

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JANUARY 25, 2023**

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
JANUARY 25, 2023, at 6:00 P.M.  
AVELAR CREEK CLUBHOUSE LOCATED AT 10125 HOLLAND AVE.,  
RIVERVIEW, FL 33579**

<b>District Board of Supervisors</b>	Chairman Supervisor Supervisor Vice-Chair Supervisor	Christopher Perich Kimmie McLoughlin Michael Finke Julie Campbell Donald Cullen
<b>District Manager</b>	Inframark	Rick Reidt
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	CPH Inc	David Landers

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

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public can comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Everyone is limited to **three (3) minutes** for such comment. The Board is not required to act at this time but will consider the comments presented as the agenda progresses. The meeting will resume with the fourth section called **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. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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. The fifth 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 sixth and seventh section is called **Supervisor/Staff Reports and Management Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The eighth 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. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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) 873-7300 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.

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the **Avelar Creek Community Development District** will be held on **Wednesday, January 25, 2023, at 6:00 p.m. at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181#**

**REGULAR MEETING OF THE BOARD OF SUPERVISORS**

**1. CALL TO ORDER/ ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT ON AGENDA ITEMS**

**4. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-01; Declaring Seats 3 and 4 Vacant.....Tab 01 Page 04
- B. Consideration of Candidates for Seats 3 and 4.....Tab 02 Page 06
- C. Consideration of Resolution 2023-02; Redesignation of Officers.....Tab 03 Page 07
- D. Consideration on Door Replacement.....Tab 04 Page 08
- E. Discussion on Card Access Strike Plate
- F. Consideration on North Holland Road Sign Electric Install.....Tab 05 Page 10
- G. Discussion on Rental Agreement.....Tab 06 Page 11
- H. Discussion on Landscape Boundaries.....Tab 07 Page 16
- I. Discussion on 10405 Avelar Ridge.....Tab 08 Page 18

**5. CONSENT AGENDA**

- A. Consideration of the Regular Meeting Minutes October 25, 2022.....Tab 09 Page 24
- B. Consideration of Operations and Maintenance Expenditures October 2022.....Tab 10 Page 31
- C. Consideration of Operations and Maintenance Expenditures November 2022.....Tab 11 Page 81
- D. Consideration of Operations and Maintenance Expenditures December 2022.....Tab 12 Page 132
- E. Review of Financial Statements Month Ending November 30, 2022.....Tab 13 Page 210

**6. SUPERVISOR/STAFF REPORTS**

- A. Supervisor Reports
  - i. Landscape Update by Supervisor Perich
  - ii. Accounting & Financing Update by Supervisor Campbell
  - iii. Clubhouse & Pool Update by Supervisor Finke
  - iv. Pond Update by Supervisor Cullen
  - v. Events Update by Supervisor McLoughlin
- B. District Engineer
- C. District Counsel

**7. MANAGEMENT REPORTS**

- A. District Manager
- B. Clubhouse Manager Report

**8. SUPERVISOR REQUESTS**

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

**10. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

*Rick Reidt,*  
District Manager