



**AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Thursday***

***January 25, 2024***

***10:00 a.m.***

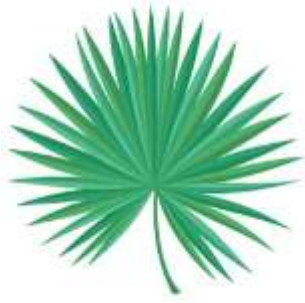
***Location:***

***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, January 25, 2024 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](mailto: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, January 25, 2024  
 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](mailto:sconley@vestapropertyservices.com)*

- I. Roll Call**     Carl Weston (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 Engineer – *Greg Woodcock, Stantec*
  - B. District Counsel – *Jere Earlywine, Kutak Rock*
    - 1. Discussion on Maintenance Contracts *Under Separate Cover*
  - C. District Manager – *Kyle Darin, Vesta District Services*
    - 1. Field Report – *Vesta District Services* [Exhibit 1](#)
    - 2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 2](#)
    - 3. Landscape Maintenance Report – *Down To Earth*
      - a. Discussion on Options for Butterfly Pea Court Island
      - b. Update on Arborist Report Proposal as Required for Lake County Tree Removal Exemption Form Submission
  - D. Serenoa POA Amenity Manager
  - E. Palms at Serenoa HOA Amenity Manager
- IV. Business Matters**
  - A. Consideration and Adoption of **Resolution 2024-04, Requesting Lake County Supervisor of Elections Conduct District’s General Elections and Authorizing Notice** [Exhibit 3](#)
- V. Consent Agenda**
  - A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 28, 2023 [Exhibit 4](#)
  - B. Consideration and Acceptance of the December 2023 Unaudited Financial Report [Exhibit 5](#)



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

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

A. Discussion on Identifying Community Matters and Designating Individual Supervisors as Fact-Finding Coordinators (Aube)

B. Discussion on Additional Hog Control Measures in Conjunction with HOA/POA (Aube)

[Exhibit 6](#)

**VIII. Action Items Summary**

[Exhibit 7](#)

**IX. Next Meeting Quorum Check**

**February 22, 2024 at 10 a.m.**  
*Serenoa Club Amenity Center  
17555 Sawgrass Bay Blvd.,  
Clermont, FL 34714*

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Carl Weston (1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

**X. Adjournment**



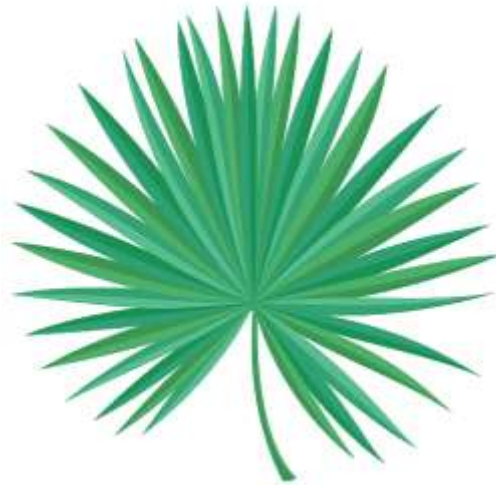
# EXHIBIT 1



**AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**January, 2024  
FIELD INSPECTION REPORT**

K. Darin, District Manager



Site Visits: December 28, 2023 & January 19, 2024



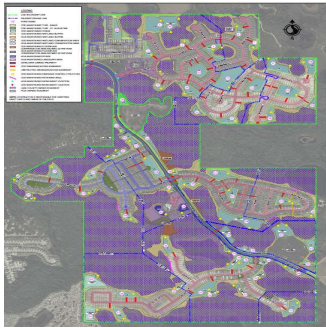


## TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Other
- Communications



# Maintenance Map





# Landscape

Weeds near pond 46, Bahia needs opportunity to re-seed to crowd out weed growth.



Poor turf condition and fire ants near entrance to village 3.



# Landscape



Turf at monument at Goldcrest and Sawgrass Bay Blvd needs replacement.

Pond 28 walkway landscaping remain tidy after last month's detailing, Down to Earth notified of distressed palm at pond 28





## Landscape

Lack of irrigation around the ponds means grass is at the mercy of weather – anticipate improvement once rains return.



Landscape behind Bracken Fern looks good.



# Landscape



Significant weed presence in St Augustine near playground. Will discuss options with Down to Earth.

Irrigation at playground perimeter needs to be reinstalled.





# Landscape



Struggling vegetation has been removed, and island is ready for new planting proposal.

Butterfly Pea Island irrigation is now working.



Basswood Circle turf and magnolias condition deteriorating, with lack of irrigation.

Turf and weeds need attention around all ponds in village 3.



# Ponds

Ponds generally clear and looking healthy.



Erosion noted at pond 46.

Apparent gator trap in pond 51, Steadfast notified; they will remove on next site visit if it's still there, and monitor ponds for future occurrences.





## Other



Sections of pond 28 sidewalk need power washing again.



Pond 28 fountain in good working order.



Pond 28 seating area in good condition – no evidence of stinging insects.



## Other

Playground equipment appears in good condition. Proposals for ADA mulch from American Mulch will be requested.



Top of trash can at playground needs to be coated with rust-inhibiting paint.





# Communications

Date	To	Name	This request concerns	Message	Response
1/16/2024		Bernard - Palms at Serenoa HOA		Edgemont site - Trespassing vehicles disturbing Palms residents	1/16 Forwarded to DR Horton for assistance w/resolution 1/17 DR Horton responded - Will look into some options. Have requested an officer to do patrols of the area when he can, but of course he can not always be there.
1/16/2024	Field Services	Amato	Pond	There is a large amount of algae in the pond behind my house. Can this please be addressed.	1/16 Forwarded to vendor & notified resident of same  1/18 Vendor states not algae but pollen release from nearby trees. Tech will inspect 1/24 when routine maintenance is scheduled.
1/15/2024	Streetlight Reporting	Deslauriers		The lamp pole between 17604 and 17608 Serenoa Blvd is not lighting.	1/15 Forwarded to vendor
1/10/2024	Streetlight Reporting	Landry		There are boxes on the light poles that are just hanging by a wire	1/10 Forwarded to vendor. 1/11 Vendor responded: As of Friday, all lights were operational at Avalon Groves except for one light in the Amenity Center that we will be moving as it buried in the palm next to it.
1/5/2024	Kyle Darin	Landry		Downed trees & bamboo behind 17339 Saw Palmetto Avenue	1/9 Forwarded to vendor
1/2/2024	Field Services	Noyes	Landscape and Irrigation	Folks, seriously I pay a lot of money for nice landscape appearance. If my lawn looked like the area you are responsible for on the property where the Mailboxes are located in Village 3 of Serenoa Lakes, I would have a notice every week. Please please the area looks like total trash. The bahai grass if dying, it is nothing but weeds and there is garbage all over the place. Can someone please take some time to address this?	1/16 Forwarded to HOA



