

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**August 24, 2022, Minutes of the Public Hearing and Regular Meeting**

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING**

The Public Hearing and Regular Meetings of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, August 24, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, August 24, 2022, at 6:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Christopher Perich	Chair
Julie Campbell	Vice-Chair
Michael Finke	Supervisor
Donald Cullen	Supervisor

**Staff Members Present:**

Rick Reidt	District Manager, Inframark
Carson	Carson's Landscaping

There were seven (7) audience members in attendance.

**2. PLEDGE OF ALLEGIANCE**

Mr. Reidt led the Pledge of Allegiance.

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were several public comments on agenda items that were taken and a few comments on landscaping.

**4. RECESS TO PUBLIC HEARING**

Rick Reidt directed the Board to recess to Public Hearing.

**5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**

**A. Open the Public Hearing on Final Fiscal Year 2023 Budget**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Finke
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Reidt made a presentation to the Board.

**C. Public Comment**

There were a couple of comment made by residents.

**D. Consideration of Resolution 2022-05; Adopting Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Campell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Cullen
SECONDED BY:	Supervisor Finke
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Reidt made a presentation to the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-06; Levying O&M Assessments**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**7. RETURN AND PROCEED TO THE REGULAR MEETING**

Mr. Reidt directed the Board to proceed to the regular meeting.

**8. BUSINESS ITEMS**

**A. Acceptance of Board Resignation - Supervisor Hensley**

The Board reviewed and discussed the acceptance of Supervisor Hensley.

MOTION TO:	Accept the Board Resignation for Nicholas Hensley.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Discussion on Landscaping with Carson Lawn & Landscaping**

A discussion ensued with Mr. Carson and the Board along with the following approvals and tabled items.

MOTION TO:	Approve Clubhouse improvements for the amount of \$3,880.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Approve the common Area north of the main entrance tree removal.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The discussion regarding 301 Holland Road for Main Entrance improvements is tabled until construction by county is completed.

**C. Discussion on Pool Patio Furniture Proposal**

The Board reviewed the pressure washing proposal and decided to table until next meeting. The Board is waiting until the new Budget year.

**D. Discussion on Pressure Washing Proposal**

The Board reviewed proposals with wanting to approve but a delay in action until review of landscape changes which will be approved. It needs to be reviewed by the Board in October and then installed.

MOTION TO:	Approve the Neptune proposal for late November completion.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

**E. Discussion on CDD/HOA Facilities Use Agreement**

The Board reviewed and discussed the agreement.

MOTION TO:	Approve the CDD/HOA Facilities Use Agreement to distribute to four HOA's in the District.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

The Board reviewed and discussed the water cooler proposal.

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

**F. Consideration of Resolution 2022-07; Adopting a Parking & Towing Policy**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-07 and contact Target Towing as agreement with current provider will not work.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

**G. Consideration of Resolution 2022-08; Setting FY 2023 Meeting Schedule**

The Board reviewed and discussed the resolution and set meeting schedule.

MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

**9. CONSENT AGENDA**

- A. Consideration of the Regular Meeting Minutes May 25, 2022**
- B. Consideration of Operations and Maintenance Expenditures May 2022**
- C. Consideration of Operations and Maintenance Expenditures June 2022**
- D. Consideration of Operations and Maintenance Expenditures July 2022**

### **E. Review of Financial Statements Month Ending July 31, 2022**

The Board reviewed the Consent Agenda items and needs correction on Supervisor Perich name.

<b>MOTION TO:</b>	Approve the Consent Agenda items A through E with one correction item.
<b>MADE BY:</b>	Supervisor Finke
<b>SECONDED BY:</b>	Supervisor Campbell
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Ms. Campbell requested recap of reserve account and would like a separate interest-bearing account for those funds. Mr. Reidt to report to her totals and present to the Board on the next meeting.

### **10. SUPERVISOR/STAFF REPORTS**

#### **A. Supervisor Reports**

##### **i. Landscape Update by Supervisor Perich**

There were no reports on behalf of Supervisor Perich.

##### **ii. Accounting & Financing Update by Supervisor Campbell**

There were no reports on behalf of Supervisor Campbell.

##### **iii. Clubhouse & Pool Update by Supervisor Finke**

There were no reports on behalf of Supervisor Finke.

##### **iv. Pond Update by Supervisor Cullen**

Mr. Cullen stated Jason has not reported back to him and he needs to. The algae blooms in tables noted.

#### **B. District Engineer**

#### **C. District Counsel**

There were no reports on behalf of the District Engineer or Counsel at this time.

## 11. MANAGEMENT REPORTS

### A. District Manager

Mr. Reidt discussed need for tablets with Board and they want to continue with the tablets as some do not have personal devices. Also reviewed insurance inspection and Mr. Reidt and Ms. Timmer will work on those issues.

### B. Community Inspection Reports

The Board reviewed the community inspection report.

### C. Clubhouse Manager's Report

Introduced Kelly and managers' report was provided. The clubhouse manager reported vacation next week.

## 12. SUPERVISOR REQUESTS

Ms. Campbell requested for quotes on exterior of clubhouse.

## 13. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were several audience questions and comments during the meeting.

## 14. ADJOURNMENT

MOTION TO:	Adjourn at 8:13 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 10/26/2022.

  
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Signature

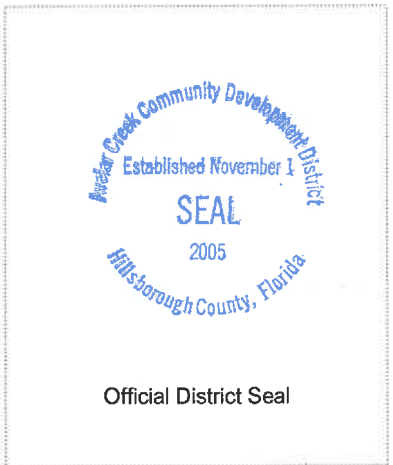
Rick L Reich  
\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

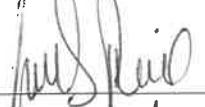
  
\_\_\_\_\_  
Signature

Christopher M Knight  
\_\_\_\_\_  
Printed Name

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

  
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Signature

10/28/22  
\_\_\_\_\_  
Date