial pond has not been conveyed to the
52 CDD at this time, he will update the Board when he receives further information
53 from SWFWMD on the entity who will be responsible for operation and
54 maintenance. Stantec is working on reviewing phase four.

55 1. Exhibit 1: Consideration and Acceptance of Ownership/Maintenance Map
56 This item was tabled until the November meeting.

57 C. District Manager – *Kyle Darin, Vesta District Services*

58 1. Exhibit 2: Field Report – *Vesta District Services*

59 Mr. Darin provided an update on streetlight repairs.

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

61 a. Consideration of Outflow Structure Trash Removal Proposal

62 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
63 approved the Steadfast proposal to remove trash from the outflow structure of pond 28, in the
64 amount of \$350, for the Avalon Groves Community Development District.

65 3. Exhibit 4: Landscape Maintenance Report – *Down To Earth Landscape &*
66 *Irrigation*

67 Mr. Kenney discussed irrigation issues with the Board. A proposal was
68 requested for the irrigation wiring at station 2.

69 a. Tree Inventory Update

70 A proposal for \$24,300 to replace the dead trees at two ponds



71 located in Palms at Serenoa was discussed. Board consensus was
72 to investigate the irrigation system in the area before considering
73 the tree replacement proposal.

74 Meters at the Palms need to be conveyed to CDD. Mr. Woodcock
75 will research the as-builts for the pumps and irrigation. The
76 irrigation is generally potable. Some of the irrigation is piped for
77 both potable and reclaimed, but the reclaimed is currently being
78 filled with potable by the County.

79 A written report including pictures will be provided by Down To
80 Earth beginning next week. Discussion on report components,
81 strategic planning, and accessibility of easements followed.

82 Mr. Earlywine added that homeowners should have a license
83 agreement for fence installation on access easements. Mr.
84 Woodcock was asked to report back on a survey of access
85 easements.

86 A proposal was requested for the removal of the palms in the
87 center median at the Palms at Serenoa entrance.

88 D. Serenoa POA Amenity Manager – *Pierre Rene, Evergreen Lifestyles Management*
89 Mr. Rene shared the status of current POA projects.

90 E. Palms at Serenoa HOA Amenity Manager – *Shannon Bernard, Leland*
91 *Management*

92 Mr. Fife provided an update on HOA elections.

93 **FOURTH ORDER OF BUSINESS – Consent Agenda**

94 A. Exhibit 5: Consideration and Approval of the Minutes of the Board of Supervisors
95 Regular Meeting Held September 28, 2023

96 The date on line 25 to be corrected to read September 28, 2023.

97 B. Exhibit 6: Consideration and Acceptance of the September 2023 Unaudited
98 Financial Report

99 On a MOTION by Mr. Fife, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
100 approved the Consent Agenda – Items A and B, as corrected, for the Avalon Groves Community
101 Development District.

102 **FIFTH ORDER OF BUSINESS – Audience Comments**

103 *(limited to 3 minutes per individual for agenda items)*

104 There being none, the next item followed.

105 **SIXTH ORDER OF BUSINESS – Supervisors’ Requests**

106 Mr. Aube noted that the field report is something that’s been worked towards to provide
107 more information to the community. The CDD website (avalongrovescdd.org) has been
108 updated so reports can be submitted to management and trends can be tracked. Mr. Darin



109 added that the best way to tally communications is by directing residents to use the
110 website to submit concerns and questions.

111 Mr. Aube suggested working with the HOA to post a notice on the bulletin boards to
112 direct residents to the CDD website. He'd also like to share CDD updates with the HOA
113 to forward in eblasts to the community.

114 A. Exhibit 7: Review of Governing Policies – Rules of Procedure (Aube)

115 CDD rules are governed by [F.S. 120](#). Policies are adopted by Resolution. Rates
116 are established by a rule. Rules of Procedure are drawn at District establishment
117 and can be periodically reviewed and updated to align with legislation changes.
118 Operational policies governing amenities and infrastructure use are adopted and
119 changed by motion. Rule Development notices and public hearing notices are
120 subject to Statutory requirements. The Rules of Procedure fill in the gaps that the
121 Florida Statutes don't specify. The CDD is not subject to the HOA declarations,
122 it has the authority to adopt its own rules. District Counsel monitors legislation
123 and in the Spring of each year provides a report to apprise Boards of the updates
124 and recommended changes to the rules based on current legislation. Operational
125 rules are adopted through policies, e.g. a fishing policy, a no trespassing policy.
126 Adopting a rule provides for some enforcement ability.