# Communications

Date	To	Name	This request concerns	Message	Response
12/27/2023	Field Services	Erwin	Landscape and Irrigation	<p>I spoke to someone MONTHS ago on the phone. Now I'll try this work order form.</p> <p>For over 1 1/2 years now there have been TWO (2) dead trees behind my house on the CDD property. They have NOT had any leaves on them since before I moved into my house.</p> <p>With me HAVING to pay CDD fees, I think I should have some trees that are alive and beautiful. NOT DEAD TREES!</p> <p>Please take care of this. It isn't a pretty site to see.</p> <p>Follow up email: As an option, would you all be willing to transplant the two trees from my backyard to the location where the current dead trees are? I will then try to nurture the transplanted trees the best that I can.</p>	<p>12/28 H/O informed that Landscape vendor has been tasked with keeping a log and removing the dead trees in the community, replacements will be planted as the budget allows, but planting likely will not be in the same location since that has proven to not be conducive for the trees to thrive.</p> <p>Follow up response: The CDD cannot expend funds for work on private property, therefore we cannot commission the District's vendor to remove trees from your backyard.</p>
12/26/2023	Field Services	Donnelly	Landscape and Irrigation	<p>Trees planted around pond #12 have died and we are wondering when they will be replaced?</p> <p>This has been an issue for a couple of years now with no attention being paid to the dead trees. Trees that have fallen are just left to decay there with landscapers mowing around dead trees. Other ponds in the Palms have mature trees now flourishing but not this pond #12. We all living on this pond pay same CDD fees as others in the community and deserve same level of landscaping beauty.</p> <p>Please check out the trees around pond #12 and let me know what plan is to replenish the original trees that have already died,?</p>	<p>12/26 H/O informed that Landscape vendor has been tasked with keeping a log and removing the dead trees in the community, replacements will be planted as the budget allows, but planting likely will not be in the same location since that has proven to not be conducive for the trees to thrive.</p>
12/26/2023	Field Services	McCracker	Landscape and Irrigation	<p>We live in the 4th phase of The Palms at Serenoa. We moved into our home May 12th. We back up to the pond and have several dead trees close to pond. One finally blew over during last storm months ago. Will the dead trees be replaced?</p>	<p>12/26 H/O informed that Landscape vendor has been tasked with keeping a log and removing the dead trees in the community, replacements will be planted as the budget allows, but planting likely will not be in the same location since that has proven to not be conducive for the trees to thrive.</p>



# EXHIBIT 2





## Avalon Groves CDD Aquatics

---

**Inspection Date:**

1/17/2024 10:30 AM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

**SITE: 21**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance vegetation observed within the pond. Routine maintenance and monitoring will occur 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 22**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Our technician will continue 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 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:	





# Inspection Report

**SITE: 23**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae was noted within this pond. Some minor amounts of decaying torpedo grasses observed along parts of the shoreline. These grasses are 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	Other:	

**SITE: 24**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Technician will continue to monitor and treat accordingly.

<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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



# Inspection Report

**SITE: 25**

Condition:  Excellent     Great     Good     Poor     Mixed Condition     Improving



**Comments:**

This pond is in excellent condition. Some very minor amounts of torpedo grass observed. Our technician will target the nuisance grass in the upcoming 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
<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 type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 26**

Condition:  Excellent     Great     Good     Poor     Mixed Condition     Improving



**Comments:**

This pond is in excellent condition. 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
<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:	





# Inspection Report

**SITE: 27**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Routine maintenance and monitoring will occur 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 28**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Some minor amounts of subsurface algae was observed along parts of the ponds perimeter. Our technician will target the algae in the next visit with the goal to eradicate completely.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" 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:	





# Inspection Report

**SITE: 29**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. Minor amounts of subsurface growth was observed. Our technician will target this growth in upcoming treatments.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> 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: 30**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. No nuisance grasses or algae was observed. This pond has a substantial amount of beneficial fragrant water lilies, which seem to be in great health. Our technician will continue to monitor and treat accordingly.

<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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



## MANAGEMENT SUMMARY



With January here, winter has finally intensified. Mornings and night temperatures have drastically decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants have slowed as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events are sparse but predicted to become more common as winter progresses. As a result, the water levels of most ponds will rise. Decreased temperatures will extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in excellent condition, with algal activity under control. Any surface growth had been previously treated and was already beginning to decay. Nuisance grasses that are still present will continue to be treated accordingly and monitored closely. These were primarily present along the shorelines and within beneficial vegetation on the littoral shelves. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Our technician will continue to monitor and treat any additional nuisance growth that pops up.

## 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 3



**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE LAKE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Avalon Groves Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Lake County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT:**

**1. GENERAL ELECTION SEATS.** Seat 1, currently held by Carl Weston, and Seat 2, currently held by Robert Wolski, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.





**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 25th day of January, 2024.

ATTEST:

**AVALON GROVES COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson  
Board of Supervisors



## EXHIBIT A

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Avalon Groves Community Development District (“District”) will commence at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E. Burleigh Boulevard, Tavares, Florida 32778; Ph: (352) 343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Avalon Groves Community Development District has 2 seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the County Supervisor of Elections.

**DISTRICT MANAGER: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD. PLEASE PUBLISH BY MAY 27.**



# EXHIBIT 4





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, December 28, 2023 at 10:00 a.m., at the Serenoa  
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken  
7 are summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

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

10 Present and constituting a quorum were:

11	William Tyler Flint (S4)	Board Supervisor, Chair
12	Eugene Mastrangeli (S5)	Board Supervisor, Vice Chair
13	Robert Wolski (S2)	Board Supervisor, Assistant Secretary
14	Michael Aube (S3)	Board Supervisor, Assistant Secretary

15 Also present were:

16	Kyle Darin	District Manager, Vesta District Services
17	Bennet Davenport	District Counsel, Kutak Rock LLP
18	Greg Woodcock (via Teams)	District Engineer, Stantec
19	Carl Weston	Resident appointed to Board Supervisor, Assistant 20 Secretary
21	John Holden	Resident
22	Brad Jermer	Resident
23	David Landry LCAM	FirstService Residential (Serenoa POA)

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

26 Mr. Holden introduced himself to the Board as a Supervisor candidate.

27 **THIRD ORDER OF BUSINESS: Supervisor Appointment**

28 A. Exhibit 1: Discussion on Seat 1 Candidates

29 Mr. Darin provided an overview of the process. Supervisors discussed the  
30 process and candidates.

31 Candidates were given the opportunity to address the Board.

32 On a MOTION by Mr. Wolski, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the  
33 Board appointed Carl Weston to Board of Supervisors Seat 1, for Avalon Groves Community  
34 Development District.

35 1. Exhibit 2: Oath of Office

36 Mr. Weston took the Oath of Office.

37 2. Review of Sunshine and Public Records Laws



38 Mr. Davenport discussed the Sunshine and Public Records laws. The  
39 Supervisor 101 presentation will be scheduled for the February meeting.

40 B. Exhibit 3 Consideration and Adoption of **Resolution 2024-02, Designating**  
41 **Officers**

42 Board consensus was to retain officers as previously designated (Mr. Flint as  
43 Chair, Mr. Mastrangeli as Vice Chair) and add Mr. Weston as Assistant  
44 Supervisor.

