

Avelar Creek Community Development District

Board of Supervisors

Christopher Perich, Chairman
Julie Campbell, Vice Chairperson
Kimmie J. McLoughlin, Assistant Secretary
Michael Finke, Assistant Secretary
Donald Cullen, Assistant Secretary

Rick Reidt, District Manager
Scott Steady, District Counsel
David Landers, District Engineer

Public Hearing Regular Meeting Agenda

Wednesday, August 23, 2023, at 6:00 p.m.

Join Zoom Meeting

Dial by your location +1 305 224 1968 Meeting ID: 994 4631 0785 Passcode: 143230
<https://zoom.us/j/99446310785?pwd=bGJPWXM3Z25EOTYwZGdTL0dBajMvdz09>

The Public Hearing & Regular Meeting of the Avelar Creek Community Development District will be held on **August 23, 2023, at 6:00 p.m. at The Avelar Creek Clubhouse located at 10125 Holland Rd, Riverview, FL, 33578.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

All cellular phones and pagers must be turned off during the meeting.

PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2023-05; Adopting Final Fiscal Year 2024 Budget..... Tab 01
 - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2023-06; Levying O&M Assessments..... Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-07; Setting Fiscal Year 2024 Meeting Schedule.....Tab 03
 - B. Consideration of Zebra Pool Cleaning Contract Increase Tab 04
 - C. Consideration of HVAC Repair-Replacement Tab 05
 - D. Consideration of HVAC Service agreement Tab 06
 - E. Consideration of Playground Equipment Upgrade Tab 07
 - F. Consideration of Video Surveillance Tab 08
 - G. Consideration of Rental Policy Change Tab 09
 - General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor’s Meeting Minutes of the Regular Meeting
May 24, 2023, Tab 10
 - B. Consideration of Operation and Maintenance Expenditures May-July 2023, Tab 11
 - C. Review of Financial Statements Month Ending July 31, 2023, Tab 12
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 13
 - i. Community Inspection Reports
- 10. ADJOURNMENT**

Sincerely,

Rick Reidt District Manager