

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

May 25, 2022, Minutes of the 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, May 25, 2022, 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, May 25, 2022, at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perish	Chair	
Julie Campbell	Vice-Chair	
Michael Finke	Supervisor	<i>(via conference call)</i>
Donald Cullen	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Inframark
David Landers	District Engineer

There were several audience members in attendance.

2. PLEDGE OF ALLEGIANCE

Mr. Reidt led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

A resident comment on future Basketball Court and the Hampton Area new sign install.

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-03; Approving Proposed FY 2023 Budget & Setting Public Hearing

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Announcement of Qualified Electors

Mr. Reidt announced the total qualified elector to the Board.

C. 2022 Election Process

Mr. Reidt reviewed the 2022 Election process with the Board.

D. Consideration of Resolution 2022-04; General Elections

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Cullen
SECONDED BY:	Supervisor Fink
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Review of Financial Report for Year Ended September 31, 2021

The Board reviewed the financial report for year end of September 31, 2021.

MOTION TO:	Approve the Year End Financial Report.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

F. Discussion on Non-Resident Amenity Usage

The Board discussed of non-resident usage of clubhouse for rentals requirement for 6 hours minimum. The board discussed and decided to revise rental agreement to read:

3. NON-RESIDENT rental fee is \$350.00 for up to six (6) hours, prorated hourly with a minimum charge of 2 hours, which will include set up and clean up. A fee of \$50.00 for every (1) hour will be added for any time over the (6) hour rental. Refundable security deposit in the amount of \$500.00 for NON-RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental.

MOTION TO:	Approve the yellow highlighted verbiage to item 3 in the Clubhouse usage Agreement.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

G. Discussion on Pressure Washing Proposals

The Board reviewed and discussed the pressure washing proposal.

MOTION TO:	Approve the Spearem Enterprises Proposal.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

H. Discussion on Fuel Surcharge

The Board reviewed and discussed the Fuel.

MOTION TO:	Approve the Spearem Enterprises Proposal.
MADE BY:	Supervisor Cullen
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

I. General Matters of the District

Mr. Reidt informed the Board that Jahyra Rivera has been promoted and will be moving to a larger site when replacement is trained. Jahyra expressed her appreciation working in the community and the Board congratulated her and thanked her for her service to the community.

5. CONSENT AGENDA

- A. Consideration of the Regular Meeting Minutes March 23, 2022**
- B. Consideration of Operations and Maintenance Expenditures March 2022**
- C. Consideration of Operations and Maintenance Expenditures April 2022**
- D. Review of Financial Statements Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D
MADE BY:	Supervisor Perich
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 reviewed plantings which have been completed. Mr. Reidt to review Cowley Road Center Island and entry exit planting.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell Request to review bond and make sure excess funds from 2021 are transferred to reserve account.

iii. Clubhouse & Pool Update by Supervisor Finke

Mr. Reidt to get with Michael and obtain quotes for needed pool furniture purchase for Board to review.

iv. Pond Update by Supervisor Cullen

Jason Marks Contact information was forwarded to Supervisor Cullen.

B. District Engineer

i. SWFWMD Stormwater Re-Certification

David Landers introduced himself as the new District Engineer and discussed with Board the need for the Storm Water Certification plan to the state.

MOTION TO:	Approve the Storm Water Certification plan not to exceed \$6,500 for the Engineer to complete.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

7. MANAGEMENT REPORTS

A. District Manager - Action Item List

There was no District Manager report at this time.

B. Community Inspection Reports

The Board reviewed the community inspection report.

C. Clubhouse Manager's Report

There were no reports on behalf of the clubhouse manager beside Jahyra wishes the Board well.

8. SUPERVISOR REQUESTS

There was no supervisor request.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

10. ADJOURNMENT

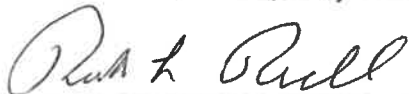
I, District Manager Reidt, declared the meeting adjourned at 7:41 P.M.

**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 8/24/2022.


Signature
Rick L. Reidt
Printed Name

Title:
 Secretary
 Assistant Secretary


Signature
Christopher M Perich
Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

Signature
8/26/22
Date