45 On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board  
46 adopted Resolution 2024-02, Designating Officers, for Avalon Groves Community Development  
47 District.

48 **FOURTH ORDER OF BUSINESS: Staff Reports**

49 A. District Engineer – *Greg Woodcock, Stantec*

50 Mr. Woodcock confirmed Master documents were received and a summary of the  
51 documents will be provided for the meeting.

- 52 1. Update on Master Development Plan Review
- 53 2. Traffic Study and Sawgrass Bay Blvd Planning
- 54 3. Village 2 Mailbox Location Factors
- 55 4. Responsible Party for the Commercial Section Stormwater System  
56 Maintenance

57 Based on the permit the commercial area pond should be maintained by  
58 the owner-developer of the commercial lot. The commercial stormwater  
59 system is governed by the same State regulations as those governing the  
60 CDD's stormwater system.

61 5. Exhibit 4: Review of Easement Survey

62 Some fences were found to be located within the easement areas and are  
63 considered not being in compliance. The CDD owns a utility within an  
64 easement – generally a stormwater pipe. If there was ever any repairs  
65 required for the pipes, then the fence would have to be removed. Mr.  
66 Woodcock suggested an encroachment agreement be implemented with  
67 each of the homeowners. There are a couple of areas where two fences  
68 abut each other and block the entire access to the pond via that easement.  
69 Mr. Woodcock recommended the Board implement the same procedure  
70 for all encroachments. Some CDD's do not allow fences at all, others  
71 allow fencing but require a 10' access gate at the front and rear of the  
72 easement. The HOA should be sending fence requests that encroach CDD  
73 easements to the CDD for approval. Some CDDs charge an application  
74 fee because District Engineer has to review the application and District  
75 Counsel has to draw up the agreement and file it.



76 Discussion followed regarding owner notification of easements by  
77 builders and fence installers. Mr. Woodcock discussed updating the  
78 maintenance map to show blocked easements and redistribution of the  
79 map. Mr. Davenport suggested that District Counsel could send a letter to  
80 residents regarding the easement encroachments and provide them with  
81 information on an encroachment agreement. Board consensus was to  
82 provide the residents with education regarding the easements prior to any  
83 letters being sent out. Mr. Woodcock suggested waiting until the  
84 maintenance map is updated. Further discussion on this item was  
85 postponed until the February meeting.

86 B. District Counsel – *Bennett Davenport, Kutak Rock*

87 1. Discussion on Easement Encroachment Agreements

88 The Board had no questions or action requests for District Counsel.

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

90 1. Exhibit 5: Field Report – *Vesta District Services*

91 Mr. Darin presented the Field Report. He will follow up with the  
92 landscape vendor regarding the Palms entrance median vegetation removal  
93 and the arborist report for the tree removals.

94 2. Update on Insurance Carrier Recommendations for Wildlife Signs

95 The insurance carrier requested an opportunity to complete a site visit.  
96 The Board had no objections.

97 3. Exhibit 6: Aquatic Maintenance Report – *Steadfast Environmental*

98 The Board had no questions or action items for the aquatic maintenance  
99 vendor.

100 4. Exhibit 7: Landscape Maintenance Report – *Down To Earth*

101 Mr. Bismark was unable to attend or call into the meeting. Items under  
102 Landscape Maintenance Report will be added to the next month's agenda.

103 a. Discussion on Options for Butterfly Pea Court Island

104 Parking around the island was discussed.

105 b. Consideration of Arborist Report Proposal as Required for Lake  
106 County Tree Removal Exemption Form Submission

107 D. Serenoa POA Amenity Manager

108 Mr. Landry was unable to attend or call into the meeting.

109 E. Palms at Serenoa HOA Amenity Manager

110 Ms. Bernard was unable to attend or call into the meeting. Mr. Wolski provided  
111 an update on HOA activities.



112 **FIFTH ORDER OF BUSINESS: Business Matters**

- 113 A. Exhibit 8: Discussion on Adopting a Parking and Parking Enforcement Policy
- 114 Mr. Darin and Mr. Davenport provided an overview of parking policy and
- 115 enforcement options for CDD property. Lake County would need to be contacted
- 116 regarding enforcement options on Lake County roads. An enforcement
- 117 agreement could be drawn up with the HOA.
- 118 B. Exhibit 9: Consideration and Adoption of **Resolution 2024-03, Setting Public**
- 119 **Hearing on Parking and Parking Enforcement Policy Adoption on March 28,**
- 120 **2024**

121 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board

122 adopted Resolution 2024-03, Setting Public Hearing on Parking and Parking Enforcement Policy

123 Adoption for March 28, 2024, for Avalon Groves Community Development District.

124 **SIXTH ORDER OF BUSINESS: Consent Agenda**

- 125 A. Exhibit 10: Consideration and Approval of the Minutes of the Board of
- 126 Supervisors Regular Meeting Held November 16, 2023
- 127 B. Exhibit 11: Consideration and Acceptance of the November 2023 Unaudited
- 128 Financial Report
- 129 C. Exhibit 12: Consideration and Acceptance of the FY 2022 Audited Financial
- 130 Statement
- 131 D. Exhibit 13 Acceptance of Additional Revenues from Lake County Tax Collector

132 On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board

133 approved the Consent Agenda – items A-D as presented, for Avalon Groves Community

134 Development District.

135 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business** *(Limited to*

136 *3 minutes per individual for non-agenda items)*

137 Comments were heard on the proposed parking policy and the commercial stormwater

138 system.

139 **EIGHTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*

140 *Agenda Item Requests)*

141 Mr. Aube requested District Counsel to present a contract overview and the creation of a

142 mechanism to communicate CDD information to residents via the HOA. He thanked

143 Kutak Rock for sending out the Tallahassee updates to the Supervisors.

144 **NINTH ORDER OF BUSINESS: Exhibit 13: Action Items Summary**

- 145 District Counsel
- 146 • Present contract overview at January meeting.
  - 147 • Present Supervisor 101 at February meeting.



148 District Manager

149 • Coordinate communication of encroachment letters and what they mean to  
150 resident base through HOA.

151 • Add Supervisor input on parking policy to January agenda.

152 Down To Earth

153 • Provide arborists report and at-risk tree report.

154 • Provide proposals asked for in the November meeting.

155 **TENTH ORDER OF BUSINESS: Next meeting Quorum Check**

156 *The Avalon Groves meeting is scheduled for January 25, 2024 at 10 a.m. at Serenoa Club*  
157 *Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714.*

158 Excluding Mr. Wolski, all Supervisors present expressed their intent to attend the January  
159 meeting in person.

160 **ELEVENTH ORDER OF BUSINESS: Adjournment**

161 On a MOTION by Mr. Wolski, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board  
162 adjourned at 11:17 a.m., for Avalon Groves Community Development District.

