

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**March 23, 2022, 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 23, 2022, 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 23, 2022, at 6:00 p.m.**

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

Christopher Perish	Chair
Julie Campbell	Vice-Chair
Michael Finke	Supervisor

**Staff Members Present:**

Rick Reidt	District Manager Meritus/Inframark
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There were five (5) audience members in attendance.

**2. PLEDGE OF ALLEGIANCE**

Supervisor Perish led the Pledge of Allegiance.

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

Concern over Phragmites on water table at Geneva Glade and Holland. Mr. Reidt will report to aquatics and engineer.

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-01; Declaring Board Vacancy – Seat 1**

The Board reviewed and discussed the Resolution 2202-01.

<b>MOTION TO:</b>	Approve Resolution 2022-01 Declaring Board Vacancy for Seat 1 with respect t for past board member.
<b>MADE BY:</b>	Supervisor Perish
<b>SECONDED BY:</b>	Supervisor Campbell
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**B. Discussion on Board Resumes for Open Board Seats**

**i. Appointment of Supervisor to Open Board Seats**

**ii. Administer Oath of Office**

The Board asked questions of the two candidates present and then consulted considering candidates.

<b>MOTION TO:</b>	Appointed Don to Seat 1 and Nick to Seat 5.
<b>MADE BY:</b>	Supervisor Perish
<b>SECONDED BY:</b>	Supervisor Finke
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Rick then issued oath of office to both Don and Nick welcoming them to the board.

**C. Consideration of Resolution 2022-02; Redesignating Officers**

The Board discussed Resolution 2022-02 redesignating officers keeping officers the same and adding Don and Nick as Assistant Secretaries.

MOTION TO:	Appointed Don to Seat 1 and Nick to Seat 5.
MADE BY:	Supervisor Perish
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**D. Discussion on Landscape Enhancement Proposals**

301 berms tabled and will come back with Confederate Jasmine proposal.

Center Island Meadow Song – remove plant material and install mulch revised to \$725

Center Island Cowley Road and Avelar Ridge – remove plant material and declining turf installing mulch revised to \$915

Entrance to Cowley Road to remain the same at \$678.00

Avelar Ridge around water table cutbacks to remain the same at \$1,850.00

North Entrance of Holland Road remains the same at \$623.75

Caraway Spice not action review during next year's budget

MOTION TO:	Approve all as revised on Landscape Enhancement Proposals discussion.
MADE BY:	Supervisor Perish
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

### **E. Discussion on Lighting Repairs – Cowley Rd & Holland Rd Entrances**

The Board discussed lighting repairs and motion to approve was in order.

<b>MOTION TO:</b>	Approve all as revised on Landscape Enhancement Proposals discussion.
<b>MADE BY:</b>	Supervisor Perish
<b>SECONDED BY:</b>	Supervisor Campbell
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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

District Manager Reidt discussed pool status and miscellaneous other items welcoming the new board members Don and Nick listen to tape.

### **5. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors Meeting Minutes October 27, 2021**
- B. Consideration of Operations and Maintenance Expenditures October 2021**
- C. Consideration of Operations and Maintenance Expenditures November 2021**
- D. Consideration of Operations and Maintenance Expenditures December 2021**
- E. Consideration of Operations and Maintenance Expenditures January 2022**
- F. Consideration of Operations and Maintenance Expenditures February 2022.**
- G. Review of Financial Statements Month Ending February 28, 2022**

The Board reviewed the Consent Agenda items with questions on Aquatics maintenance invoicing which Mr. Reidt will investigate and reply to board. Board then approved all Consent agenda with one motion by Julie with second by Don approved 5-0.

<b>MOTION TO:</b>	Approve the Consent Agenda items A-G.
<b>MADE BY:</b>	Supervisor
<b>SECONDED BY:</b>	Supervisor
<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 not there are further reports regarding landscape.

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

Supervisor Campbell had no further reports or update.

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

Supervisor Finke noted that the pool will open soon.

#### **iv. Pond Update**

Don newly appointed by Consensus of board and no report.

## **7. MANAGEMENT REPORTS**

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

District Manager had nothing to report.

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

The community inspection reports are in the agenda.

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

There were no reports on behalf of the clubhouse manager.

## **8. SUPERVISOR REQUESTS**

Supervisor Campbell made sure excess carry over monies from prior year end were moved to Reserve account.

The Board discussed rentals and requested agreement be emailed to all.

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

There were no audience questions or comments.

**10. ADJOURNMENT**


MOTION TO:	Adjourn at 8:22 P.M.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Henlsey
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 5/25/2022.

  
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Signature

Rick L. Reidt  
Printed Name

Title:

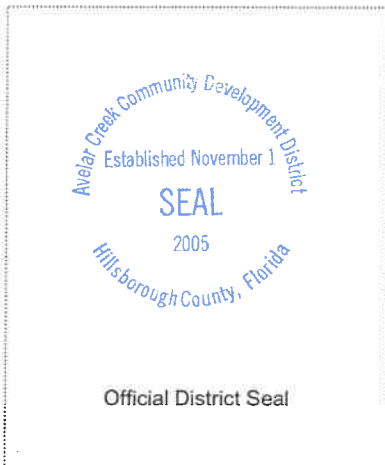
- Secretary  
 Assistant Secretary

  
\_\_\_\_\_  
Signature

Christopher M Percock  
Printed Name

Title:

- Chairman  
 Vice Chairman



Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

6/17/22  
Date