

# *Avelar Creek Community Development District*

## **Board of Supervisors**

Julie Campbell, Chairperson  
Kimmie J. McLoughlin, Vice Chairperson  
Donald Cullen, Assistant Secretary  
Jessica Teston Loadholtes – Assistant Secretary  
Sebastian Johnson, Assistant Secretary

Alba Sanchez, District Manager  
Scott Steady, District Counsel  
David Landers, District Engineer

## **Agenda for Regular Meeting**

Wednesday, August 21, 2024, at 6:00 p.m.

### **Join Microsoft Teams Meeting**

**Meeting ID: 298 609 621 735 Passcode: yfAVeV**

**[Click here to join the meeting](#)**

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The Public Hearing and Regular Meeting of the Avelar Creek CDD will be held on August 21, 2024 at 6:00 P.M. at the Avelar Creek Clubhouse located at 10125 Holland Road, Riverview, Florida, 33578. Please let us know at least 24 hours in advance if you plan to call into the meeting. Following is the Agenda for the Meeting:

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

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comments on Agenda Items**
- 4. Recess to Public Hearings**
- 5. Public Hearing on Adopting the Fiscal Year 2024-2025 Final Budget**
  - A. Open Public Hearing on Adopting the Fiscal Year 2024-2025 Final Budget**
  - B. Staff Presentations & Supervisor Comments on the Budget**
  - C. Consideration of Resolution 2024-08; Adopting Final FY 2024-2025 Budget**
  - D. Close Public Hearing on Adopting the FY 2024-2025 Budget**
- 6. Public Hearing on Levying O&M Assessments**
  - A. Open Public Hearing on Levying O&M Assessments**
  - B. Staff Presentation & Supervisor Comments on the Budget**
  - C. Consideration of Resolution 2024-09; Levying O&M Assessments**
  - D. Close Public Hearing on Levying O&M Assessments**
- 7. Return to Regular Meeting**
- 8. Business Items**
  - A. Proposals for SWFWMD Recertification**
    - i. CPH Consulting Agreement for Professional Services for Stormwater System Inspection & SWFWMD Recertification in Hillsborough County, Florida**
    - ii. Bdi Engineering Services for SWFWMD Statement of Inspection Project**

### **District Office:**

Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
(954) 603-0033

### **Meeting Location:**

Avelar Creek Clubhouse  
10125 Holland Rd  
Riverview, Florida 33578

**[www.avelarcreekcdd.org](http://www.avelarcreekcdd.org)**

**9. Consent Agenda**

- A. Consideration of Board of Supervisors' Minutes of May 22, 2024 Regular Meeting
- B. Review of Financial Statements from May 30, 2024, June 31, 2024 & July 31, 2024

**10. Staff Reports**

- A. Supervisor Reports
- B. District Counsel
- C. District Engineer
- D. District Manager
  - i. Acceptance of the Fiscal Year 2023 Financial Audit Report
  - ii. Consideration of Annual Meeting Schedule for Fiscal Year 2025
- E. First Choice Aquatic Weed Management, Lake & Wetland Customer Service Reports
- F. Estimate from Air-Ric's Air Conditioning & Heating
- G. Proposal from Juniper Landscaping of Florida for 2024 After Storm Clean-Up & Photos

**11. Board of Supervisors Requests and Comments**

- i. Discussion of Vines Climbing Trees (Supervisor McLoughlin)

**12. Adjournment**

**The next CDD Meeting is scheduled for Wednesday, October 23, 2024 at 6:00 p.m.**