

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**October 26, 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, October 26, 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, October 26, 2022, at 6:01 p.m.**

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

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

**Staff Members Present:**

Rick Reidt	District Manager, Inframark
Kelly Timmer	Onsite Manager

There were seven 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 no audience questions or concerns on agenda items.

A motion was held to allow Mr. Perich to vote by via conference call.

<b>MOTION TO:</b>	Allow Supervisor Perich to vote via conference call.
<b>MADE BY:</b>	Supervisor Cullen
<b>SECONDED BY:</b>	Supervisor Campbell
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously.

#### 4. BUSINESS ITEMS

##### A. Discussion on Vacant Board Seat- Seat 1

The Board reviewed and discussed the vacant seat 1. There was one resume submitted and that was for Kim McLoughlin. The Board reviewed, as Kim introduced herself to the Board and discussed why she would like to hold the seat.

MOTION TO:	Appoint Kim McLoughlin to fill for Seat 1 for the remainder of the term.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously.

Mr. Reidt administered the Oath of Office to Ms. McLoughlin as she joined the meeting.

##### B. Discussion on HOA Sign Request

Ms. Molina, president of the Avelar Creek North HOA presented a proposal for new meeting notice signs at entrance points funded and maintained by the HOA placed on CDD property as agreed in the presentation.

MOTION TO:	Approve the placement of signs.
MADE BY:	Supervisor Cullen
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

##### C. Discussion on Holiday Lighting Decorations

Mr. Reidt introduced Mr. Gay from Illuminations Holiday Lighting. Mr. Gay reviewed permanent track lighting for clubhouse presenting a video and power point to the Board. He also discussed options on temporary lighting on all entries and clubhouse with the Board. The Board tabled the item until Budget season and will revisit in 2023. The Board thanked Mr. Gay for his time.

**D. Consideration of Resolution 2023-01; Amended Parking Policy**

Mr. Reidt presented consideration of the Resolution 2023-01 adopting the towing policy, endorsing Target Recovery, and Towing Inc, as the agent for the district.

MOTION TO:	Accept the Resolution 2023-01 as stated.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

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

The Board reviewed the pool patio furniture proposal. Mr. Hulin from Florida Patio Furniture Inc. presented the new pool deck furniture proposal to the Board. The Board selected the colors recommended and discussed details with Mr. Hulin. Mr. Reidt stated this is a reserve account expenditure if the Board chooses to proceed.

MOTION TO:	Approve the Pool Patio Furniture Proposal for \$13,090.00 removing sales tax from the proposal.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

**F. Discussion on Landscape Clean-Up Proposal**

Mr. Reidt presented landscape clean up quote from Carson Landscaping for the removal of the evasive bamboo behind 10341 to 10339 Avelar Ridge Drive for \$2,800. Ms. McLoughlin ensured spray to prevent return.

MOTION TO:	Approve the Landscape Clean-up proposal from Carson Landscaping for removal of the evasive bamboo behind 10341 Avelar Ridge Drive for \$2,800.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

### **G. General Matters of the District**

Mr. Reidt review status of the walkway bridge and need for major repairs soon. Quotes will be presented to the Bard to replace all top layer and railing with pressure treated wood and will also review composite decking. Any new install will require an annual water seal treatment to prevent deterioration.

Mr. Reidt reviewed the outside metal doors on the clubhouse and need for replacement with upgrade of door access to strike plate instead of mag lock. This will prevent future vandalism to the doors. Quotes are being obtained for review soon.

The Board discussed Rentals to outside groups and how to increase revenue from clubhouse rental. Mr. Reidt to send the rental agreement to all supervisors for discussion at the next meeting in January. Mr. Reidt to also obtain quotes to repaint interior of clubhouse for the January meeting for consideration.

### **5. CONSENT AGENDA**

- A. Consideration of the Public Hearing & Regular Meeting Minutes August 24, 2022**
- B. Consideration of Operations and Maintenance Expenditures August 2022**
- C. Consideration of Operations and Maintenance Expenditures September 2022**

The Board reviewed the consent agenda items as stated.

MOTION TO:	Approve the Consent Agenda items A through C.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

## **D. Review of Financial Statements Month Ending September 30, 2022**

Mr. Reidt reviewed financial statements with the Board and Ms. Campbell was happy to see the accounting change moving funds to the reserve account. The Board continued discussion and by motion requested that Mr. Reidt also work with accounting to develop a Capital improvements fund moving \$35,000 from the checking account to that fund and add a line number to code future improvements to that line.

<b>MOTION TO:</b>	Request Mr. Reidt to work with accounting to develop a Capital improvements fund moving \$35,000 from the checking account to that fund and add a line number to code future improvements to that line.
<b>MADE BY:</b>	Supervisor Campbell
<b>SECONDED BY:</b>	Supervisor Cullen
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

## **6. SUPERVISOR/STAFF REPORTS**

### **A. Supervisor Reports**

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

Supervisor Perich will get with Carson on main entry next week to direct plant removal. The Board by consensus wants to see the fence line cleared and mulch placed. Then follow that with pressure washing in mid-November which has been approved. Ms. McLoughlin inquired as to the 301 and plantings. Future plantings have been tabled until we are sure the county is completed construction along 301.

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

Supervisor Campbell had nothing to report currently.

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

Supervisor Finke had nothing to report currently.

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

Supervisor Cullen reported that First Choice has not made contact. Mr. Reidt will address.

**B. District Engineer**  
**i. Stormwater Needs Analysis**

Mr. Reidt reviewed Stormwater Need Analysis with the Board.

**C. District Counsel**

The District Counsel was not present and no report at this time.

**7. MANAGEMENT REPORTS**

**A. District Manager - Action Item List**

Mr. Reidt did not have any additional comments.

**B. Clubhouse Manager's Report**

Ms. Timmer discussed holiday events with the Board and receive their direction for Christmas.

**8. SUPERVISOR REQUESTS**

There was no supervisor request.

**9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

A resident by the name of Walter reported Brazilian Pepper and need for creek clean between Avelar and Twin Creeks. Mr. Reidt will get with First Choice and obtain a quote.

**10. ADJOURNMENT**


<b>MOTION TO:</b>	Adjourned at 8:38 P.M.
<b>MADE BY:</b>	Supervisor McLoughlin
<b>SECONDED BY:</b>	Supervisor Campbell
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 - 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 1/25/2023.



Signature

Rick L. Percht

Printed Name

Title:

- Secretary  
 Assistant Secretary



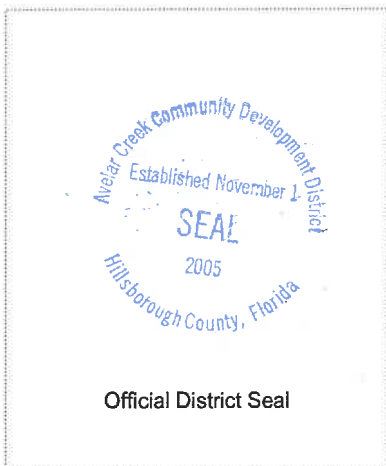
Signature

Julie Campbell

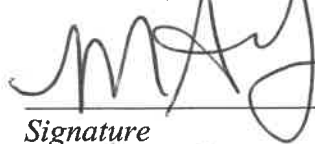
Printed Name

Title:

- Chairman  
 Vice Chairman



Recorded by Records Administrator



Signature

1/30/2023

Date