

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

March 24, 2021 Minutes of the Board of Supervisors Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, March 24, 2021 at 6:00 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, March 24, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice-Chair	
Julie Campbell	Supervisor	
Michael Finke	Supervisor	
Cornell Nobles	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Rick Reidt	Meritus, District Manager
Jayhra Rivera	Meritus, Clubhouse Manager

There were six audience members in attendance in person and two via conference call.

2. PLEDGE OF ALLEGIANCE

Mr. Reidt 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. Discussion on Board Resume

The Board discussed the resume that was submitted by candidate Cornell Nobles.

MOTION TO:	Appoint Cornell Nobles to Board Seat 1.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Discussion on Access System Back Up

The Board discussed the access system backup proposal.

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

C. Discussion on Acknowledgement Letter

Mr. Reidt reviewed the acknowledgement letter on the main entry feature damage and informed the Board that insurance was addressing the damage. Supervisor Perich wanted to make sure that landscape damage and irrigation were also covered. Mr. Reidt said yes, they would be.

D. Discussion on Pool Furniture

The Board discussed the pool furniture proposal. Mr. Reidt will check on the warranty and let the Board know. Ms. Rivera brought another vendor recommended by Ms. Cedres to the Board's attention. After discussion, the Board approved for Supervisor Perich to move forward with the proposal of his choice not to exceed \$2,385.20 after Mr. Reidt obtains a quote from the other company. The Board also said they would like for Ms. Rivera to choose the color.

MOTION TO:	Approve the quote from the company or the other company after Mr. Reidt gets a quote from them, with a not-to-exceed \$2,385.20 with the approval of Supervisor Perich.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Review of Reserve Study

Mr. Reidt reviewed the reserve study with the Board and stated that accounting was updating a few questions for their review. No physical changes in the amenities have taken place, and the study will be updated. Currently, the Board is not at the recommend threshold of reserve balance due to their desire to maintain low assessments. The Board will review during May budget session.

F. General Matters of the District

Mr. Reidt reported on the clubhouse lighting and repairs. He also went over the status of the sign installations. The Board discussed the planned pressure washing.

5. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes January 27, 2021**
- B. Consideration of Operations and Maintenance Expenditures January 2021**
- C. Consideration of Operations and Maintenance Expenditures February 2021**
- D. Review of Financial Statements Month Ending February 28, 2021**

The Board reviewed the Consent Agenda items.

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

6. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich said he would like to see the failed plantings replaced. Mr. Reidt reported that reviews by Gene Roberts were in the agenda and that he was working currently with Carson Woods to get some plant replacements completed. Cutbacks on one water table have been requested. If the quote is too costly, it will be repaired.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell went over that the District is under budget on spending with some outstanding items. She requested for Mr. Reidt to check into the feasibility of refinancing the bonds.

iii. Clubhouse & Pool Update by Supervisor Finke

iv. Pond Update by Supervisor Finke

Supervisor Finke said that he would like to gradually transfer the pond update to Supervisor Nobles and for Mr. Reidt to coordinate a ride along with Supervisor Nobles and the vendor for aquatics. Recent updates to the clubhouse lighting have been made, the air conditioner has been serviced, and the tiles in the restrooms have been repaired. The ponds are looking good, but expect some outbreaks. The Board discussed the cattail status.

7. MANAGEMENT REPORTS

A. District Manager - Action Item List

B. Community Inspection Reports

C. Clubhouse Manager's Report

The Board reviewed the management reports. Mr. Reidt reported that there also will be a clubhouse action item list moving forward as Ms. Rivera gets settled in. Mr. Reidt also went over the upcoming Easter drive-through event.

8. SUPERVISOR REQUESTS

The Board discussed the south plantings.

Supervisor Perich left the meeting at approximately 7:33 p.m.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented that the Caraway Spice roundabout needs attention if irrigated. New residents reviewed that the streets are County and said they have already reported issues. There was also a comment regarding the depression in front of clubhouse; Ms. Rivera will report it to the County.

10. ADJOURNMENT

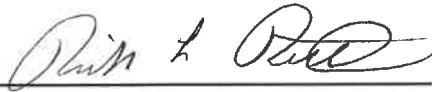
MOTION TO:	Adjourn at 7:44 p.m.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**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 10/28/21.



Signature

Rick H. Reid

Printed Name

Title:

- Secretary
- Assistant Secretary



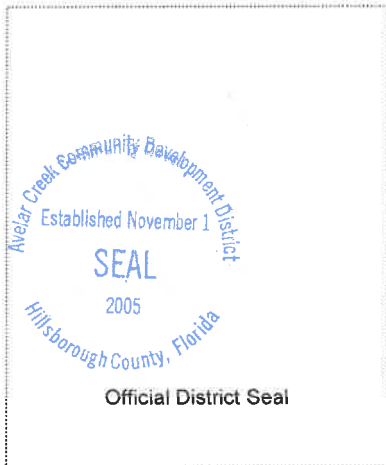
Signature

Julie Campbell

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator



Signature

11/08/21

Date