

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**October 24, 2018 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, October 24, 2018 at 6:00 pm** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

**1. CALL TO ORDER**

Supervisor Ritchie called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, October 24, 2018 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Kevin Ritchie	Chair	
Julie Campbell	Supervisor	
Michael Finke	Supervisor	
Michael Dignan	Supervisor	<i>via speakerphone</i>

Staff Members Present:

Debby Nussel	Meritus
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There were six audience members present.

**2. PLEDGE OF ALLEGIANCE**

Supervisor Ritchie led the Pledge of Allegiance.

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

A resident asked if the bulletin board off of Holland Rd. by the Cove at Avelar Creek is going to be replaced or fixed. There was also a resident question regarding when the annuals in the front of the Cove are going to be replaced. Mrs. Nussel stated that this is the HOA's responsibility. The CDD does not own that section.

**4. BUSINESS ITEMS**

**A. Discussion on Landscaping Proposals – LMP**

Mrs. Nussel reviewed the mulch proposal for \$8,170 with the Board.

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<b>MOTION TO:</b>	Approve the proposal for mulch.
<b>MADE BY:</b>	Supervisor Campbell
<b>SECONDED BY:</b>	Supervisor Finke
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mrs. Nussel reviewed the proposal to remove the tree that fell over in the common area behind Caraway Spice. The Board would like to get another proposal. They felt this proposal seemed a little high.

Mrs. Nussel then reviewed the proposal to replace the center annuals off of 301. The Board discussed the proposal and decided to wait to see if they have any more problems with the annuals getting damaged by cars.

Mrs. Nussel went over the proposal to fill in the missing Jasmine at the main entrance.

<b>MOTION TO:</b>	Approve the proposal without the mulch cost.
<b>MADE BY:</b>	Supervisor Ritchie
<b>SECONDED BY:</b>	Supervisor Finke
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mrs. Nussel reviewed the proposal to install new landscaping in front of the pool gate.

<b>MOTION TO:</b>	Approve the proposal without the mulch cost.
<b>MADE BY:</b>	Supervisor Ritchie
<b>SECONDED BY:</b>	Supervisor Campbell
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mrs. Nussel went over the proposal to install the missing plants at the south entrance.

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MOTION TO:	Approve the proposal without the mulch cost.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Ritchie
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Discussion on Pond Clean Up Proposals – First Choice Aquatics**

Mrs. Nussel reviewed the proposal with the board. She stated that the aquatics vendor will also clean up the ditch area beside the pond for free while doing this cleanup.

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

**C. General Matters of the District**

Mrs. Nussel stated that would like to have Ms. Cedres starting to look for some more pool furniture since it will be going on sale. The Board agreed.

Mrs. Nussel also noted that she found a new pressure washer vendor. She stated that the community will need to be pressure washed soon.

Supervisor Campbell asked about the reserve study. Mrs. Nussel stated she spoke with them today, and they will be out within two weeks. The Board should have the report by the end of November.

**5. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Meeting Minutes August 22, 2018**

The Board reviewed the minutes.

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MOTION TO:	Approve the August 22, 2018 minutes.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**B. Consideration of Operations and Maintenance Expenditures August 2018**

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The Board went over the August 2018 O&Ms.

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MOTION TO:	Approve the August 2018 O&Ms.
MADE BY:	Supervisor Ritchie
SECONDED BY:	Supervisor Campbell
DISCUSSION:	Supervisor Campbell asked about the Carr Riggs Ingram audit invoice and wanted to make sure that was for last year. Mrs. Nussel stated yes, that it was for the last year's audit.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**C. Consideration of Operations and Maintenance Expenditures September 2018**

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The Board went over the September 2018 O&Ms.

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MOTION TO:	Approve the September 2018 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Ritchie
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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**D. Review of Financial Statements Month Ending September 30, 2018**

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The Board reviewed and accepted the financials. Mrs. Nussel stated that these are the end of year numbers for fiscal year 2018.

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158 **6. SUPERVISOR/STAFF REPORTS**

159 **A. Supervisor Reports**

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

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162 Mrs. Nussel noted that she, Supervisor Perich, and Gene Roberts from Meritus met with LMP  
163 about a month ago to review the entire community. Mrs. Nussel stated that they covered all the  
164 landscaping issues already at the beginning of the meeting.

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

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168 Supervisor Campbell stated that nothing was going on currently with the financials and  
169 accounting, and everything was going well.

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171 **iii. Security Update by Supervisor Ritchie**

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173 Supervisor Ritchie went over that that Bales is having problems at the pool with residents  
174 bringing glass drinks to the pool area and smoking. This is mostly happening on the weekends.  
175 Supervisor Ritchie also stated the District still has lights out and is waiting on TECO to come  
176 out. Supervisor Ritchie also said that the new motion sensor light at the side of the clubhouse  
177 needs to be installed to provide some light to the playground area.

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179 **iv. Clubhouse & Pool Update by Supervisor Dignan**

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181 Supervisor Dignan noted that there have been fewer problems at the pool, and everything else  
182 was going well.

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184 **v. Pond Update by Supervisor Finke**

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186 Supervisor Finke stated that the Board already discussed the pond issue at the beginning of the  
187 meeting. He also said that the Cove at Avelar Creek finally signed the well agreement with the  
188 CDD and brought a copy for the CDD to the meeting.

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191 **7. MANAGEMENT REPORTS**

192 **A. District Manager**

193 **i. Field Manager's Report**

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195 Mrs. Nussel went over her report. A resident asked who cleans the bridge. Mrs. Nussel stated the  
196 CDD would, and the District just had it painted. She said she would have Andrea check the  
197 bridge every week.

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199 The Board and residents talked about installing signs at the entrance of Hampton Hill and the  
200 Twin Creek community, plus at the Caraway Spice entrance and the Twin Creek community.  
201 Mrs. Nussel will get a proposal for signs and have it in the next meeting book.

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203 The Board and residents discussed the traffic coming through Avelar Creek since the Twin Creek  
204 community had been developed.

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207 **8. SUPERVISOR REQUESTS**

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209 There were no supervisor requests.

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212 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Ritchie
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

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224 \*These minutes were done in summary format.

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

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229 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
230 meeting held on 3-27-19.

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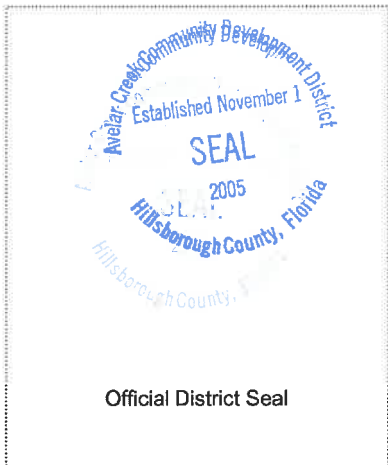
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Signature  
Debby Nussel  
Printed Name


Title:  
 Secretary  
 Assistant Secretary

  
Signature  
Christopher Perich  
Printed Name

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

  
Signature  
3-29-2019  
Date