

Avelar Creek Community Development District

Board of Supervisors

Julie Campbell, Vice Chairperson

Kimmie J. McLoughlin, Assistant Secretary

Donald Cullen, Assistant Secretary

Vacant – Seat 2

Vacant – Seat 3

Alba Sanchez, District Manager

Scott Steady, District Counsel

David Landers, District Engineer

Agenda for Regular Meeting

Wednesday, March 27, 2024, at 6:00 p.m.

Join Microsoft Teams Meeting

Meeting ID: 221 560 454 295 Passcode: gjxmMi

[Click here to join the meeting](#)

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

- **Guest Speaker – Thomas Giella from Complete IT**

3. Organizational Matters

A. Board seat 2 was previously vacant, and seat 3 formerly held by Mr. Perich is currently vacant.

The term of office for seat 2 expires in November 2024 and the term of office for seat 3 expires in November 2026.

B. Appointment of Supervisors to Fill the Unexpired Term of Office of Seats 2 and 3.

C. Oath of Office of Newly Appointed Supervisors

D. Designation of Officers Resolution 2024-03

4. Public Comments on Agenda Items

5. Business Items

A. Consideration of Voice Down Video Surveillance

B. Consideration of Landscape RFP

- Juniper Landscape Maintenance Proposal
- FLS – Faulk Land Services, LLC.
- LMP Landscape Maintenance Professionals, Inc.
- Yellowstone Landscape
- ASI Landscape Management
- Brightview Landscape Services
- Fieldstone Landscape Services, LLC

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

6. Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of the January 24, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for January 2024 – February 2024
- C. Review of Financial Statements from January 31, 2024 - February 29, 2024.
- D. Ratification of Agreement for Professional Engineering Services for Holland Road Evaluation

7. Staff Reports

- A. Supervisor Reports
 - i. Landscape Update by Supervisor McLoughlin
 - ii. Accounting & Financing Update by Supervisor Campbell
 - iii. Clubhouse & Pool Update by Supervisor Campbell
 - iv. Pond Update by Supervisor Cullen
- B. District Counsel
 - i. Consideration of Towing Policy and Agreement Next Steps
- C. District Engineer
 - i. Holland Road – Scope of work for Storm Pipe Repair

8. Management Reports

- A. District Manager

9. Board of Supervisors Requests and Comments

10. Adjournment

The next CDD Meeting is scheduled for Wednesday, May 22, 2024 at 6:00 p.m.