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

166 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
167 **noticed meeting held on January 25, 2024.**

168 \_\_\_\_\_  
169  Kyle Darin, Secretary

170  \_\_\_\_\_, Assistant Secretary

\_\_\_\_\_

William Tyler Flint, Chair

Eugene Mastrangeli, Vice Chair



# EXHIBIT 5



# **Avalon Groves Community Development District**

## **Summary Financial Statements (Unaudited)**

**Period Ending  
December 31, 2023**



**Avalon Groves Community Development District**  
**Balance Sheet**  
**December 31, 2023**

	<b>General Fund</b>	<b>2017 (AA1)</b>	<b>2017A-1 (AA2)</b>	<b>2019</b>	<b>2021 AA3</b>	<b>2021 PH 3 4 AA1</b>	<b>2022 AA4</b>	<b>Acquisition &amp; Construction</b>	<b>Total</b>
<b><u>Assets:</u></b>									
Cash	2,177,833.59	-	-	-	-	-	-	20.00	2,177,853.59
Investments:									
Revenue Fund	-	27.18	83.78	59.88	46.05	24.86	19.58	-	261.33
Interest	-	18.60	58.46	20.62	30.94	18.22	13.66	-	160.50
Debt Service Reserve	-	186,445.59	551,820.68	106,651.02	170,540.32	48,539.18	32,601.86	-	1,096,598.65
Cost of Issuance	-	-	-	13,963.40	13,741.23	1,194.05	(0.62)	-	28,898.06
Prepayment Account	-	4,147.42	32,150.94	1,343.34	132.04	-	-	-	37,773.74
Sinking Fund	-	58.81	1.43	20.25	183.71	110.23	51.43	-	425.86
Bond Redemption	-	-	-	48.38	0.29	-	-	-	48.67
Acquisition & Construction 2017 (AA1)	-	-	-	-	-	-	-	0.44	0.44
Acquisition & Construction 2017A-1 (AA2)	-	-	-	-	-	-	-	0.88	0.88
Acquisition & Construction 2017A-2 (AA2)	-	-	-	-	-	-	-	0.22	0.22
Acquisition & Construction 2019	-	-	-	-	-	-	-	6,280.27	6,280.27
Acquisition & Construction 2021	-	-	-	-	-	-	-	65,860.23	65,860.23
Acquisition & Construction 2021 Ph 3&4	-	-	-	-	-	-	-	175.02	175.02
Acquisition & Construction 2022	-	-	-	-	-	-	-	-	-
On-roll - Receivable Assessment	292,191.18	54,505.12	163,071.78	67,614.89	106,742.79	61,500.23	41,189.60	-	786,815.59
Accounts Receivable	1,995.12	-	-	-	-	-	-	-	1,995.12
Due from General Fund	-	143,995.58	464,592.13	245,522.52	137,665.01	322,133.65	109,655.02	-	1,423,563.91
Prepaid Items	-	-	-	-	-	-	-	-	-
Deposits	541.00	-	-	-	-	-	-	-	541.00
<b>Total Assets</b>	<b>2,472,560.89</b>	<b>389,198.30</b>	<b>1,211,779.20</b>	<b>435,244.30</b>	<b>429,082.38</b>	<b>433,520.42</b>	<b>183,530.53</b>	<b>72,337.06</b>	<b>5,627,253.08</b>
<b><u>Liabilities:</u></b>									
Accounts Payable	4,647.54	-	-	-	-	-	-	-	4,647.54
Accrued Expenses	-	-	-	-	-	-	-	-	-
On-roll - Deferred Revenue	292,191.18	54,116.34	160,841.73	66,688.70	106,742.79	61,500.23	41,189.60	-	783,270.57
Due to Debt Service	1,318,849.56	-	-	-	-	-	-	-	1,318,849.56
Due to Acquisition & Construction	-	-	-	-	-	-	-	-	-
<b>Fund Balance:</b>	-	-	-	-	-	-	-	-	-
Non-Spendable:									
Prepays & Deposits	541.00	-	-	-	-	-	-	-	541.00
Assigned:									
Operating Reserves	-	-	-	-	-	-	-	-	-
Roadway Reserves	-	-	-	-	-	-	-	-	-
Reserved for Debt Service	-	335,081.96	1,050,937.47	368,555.60	322,339.59	372,020.19	142,340.93	-	2,591,275.74
Reserved for Capital Projects	-	-	-	-	-	-	-	72,337.06	72,337.06
Unassigned	856,331.61	-	-	-	-	-	-	-	856,331.61
<b>Total Liabilities &amp; Fund Balance</b>	<b>2,472,560.89</b>	<b>389,198.30</b>	<b>1,211,779.20</b>	<b>435,244.30</b>	<b>429,082.38</b>	<b>433,520.42</b>	<b>183,530.53</b>	<b>72,337.06</b>	<b>5,627,253.08</b>





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

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
<b>Revenues:</b>					
Special Assessments	\$ 991,760	\$ 760,863	\$ 822,199	\$ (169,561)	83%
Lot Closings	-	-	-	-	0%
Miscellaneous	-	-	-	-	0%
Interest Income	-	-	-	-	0%
<b>Total Revenues</b>	<b>991,760</b>	<b>760,863</b>	<b>822,199</b>	<b>(169,561)</b>	<b>83%</b>
<b>Expenditures:</b>					
<b>General Administrative:</b>					
Supervisor Compensation	12,000	-	2,200	(9,800)	18%
District Management Services	32,960	2,747	8,240	(24,720)	25%
Bank Fees	150	-	-	(150)	0%
Auditing	3,400	-	3,750	350	110%
Regulatory & Permit Fees	175	-	175	-	100%
Legal Advertisements	4,000	-	276	(3,724)	7%
Engineering Services	15,000	-	11,252	(3,748)	75%
Legal Services	25,000	3,095	17,685	(7,315)	71%
Technology & Website Administration	2,015	-	1,545	(470)	77%
Miscellaneous (appraisal, mailing, etc)	1,500	310	930	(570)	62%
<b>Total General Administrative</b>	<b>96,200</b>	<b>6,151</b>	<b>46,053</b>	<b>(50,147)</b>	<b>48%</b>
<b>Insurance:</b>					
Insurance	12,000	-	31,295	19,295	261%
<b>Total Insurance</b>	<b>12,000</b>	<b>-</b>	<b>31,295</b>	<b>19,295</b>	<b>261%</b>
<b>Debt Service Administration:</b>					
Disclosure Report	5,150	-	-	-	-
Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
Trustee Fees	12,000	-	5,150	(6,850)	43%
<b>Total Debt Service Administration</b>	<b>19,150</b>	<b>-</b>	<b>5,150</b>	<b>(8,850)</b>	<b>27%</b>
<b>Utilities:</b>					
Utilities - Electricity	6,180	448	3,765	(2,415)	61%
Streetlights	230,000	20,680	64,640	(165,360)	28%
Utilities - Water	40,000	1,213	3,371	(36,629)	8%
<b>Total Utilities</b>	<b>276,180</b>	<b>22,341</b>	<b>71,776</b>	<b>(204,404)</b>	<b>26%</b>
<b>Physical Environment:</b>					
Lake & Pond Maintenance	54,600	3,370	9,824	(44,776)	18%
Landscape Maintenance	314,715	26,226	92,971	(221,744)	30%
Landscape Replenishment	15,285	-	4,545	(10,740)	30%
Wetland Mitigation & Monitoring	38,850	-	4,800	(34,050)	12%
Field Management	6,180	515	1,545	(4,635)	25%
Field Contingency	88,900	-	5,906	(82,994)	7%
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%
<b>Total Physical Environment</b>	<b>588,230</b>	<b>30,111</b>	<b>119,590</b>	<b>(468,640)</b>	<b>20%</b>

