

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

May 20, 2020 Minutes of the Board of Supervisors Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, May 20, 2020 at 6:00 pm** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

1. CALL TO ORDER

Debby Nussel called the Continued Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, May 20, 2020 at 6:01 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice Chair	
Julie Campbell	Supervisor	
Michael Finke	Supervisor	
Michael Dignan	Supervisor	<i>joined the call at approximately 6:15 p.m.</i>

Staff Members Present:

Debby Nussel Meritus, District Manager

There were no audience members present on the conference call.

2. PLEDGE OF ALLEGIANCE

Mrs. Nussel led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. BUSINESS ITEMS

A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing

Mrs. Nussel went over the resolution and budget line items with the Board. The Board reviewed and discussed the line items. Mrs. Nussel stated that no increases are being proposed. Supervisor Campbell would like to look at the reserve study to see what is coming up for repairs. Mrs. Nussel stated she will have in the August meeting book with the budget.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Annual Disclosure of Qualified Electors

Mrs. Nussel announced that as of April 15, 2020, Avelar Creek CDD had 1,054 qualified electors.

Supervisor Dignan joined the conference call.

C. 2020 Election Process

Mrs. Nussel went over the election process. The week for candidates to register with the Supervisor of Elections is June 8, 2020 at noon through June 12, 2020 at noon. Candidates must be a registered voter and live in the District. The seats up for election are Seats 1, 2, and 5.

D. Consideration of Resolution 2020-02; General Elections – November 2020

Mrs. Nussel went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Consideration of Resolution 2020-03; Adopting Statutory Alternative Investment Policies

Mrs. Nussel went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

F. Discussion on Towing Agreement

Mrs. Nussel discussed the towing agreement with the Board. Supervisor Finke stated this is the same vendor The Cove uses. He also said there is no cost to the District for using this company: the company handles everything. Mrs. Nussel said she would like to put the Board on the agreement as well to be able to approve towing. The Board agreed.

MOTION TO:	Approve the towing agreement.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

G. Discussion on Brick Wall Painting Proposal – R&R Property Maintenance, LLC

Mrs. Nussel reviewed the proposal with the Board. The Board discussed the proposal.

MOTION TO:	Approve the brick wall painting proposal.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

H. General Matters of the District

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes January 22, 2020

The Board reviewed the minutes.

MOTION TO:	Approve the January 22, 2020 minutes.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures January 2020

The Board went over the January 2020 O&Ms.

MOTION TO:	Approve the January 2020 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures February 2020

The Board went over the February 2020 O&Ms.

MOTION TO:	Approve the February 2020 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures March 2020

The Board went over the March 2020 O&Ms.

MOTION TO:	Approve the March 2020 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Consideration of Operations and Maintenance Expenditures April 2020

The Board went over the April 2020 O&Ms. Supervisor Campbell said she would like to move the back bulletin board away from Hwy. 301 and closer to The Cove entrance. The entire Board agreed.

MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

F. Review of Financial Statements Month Ending April 30, 2020

Mrs. Nussel went over the financials with the Board. She stated that as of today, the District has \$189,766.89 in their operations account and \$38,050 in their reserves. The District spends about \$21,000-\$27,000 a month on expenses and should have about \$27,766 left over for the year if everything goes smoothly. The District is in good shape.

6. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich went over that he like for Carson to clean up the exit side of the main entrance, on the west side of the monument. Supervisor Campbell said she noticed three dead trees off of Hwy. 301 and Cowley Road. She also said that Avelar South is looking a lot better.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell stated that the audit is finished and the budget looks good. Overall, the District is in good shape.

iii. Clubhouse & Pool Update by Supervisor Finke

Supervisor Finke updated the Board that the pool opened Monday and the opening went very well. He also went over the COVID-19 procedures and guidelines the staff is doing for the amenities. Bookings are also going very well. The playground has been cleaned and is open. The clubhouse office is by appointment only. Supervisor Finke stated that Andrea Cedres has been doing a great job. The Board discussed the pool hours and staffing. Mrs. Nussel asked the board if the District could hire a security guard for Sundays from 10:00 a.m. to 6:30 p.m. so the residents can use the pool. The entire Board agreed and thought that was a good idea.

iv. Pond Update by Supervisor Dignan

Supervisor Dignan said the ponds look good and that he does not have any concerns. Mrs. Nussel noted that aquatics is still working on the ditch at the south.

7. MANAGEMENT REPORTS

A. District Manager

Mrs. Nussel went over the action list with the Board. She stated that all items have been completed.

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Campbell asked when the monument signs will be discussed. Mrs. Nussel said that it will be on the August agenda.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

10. ADJOURNMENT

MOTION TO:	Adjourn at 6:55 p.m.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

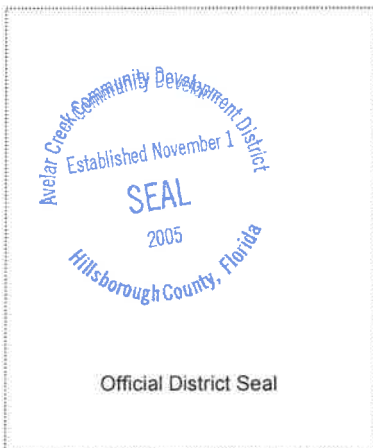
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 08/26/2020.

Debby Nussel
Signature
 Debby Nussel
Printed Name

Title:
 Secretary
 Assistant Secretary

Christopher Perich
Signature
 Christopher Perich
Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

Brittany Crutchfield
Signature
 08/28/2020
Date