

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

---

**January 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, January 27, 2021 at 6:00 pm** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.

**1. CALL TO ORDER**

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, January 27, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice-Chair
Julie Campbell	Supervisor
Michael Finke	Supervisor

Staff Members Present:

Rick Reidt	Meritus, District Manager
Andrea Cedres	Meritus, Onsite Manager
Scott Steady	District Counsel, Burr Forman
Nicole Lebron	District Engineer,

There were two audience members in attendance in person and one via conference call.

**2. PLEDGE OF ALLEGIANCE**

Mr. Reidt 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 Board Resume**

The Board tabled any action and requested for the management team to reach out for more candidates.

Mr. Reidt reported on two vehicle accidents along Highway 301 that District properties. The first from months back was \$950 damage to the fence line. The driver's insurance had lapsed, so they were unable to make a claim. The Board decided that any legal action would cost more than the amount to be recovered. For the second accident, Geico has been in contact, and Egis has been notified. The main entry monument south of Avelar Creek Drive received major damage, and the wall is wobbly. Cornerstone has been contacted to inspect and provide a quote, and Carson's is preparing a quote for the landscape and irrigation damage.

### **B. Discussion on Playground Mulch Installation**

The Board discussed the quote for playground mulch from Carson's Landscaping.

MOTION TO:	Approve the mulch quote from Carson's Landscaping for \$5,250.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

### **C. Discussion on Community Pressure Washing Proposals**

The Board discussed the community pressure washing proposals.

MOTION TO:	Approve Neptune quotes 1, 3, and 5.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

### **D. Acceptance of Financial Review for Fiscal Year Ending September 30, 2020**

The Board reviewed the yearly audit.

MOTION TO:	Accept the Financial Review for Fiscal Year Ending September 30, 2020.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**E. General Matters of the District**

Supervisor Perich said the landscaping looked good considering the season. Supervisor Campbell commented that the walking bridge needs to be repaired. The original repair work was done by Spearem. Mr. Reidt will look into the warranty and have it repaired.

**5. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Meeting Minutes October 28, 2020**

The Board reviewed the meeting minutes.

MOTION TO:	Approve the October 28, 2020 minutes.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures October 2020**

**C. Consideration of Operations and Maintenance Expenditures November 2020**

**D. Consideration of Operations and Maintenance Expenditures December 2020**

The Board reviewed the O&Ms.

MOTION TO:	Approve the October, November, and December 2020 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

### **E. Review of Financial Statements Month Ending December 31, 2020**

The Board reviewed and accepted the financials.

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

### **A. Supervisor Reports**

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

Supervisor Perich reported that the landscaping looks good. Mr. Reidt went over the water restrictions.

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

Supervisor Campbell reported that the District is at a good place financially. She requested a report from Global Solutions and asked for Mr. Reidt to contact the bond advisor to see if it would be beneficial to refinance the same amount at a lower interest rate.

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

Supervisor Finke deferred to Ms. Cedres, who reported that the main pool pump motor will need to be replaced soon. Ms. Cedres will be contacting MHD regarding the camera connection issues, and she will get pricing on six replacement umbrellas for the next meeting. Ms. Cedres suggested not opening clubhouse at this time, and the Board agreed. Only CDD and HOA meetings will be allowed. Ms. Cedres also went over that she is working on planning a drive-thru Easter event.

Ms. Cedres reported to the Board that she will be moving to a new position with Meritus, and Meritus will be replacing her with a new qualified facility manager. Ms. Cedres will personally train the replacement. The new manager will work 20 hours per week, and pool monitors will be utilized during May, June, and July. The Board expressed their appreciation for Ms. Cedres's hard work for the District.

**iv. Pond Update by Supervisor Finke**

Supervisor Finke reported on aquatics conditions and shared the report for First Choice Aquatics regarding the actions they are taking to correct water table conditions. The Board was happy with the First Choice's responses. The Board discussed the cattails agreed to control but not remove them. Supervisor Perich would like an article on aquatics, cattails, algae, fish stocking, etc. from First Choice and to have Ms. Cedres send it to residents via an e-mail blast.

**7. MANAGEMENT REPORTS**

**A. District Manager's Report**

**B. Clubhouse Manager's Report**

The Board reviewed the action item list. Mr. Reidt went over the signs with the Board. The Board approved the installation of two signs at the south entrance where one sign is missing. The Board liked the black and gold and the river and sun pattern. It was noted there were no posts to mount to the wall. Mr. Reidt will review permit costs prior to granting approval and provide more details to Supervisor Perich on the permit prior to ordering.

MOTION TO:	Approve the quote with black and gold and the river and sun pattern.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**8. SUPERVISOR REQUESTS**

There were no additional supervisor requests at this time.

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

Daniel Cyphert asked for the Board to reconsider removal of two large trees by the townhomes. The Board asked Mr. Reidt to have Carson's clean the area, but removal is too costly. Three pines have also died in the area of the townhomes. Mr. Cedres will take photos, and Mr. Reidt will work with Supervisor Finke and survey these situations.

**10. ADJOURNMENT**

MOTION TO:	Adjourn at 7:42 p.m.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

*\*The entire meeting is available on CD upon request.*

*\*These minutes were done in summary format.*

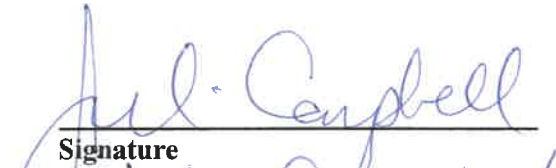
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 10/27/2021.

  
Signature

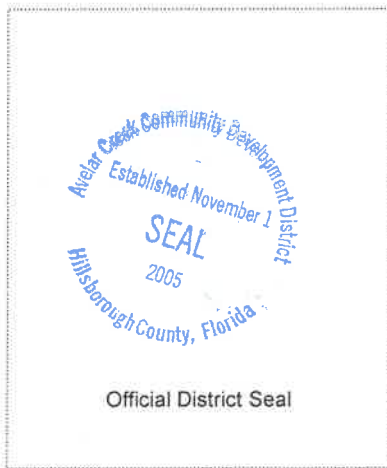
Rick L. Reid  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

  
Signature

Julie Campbell  
Printed Name

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

  
Signature  
11/8/21  
Date