**Total Expenditures**



	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
	991,760	58,604	273,864	(712,746)	28%
<b>Excess Expenditures Over (Under) Revenues</b>	-	702,260	548,336	543,186	
<b>Other Sources (Uses)</b>					
Transfer In	-	-	-	-	
Transfer Out	-	-	-	-	
<b>Total Other Sources (Uses)</b>	-	-	-	-	
<b>Fund Balance - Beginning</b>			308,537		
<b>Fund Balance - Ending</b>			856,873		



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

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b><u>Revenues:</u></b>		
Special Assessments	\$ 170,338	\$ 141,215.41
Lot Closings	-	-
Interest	-	2,511.67
<b>Total Revenues</b>	<b>170,338</b>	<b>\$ 143,727.08</b>
<b><u>Expenditures:</u></b>		
Interest Expense:		
May 1, 2024	63,231	-
November 1, 2023	62,107	62,531.25
Principal Retirement:		
May 1, 2024	45,000	-
November 1, 2023	-	-
<b>Total Expenditures</b>	<b>170,338</b>	<b>62,531.25</b>
<b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>81,195.83</b>
<b><u>Other Sources (Uses)</u></b>		
Transfer In	-	0
Transfer Out	-	0
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
<b>Fund Balance - Beginning</b>		253,886
<b>Fund Balance - Ending</b>		<b>335,082</b>



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

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>Revenues:</b>		
Special Assessments	\$ 506,750	\$ 420,111
Lot Closings	-	-
Prepayments	-	30,397
Interest	-	7,900
<b>Total Revenues</b>	<b>506,750</b>	<b>458,409</b>
 <b>Expenditures:</b>		
Interest Expense:		
May 1, 2024	194,122	-
November 1, 2023	190,897	194,122
Principal Retirement:		
May 1, 2024	120,000	-
November 1, 2023	-	-
Prepayment Expense:	-	50,000
<b>Total Expenditures</b>	<b>505,019</b>	<b>244,122</b>
 <b>Excess Expenditures Over (Under) Revenues</b>	 <b>1,731</b>	 <b>214,287</b>
 <b>Other Sources (Uses)</b>		
Transfer In	-	-
Transfer Out	-	-
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
 <b>Fund Balance - Beginning</b>		 836,651
 <b>Fund Balance - Ending</b>		 1,050,937



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

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<b><u>Revenues:</u></b>		
Special Assessments	\$ 210,250	\$ 174,304
Lot Closings	-	-
Interest	-	1,680
<b>Total Revenues</b>	<b><u>210,250</u></b>	<b><u>175,984</u></b>
 <b><u>Expenditures:</u></b>		
Interest Expense:		
May 1, 2024	67,330	-
November 1, 2023	67,330	68,482
Principal Retirement:		
May 1, 2024	-	-
November 1, 2023	75,000	70,000
<b>Total Expenditures</b>	<b><u>209,660</u></b>	<b><u>138,482</u></b>
<b>Excess Expenditures Over (Under) Revenues</b>	<b><u>590</u></b>	<b><u>37,501</u></b>
 <b>Other Sources (Uses)</b>		
Transfer In	-	-
Transfer Out	-	(2,641)
<b>Total Other Sources (Uses)</b>	<b><u>-</u></b>	<b><u>(2,641)</u></b>
 <b>Fund Balance - Beginning</b>		 333,695
 <b>Fund Balance - Ending</b>		 <b><u>368,556</u></b>



**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 December 31, 2023**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b><u>Revenues:</u></b>		
Special Assessments	\$ 193,100	\$ 160,086
Lot Closings	-	-
Interest	-	1,189
<b>Total Revenues</b>	<b>193,100</b>	<b>161,275</b>
 <b><u>Expenditures:</u></b>		
Interest Expense:		
May 1, 2024	57,213	-
November 1, 2023	56,369	57,213
Principal Retirement:		
May 1, 2024	75,000	-
November 1, 2024	-	-
<b>Total Expenditures</b>	<b>188,582</b>	<b>57,213</b>
<b>Excess Expenditures Over (Under) Revenues</b>	<b>4,518</b>	<b>104,062</b>
 <b>Other Sources (Uses)</b>		
Transfer In	-	-
Transfer Out	-	(51,563)
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>(51,563)</b>
 <b>Fund Balance - Beginning</b>		 319,521
 <b>Fund Balance - Ending</b>		 372,020



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

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b><u>Revenues:</u></b>		
Special Assessments	\$ 336,600	\$ 279,052
Lot Closings		-
Interest		2,499
<b>Total Revenues</b>	<b>336,600</b>	<b>281,551</b>
<b><u>Expenditures:</u></b>		
Interest Expense:		
May 1, 2024	102,869	-
November 1, 2023	101,325	102,769
Principal Retirement:		
May 1, 2024	130,000	-
November 1, 2024	-	-
<b>Total Expenditures</b>	<b>334,194</b>	<b>102,769</b>
<b>Excess Expenditures Over (Under) Revenues</b>	<b>2,406</b>	<b>178,782</b>
<b><u>Other Sources (Uses)</u></b>		
Transfer In	-	-
Transfer Out	-	(4,223)
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>(4,223)</b>
<b>Fund Balance - Beginning</b>		147,781
<b>Fund Balance - Ending</b>		<b>322,340</b>



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

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<b><u>Revenues:</u></b>		
Special Assessments	\$ 128,675	\$ 106,676
Lot Closings		-
Interest		467
<b>Total Revenues</b>	<b><u>128,675</u></b>	<b><u>107,143</u></b>
 <b><u>Expenditures:</u></b>		
Interest Expense:		
May 1, 2024	45,338	-
November 1, 2023	44,638	45,338
Principal Retirement:		
May 1, 2024	35,000	-
November 1, 2024	-	-
<b>Total Expenditures</b>	<b><u>124,976</u></b>	<b><u>45,338</u></b>
 <b>Excess Expenditures Over (Under) Revenues</b>	 <b><u>3,699</u></b>	 <b><u>61,805</u></b>
 <b>Other Sources (Uses)</b>		
Transfer In	-	-
Transfer Out	-	(1,382)
<b>Total Other Sources (Uses)</b>	<b><u>-</u></b>	<b><u>(1,382)</u></b>
 <b>Fund Balance - Beginning</b>		 81,918
 <b>Fund Balance - Ending</b>		 <b><u>142,341</u></b>





