

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2018**

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 22, 2018 at 6:00 p.m.**

Avelar Creek Clubhouse
Located at 10125 Holland Ave., Riverview, FL 33579

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Kevin Ritchie Christopher Perich Julie Campbell Michael Finke Michael Dignan
District Manager	Meritus	Debby Nussel
Onsite Staff		Andrea Cedres
District Attorney	Burr Forman	Scott Steady
District Engineer	Landmark Engineering	Todd Amaden

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **6:00 p.m.** Following the **Call to Order** is the Audience Questions and Comments on Agenda items where the public has the opportunity to comment on posted agenda items. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment & hearing, the meeting will proceed with **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The sixth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The seventh is called **Supervisor and Staff Reports**. This section will allow Supervisors and staff to update Board on work and to present proposals. The eighth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

August 22, 2018

Board of Supervisors
Avelar Creek Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, August 22, 2018 at 6:00 p.m.** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579. Included below is the agenda:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-03; Adopting Fiscal Year 2019 Budget..... Tab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. AUDIENCE QUESTIONS AND COMMENTS**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-04; Assessment Resolution..... Tab 02
 - B. Consideration of Resolution 2018-05; Setting Fiscal Year 2019 Meeting Schedule..... Tab 03
 - C. Discussion on Proposals to Paint/Stain the Bridge Tab 04
 - D. Discussion on Common Area Landscape for Avelar Creek South..... Tab 05
 - E. Acceptance of Financial Report for Fiscal Year Ending September 30, 2017..... Tab 06
 - F. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Regular Meeting Minutes May 23, 2018 ... Tab 07
 - B. Consideration of Operations and Maintenance Expenditures May 2018 Tab 08
 - C. Consideration of Operations and Maintenance Expenditures June 2018 Tab 09
 - D. Consideration of Operations and Maintenance Expenditures July 2018 Tab 10
 - E. Review of Financial Statements Month Ending July 31, 2018..... Tab 11
- 9. SUPERVISOR/STAFF REPORTS**
 - A. Supervisor Reports
 - i. Landscape Update by Supervisor Perich
 - ii. Accounting & Financing Update by Supervisor Campbell
 - iii. Security Update by Supervisor Ritchie
 - iv. Clubhouse & Pool Update by Supervisor Dignan
 - v. Pond Update by Supervisor Finke
- 10. MANAGEMENT REPORTS**
 - A. District Manager Tab 12
 - i. Staff Action Item List
 - ii. Field Manager's Report
- 11. SUPERVISOR REQUESTS**
- 12. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.