127 B. Exhibit 8: Review of Contract Renewal Dates (Aube)

128 An additional column for when contracts should be considered as an agenda item.
129 Mr. Earlywine recommended May/June as the time to review the contracts that
130 are required to be selected via the Competitive Bid Process so that they can be in
131 place for the June 15 deadline to submit the proposed budget to the governing
132 municipality.

133 C. Discussion on Implementing New Landscape Replenishment/Property Repair and
134 CDD Common Area Usage Policies (Aube)

135 Mr. Aube's concern is remediating damaged CDD property. Mr. Darin explained
136 that the CDD has an obligation to maintain the assets and infrastructure funded
137 with public bonds. The CDD is expected to protect the bondholders and the
138 District's assets. The CDD determines its level of service. The County legislates
139 street trees, but the landscape on District property after conveyance is generally at
140 the Board's discretion (based on available funds).

141 It was suggested that the landscape company be allowed to remove the dead trees
142 for aesthetic purposes and then incorporate funds for tree replacement in future
143 budgets and allow the community to provide feedback on the fund allocation
144 within the budget for tree replacement. Mr. Woodcock will contact Lake County
145 to ascertain any maintenance requirements for trees planted according to the Land
146 Development Code and the reasoning for the tree requirements.

147 D. Discussion on New Construction Impacts (Sanctuary Community, Commercial
148 Parcel, and Sawgrass Bay Blvd Widening) (Aube)

149 Mr. Woodcock explained that a planned development roads are designed and the
150 impacts to the development approved by Lake County based on the build out of



151 each parcel. The access, width and classification of the roads was determined
152 based on a traffic study completed for the community. The Master Plan
153 Development Plan and traffic study would provide information on the anticipated
154 impacts to the community. The main road is owned by the County and if future
155 developments state that a new traffic study is needed then Lake County or the
156 developer would do that at that time. Both vehicular and pedestrian traffic safety
157 would likely be outlined in the study. When Mr. Woodcock contacts the County
158 he will make a request for those. He will also review the placement of the
159 mailboxes and what led to there being no mailboxes in Village 2.

160 Concerns about getting in and out of the villages once Sawgrass Bay Blvd is
161 expanded to four-lane.

162 E. Exhibit 9: Discussion on Vesta Field Services Contract (Aube)

163 F. Exhibit 10: Discussion on Vesta District Management Contract (Aube)

164 These were based on a discussion with Vesta regarding the Field Services
165 Contract. A monthly report will be included with the agenda packet going
166 forward.

167 The management contract is the records and fiduciary side of the District's
168 management. Driving residents to the website for information gathering purposes
169 is encouraged.

170 Signage for Village 1 and 2 were discussed. There are three different types of
171 signage in the community, Mr. Woodcock requested the Board's preference in
172 sign size and style so he can drop it onto an arial view of the area to confirm no
173 line-of-sight issues, etc.

174 In discussing forming a committee for input on the signage, it was pointed out
175 that official committees would be subject to the same Sunshine laws as the Board,
176 requiring notices and minutes, etc.

177 The maintenance map will clarify whether the areas outside the entrances are
178 CDD common areas, and then a further discussion might be useful in requesting
179 the HOA pay for them, or an assessment just on the neighborhood – this will be
180 something to address in the next budget discussion.

181 Mr. Fife asked about wildlife signs being added to the ponds at the Palms. Discussion
182 followed regarding regulations, and Mr. Earlywine will have his team review current
183 legal perspectives on this matter.

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

185 District Manager - Set up district emails for all Supervisors – *IT contacted 10/27,*
186 *Forwarding of new email login instructions to Supervisors completed 11/3*

187 DTE to investigate irrigation around ponds related to dead trees

188 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check:** *November 16, 2023 at 10*
189 *a.m. at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714*

190 **TENTH ORDER OF BUSINESS – Adjournment**



191 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
192 adjourned the meeting at 12:21 p.m., for the Avalon Groves Community Development District.

