

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

January 22, 2020 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 22, 2020 at 6:00 pm** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

1. CALL TO ORDER

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, January 22, 2020 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice Chair	<i>via speakerphone</i>
Julie Campbell	Supervisor	
Michael Finke	Supervisor	
Michael Dignan	Supervisor	

Staff Members Present:

Debby Nussel	Meritus, District Manager
Andrea Cedres	Meritus, Onsite Staff

There were eight audience members present.

2. PLEDGE OF ALLEGIANCE

Mrs. Nussel 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. Acceptance of Financial Report for FY Ended September 30, 2019

Mrs. Nussel reviewed the audit with the Board.

MOTION TO:	Accept Financial Report for FY Ended September 30, 2019.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Discussion on Landscape Enhancement Proposal

Mrs. Nussel reviewed this proposal with the Board and said she is getting another proposal from Carson for a different option. The Board discussed. Mrs. Nussel also updated the Board on the installation of the annuals.

MOTION TO:	Approve the landscape enhancement at the front entrance with Supervisor Perich’s approval with a not-to-exceed \$1,300.
MADE BY:	Supervisor Dignan
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mrs. Nussel stated that she will send the Board the second proposal.

C. General Matters of the District

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes August 28, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the August 28, 2019 minutes.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures August 2019

The Board went over the August 2019 O&Ms.

MOTION TO:	Approve the August 2019 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures September 2019

The Board went over the September 2019 O&Ms.

MOTION TO:	Approve the September 2019 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures October 2019

The Board went over the October 2019 O&Ms.

MOTION TO:	Approve the October 2019 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Consideration of Operations and Maintenance Expenditures November 2019

The Board went over the November 2019 O&Ms.

MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

F. Consideration of Operations and Maintenance Expenditures December 2019

The Board went over the December 2019 O&Ms.

MOTION TO:	Approve the December 2019 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

G. Review of Financial Statements Month Ending December 31, 2019

The Board reviewed and accepted the financials.

6. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich said that everything was already addressed earlier in the meeting during the landscape enhancements discussion.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell said that everything was already addressed during the audit and financials discussions.

iii. Clubhouse & Pool Update by Supervisor Finke

Supervisor Fink updated the Board and residents that the parking lot will be restriped starting this Tuesday. Ms. Cedres updated the Board on the events and amenity center. Ms. Cedres said a resident asked about getting a pool heater. She went over that the cost for a pool heater is around

\$18,000-\$20,000. Mrs. Nussel reminded the Board that this does not include electric. The Board said the District could not afford a pool heater at this time.

iv. Pond Update by Supervisor Dignan

Supervisor Dignan said there were no updates at this time.

7. MANAGEMENT REPORTS

A. District Manager

Mrs. Nussel went over the action lists and community inspection reports with the Board. She asked the Board about the south entrance and the bricks that keep falling off. Mrs. Nussel wanted to know if the Board would like to take off the bricks and go with concrete. The Board will look at proposals at the March meeting.

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Perich requested no parking signs at the front ponds. He went over that vehicles are parking on the common areas by the ponds.

Supervisor Campbell said that the bridge is open between Avelar and Twin Creek, and she would like to look at a sign. The Board agreed to look at a proposal for the two locations between Avelar Creek and Twin Creek.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Audience members commented about the timeline of projects, annuals, holiday lights that were out at the main entrance, the parking lot work timeline, parking on CDD property at the Cove at Avelar Creek, and the pond on Hampton Hill.

10. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Dignan
SECONDED BY:	Supervisor Campbell
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 05/20/2020.

Brian Lamb

Signature

Brian Lamb

Printed Name

Title:

- Secretary**
- Assistant Secretary**

Christopher Perich

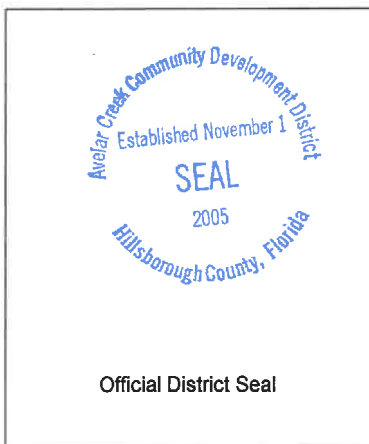
Signature

Christopher Perich

Printed Name

Title:

- Chairman**
- Vice Chairman**



Recorded by Records Administrator

Brittany Crutchfield

Signature

05/22/2020

Date