

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

---

**January 25, 2023, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, January 25, 2023, at 6:00 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.

**1. CALL TO ORDER/ROLL CALL**

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, January 25, 2023, at 6:01 p.m.**

**Board Members Present and Constituting a Quorum:**

Christopher Perich	Chair
Julie Campbell	Vice-Chair
Michael Finke	Supervisor
Donald Cullen	Supervisor
Kimmie J. McLoughlin	Supervisor

**Staff Members Present:**

Rick Reidt	District Manager, Inframark
Kelly Timmer	Onsite Manager

There were 13 audience members in attendance.

**2. PLEDGE OF ALLEGIANCE**

Mr. Reidt led the Pledge of Allegiance.

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

A resident spoke on downed tree in wetlands area.

**4. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-01; Declaring Seats 3 and 4 Vacant**
- B. Consideration of Candidates for Seats 3 and 4**

The Board reviewed the resolution declaring Seats 3 and 4 vacant.

<b>MOTION TO:</b>	Approve Resolution 2023-01 as stated.
<b>MADE BY:</b>	Supervisor Cullen
<b>SECONDED BY:</b>	Supervisor Finke
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

Mr. Reidt reviewed election process with residents attending and the Board. No residents in attendance expressed interest in being considered for an open seat.

An opened nominations for seat three and Mr. Cullen nominated Mr. Perich and Mr. Perich accepted the nomination.

<b>MOTION TO:</b>	Appoint Mr. Perich to serve seat three on the Board of Supervisors for Avelar Creek CDD.
<b>MADE BY:</b>	Supervisor Perich
<b>SECONDED BY:</b>	Supervisor Finke
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously.

An opened nominations for seat four and Mr. Cullen nominated Ms. Campbell and Ms. Campbell accepted the nomination.

<b>MOTION TO:</b>	Appoint Ms. Campbell to serve seat four on the Board of Supervisors for Avelar Creek CDD.
<b>MADE BY:</b>	Supervisor Cullen
<b>SECONDED BY:</b>	Supervisor McLoughlin
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously.

Mr. Reidt administered the Oath of Office to Mr. Perish and Ms. Campbell appointing them to the Board, and they rejoined the meeting as participants.

**C. Consideration of Resolution 2023-02; Redesignation of Officers**

The Board reviewed and motioned to keep all Supervisors designation on the Board the same.

MOTION TO:	Approve Resolution 2023-02 as stated.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor McLoughlin
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

**D. Consideration on Door Replacement**

**E. Discussion on Card Access Strike Plate**

The Board reviewed the Exterior Bathroom Door quote from The Door Whisperer for \$2,609.20 removing sales tax from the quote.

MOTION TO:	Approve the Exterior Bathroom Door quote from The Door Whisperer for \$2,609.20 removing sales tax from the quote.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

The Community Room Entry and Rear door quote tabled until next meeting to see how this installation take place and they would like photos of the door types for the entries of the clubhouse.

Mr. Reidt was also requested to get with MHD on strike plates and needs for the card access for all the doors and work on issues with the pool gate.

**F. Consideration on North Holland Road Sign Electric Install**

The Board reviewed the consideration of quote from Harrison Electric for the upgrade of lighting and getting service back at the Holland Road entrance. The Board motioned to approve the quote

from Harrison for \$1,825.00. Mr. Reidt should make sure TECO will reinstall service prior to having work done.

MOTION TO:	Approve the quote from Harrison Electric for \$1,825.00 to upgrade lighting and get service back on at the Holland Road entrance.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

Mr. Reidt should also have Harrison Electric inspect all GFI's and Lights belonging to the CDD.

#### **G. Discussion on Rental Agreement**

The Board members will review the agreement and send any comments to me so we may review at the next meeting.

#### **H. Discussion on Landscape Boundaries**

#### **I. Discussion on 10405 Avelar Ridge**

The Board agreed with Mr. Reidt's recap of situations pictured in the agenda and authorized a letter to be sent on the lights and to the other resident on the fact that we will maintain. The Board motioned to retract the warning issued for decorative lights at 10405 Avelar Creek Ridge.

MOTION TO:	Approve to retract the warning issued for decorative lights at 10405 Avelar Creek Ridge.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

### **5. CONSENT AGENDA**

- A. Consideration of the Regular Meeting Minutes October 25, 2022**
- B. Consideration of Operations and Maintenance Expenditures October 2022**
- C. Consideration of Operations and Maintenance Expenditures November 2022**
- D. Consideration of Operations and Maintenance Expenditures December 2022**
- E. Review of Financial Statements Month Ending November 30, 2022**

The Board reviewed the consent agenda items as stated. Ms. Campbell requested Mr. Reidt to verify with Accounting Manager a separate cash line for capital improvements separate from reserves.

<b>MOTION TO:</b>	Approve the Consent Agenda items A through E.
<b>MADE BY:</b>	Supervisor Cambell
<b>SECONDED BY:</b>	Supervisor Perich
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

**6. SUPERVISOR/STAFF REPORTS**

**A. Supervisor Reports**

**i. Landscape Update by Supervisor Perich**

Supervisor Perich discussed meeting on site with Carson Wood and James Goodrich reviewing landscaping timely progress has been made.

**ii. Accounting & Financing Update by Supervisor Campbell**

Supervisor Campbell discussed the Budget season is coming to think about the line items in the Budget we need to review.

**iii. Clubhouse & Pool Update by Supervisor Finke**

Supervisor Fink complimented Kelly Timmer on her performance and good comments from residents. She is appreciated and the furniture will be in soon.

**iv. Pond Update by Supervisor Cullen**

Supervisor Cullen rode through all water tables that was completed with vendor, and all looked good. There are some concerns with overgrowth in table 3.

**v. Events Update by Supervisor McLoughlin**

Supervisor McLoughlin has assumed this position and will work with the HOA's to try and coordinate events with registration. The Apathy for events is noted.

**B. District Engineer**

Mr. Reidt reported on acceptance of SWFWMD inspections.

**C. District Counsel**

The District Counsel was not present and no report at this time.

**7. MANAGEMENT REPORTS**

**A. District Manager**

Mr. Reidt covered minor general items with the Board on items completed.

**B. Clubhouse Manager's Report**

Ms. Timmer thanked the Board for the support. She is there to help any way needed.

**8. SUPERVISOR REQUESTS**

The Board requested to please get supervisor emails as soon as possible.

**9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

**10. ADJOURNMENT**

<b>MOTION TO:</b>	Adjourned at 7:49 P.M.
<b>MADE BY:</b>	Supervisor Campbell
<b>SECONDED BY:</b>	Supervisor Finke
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

*\*The entire meeting is available on CD upon request.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of*

*the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 3/22/2023.

*Rick L. Reidt*  
Signature

Rick L. Reidt  
Printed Name

Title:

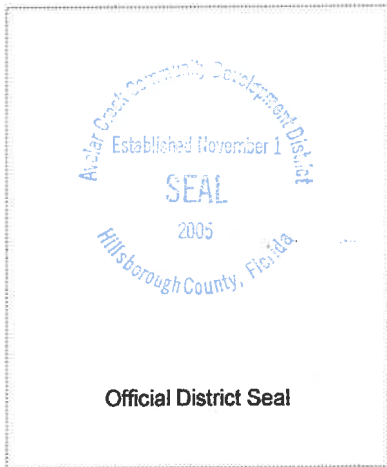
- Secretary
- Assistant Secretary

*Julie Campbell*  
Signature

Julie Campbell  
Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator

*Alpha Torres*  
Signature

3/31/2023  
Date