

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June 12, 2015 Minutes of Continued Regular Meeting

Minutes of the Continued Regular Meeting

The Continued Regular Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on Friday, June 12, 2015 at 9:00 AM at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

Mr. Lamb called the Continued Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on Friday, June 12, 2015 at 9:15 AM.

Board Members Present and Constituting a Quorum:

Dave Truxton	Chairman
Brad Mesner	Supervisor
Matthew Bilancia	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Ken Joines	Meritus
Todd Hutchinson	Resident (via speakerphone)
Several Residents	

3. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

It was mentioned that there was someone interested in being on the Board and Mr. Lamb stated his resume had been received.

4. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

Mr. Lamb stated that the District Engineer was unable to attend the meeting; however the District Engineer did provide a maintenance responsibility map for landscaping and aquatics.

5. CONSENT AGENDA

A. Consideration of Resolution 2015-01; Re-Designating Officers

Mr. Lamb stated there was two vacancies and went over the current seat holders and when they would expire.

Supervisor Truxton stated that Taylor Morrison no longer had a vested interest in the Community. He stated they would be looking to fill the vacancies today. There are resumes for them to look at today and be elected to the Board. The candidates that were in attendance gave a brief synopsis of their resume and experience as well as the resident that was on speakerphone. The Board asked the candidates a few general questions. The full discussion is available on audio.

Mr. Lamb suggested going through the remaining agenda items with the current Board so the new Board could come in with a clean slate. Supervisor Truxton wanted to go ahead and elect the new Board now.

Mr. Lamb stated that Seat 4 was vacant and that the Board would be able to appoint someone to fill Seat 4 and that it expires in November 2016.

MOTION TO:	Appoint Todd Hutchinson to Seat 4.
MADE BY:	Supervisor Mesner
SECONDED BY:	Supervisor Truxton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Mr. Lamb told Mr. Hutchinson that when he returned to town, he would go over the paperwork with him and administer the Oath of Office.

Mr. Lamb stated that Seat 5 was vacant and that the Board would be able to appoint someone to fill Seat 5 and that it expires in November 2016. Supervisor Truxton suggested keeping one seat open until the next meeting.

MOTION TO:	Appoint Kevin Ritchie to Seat 5.
MADE BY:	Supervisor Truxton
SECONDED BY:	Supervisor Mesner
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Mr. Lamb will go over the paperwork with him and administer the Oath of Office later.

Supervisor Truxton informed all the new Board members and audience members that the new Board would be able to change the date, time and location of any future meetings as long as they were publicly and properly noticed.

Supervisor Truxton stated that there would be two more seats coming vacant in the near future.

Some audience members had concerns that the Board could just appoint individuals to the Board. The process was explained to them to include the election process that would be coming up in 2016. The full discussion is available on audio.

MOTION TO:	Approve Resolution 2015-01.
MADE BY:	Supervisor Bilancia
SECONDED BY:	Supervisor Truxton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2015-02; Approving Fiscal Year 2016 Proposed Budget & Setting Public Hearing

Mr. Lamb stated that the Budget was discussed at the Avelar Creek Workshop with the residents. There was further clarification presented regarding the budget. He explained the Resolution to all in attendance and stated that the Public Hearing on the FY 2016 Proposed Budget was set for August 26, 2015 at 5:00 pm.

Mr. Lamb then stated that Resolution 2015-01 would leave the Chair as Dave Truxton.

MOTION TO:	Approve Resolution 2015-02.
MADE BY:	Supervisor Bilancia
SECONDED BY:	Supervisor Truxton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

C. Consideration of the Board of Supervisors Meeting Minutes August 27, 2014

MOTION TO:	Approve August 27, 2014 Meeting Minutes.
MADE BY:	Supervisor Truxton
SECONDED BY:	Supervisor Mesner
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

D. Consideration of the Operations and Maintenance Expenditures May 2015

Mr. Lamb went over the Operations and Maintenance Expenditures with the Board and answered all questions they had.

MOTION TO:	Approve May 2015 O&M's.
MADE BY:	Supervisor Mesner
SECONDED BY:	Supervisor Truxton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending March 31, 2015

The financials were accepted.

6. BUSINESS ITEMS

A. Discussion on Amending Policies and Procedures & Setting Public Hearing

This item was tabled to a later date.

B. Discussion on Workshop of May 20, 2015

Mr. Lamb stated that Mr. Joines would go over this under the Manager's Report.

C. Annual Disclosure of Qualified Electors

Mr. Lamb disclosed there were 673 qualified electors in the District.

156
157 **D. Consideration of Resumes for Open Board Seats**
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159 *This was discussed earlier in the meeting under the consent agenda.*
160

161 **E. Consideration of Appointments to Vacant Seats**
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163 *This was discussed earlier in the meeting under the consent agenda.*
164

165 **F. General Matters of the District**
166

167 **7. MANAGEMENT REPORTS**

168 **A. District Manager**
169

170 Mr. Joines discussed the improvements of the amenity center. He also informed the Board and
171 residents that they are looking at updating the landscaping in the future. He stated they are trying
172 to get everything looking nice in the Community. The entire discussion is available on audio.
173

174 **B. Field Manager's Report**
175

176 **8. SUPERVISOR REQUESTS**
177

178 The residents had a few more questions for the Board regarding any possible expansions and the
179 Board answered those questions.
180

181 There was discussion on adding a fitness room to the amenity center. It was discussed that a
182 separate entrance would be needed for a fitness room so individuals using it would not disturb
183 any events going on at the amenity center.
184

185 A resident asked where the money was going that came in from the rentals.
186

187 Mr. Joines informed everyone that they would be looking at changing the policy and procedures
188 for the amenity center at a Public Hearing in August. The Board asked for Mr. Joines to bring
189 the rental forms to the next meeting.
190

191 Mr. Lamb stated that there would be another Community Workshop in the near future.
192

193 The Board answered questions regarding the budget.
194

195 The Board suggested having a Special Meeting before the Public Hearings.
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197 This entire discussion is also available on audio.
198
199

9. ADJOURNMENT

MOTION TO:	Adjourn
MADE BY:	Supervisor Truxton
SECONDED BY:	Supervisor Mesner
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**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 August 26, 2015.

Signature

Printed Name

Title:

- ☐ Secretary
☒ Assistant Secretary

Signature

Printed Name

Title:

- ☐ Chairman
☒ Vice Chairman



Official District Seal

Recorded by Records Administrator

Signature

Date

August 27, 2015