**Avalon Groves Community Development District**  
**Construction in Progress**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period Ending December 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
<b>Revenues:</b>						
Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance Claim	-	-				
Interest	-	0	59	816	195	24,892
<b>Total Revenues</b>	<b>-</b>	<b>0</b>	<b>59</b>	<b>816</b>	<b>195</b>	<b>24,892</b>
<b>Expenditures:</b>						
Dissemination Agent						
Trust Fund Accounting						
Arbitrage						
Trustee Fees						
Requisitions					53,733	1,926,233
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>53,733</b>	<b>1,926,233</b>
<b>Capital Outlay</b>						
Boat Dock						
Other						
<b>Total Capital Outlay</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>53,733</b>	<b>1,926,233</b>
<b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>0</b>	<b>59</b>	<b>816</b>	<b>(53,539)</b>	<b>(1,901,341)</b>
<b>Other Sources (Uses)</b>						
Transfer In	-	-	2,641	4,223	51,563	1,382
Transfer Out	-	-	-	-	-	-
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>2,641</b>	<b>4,223</b>	<b>51,563</b>	<b>1,382</b>
<b>Fund Balance - Beginning</b>	<b>0</b>	<b>21</b>	<b>3,580</b>	<b>60,821</b>	<b>2,151</b>	<b>1,899,959</b>
<b>Fund Balance - Ending</b>	<b>\$ 0</b>	<b>\$ 21</b>	<b>\$ 6,280</b>	<b>\$ 65,860</b>	<b>\$ 175</b>	<b>\$ -</b>

**Avalon Groves Community Development District**  
**Balance Sheet**  
**December 31, 2023**

Balance per Bank Statement	*	\$	2,178,232.59
Plus: Deposits in Transit			-
Less: Outstanding Checks			399.00
<b><i>Adjusted Bank Balance</i></b>		<b>\$</b>	<b><u><u>2,177,833.59</u></u></b>

Beginning Bank Balance per Books			317,793.46
Deposits			1,946,710.74
Disbursements			86,670.61
<b><i>Balance per Book</i></b>		<b>\$</b>	<b><u><u>2,177,833.59</u></u></b>



**Avalon Groves Community Development District**  
**Check Register**  
**FY2024**

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
<b>10/1/2023</b>		<b>Balance</b>		-	-	<b>938,867.17</b>
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
10/30/2023	1030ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 08/24/23-09/26/23		1,089.06	265,805.78
<b>10/31/2023</b>				-	<b>671,972.33</b>	<b>265,805.78</b>
11/01/2023			Deposit	18.32		265,824.10
11/01/2023			Deposit	6,405.63		272,229.73
11/02/2023	1ACH110223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/14-10/16/23		41.00	272,188.73
11/02/2023	2ACH110223	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/16/23		306.00	271,882.73
11/02/2023	1102ACH3	SECO Energy	17052 Basswood Lane 09/14/2023 TO 10/16/2023		43.00	271,839.73
11/02/2023	1102ACH4	SECO Energy	17650 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		67.00	271,772.73
11/03/2023	1103ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #11		800.00	270,972.73
11/03/2023	1103ACH2	SECO Energy	16920 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		507.00	270,465.73
11/06/2023	100162	LLS Tax Solutions	Invoice: 0036087 (Reference: Arbitrage Services)		650.00	269,815.73

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
11/06/2023	100163	Steadfast Environmental, LLC	Invoice: SE-23111 (Reference: Routine Aquatic Maintenance. ) Invoice: SE-23160 (Reference: Tra...		3,720.14	266,095.59
11/06/2023	100164	HV Solar Lighting	Invoice: 85 (Reference: Street Light Installation. ) Invoice: 68 (Reference: Street Light Proj...		25,880.00	240,215.59
11/06/2023	100165	Clean Star Services	Invoice: 10885 (Reference: Monthly Trash Service. )		310.00	239,905.59
11/06/2023	100166	Kutak Rock LLP	Invoice: 3296706 (Reference: General Counsel. )		6,461.00	233,444.59
11/06/2023	100167	Vesta District Services	Invoice: 414370 (Reference: Monthly contracted management fees. )		3,261.67	230,182.92
11/06/2023	100168	Down to Earth	Invoice: INV170458 (Reference: Monthly Maintenance. )		26,226.25	203,956.67
11/14/2023	1636	DEPT OF ECONOMIC OPPORTUNITY	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	203,781.67
11/15/2023	100169	Orlando Sentinel	Invoice: 082037759000 (Reference: Legal Advertising. )		275.68	203,505.99
11/15/2023	100170	Yellowstone Landscape	Invoice: OS 621300 (Reference: Edgemont Perimeter Mowing, Edging, Clean-Up. ) Invoice: OS 6213...		11,295.45	192,210.54
11/15/2023	100171	Stantec Consulting Services,Inc	Invoice: 2153207 (Reference: WA1 - Avalon Groves CDD. ) Invoice: 2153208 (Reference: WA1 - Ava...		3,522.89	188,687.65
11/16/2023	100172	Down to Earth	Invoice: INV172672 (Reference: Lawncare Recurring Monthly Maintenance. )		26,226.25	162,461.40
11/20/2023			Deposit	25,443.44		187,904.84
11/20/2023			Deposit	15,729.34		203,634.18
11/28/2023	1637	Eugene J. Mastrangeli	BOS MTG 10/26/23		200.00	203,434.18
11/28/2023	1638	Michael W. Aube	BOS MTG 10/26/23		200.00	203,234.18
11/28/2023	1639	Robert J. Wolski	BOS MTG 10/26/23		200.00	203,034.18
11/28/2023	1640	William Tyler Flint	BOS MTG 10/26/23		200.00	202,834.18
11/28/2023	1641	Eugene J. Mastrangeli	BOS MTG 11/16/23		200.00	202,634.18
11/28/2023	1642	Michael W. Aube	BOS MTG 11/16/23		200.00	202,434.18
11/28/2023	1643	Robert J. Wolski	BOS MTG 11/16/23		200.00	202,234.18
11/28/2023	1644	William Tyler Flint	BOS MTG 11/16/23		200.00	202,034.18
11/29/2023			Deposit	69,855.71		271,889.89
11/29/2023			Deposit	45,903.57		317,793.46
<b>11/30/2023</b>				<b>163,356.01</b>	<b>111,368.33</b>	<b>317,793.46</b>
12/01/2023	1ACH120123	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/16-11/14/23		37.00	317,756.46
12/01/2023	2ACH120123	SECO Energy	17325 Sawgrass Bay Blvd 10/16-11/14/23		269.00	317,487.46
12/01/2023	3ACH120123	SECO Energy	17650 Sawgrass Bay Blvd 10/16/2023 TO 11/14/2023		16.00	317,471.46
12/01/2023	4ACH120123	SECO Energy	17052 Basswood Lane 10/16/2023 TO 11/14/2023		39.00	317,432.46
12/01/2023	1201ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/01/23 - 11/14/23		378.00	317,054.46
12/04/2023	1ACH120423	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/25-10/24/23		14.75	317,039.71
12/04/2023	2ACH120423	Sunshine Water Services	Goldcrest Loop Playground 9/26/22-10/24/23		13.40	317,026.31
12/04/2023	100173	Fireman Tom's Pressure Washing Co.	Invoice: 231115-02 (Reference: Pressure Washing. ) Invoice: 231116 (Reference: Pressure Washin...		3,445.60	313,580.71
12/04/2023	100174	Steadfast Environmental, LLC	Invoice: SE-23227 (Reference: Monthly Maintenance - Dec 2023. )		3,370.14	310,210.57
12/04/2023	100175	HV Solar Lighting	Invoice: 104 (Reference: Dec 2023. ) Invoice: 105 (Reference: Edgemont Base December 2023. )		20,680.00	289,530.57
12/04/2023	100176	Clean Star Services	Invoice: 11068 (Reference: Trash P/U - Nov 2023. )		310.00	289,220.57
12/04/2023	100177	Kutak Rock LLP	Invoice: 3310419 (Reference: General Legal Matters -Oct 2023. )		8,129.05	281,091.52
12/04/2023	100178	Vesta District Services	Invoice: 415332 (Reference: Monthly Mgmt. Fee. )		3,261.67	277,829.85
12/04/2023	100179	Down to Earth	Invoice: INV174860 (Reference: Controller A replacement. )		7,541.89	270,287.96
12/06/2023	1206ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 9/26/23 - 10/25/23		1,011.50	269,276.46
12/11/2023			Deposit	145,202.70		414,479.16
12/11/2023			Deposit	97,828.94		512,308.10
12/13/2023	100180	Dibartolomeo, McBee, Hartley & Barnes,	Invoice: 90097983 (Reference: Audit FYE 09/30/2022. )		3,750.00	508,558.10
12/13/2023	100181	Stantec Consulting Services,Inc	Invoice: 2163937 (Reference: Consulting Services. )		7,729.36	500,828.74
12/13/2023	100182	Down to Earth	Invoice: INV17459 (Reference: Monthly Maintenance. )		26,226.25	474,602.49
12/13/2023			Deposit	894,431.58		1,369,034.07
12/13/2023			Deposit	587,839.65		1,956,873.72
12/27/2023	1227ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/14/23 - 12/13/23		49.00	1,956,824.72
12/28/2023			Deposit	137,711.16		2,094,535.88

