



**HALIFAX**  
SOLUTIONS

# AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors' Meeting  
January 29, 2025

[avelarcreekcdd.org](http://avelarcreekcdd.org)

District Office:  
4532 West Kennedy Blvd. #328  
Tampa, FL 33609

# AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

<b>Board of Supervisors:</b>	Julie Campbell Kimmie J. McLoughlin Donald Cullen Sebastian Johnson Jessica Teston-Loadholtes	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager:</b>	Eric Dailey	Halifax Solutions
<b>District Counsel:</b>	Scott Steady	Burr & Forman LLP
<b>District Engineer:</b>	Stephen Brletic	Brletic Dvorak, Inc.

**Please set all cellular phones and devices to silent during the meeting.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 575-1955. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

January 24, 2025

Board of Supervisors  
Avelar Creek Community  
Development District

## AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, January 29, 2025, at 6:00 p.m.** at the Avelar Creek Clubhouse, located 10125 Holland Road, Riverview, Florida 33578. The following is the agenda for the meeting:

**Call-in: (305) 224-1968 Meeting ID: 313 215 4874 Passcode: 10202020**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ADMINISTRATION/CONSENT AGENDA ITEMS**
  - A. Consideration of Minutes of the Continued Meeting held on November 20, 2024..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for November 2024..... Tab 2
  - C. Consideration of Operations & Maintenance Expenditures for December 2024..... Tab 3
- 5. STAFF REPORTS**
  - A. Aquatic Services
  - B. Landscape Inspection Services ..... Tab 4
  - C. Landscape Services ..... Tab 5
    1. Consideration of Proposals ..... Tab 6
  - D. District Engineer
  - E. District Counsel
  - F. District Manager ..... Tab 7

**6. BUSINESS ITEMS**

- A. Discussion on District Email Services
- B. Ratification of District Agreements
  - 1. Halifax Solutions District Management Services Agreement..... Tab 8
  - 2. BDi Engineering Agreement..... Tab 9
  - 3. PSA Horticultural Agreement ..... Tab 10
  - 4. Venturesin.com Website Services Agreement..... Tab 11
  - 5. Adorned By Him Amenity Services Agreement ..... Tab 12
- C. Consideration of Aquatic Weed Control, Inc. Proposal for Aquatic Services ..... Tab 13
- D. Consideration of Proposals for Clubhouse Roof Repairs ..... Tab 14
- E. Consideration of Engagement Letter for Grau and Associates for Audit Services..... Tab 15
- F. Consideration of FLCLASS Interlocal Agreement for Intergovernmental Investment Pool ..... Tab 16
- G. Discussion on Spearem Enterprises Cleaning Services Scope of Services ..... Tab 17
- H. Discussion on Placement of HOA Signs on District Property
- I. Consideration of Resolution 2025-05, Declaring Board Vacancies..... Tab 18

**7. SUPERVISOR REQUESTS**

**8. ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to contact me at (813) 575-1955.

Thank you,

*Eric Dailey*

Eric Dailey  
District Manager