

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

March 22, 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, March 22, 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, March 22, 2023, at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Chair	<i>(via conference call)</i>
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 was one audience member in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

A resident commented on mowing cutbacks in a mitigation area around a water table.

3. BUSINESS ITEMS

A. Discussion on Cleaning Service

The Board reviewed and discussed the cleaning service and motioned to approve Spearem Enterprises as cleaning service with proper notice to current vendor.

MOTION TO:	Approve Spearem Enterprises as cleaning service with proper notice to current vendor.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

B. Discussion on Pool Equipment Enclosure
C. Discussion on Pool Fence Estimate

The Board ensued a discussion on pool equipment enclosure and motioned have West Coast Fence do the work and repair the entry gate alignment at extra cost.

MOTION TO:	Approve West Coast Fence do the work and repair the entry gate alignment at extra cost.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Fink
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

D. Discussion on Rental Agreement

A discussion ensued regarding the Rental Agreement. Mr. Reidt to review with Mr. Steady to process and approve the following:

- Reduce 6-hour usage per hour for nonresident with a set window or reserved time.
- Reduce rental rate to \$55.00 per hour with a maximum rental time of 6 hours.
- Retain same deposit requirement for non-resident with District Manager ability to wave for business meeting situations at their discretion.

Will a public notice and hearing be needed since we are only adjusting time and lowering a rate?

E. General Matters of the District

Mr. Reidt reviewed Frontier dual bills with Board and by consensus Mr. Reidt should eliminate landline, one modem and TV service. This would take the District to one modem in the utility closet and if the service were not adequate for office WIFI Mr. Reidt should get an extender installed.

Mr. Reidt reported restroom doors would arrive on or around April 7th.

Mr. Reidt reported that the Chair and he had approved a little over \$6,000 in emergency work to get the power from the north sign to the hand hole in the ground repaired. The lights on the entry look exceptionally good at night. Graffiti also addressed on sign.

Mr. Reidt and the Chair will approve new lighting on the south entrance as soon as quote is available and reasonable.

The Bridge signs have been placed at insurance request.

The New rules sign for playground in progress at insurance request.

Top line review of Budget was conducted by Mr. Reidt preparing the Board for increases in landscape contract and improvements, breaking out additional lines in Budget, projected utility increased and general discussion with the Board on their thoughts.

Mr. Reidt informed the Board that charges for staff has been inadvertently left off Inframark invoices for a period and we will be adjusting on a future invoice.

4. CONSENT AGENDA

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting January 25, 2023

B. Consideration of Operation and Maintenance Expenditures January 2023

C. Consideration of Operation and Maintenance Expenditures February 2023

D. Review of Financial Statements Month Ending February 2023

The Board reviewed the consent agenda items as stated.

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

5. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich reported landscape overall based on Budget is good. Mr. Reidt reported 301 frontages will be inspected to see what may be done to improve with minimal expenses.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell reported all looks good but requested one change in reporting if possible and will email to Mr. Reidt to review with accounting.

iii. Clubhouse & Pool Update by Supervisor Finke

Supervisor Fink reported all is well with the clubhouse.

iv. Pond Update by Supervisor Cullen

Supervisor Cullen reported on the ponds and that staff changes were made by our current vendor.

v. Events Update by Supervisor McLoughlin

Supervisor McLoughlin reported on planned events and discussion that Kelly when working events should adjust her time taking other time off during that pay period to avoid overtime.

- B. District Counsel**
- C. District Engineer**

The District Counsel and Engineer were not present and no report currently.

6. MANAGEMENT REPORTS

- A. District Manager**
- B. Clubhouse Manager's Report**

Mr. Reidt reviewed reasons for overage this year on the Budget in this Budget line.

6. MANAGEMENT REPORTS

Mr. Perish reminded Mr. Reidt of Surveillance Camera improvements. This was discussed in depth and Mr. Perish and Mr. Reidt to proceed with a not to exceed of \$5,000.

MOTION TO:	Approve the Surveillance Camera improvements to proceed with a not to exceed of \$5,000.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Fink
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no Board of Supervisors request or comments currently.

8. ADJOURNMENT

MOTION TO:	Adjourned at 7:29 P.M.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	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.*


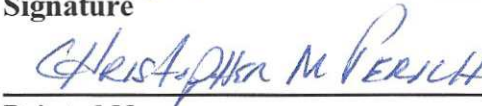
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 24, 2023.

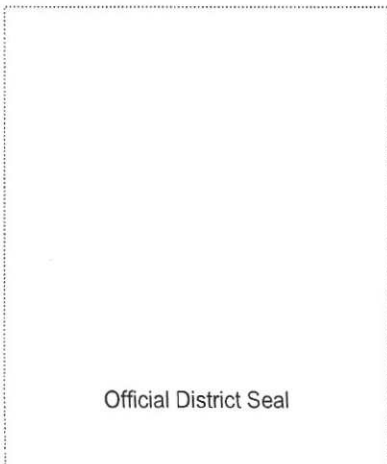

Signature

Printed Name



Title:
 Secretary
 Assistant Secretary


Signature

Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator


Signature

Date