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Transaction</b>	<b>Deposit</b>	<b>Disbursement</b>	<b>Balance</b>
12/28/2023			Deposit	83,696.71		2,178,232.59
12/30/2023	1ACH123023	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 14/16-12/13/23		37.00	2,178,195.59
12/30/2023	2ACH123023	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/23		282.00	2,177,913.59
12/30/2023	3ACH123023	SECO Energy	17052 Basswood Lane 11/14/2023 TO 12/13/2023		39.00	2,177,874.59
12/30/2023	4ACH123023	SECO Energy	17650 Sawgrass Bay Blvd 11/14/2023 TO 12/13/2023		41.00	2,177,833.59
<b>12/30/2023</b>				<b>1,946,710.74</b>	<b>86,670.61</b>	<b>2,177,833.59</b>



# EXHIBIT 6





## **Wild Pig Removal**

---

### **When “This Little Piggy” Has to GO!**

We are proud to be a part of the solution for our area’s wild hog problem.



# **BUSINESS PROPOSAL**

---





# WHAT ARE **FERAL SWINE**

Feral swine are the same species, *Sus scrofa*, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

## **Feral Swine Destroy Property**

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets. Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.



# There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her first litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

# Proposal

Prepared For: Avalon Groves/Serenoa

Job Name:

Job Location: Clermont

**Starting Date:**

**End Date:**

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the-art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

**Our monthly service fee of \$1550 per month.** All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of **\$0** per trap location.





## **ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITIES.**

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team has all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

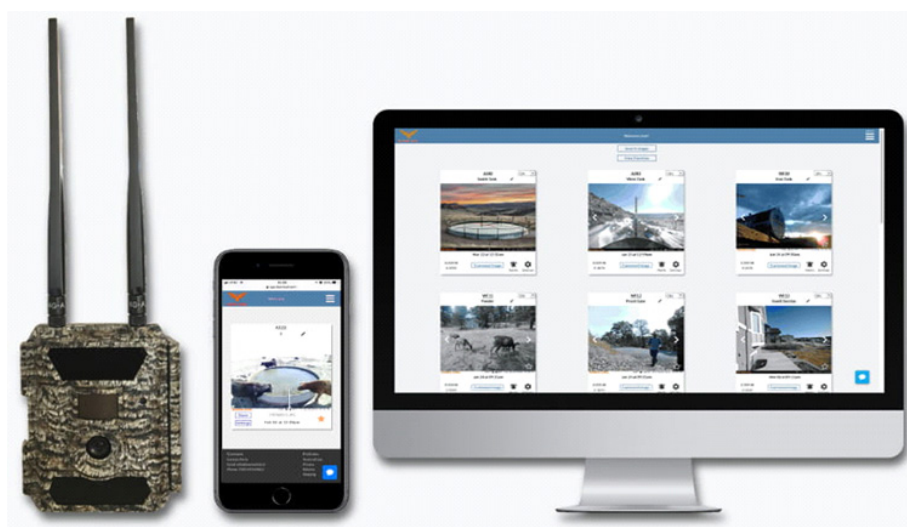
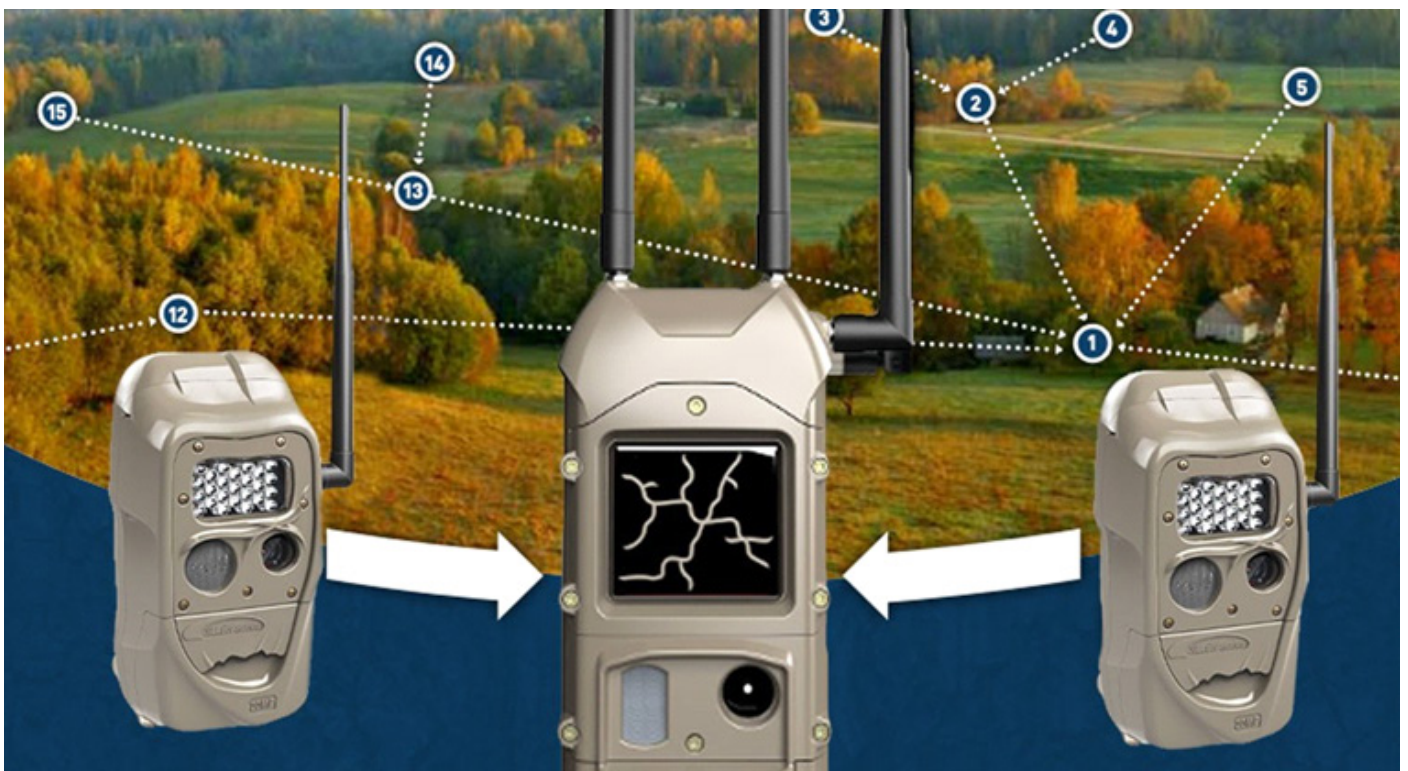
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said property where hog damage may occur.