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

197 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
198 **publicly noticed meeting held on November 16, 2023.**

199 _____
200 **Signature**

_____ **Signature**

201 _____
202 **Printed Name**

_____ **Printed Name**

203 **Title: Secretary Assistant Secretary**

Title: Chair Vice Chair



EXHIBIT 7



Avalon Groves Community Development District

Summary Financial Statements (Unaudited)

**Period Ending
October 31, 2023**



Avalon Groves Community Development District
Balance Sheet
October 31, 2023

	<u>General Fund</u>	<u>2017 (AA1)</u>	<u>2017A-1 & 2 (AA2)</u>	<u>2019</u>	<u>2021 AA3</u>	<u>2021 PH 3 & 4 AA1</u>	<u>2022 AA4</u>	<u>Acquisition & Construction</u>	<u>Total</u>
<u>Assets:</u>									
Cash	\$ 266,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ 266,915
Investments:									
Revenue Fund	-	-	1		204	-	-	-	205
Interest	-	62,531	194,123	68,503	151	57,214	68	-	382,591
Debt Service Reserve	-	184,825	547,025	105,713	172,523	96,975	33,551	-	1,140,613
Cost of Issuance	-	-	-	13,842	13,564	1,184	(1)	-	28,589
Prepayment Account	-	4,111	81,750	1,332	130	-	-	-	87,324
Sinking Fund	-	58	1	70,000	181	109	51	-	70,400
Bond Redemption	-	-	-	48	0	-	-	-	48
Acquisition & Construction 2017 (AA1)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2017A-1 (AA2)	-	-	-	-	-	-	-	1	1
Acquisition & Construction 2017A-2 (AA2)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2019	-	-	-	-	-	-	-	6,237	6,237
Acquisition & Construction 2021	-	-	-	-	-	-	-	60,821	60,821
Acquisition & Construction 2021 Ph 3&4	-	-	-	-	-	-	-	4,583	4,583
Acquisition & Construction 2022	-	-	-	-	-	-	-	1,899,959	1,899,959
On-roll - Receivable Assessment	1,023,405	155,014	584,271	241,183	385,475	127,447	19,190	-	2,535,987
Accounts Receivable	2,988	-	-	-	-	-	-	-	2,988
Due from General Fund	-	2,370	42,870	70,554	(40,038)	161,736	48,249	-	285,742
Prepaid Items	-	-	-	-	-	-	-	-	-
Deposits	541	-	-	-	-	-	-	-	541
Total Assets	\$ 1,293,830	\$ 408,911	\$ 1,450,042	\$ 571,175	\$ 532,192	\$ 444,664	\$ 101,108	\$ 1,971,620	\$ 6,773,542
<u>Liabilities:</u>									
Accounts Payable	87,494	-	-	-	-	-	-	-	87,494
On-roll - Deferred Revenue	1,023,405	154,625	582,041	240,257	385,475	127,447	19,190	-	2,532,441
Due to Debt Service	33,344	-	-	-	-	-	-	-	33,344
Due to Acquisition & Construction	-	-	-	-	-	-	-	-	-
Fund Balance:	-	-	-	-	-	-	-	-	-
Non-Spendable:									
Prepays & Deposits	541	-	-	-	-	-	-	-	541
Assigned:									
Operating Reserves	-	-	-	-	-	-	-	-	-
Roadway Reserves	-	-	-	-	-	-	-	-	-
Reserved for Debt Service	-	-	-	-	-	-	-	-	-
Reserved for Capital Projects	-	-	-	-	-	-	-	-	-
Unassigned	149,045	254,286	868,001	330,918	146,716	317,217	81,918	1,971,620	4,119,721
Total Liabilities & Fund Balance	\$ 1,293,830	\$ 408,911	\$ 1,450,042	\$ 571,175	\$ 532,192	\$ 444,664	\$ 101,108	\$ 1,971,620	\$ 6,773,542



Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
Revenues:					
Special Assessments	\$ 991,760	\$ -	\$ -	\$ (991,760)	0%
Lot Closings	-	-	-	-	0%
Miscellaneous	-	-	-	-	0%
Interest Income	-	-	-	-	0%
Total Revenues	991,760	-	-	(991,760)	0%
Expenditures:					
General Administrative:					
Supervisor Compensation	12,000	600	600	(11,400)	5%
District Management Services	32,960	2,747	2,747	(30,213)	8%
Bank Fees	150	-	-	(150)	0%
Auditing	3,400	-	-	(3,400)	0%
Regulatory & Permit Fees	175	-	-	(175)	0%
Legal Advertisements	4,000	-	-	(4,000)	0%
Engineering Services	15,000	-	-	(15,000)	0%
Legal Services	25,000	6,461	6,461	(18,539)	26%
Technology & Website Administration	2,015	1,515	1,515	(500)	75%
Miscellaneous (appraisal, mailing, etc)	1,500	310	310	(1,190)	21%
Total General Administrative	96,200	11,633	11,633	(84,567)	12%
Insurance:					
Insurance	12,000	31,295	31,295	19,295	261%
Total Insurance	12,000	31,295	31,295	19,295	261%
Debt Service Administration:					
Disclosure Report	5,150	-	-	-	-
Arbitrage Rebate Report	2,000	650	650	(1,350)	33%
Trustee Fees	12,000	5,150	5,150	(6,850)	43%
Total Debt Service Administration	19,150	5,800	5,800	(8,200)	30%
Utilities:					
Utilities - Electricity	6,180	1,161	1,161	(5,019)	19%
Streetlights	230,000	23,280	23,280	(206,720)	10%
Utilities - Water	40,000	30	30	(39,971)	0%
Total Utilities	276,180	24,470	24,470	(251,710)	9%
Physical Environment:					
Lake & Pond Maintenance	54,600	2,733	2,733	(51,867)	5%
Landscape Maintenance	314,715	26,226	26,226	(288,489)	8%
Landscape Replenishment	15,285	-	-	(15,285)	0%
Wetland Mitigation & Monitoring	38,850	4,800	4,800	(34,050)	12%
Field Management	6,180	515	515	(5,665)	8%
Field Contingency	88,900	2,460	2,460	(86,440)	3%
Hardscape Repairs & Maintenance	15,000	-	-	(15,000)	0%
Stormwater Reporting	25,000	-	-	(25,000)	0%
Porter Services	10,000	-	-	(10,000)	0%
Pond Plantings & Erosion Control	12,000	-	-	(12,000)	0%
Fountain Repair	2,700	-	-	(2,700)	0%



Reserve Study	5,000	-	-	(5,000)	0%
Total Physical Environment	588,230	36,735	36,735	(551,495)	6%
Total Expenditures	991,760	109,932	109,932	(876,678)	11%
Excess Expenditures Over (Under) Revenues	-	(109,932)	(109,932)	(115,082)	
Other Sources (Uses)					
Transfer In	-	-	-	-	
Transfer Out	-	-	-	-	
Total Other Sources (Uses)	-	-	-	-	
Fund Balance - Beginning			259,518		
Fund Balance - Ending			<u>149,586</u>		



**Avalon Groves Community Development District
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 170,338	\$ -
Lot Closings	-	-
Interest	-	809
Total Revenues	<u>170,338</u>	<u>809</u>
<u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	63,231	-
November 1, 2024	62,107	-
Principal Retirement:		
May 1, 2024	45,000	-
November 1, 2024	-	-
Total Expenditures	<u>170,338</u>	<u>-</u>
Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>809</u>
<u>Other Sources (Uses)</u>		
Transfer In	-	0
Transfer Out	-	0
Total Other Sources (Uses)	<u>-</u>	<u>-</u>
Fund Balance - Beginning		253,476
Fund Balance - Ending		<u>254,286</u>



Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 506,750	\$ -
Lot Closings	-	-
Prepayments	-	30,397
Interest	-	2,562
Total Revenues	506,750	32,959
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	194,122	-
November 1, 2024	190,897	-
Principal Retirement:		
May 1, 2024	120,000	-
November 1, 2024	-	-
Total Expenditures	505,019	-
Excess Expenditures Over (Under) Revenues	1,731	32,959
 Other Sources (Uses)		
Transfer In	-	
Transfer Out	-	
Total Other Sources (Uses)	-	-
 Fund Balance - Beginning		 835,041
 Fund Balance - Ending		 868,001



**Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 210,250	\$ -
Lot Closings	-	-
Interest	-	529
Total Revenues	210,250	529
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	67,330	-
November 1, 2024	67,330	-
Principal Retirement:		
May 1, 2024	-	-
November 1, 2024	75,000	-
Total Expenditures	209,660	-
Excess Expenditures Over (Under) Revenues	590	529
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(2,641)
Total Other Sources (Uses)	-	(2,641)
 Fund Balance - Beginning		 333,030
 Fund Balance - Ending		 330,918



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 193,100	\$ -
Lot Closings	-	-
Interest	-	431
Total Revenues	193,100	431
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	57,213	-
November 1, 2024	56,369	-
Principal Retirement:		
May 1, 2024	75,000	-
November 1, 2024	-	-
Total Expenditures	188,582	-
Excess Expenditures Over (Under) Revenues	4,518	431
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(2,423)
Total Other Sources (Uses)	-	(2,423)
 Fund Balance - Beginning		 319,209
 Fund Balance - Ending		 317,217



**Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 336,600	\$ -
Lot Closings		-
Interest		-
Total Revenues	336,600	-
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	102,869	-
November 1, 2024	101,325	-
Principal Retirement:		
May 1, 2024	130,000	-
November 1, 2024	-	-
Total Expenditures	334,194	-
Excess Expenditures Over (Under) Revenues	2,406	-
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	-	-
 Fund Balance - Beginning		 146,716
 Fund Balance - Ending		 146,716



**Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023**

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<u>Revenues:</u>		
Special Assessments	\$ 128,675	\$ -
Lot Closings		-
Interest		
Total Revenues	128,675	-
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	45,338	-
November 1, 2024	44,638	-
Principal Retirement:		
May 1, 2024	35,000	-
November 1, 2024	-	-
Total Expenditures	124,976	-
Excess Expenditures Over (Under) Revenues	3,699	-
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	-	-
 Fund Balance - Beginning		 81,918
 Fund Balance - Ending		 81,918



Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending October 31, 2023

	2017 (AA1) Actual Year-to-Date	2017A-1 - 2 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2021 (AA1) PH 3/4 Actual Year-to-Date	2022 (AA4) Actual Year-to-Date
Revenues:						
Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance Claim						
Interest		0	15		9	
Total Revenues	-	0	15	-	9	-
Expenditures:						
Dissemination Agent						
Trust Fund Accounting						
Arbitrage						
Trustee Fees						
Requisitions						
Total Expense	-	-	-	-	-	-
Capital Outlay						
Boat Dock						
Other						
Total Capital Outlay	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-
Excess Expenditures Over (Under) Revenues	-	0	15	-	9	-
Other Sources (Uses)						
Transfer In	-	-	2,641	-	2,423	-
Transfer Out	-	-	-	-	-	-
Total Other Sources (Uses)	-	-	2,641	-	2,423	-
Fund Balance - Beginning	0	21	3,580	60,821	2,151	1,899,959
Fund Balance - Ending	\$ 0	\$ 21	\$ 6,237	\$ 60,821	\$ 4,583	\$ 1,899,959

Avalon Groves Community Development District
Balance Sheet
October 31, 2023

Balance per Bank Statement	\$	266,964.34
Plus: Deposits in Transit		-
Less: Outstanding Checks		29.50
<i>Adjusted Bank Balance</i>	\$	266,934.84

Beginning Bank Balance per Books		938,867.17
Deposits		-
Disbursements		671,972.33
<i>Balance per Book</i>	\$	266,894.84



Avalon Groves Community Development District
Check Register
FY2024

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
10/1/2023	EOY	Balance		-	-	938,867.17
10/01/2023	1632	Egis Insurance and Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123288		31,295.00	907,572.17
10/02/2023	1ACH100223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/24-8/23/23		22.44	907,549.73
10/02/2023	2ACH100223	Sunshine Water Services	Goldcrest Loop Playground 7/24/22-08/23/23		13.24	907,536.49
10/02/2023	3ACH100223	Sunshine Water Services	Basswood Ln Island Irrigation 07/25/23-08/24/23		1,064.57	906,471.92
10/02/2023	1002ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/23 - 9/14/23		38.00	906,433.92
10/03/2023	1ACH100323	SECO Energy	17650 Sawgrass Bay Blvd 08/15/2023 - 09/14/2023		125.00	906,308.92
10/03/2023	2ACH100323	SECO Energy	17052 Basswood Lane 8/15/23 - 9/14/23		40.00	906,268.92
10/03/2023	3ACH100323	SECO Energy	17325 Sawgrass Bay Blvd 08/15-9/14/23		71.00	906,197.92
10/03/2023	4ACH100323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15-09/14/23		38.00	906,159.92
10/03/2023	1633	Candice Smith	BOS MTG 9/28/23		200.00	905,959.92
10/03/2023	1634	Michael W. Aube	BOS MTG 9/28/23		200.00	905,759.92
10/03/2023	1635	William Tyler Flint	BOS MTG 9/28/23		200.00	905,559.92
10/03/2023	100154	HV Solar Lighting	Invoice: 66 (Reference: Light Installation.)		18,080.00	887,479.92
10/05/2023	100155	BIO-TECH CONSULTING, INC.	Invoice: 175497 (Reference: Mitigation Monitoring.)		4,800.00	882,679.92
10/05/2023	100156	Heidt Design	Invoice: 49006 (Reference: Engineering Services.)		310.00	882,369.92
10/05/2023	100157	Innersync	Invoice: 21641 (Reference: CDD Website Services.)		1,515.00	880,854.92
10/05/2023	100158	Steadfast Environmental, LLC	Invoice: SE-22897 (Reference: y Description U/M Rate Serviced Date Amount Routine Aquatic Mainte...		2,733.41	878,121.51
10/05/2023	100159	Vesta District Services	Invoice: 413496 (Reference: Monthly contracted management fees.) Invoice: 413497 (Reference: ...		8,411.67	869,709.84
10/13/2023	1013ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #10		813.53	868,896.31
10/13/2023	1013ACH2	SECO Energy	16920 Sawgrass Bay Blvd 6/29/23 - 7/19/23		259.00	868,637.31
10/13/2023	100160	Fountain Design Group, Inc.	Invoice: 31340A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	868,462.31
10/13/2023	100161	Humane Animal Removal Team	Invoice: 101123-1 (Reference: Wild Hog Trapping.)		2,285.00	866,177.31
10/27/2023	1ACH102723	Regions Bank.	Transfer for DS payment Due 11/1 for 2017A-1		193,668.87	672,508.44
10/27/2023	2ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2017 (AA1)		62,393.37	610,115.07
10/27/2023	3ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2019 (AA1)		138,397.37	471,717.70
10/27/2023	4ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 (AA3)		102,413.62	369,304.08
10/27/2023	5ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 PH 3/4		57,110.51	312,193.57
10/27/2023	6ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2022(AA4)		45,269.23	266,924.34
10/30/2023	1ACH103023	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/23-9/25/23		16.29	266,908.05
10/30/2023	2ACH103023	Sunshine Water Services	Goldcrest Loop Playground 8/23/22-09/26/23		13.21	266,894.84
10/31/2023				-	671,972.33	266,894.84



