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

5 The regular Meeting of the Board of Supervisors of Avelar Creek Community  
6 Development District was held on Wednesday, May 24, 2023, at 6:00 p.m. at the Avelar Creek  
7 Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.

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9 Present and constituting a quorum were:

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11 Christopher Perich Chairperson  
12 Julie Campbell Vice-Chairperson  
13 Kimmie J. McLoughlin Assistant Secretary  
14 Michael Finke Assistant Secretary  
15 Donald Cullen Assistant Secretary  
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17 Also present:

18  
19 David Wenck District Manager – *(covering for Rick Reidt)*  
20 Kelly Timmer Onsite Manager  
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23 *The following is a summary of the discussions and actions taken.*

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25 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

26 Mr. Wenck called the meeting to order, and a quorum was established.  
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28 **SECOND ORDER OF BUSINESS** **Public Comment**

29 There being no public comments, the next order of business followed.  
30

31 **THIRD ORDER OF BUSINESS** **Business Items**

32 **A. Announcement of Qualified Electors**

33 Mr. Wenck announced the qualified electors to the Board.  
34

35 **B. Consideration of Resolution 2023-04; Approving Fiscal Year 2024**

36 **Proposed Budget & Setting Public Hearing (FY 2023-2024 Budget)**

37 Mr. Wenck briefly discussed the Fiscal Year 2023-2024 Proposed Budget with the  
38 Board, and the Board requested a motion to keep the Budget flat.  
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41 On MOTION by Ms. Campbell seconded by Ms. McLoughlin with  
42 all in favor to keep the Fiscal Year 2024 Proposed Budget flat, was  
43 approved. 5-0  
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45 A motion was assessed by the Board to adopt Resolution 2023-04, Fiscal Year 2024  
46 Budget and setting the Public Hearing to August 23, 2023, at 6:00 p.m.

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On MOTION by Mr. Perich seconded by Ms. Campbell with all in favor Resolution 2023-04, approving the Fiscal Year 2024 Proposed Budget and setting the public hearing for August 23, 2023, at 6:00 p.m., was adopted. 5-0

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**C. General Matters of the District**

There being no additional general matters of the District, the next order of business followed.

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**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of Board of Supervisors’ Meeting Minutes of the Regular Meeting March 22, 2023
- B. Consideration of Operation and Maintenance Expenditures March 2023
- C. Consideration of Operation and Maintenance Expenditures April 2023
- D. Review of Financial Statements Month Ending April 2023

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Mr. Wenck discussed the consent agenda item as presented to the Board and Ms. Campbell noted that the District was not supposed to pay the fee of \$85 for movie screen repair to Neptune Multi Services. She stated they were supposed to replace the screen at their cost.

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On MOTION by Mr. Perich a seconded by Mr. Cullen with all in favor Consent Agenda items A through D, were approved as amended and discussed. 5-0

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. Supervisor Reports
  - i. Landscape Update by Supervisor Perich
  - ii. Accounting & Financing Update by Supervisor Campbell
  - iii. Clubhouse & Pool Update by Supervisor Finke
  - iv. Pond Update by Supervisor Cullen
  - v. Events Update by Supervisor McLoughlin
- B. District Counsel
- C. District Engineer

Ms. Timmer will provide Security Monitoring Proposals for the next meeting.

85 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors Requests and  
Comments**

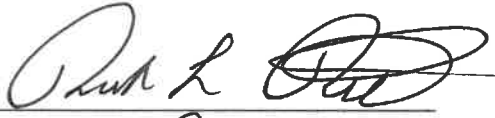
86  
87 There being no Board Supervisor requests or comments, the next order of business  
88 followed.

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90 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

91 There being no further business,

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93 On MOTION by Mr. Perich seconded by Ms. Campbell with all  
94 in favor the meeting was adjourned.

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99 ~~David Wenck~~ Rick Reidt  
100 Assistant Secretary



101  
Christopher Perich  
Chairperson