

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**May 25, 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, May 25, 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, May 25, 2022, at 6:00 p.m.**

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

Christopher Perish	Chair	
Julie Campbell	Vice-Chair	
Michael Finke	Supervisor	<i>(via conference call)</i>
Donald Cullen	Supervisor	

**Staff Members Present:**

Rick Reidt	District Manager, Inframark
David Landers	District Engineer

There were several 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 comment on future Basketball Court and the Hampton Area new sign install.

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-03; Approving Proposed FY 2023 Budget & Setting Public Hearing**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

#### **B. Announcement of Qualified Electors**

Mr. Reidt announced the total qualified elector to the Board.

#### **C. 2022 Election Process**

Mr. Reidt reviewed the 2022 Election process with the Board.

#### **D. Consideration of Resolution 2022-04; General Elections**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Cullen
SECONDED BY:	Supervisor Fink
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

#### **E. Review of Financial Report for Year Ended September 31, 2021**

The Board reviewed the financial report for year end of September 31, 2021.

MOTION TO:	Approve the Year End Financial Report.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

### **F. Discussion on Non-Resident Amenity Usage**

The Board discussed of non-resident usage of clubhouse for rentals requirement for 6 hours minimum. The board discussed and decided to revise rental agreement to read:

3. NON-RESIDENT rental fee is \$350.00 for up to six (6) hours, prorated hourly with a minimum charge of 2 hours, which will include set up and clean up. A fee of \$50.00 for every (1) hour will be added for any time over the (6) hour rental. Refundable security deposit in the amount of \$500.00 for NON-RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental.

MOTION TO:	Approve the yellow highlighted verbiage to item 3 in the Clubhouse usage Agreement.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Cullen
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

### **G. Discussion on Pressure Washing Proposals**

The Board reviewed and discussed the pressure washing proposal.

MOTION TO:	Approve the Spearem Enterprises Proposal.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

### **H. Discussion on Fuel Surcharge**

The Board reviewed and discussed the Fuel.

MOTION TO:	Approve the Spearem Enterprises Proposal.
MADE BY:	Supervisor Cullen
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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

Mr. Reidt informed the Board that Jahyra Rivera has been promoted and will be moving to a larger site when replacement is trained. Jahyra expressed her appreciation working in the community and the Board congratulated her and thanked her for her service to the community.

### **5. CONSENT AGENDA**

- A. Consideration of the Regular Meeting Minutes March 23, 2022**
- B. Consideration of Operations and Maintenance Expenditures March 2022**
- C. Consideration of Operations and Maintenance Expenditures April 2022**
- D. Review of Financial Statements Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
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**

Supervisor Perich reviewed plantings which have been completed. Mr. Reidt to review Cowley Road Center Island and entry exit planting.

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

Supervisor Campbell Request to review bond and make sure excess funds from 2021 are transferred to reserve account.

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

Mr. Reidt to get with Michael and obtain quotes for needed pool furniture purchase for Board to review.

**iv. Pond Update by Supervisor Cullen**

Jason Marks Contact information was forwarded to Supervisor Cullen.

**B. District Engineer**

**i. SWFWMD Stormwater Re-Certification**

David Landers introduced himself as the new District Engineer and discussed with Board the need for the Storm Water Certification plan to the state.

MOTION TO:	Approve the Storm Water Certification plan not to exceed \$6,500 for the Engineer to complete.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**7. MANAGEMENT REPORTS**

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

There was no District Manager report at this time.

**B. Community Inspection Reports**

The Board reviewed the community inspection report.

**C. Clubhouse Manager's Report**

There were no reports on behalf of the clubhouse manager beside Jahyra wishes the Board well.

**8. SUPERVISOR REQUESTS**

There was no supervisor request.

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

There were no audience questions or comments.

### 10. ADJOURNMENT


I, District Manager Reidt, declared the meeting adjourned at 7:41 P.M.

*\*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 8/24/2022.



Signature

Rick L. Reidt

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

Christopher M Perich

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator



Signature

8/26/22

Date