EXHIBIT 8





**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #66609

Customer Address

Billing Address

Physical Job Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Job

Estimated Job Start Date

Proposed By

Due Date

Controller A Replacement

November 30, 2023

Jason Simanski

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Repairs				
Irrigation Technician Labor (E)	Hours	7	\$75.00	\$525.00
Hunter ACC 99 Station 2-Wire Top Entry Pedestal Plastic Controller	Each	1	\$7,016.89	\$7,016.89
			Subtotal	\$7,541.89
			Job Total	\$7,541.89

The following proposal is for replacing Controller A. The controller was found not working at the time of the initial irrigation inspection.

Proposed By:

Agreed & Accepted By:

Jason Simanski 10/31/2023
Down to Earth Date
Landscape & Irrigation

Kyle T. Darin 11/7/2023
Avalon Groves CDD Date

1551000 - FIELD CONTINGENCY

From: William Flint <williamflint.avalongrovescdd@gmail.com>
Sent: Wednesday, November 8, 2023 8:49 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: FW: Hazard proposal

Shirley,

Per council's comments during the last meeting regarding this issue, I will approve this proposal as a non continuing expense for the District.

Thank you,

William Tyler Flint

EXHIBIT 9



Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

DC – District Counsel (Jere Earlywine, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE/DM	Obtain proposals for signage for the Villages.	9/28/2023		10/26 - Maintenance map to confirm monument ownership Board to decide on size/style or pass along to HOA for funding/sign choice
DC	Forward schematic to BOS	8/24/2023		
D2E	Tree Inventory - at risk trees	7/27/2023		10/1 - Transfer task to D2E 10/26 - Investigate irrigation around ponds related to dead trees
DM	Purchase nameplates for supervisors and staff	7/27/2023		On hold for Resident Supervisor appointment
DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Sourcing vendors (equipment suppliers separate from installers) 10/30 Apex Home Improvements contacted for installation quote



Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

DC – District Counsel (Jere Earlywine, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DM	Beware Wildlife signs	3/23/2023		<p>7/27 Board to decide on sign design & posting locations then staff can price</p> <p>Sign approved, direction to order a few</p> <p>8/21 - On hold - 10 sign to be ordered from SmartSign w/ 6ft U Chanel kit once confirm delivery location & installer</p> <p>9/8 - proposal for installation & delivery address for signs requested of Apex Home Improvement (Serenoa HOA handyman)</p> <p>9/20 - emailed reminder to Apex and reached out to Peick Painting</p> <p>10/18 - POA requesting additional signs - Apex emailed for update to installation quote and DE contacted for cost-share agreement</p> <p>11/9 Cost share letters forwarded to HOA & POA, need updated ownership map to confirm locations for CDD signs</p>

