

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

May 26, 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, May 26, 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, May 26, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perish	Chair	<i>via conference call at approximately 6:10 p.m.</i>
Julie Campbell	Vice-Chair	
Michael Finke	Supervisor	
Cornell Nobles	Supervisor	

Staff Members Present:

Rick Reidt	Meritus, District Manager
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There were three 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 asked for the Board to please pressure wash and clean the wall prior to the installation of the new graphics sign at the entry to remove the residue of the old sign. A resident also noted that there is a dead oak at the Twin Creeks entry. This is the third time a tree has died in this location, and the resident asked to just have the tree removed.

Christopher Perich joined the meeting by phone at 6:10 p.m.

4. BUSINESS ITEMS

A. Consideration of Resolution 2021-01; Approving Proposed FY 2022 Budget & Setting Public Hearing

The Board reviewed the budget line by line and reduced the proposed budget by \$35,000 to a new not-to-exceed of \$397,485 for FY 2022. The public hearing for the budget will be set for August 25, 2021 at 6:00 p.m.

MOTION TO:	Approve Resolution 2021-01 with revisions to the proposed FY 2022 budget and set the public hearing date.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Nobles
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Resolution 2021-02; Re-Designation of Officers

The Board discussed the officer positions and appointed Supervisor Perich as Chair, Supervisor Campbell as Vice-Chair, Supervisor Finke and Supervisor Nobles as Assistant Secretaries, and the Meritus staff as specified.

MOTION TO:	Approve Resolution 2021-02.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Announcement of Qualified Electors

Mr. Reidt announced that as of April 15, 2021, Avelar Creek CDD had 1,054 qualified electors.

D. Discussion on Community Room Rentals

The Board discussed the community room rentals. The Board agreed to open the community room to resident rentals and community meetings only, with no non-resident rentals at this time. Mr. Steady will review the rental form and add a disclaimer for when complete rentals may begin again. The Board approved staff-adjusted work time or possible overtime with management approval for rentals. The Board agreed by consensus to reopen with the requirements discussed.

E. General Matters of the District

Mr. Reidt reviewed the need for new revised rules with the family fair housing and enforcement policy as there have been increased issues at the pool. The Board asked to have a revised draft of the rules by the August meeting for review and approval.

Mr. Reidt went over the colors of the new signage. The Board agreed with the color choices. Mr. Reidt also reviewed the landscape enhancements, which will take place under management direction, and updated the Board on the status of the main entry sign repair.

5. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes March 24, 2021**
- B. Consideration of Operations and Maintenance Expenditures March 2021**
- C. Consideration of Operations and Maintenance Expenditures April 2021**

The Board reviewed the Consent Agenda items.

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

D. Review of Financial Statements Month Ending April 30, 2021

The Board reviewed and accepted the financials.

6. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich said the landscaping is looking good even with the water restrictions and lack of rain.

ii. Accounting & Financing Update by Supervisor Campbell

There were no additional financial updates.

iii. Clubhouse & Pool Update by Supervisor Finke

Supervisor Finke said he is glad the District is looking to update the rules due to issues with residents at the amenities.

iv. Pond Update by Supervisor Nobles

Supervisor Nobles reported on the status of the ponds and his ride-along with the aquatics vendor.

7. MANAGEMENT REPORTS

- A. District Manager - Action Item List**
- B. Community Inspection Reports**
- C. Clubhouse Manager's Report**

The Board reviewed the management reports.

8. SUPERVISOR REQUESTS

There were no additional supervisor requests.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented that he was not happy with District Management's review of the proposed budget and felt that Mr. Reidt was encouraging the Board to raise taxes.

10. ADJOURNMENT

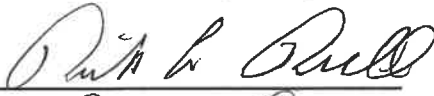
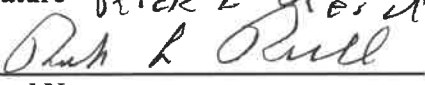
MOTION TO:	Adjourn at 9:16 p.m.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

*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.

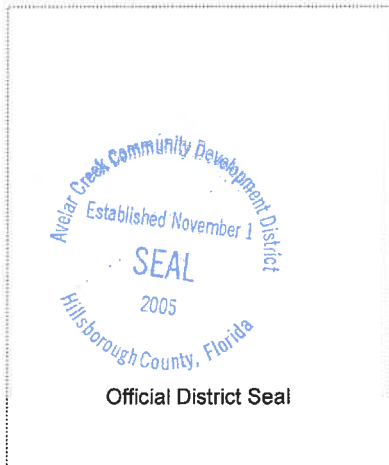
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 10/29/2021.


Signature Rick L Perich

Printed Name


Title:
 Secretary
 Assistant Secretary


Signature Julie Campbell

Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator


Signature
11/08/21
Date