

# *Avelar Creek Community Development District*

## **Board of Supervisors**

Christopher Perich, Chairperson  
Julie Campbell, Vice Chairperson  
Kimmie J. McLoughlin, Assistant Secretary  
Donald Cullen, Assistant Secretary

Rick Reidt, District Manager  
Scott Steady, District Counsel  
David Landers, District Engineer

## **Agenda for Regular Meeting**

Wednesday, January 24, 2024, at 6:00 p.m.

### **Join Microsoft Teams Meeting**

**Meeting ID: 283 242 675 584 Passcode: ZyT3cV**

[Click here to join the meeting](#)

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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. Business Items**

- A. Consideration of Voice Down Video Surveillance
- B. Consideration of Landscape RFP
- C. Consideration of Landscape Improvement
- D. Declaration of Seat 2 Vacancy
- E. Consideration of Engagement Letter for Arbitrage Rebate Services for the Series 2016 Bond
- F. Consideration of Engagement Letter for the FY 2023 Audit
- G. Acceptance of Fiscal Year 2022 Financial Audit
- H. Consideration of New Entry and Exit Doors Clubhouse
- I. Consideration of Exterior Painting Clubhouse
- J. Resolution 2024-01, Designating Authorization and Actions Relating to the Accounts of the District

### **5. Consent Agenda**

- A. Consideration of Board of Supervisors' Minutes of the October 25, 2023 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for August – December 2023
- C. Review of Financial Statements from August 31, 2023 - December 31, 2023.

### **6. Staff Reports**

- A. Supervisor Reports
  - i. Landscape Update by Supervisor Perich
  - ii. Accounting & Financing Update by Supervisor Campbell
  - iii. Clubhouse & Pool Update by Supervisor Campbell
  - iv. Pond Update by Supervisor Cullen
  - v. Events Update by Supervisor McLoughlin
- B. District Counsel
  - i. Consideration of Towing Policy and Agreement
  - ii. Encroachments
- C. District Engineer

#### **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

**7. Management Reports**

A. District Manager

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

**9. Adjournment**

**The next CDD Meeting is scheduled for Wednesday, March 27, 2024 at 6:00 p.m.**