Approved By: \_\_\_\_\_

Respectfully Submitted By: \_\_\_\_\_ Thomas Sewell \_\_\_\_\_

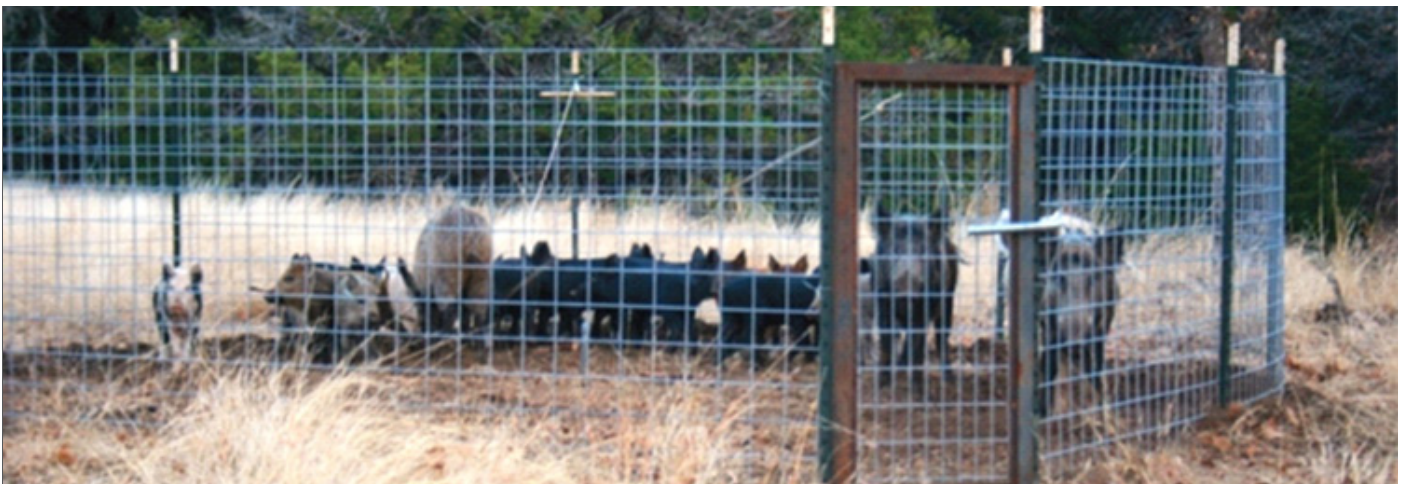
# Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.





Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps. These traps are mobile



These traps are mobile ”



BUSINESS  
**PROPOSAL**

12013 Rose Ln Riverview, FL 33569

Office: 813-365-2568

Call: 813-220-5878

Email: [Thomas@swinesolutionsfl.com](mailto:Thomas@swinesolutionsfl.com)

[SwineSolutionsFL.com](http://SwineSolutionsFL.com)



# EXHIBIT 7






## 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
DC	Supervisor 101 for February meeting	12/28/2024		
DE	Review MIP	11/16/2023		Board wants to know - 1) any traffic signals planned at entrances to villages, 2) why no mailboxes planned in Village 1, 3) who will be responsible for stormwater maintenance at the commercial parcel, 3) what is allowable at the Butterfly Pea Court Island that the kids are playing on/damaging irrigation lines dislodging mulch 12/28 Will review at January meeting
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 11/16 - monuments at the Palms are HOA-owned - all other small monuments are CDD-owned - Is HOA going to purchase signs and enter a license agreement?
DM	CDD updates to be sent to HOA for distribution.	11/16/2023		1/19 Distributed to Supervisors for review.
DM	Obtain contact at Summit Construction	11/16/2023		DE reached out on 11/6, DM to follow up
DM	Purchase nameplates for supervisors and staff	7/27/2023		On hold for Resident Supervisor appointment 1/19 Ordered - 5 Supervisors, 2 District Counsel, 1 District Engineer, 1 District Manager - to be delivered to Serenoa Club Amenity Center
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 12/13 2nd request for quote emailed
DM	Beware Wildlife signs 	3/23/2023		7/27 Board to decide on sign design & posting locations then staff can price Sign approved, direction to order a few 8/21 - On hold - 10 sign to be ordered from SmartSign w/ 6ft U Chanel kit once confirm delivery location & installer 9/8 - proposal for installation & delivery address for signs requested of Apex Home Improvement (Serenoa HOA handyman) 9/20 - emailed reminder to Apex and reached out to Peick Painting 10/18 - POA requesting additional signs - Apex emailed for update to installation quote and DE contacted for cost-share agreement 11/9 Cost share letters forwarded to HOA & POA, need updated ownership map to confirm locations for CDD signs 11/16 DM to reach out to EGIS for input on sign location and amount of signage - Multiple phone calls, yet to connect. 1/19 15 Custom signs w/ posts ordered to be delivered to Apex Home Improvement who will install
DTE	Provide proposal for Butterfly Pea Court Island to inhibit foot traffic	11/16/2023		
DTE	DTE to get arborist to photograph dead pines on 17178 Blazing star to facilitate removal.	11/16/2023		11/16 Proposal needed for arborist to create report w/pictures on dead tree for Lake County Tree Removal Exemption form submission before trees are removed.
DTE	DTE to maintain list of CDD trees removed.	11/16/2023		11/16 Proposal needed for arborist to create report w/pictures on dead trees for Lake County Tree Removal Exemption form submission before trees are removed.

