

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 28, 2019**

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 28, 2019 at 6:00 p.m.**

Avelar Creek Clubhouse
Located at 10125 Holland Ave., Riverview, FL 33579

District Board of Supervisors	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Christopher Perich Julie Campbell Michael Finke Michael Dignan Vacant
District Manager	Meritus	Debby Nussel
Onsite Staff		Andrea Cedres
District Attorney	Burr Forman	Scott Steady
District Engineer		

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

August 28, 2019

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, August 28, 2019 at 6:00 p.m.** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579. Included below is the agenda:

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. AUDIENCE QUESTIONS AND COMMENTS**
- 4. RECESS TO PUBLIC HEARING**
- 5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-02; Adopting Fiscal Year 2020 Budget..... Tab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-03; Levying O&M Assessments..... Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN AND PROCEED TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-04; Setting Fiscal Year 2020 Meeting Schedule.....Tab 03
 - B. Discussion on Security
 - C. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Meeting Minutes May 22, 2019 Tab 04
 - B. Consideration of Operations and Maintenance Expenditures May 2019 Tab 05
 - C. Consideration of Operations and Maintenance Expenditures June 2019 Tab 06
 - D. Consideration of Operations and Maintenance Expenditures July 2019..... Tab 07
 - E. Review of Financial Statements Month Ending July 31, 2019..... Tab 08
- 10. SUPERVISOR/STAFF REPORTS**
 - A. Supervisor Reports
 - i. Landscape Update by Supervisor Perich
 - ii. Accounting & Financing Update by Supervisor Campbell
 - iii. Clubhouse & Pool Update by Supervisor Finke
 - iv. Pond Update by Supervisor Dignan
- 11. MANAGEMENT REPORTS**
 - A. District Manager Tab 09
 - i. Manager's Report
 - ii. Field Manager's Report
 - iii. Staff Action List
- 12. SUPERVISOR REQUESTS**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

