

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

1 The regular meeting of the Board of Supervisors of Avelar Creek Community Development
2 District was held on Wednesday, October 16, 2024 at 6:00 p.m. at the Avelar Creek Clubhouse,
3 located at 10125 Holland Road, Riverview, FL 33578.

4 Present and constituting a quorum were:

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6	Julie Campbell	Chairperson
7	Kimmie J. McLoughlin	Vice Chairperson
8	Jessica Teston Loadholtes	Assistant Secretary
9	Sebastian Johnson	Assistant Secretary
10	Donald Cullen	Assistant Secretary

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12 Also present were:

13	Alba Sanchez	District Manager
14	Scott Steady	District Counsel
15	Christopher Allen	On Site Manager

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

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19	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
20	Ms. Sanchez called the meeting to order, and a quorum was established.	

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22	SECOND ORDER OF BUSINESS	Pledge of Allegiance
23	The Pledge of Allegiance was recited.	

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25	THIRD ORDER OF BUSINESS	Guest Speaker-Avelar Creek HOA President
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26 This item was tabled to the January 22, 2025 meeting.

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29	FOURTH ORDER OF BUSINESS	Guest Speaker-Juniper Landscaping Regional Manager
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30 This item was tabled to the January 22, 2025 meeting.

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33	FIFTH ORDER OF BUSINESS	Public Comment on Agenda Items
34	Comments were heard regarding concerns about Hurricane Milton clean up throughout	

35

the community.

36	SIXTH ORDER OF BUSINESS	Business Items
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37 A. Proposals for:

38 i. Cooper Pools

39 ii. Mott's Contracting Services

40 No action was taken on these items.

- 41 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**
 42 A. Consideration of Board of Supervisors' Minutes of August 21, 2024 Regular Meeting
 43 And Public Hearing
 44 B. Review of Financial Statements from August 2024
 45 These items were tabled to the next meeting.
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- 47 **EIGHTH ORDER OF BUSINESS** **Staff Reports**
 48 **A. Supervisor Reports**
 49 Supervisor Campbell asked to have the management company look into the assessment
 50 tables published. The Board approved a flat budget.

- 51 **B. District Counsel**
 52 District Counsel discussed the proposal received from Hallifax Management Company.
 53

On MOTION by Ms. Campbell seconded by Ms. McLoughlin, providing Inframark with a 60 day notice of termination and authorizing Ms. Campbell to work with Counsel and Hallifax to review their proposal and ensure the contract is apples to apples to what is currently in the Inframark contract was approved. 4-1

- 59 **C. District Engineer**
 60 No report.
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- 62 **D. District Manager – Dynasty Solutions Proposals**
 63 i. Estimate #357-Park Painting
 64 ii. Estimate #148-Painting Wall Interior, Painting Trim Interior, Door Painting
 65 Interior
 66 iii. Estimate #153-Bridge Redeck, Handrail Repair
 67 There were no actions taken on these items.
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- 69 **NINTH ORDER OF BUSINESS** **Board of Supervisors Requests and**
 70 There were none. **Comments**
 71

- 72 **TENTH ORDER OF BUSINESS** **Meeting Continued**
 73 Supervisors requested continuing today's meeting to November 20, 2024 at 6:00 p.m. to
 74 discuss the following: Management Services, Approve the O&M Reports for August, September
 75 and October, the August 21, 2024 meeting minutes and the RFP for engineering services.
 76

On MOTION by Ms. Campbell seconded by Ms. McLoughlin with all in favor, the meeting was continued to November 20, 2024 at 6:00 at the Avelar Creek Clubhouse. 5/0

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 81
 82
 83 Debra Sanchez
 District Manager

Jul Campbell
 Chairperson
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