

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 15, 2017 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, August 15, 2017 at 6:00 pm** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

1. CALL TO ORDER

Supervisor Ritchie called the Continued Special Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, August 15, 2017 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Kevin Ritchie	Chairman	
Christopher Perich	Vice Chairman	<i>via conference call</i>
Julie Campbell	Supervisor	
Michael Dignan	Supervisor	
Michael Finke	Supervisor	

Staff Members Present:

Debby Hukill	District Manager, Meritus
Brady Lefere	Lennar
Arcadia Solesky	Lennar

There were five residents present.

2. PLEDGE OF ALLEGIANCE

Supervisor Ritchie led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Residents commented that they wanted more information about the proposed signs and locations of the signs and flags.

4. BUSINESS ITEMS

A. Discussion on Lennar Signage Proposal

Brady Lefere from Lennar went over the proposal and the location of the signs and flags. He took questions from the Board and residents. The Board wanted to know how long Lennar would

47 have the signs and flags up, and Mr. Lefere stated that it would be anywhere between 3-5 years.
48 He said that they could have an agreement that specifies the timeframe. The Board discussed
49 how this would benefit the District if they allowed Lennar to place signs and flags on CDD
50 property. The Board also shared their concerns with Mr. Lefere about all the construction trucks
51 coming through the community and the damage they have caused. He said he would contact
52 RIPA about this.

53
54 The residents and Board wanted to know the size of the floor plans in the new community, as
55 well as the price range of the houses. They also wanted to know if the new community would be
56 a CDD and have amenities, such as a pool. Mr. Lefere said yes.

57
58 The Board asked about charging Lennar a monthly fee for the signs and flags. The Board also
59 asked Mr. Lefere what would happen if any Avelar Creek CDD property was damaged and who
60 would maintain the Lennar signs and flags. Mr. Lefere said Lennar would pay for any damages
61 that they cause and would just need pictures for documentation. Mr. Lefere also said that Lennar
62 would maintain the signs and flags.

63
64 *Mr. Lefere and Ms. Solesky left the meeting.*

65
66 The Board discussed in length the pros and cons of having the Lennar signs and flags on Avelar
67 Creek CDD property. The Board also discussed how much to charge Lennar for having their
68 signs and flags on Avelar Creek CDD property. The Board then took resident comments.

69
70 There was a motion by Supervisor Ritchie to deny the proposal and have no further discussion with
71 Lennar regarding the request. The Board further discussed the issue. Supervisor Campbell said that
72 she wants a better price and would rather do a monthly rate. Supervisor Dignan wants to have more
73 discussion and to ask Lennar to pay more. Supervisor Finke agreed with asking for more money.
74 Supervisor Ritchie decided to change his motion.

75

76	MOTION TO:	Have discussion with Lennar and ask for \$500.00 a
77		month.
78	MADE BY:	Supervisor Ritchie
79	SECONDED BY:	Supervisor Perich
80	DISCUSSION:	None further
81	RESULT:	Called to Vote: Motion Passed
82		5/0 - Motion passed unanimously

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84 Ms. Hukill will update the Board via email.

85
86
87

88 **5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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90 There were no supervisor requests or audience comments.

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93 **6. ADJOURNMENT**

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95

MOTION TO: Adjourn.

96

MADE BY: Supervisor Ritchie

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SECONDED BY: Supervisor Dignan

98

DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

100

5/0 - Motion passed unanimously

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102

103 *The entire meeting is available on CD upon request.

104
105 *These minutes were done in summary format.

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

109

110 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
111 meeting held on 10-25-17.

112
113 
114 _____

115 Signature

116 Debby Hukill
117 _____

118 Printed Name

119 Title:

- 120 Secretary
121 Assistant Secretary

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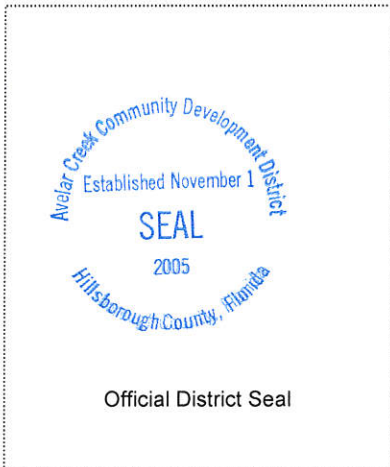
Signature

Kevin B Ritchie

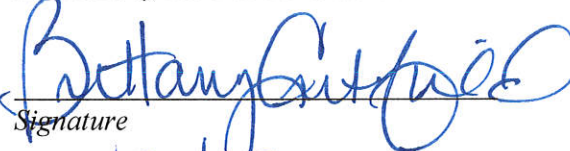
Printed Name

Title:

- Chairman
 Vice Chairman



Recorded by Records Administrator



Signature

10/31/17

Date