

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**October 27, 2021 Minutes of the Board of Supervisors 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, October 27, 2021 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, October 27, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perish	Chair	<i>via conference call</i>
Julie Campbell	Vice-Chair	
Michael Finke	Supervisor	
Cornell Nobles	Supervisor	

Staff Members Present:

Rick Reidt	Meritus, District Manager
Jahyra Rivera	Meritus, Clubhouse Manager

There were no audience members in attendance.

**2. PLEDGE OF ALLEGIANCE**

Supervisor Finke led the Pledge of Allegiance.

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

There were no audience questions or comments on agenda items.

#### 4. BUSINESS ITEMS

##### A. Discussion on Landscape Maintenance Contract

The Board discussed the revised landscape maintenance contract with new mapping that increases the contracted amount to \$90,000 per year or \$7,500 per month. Mr. Reidt will check on if the dog stations listed on page 5 of the contract is standard language or if there will be a cost reduction since the District has no dog stations.

MOTION TO:	Approve the landscape maintenance contract.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

##### B. Discussion on Landscape Enhancements – Meadow Song

The Board tabled this item. Mr. Reidt will work with Carson to lower the price without impacting the presence. He will obtain a quote and bring it back to the Board for review with possible installation in March. Mr. Reidt will include a photo of current conditions.

##### C. Discussion on Pool Resurfacing Proposal

The Board reviewed the pool resurfacing proposal.

MOTION TO:	Approve the Sharper Image quote and for Mr. Reidt to coordinate colors with both options A and B for a total of \$50,035.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

##### D. Discussion on Video Surveillance

The Board discussed the video surveillance. Supervisor Perish is knowledgeable with the current system and will work with staff to make sure it is viewable and working. Supervisor Perish and Supervisor Reidt will prepare a bucket list to prioritize the needs of the District.

### **E. General Matters of the District**

Mr. Reidt reported on issues with the rules and regulations. They were last reviewed in 2008. Management and staff will present a suggested revisions to the Board in the January meeting, and then Counsel will review the revisions and advertise a public hearing in March 2022. The Board will hear resident comments and vote on changes at the March 2022 public hearing.

Mr. Reidt and the Board reviewed the fencing on Avelar Creek and the need for pressure washing. Mr. Reidt will obtain a quote from Neptune for the January Meeting.

The Board discussed the holiday decorations and the quote provided by Neptune to purchase needed lights and install all decorations at the North, South, and East entry areas.

MOTION TO:	Approve the quote not to exceed \$2,040.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Reidt reviewed the Waste Management agreement with no increase for the next three years. There was also a verbal promise of 2 months free service with the new contract.

MOTION TO:	Approve the Waste Management agreement.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Nobles
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

### **5. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors Meeting Minutes August 25, 2021**
- B. Consideration of Operations and Maintenance Expenditures August 2021**
- C. Consideration of Operations and Maintenance Expenditures September 2021**
- D. Review of Financial Statements Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

## **6. SUPERVISOR/STAFF REPORTS**

### **A. Supervisor Reports**

#### **i. Landscape Update by Supervisor Perich**

All of the landscape updates were handled in prior agenda items.

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

Supervisor Campbell mentioned moving funds into the reserves as requested.

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

Supervisor Finke stated that the Halloween event went well and thanked the clubhouse manager Jahrya Rivera for putting on the event and Supervisor Nobles for assisting.

#### **iv. Pond Update by Supervisor Nobles**

Supervisor Nobles reported on the waterways and water tables. He will coordinate a day with the vendor onsite in the future and address more questions on the timeline of the algae biodegrading.

## **7. MANAGEMENT REPORTS**

### **A. District Manager - Action Item List**

### **B. Community Inspection Reports**

### **C. Clubhouse Manager's Report**

Mr. Reidt went over the action item list and community inspection reports with the Board. The Board reviewed the Clubhouse Manager's report and had no questions. The Clubhouse Manager reported on parking lot issues and the outside doors of the restrooms.

## 8. SUPERVISOR REQUESTS

Supervisor Perich requested to have Carson's trim the plant material from the first speed limit sign entering the community on Avelar Creek Drive.

## 9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

## 10. ADJOURNMENT

MOTION TO:	Adjourn at 7:34 p.m.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - 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 3/23/2022.

  
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Signature

Rick L. Reiert  
\_\_\_\_\_  
Printed Name

Title:

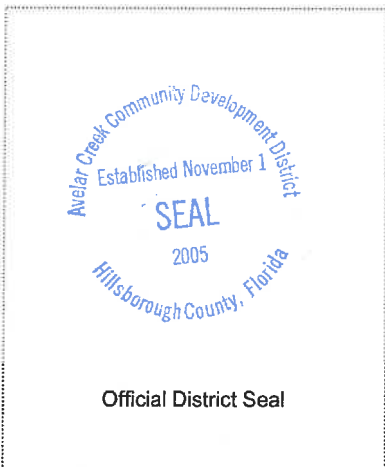
- Secretary  
 Assistant Secretary

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title:

- Chairman  
 Vice Chairman



Recorded by Records Administrator

  
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Signature

9/14/2022  
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Date