

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 25, 2021 Minutes of the Board of Supervisors Regular Meeting & Public Hearing

Minutes of the Regular Meeting & Public Hearing

The Regular Meeting & Public Hearing of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, August 25, 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 & Public Hearing of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, August 25, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice-Chair	<i>joined at 6:09 p.m. via conference call</i>
Julie Campbell	Supervisor	
Michael Finke	Supervisor	
Cornell Nobles	Supervisor	

Staff Members Present:

Rick Reidt	Meritus, District Manager
Jahyra Rivera	Meritus, Onsite Staff
Scott Steady	Burr Forman, District Counsel

There were 12 audience members in attendance in person and 2 via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Reidt directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2022 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Reidt went over the proposed budget with the Board. Supervisor Campbell reviewed the budget line items and made the following revisions:

- District Counsel was reduced to \$1,000 – a reduction of \$500.
- Waterway Improvements & Repairs was reduced to \$1,000 – a reduction of \$500.
- Irrigation Maintenance was reduced to \$3,000 – a reduction of \$400.
- Amenity Pavement and Signage Repairs was reduced to \$9,198 – a reduction of \$1,802.
- Amenity Center Cleaning & Supplies was reduced to \$6,000 – a reduction of \$1,000.
- Playground Improvements & Repairs was reduced to \$2,500 – a reduction of \$500.
- Special Events was reduced to \$5,000 – a reduction of \$1,000.

The total reduction of the budget would be \$5,702, with the total increase at \$16,158.

C. Public Comments

Residents commented on the budget, with some in favor and others against any budget increases.

D. Consideration of Resolution 2021-03; Adopting Fiscal Year 2022 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-03, adopting the fiscal year 2022 budget as revised.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Close Public Hearing on Proposed Fiscal Year 2022 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Staff Presentations

Mr. Reidt reviewed the changes as approved earlier and explained the process.

C. Public Comments

There were a few public comments both for and against the increase.

D. Consideration of Resolution 2021-04; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-04, levying the O&M assessments as revised.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Close Public Hearing on Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

6. RETURN TO REGULAR MEETING

Mr. Reidt directed the Board to return to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2021-05; Setting Fiscal Year 2022 Meeting Schedule

Mr. Reidt reviewed the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Nobles
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Discussion on Pool Cleaning Contract

The Board reviewed the pool cleaning contract.

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

C. Discussion on Landscape Enhancements Proposal

The Board discussed the landscape enhancements proposal.

MOTION TO:	Approve the main entrance proposal for \$8,218 as discussed.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. Discussion on Fish Stocking Proposal

The Board reviewed the fish stocking proposal.

MOTION TO:	Approve the fish stocking proposal.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Nobles
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. General Matters of the District

Mr. Reidt went over the issue with the CDD mowing area by the south townhomes not being part of Carson's agreement and presented the addendum to add it. The Board by consensus agreed to have Carson's maintain the area. Supervisor Perish, Mr. Roberts, and Mr. Reidt will meet with Mr. Carson to bring back a negotiated addendum for approval.

8. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes May 26, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2021**
- C. Consideration of Operations and Maintenance Expenditures June 2021**
- D. Consideration of Operations and Maintenance Expenditures July 2021**

The Board reviewed the minutes and O&Ms.

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

Supervisor Finke left the meeting at 8:31 p.m.

E. Review of Financial Statements Month Ending July 31, 2021

The Board reviewed and accepted the financials.

9. MANAGEMENT REPORTS

A. District Manager

- i. Action Item List**
- ii. Community Inspection Reports**
- iii. Clubhouse Manager's Report**

Mr. Reidt went over the management reports with the Board.

10. SUPERVISOR REQUESTS

There were no supervisor requests.

11. AUDIENCE QUESTIONS AND COMMENTS

There were no additional audience questions or comments.

12. ADJOURNMENT

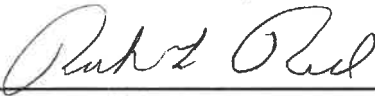
MOTION TO:	Adjourn at 8:36 p.m.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**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 10/28/2021.



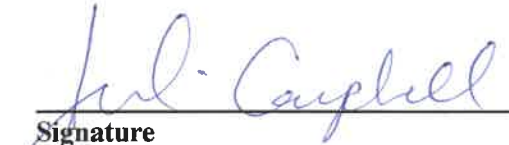
Signature

Rick L. Perich

Printed Name

Title:

- Secretary
- Assistant Secretary



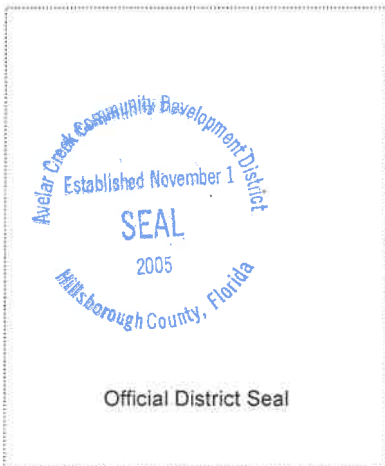
Signature

Julie Campbell

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator



Signature

11/08/21
Date