

**MINUTES OF MEETING  
AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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2 The Public Hearing and regular meeting of the Board of Supervisors of Avelar Creek  
3 Community Development District was held on Wednesday, August 23, 2023, at 6:00 p.m. at the  
4 Avelar Creek Clubhouse located at 10125 Holland Road, Riverview, FL 33578.

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6 Present and constituting a quorum were:

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8 Christopher Perich Chairperson  
9 Julie Campbell Vice Chairperson  
10 Kimmie J. McLoughlin Assistant Secretary  
11 Michael Finke Assistant Secretary  
12 Donald Cullen Assistant Secretary  
13

14 Also present were:

15  
16 Rick Reidt District Manager  
17 Frank Franko Onsite Manager  
18

19 *The following is a summary of the discussions and actions taken.*

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21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

22 Mr. Reidt called the meeting to order, and a quorum was established.  
23

24 **SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

- 25 • Ms. Ashley Noplis, confirmed the HOA is donating \$5,000 for holiday decorations to  
26 the CDD.  
27 • Mr. Reidt will assist Mr. Steady in accepting the donation.  
28 • Concerns were expressed over lightning strike and fire response.  
29

30 **THIRD ORDER OF BUSINESS** **Recess to Public Hearings**

31 Mr. Reidt requested the Board recess to the Public Hearing.  
32

33 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adopting Fiscal Year**  
34 **Final 2024 Budget**

35 **A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget**  
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37 On MOTION by Mr. Perich seconded by Mr. Fink, with all in  
38 favor, Public Hearing on Adopting Fiscal Year 2024 Final Budget,  
39 was opened. 5-0  
40

41 **B. Staff Presentations**

- 42 • Mr. Reidt presented zero increase on budget.
- 43 • No assessment increases only minor adjustments to be made to
- 44 budget to balance with County collections cost reduction.
- 45 • Mailing was in error.

46 **C. Public Comments**

- 47 • Questions on letter and clarifications given.

48 **D. Consideration of Resolution 2023-05, Adopting Final Fiscal Year 2024**  
49 **Budget**

50  
51 On MOTION by Ms. Campbell seconded by Ms. McLoughlin,  
52 with all in favor, Resolution 2023-05, adopting Final Fiscal Year  
53 2024 Budget, was adopted. 5-0

54  
55 **E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**  
56 Mr. Reidt closed the Public Hearing.

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58 **FIFTH ORDER OF BUSINESS** **Public Hearing on Levying O&M Assessments**

59 **A. Open Public Hearing on Levying O&M Assessments**

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61 On MOTION by Mr. Cullen seconded by Ms. McLoughlin, with  
62 all in favor, Public Hearing on Levying O&M Assessments, was  
63 opened. 5-0

64  
65 **B. Staff Presentations**

- 66 • Mr. Reidt explained the purpose of the Resolution.

67 **C. Public Comment**

68 There being none, the next item followed.

69 **D. Consideration of Resolution 2023-06, Levying O&M Assessments**

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71 On MOTION by Ms. Campbell seconded by Ms. McLoughlin,  
72 with all in favor, Resolution 2023-06, Levying O&M Assessments,  
73 was adopted. 5-0

74  
75 **E. Close Public Hearing on Levying O&M Assessments**

76 Mr. Reidt closed the Public Hearing.

77  
78  
79 **SIXTH ORDER OF BUSINESS** **Return to Regular Meeting**

80 Mr. Reidt requested the Board return to regular meeting.

81

82 SEVENTH ORDER OF BUSINESS Business Items

83 A. Consideration of Resolution 2023-07, Setting Fiscal Year 2024 Meeting  
84 Schedule

85  
86 On MOTION by Mr. Cullen seconded by Mr. Perich, with all in  
87 favor, Resolution 2023-07, Setting Fiscal Year 2024 Meeting  
88 Schedule, was adopted, with one date revision in August. 5-0

89  
90 B. Consideration of Zebra Pool Cleaning Contract Increase

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92 On MOTION by Mr. Fink seconded by Mr. Cullen, with all in  
93 favor, Zebra Pool Cleaning Contract increase, was approved. 5-0

94  
95 C. Consideration of HVAC Repair-Replacement

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97 On MOTION by Ms. Campbell seconded by Mr. Fink with all in  
98 favor, HVAC Repair-Replacement by *Air-Ric 's*, was approved. 5-0

99  
100 D. Consideration of HVAC Service Agreement

101  
102 On MOTION by Mr. Perich seconded by Ms. Campbell with all in  
103 favor, HVAC Service Agreement with *Air-Ric 's*, was approved.  
104 5-0

105  
106 E. Consideration of Playground Equipment Upgrade

107  
108 On MOTION by Mr. Perich seconded by Ms. Campbell with all in  
109 favor, playground equipment upgrade with *Play Nation*, was  
110 approved. 5-0

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112 F. Consideration of Video Surveillance

113 This item was tabled to next meeting, at which time a resident donation or discount  
114 on purchases at cost with a subcontracted installer will be considered.

115  
116 G. Consideration of Rental Policy Change

117  
118 On MOTION by Ms. Campbell seconded by Mr. Cullen with all in  
119 favor, rental policy change, was approved. 5-0

120  
121 H. General Matters of the District

- 122  
123 • The Board requested Mr. Reidt obtain quotes for cleaning the fence for  
124 next meeting due to *Cowley Road Fence* issue.

- 125 • Mr. Franco was able to address and have commercial trailer removed from
- 126 CDD Property.
- 127 • With regards to the lighting strike and fire response, *Carson's* should be
- 128 maintaining to wetland. Mr. Reidt will confirm this with them.
- 129 • Board discussion on *Carson's* performance. Mr. Reidt and Mr. Perish will
- 130 meet with *them* and possibly issue a notice to comply with contract. The
- 131 Board will consider performance and determine if bids on landscape are
- 132 needed at next meeting.
- 133 • Mr. Reidt to check on Supervisor required training with District Counsel.

134 **EIGHTH ORDER OF BUSINESS** **Consent Agenda**

135 **A. Consideration of Board of Supervisors' Meeting Minutes of the Regular**

136 **Meeting May 24, 2023**

137 **B. Consideration of Operation and Maintenance Expenditures May-July 2023**

138 **C. Review of Financial Statements Month Ending July 31, 2023**

141 On MOTION by Mr. Perich a seconded by Ms. Campbell, with

142 all in favor, Consent Agenda was approved. 5-0

144 **NINTH ORDER OF BUSINESS** **Staff Reports**

145 **A. District Counsel**

146 **B. District Engineer**

147 There being no reports, the next item followed.

148 **C. District Manager**

- 149 • Field Report was presented for review.
- 150 **i. Community Inspection Reports**
- 151 There being no reports, the next order of business followed.

153 **TENTH ORDER OF BUSINESS** **Adjournment**

154 There being no further business,

156 On MOTION by Ms. Campbell seconded by Mr. Fink with all

157 in favor, the meeting was adjourned at 7:44 p.m.

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162 Rick Reidt

163 District Manager

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162 Christopher Perich

163 Chairperson