

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 28, 2019 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 28, 2019 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 & Public Hearing of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, August 28, 2019 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice Chair
Julie Campbell	Supervisor
Michael Finke	Supervisor
Michael Dignan	Supervisor

Staff Members Present:

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

There were 10 audience members present.

2. PLEDGE OF ALLEGIANCE

Mrs. Nussel led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

A resident said there is a CDD area that is not being mowed on Geneva Glade and that the pond behind Geneva Glade is in bad shape. There were also comments about parking lot striping, light, and community bulletin board.

4. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

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

Mrs. Nussel went over the sections of the proposed budget. The Board reviewed and discussed the budget. Mrs. Nussel stated that she had heard back from the HOAs about helping with the security coverage for the community and having the streets patrolled. The HOAs declined to help. The Board said they will just have security coverage at the clubhouse, pool, and playground. The Board would like to add \$5,000 in security and take it out of the clubhouse facility line item.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-02; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-02 with the changes stated.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Close Public Hearing on Proposed Fiscal Year 2020 Budget

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

B. Staff Presentations

Mrs. Nussel went over the proposed assessments.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-03; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
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 Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

7. RETURN TO REGULAR MEETING

Ms. Nussel directed the Board to return to the regular meeting.

8. BUSINESS ITEMS

A. Consideration of Resolution 2019-04; Setting Fiscal Year 2020 Meeting Schedule

Mrs. Nussel reviewed the meeting schedule with the Board. The Board discussed if they should add another meeting at the first of the year. The Board would like to add January 22, 2020 to the meeting schedule and keep the time of the meetings the same.

MOTION TO:	Approve Resolution 2019-04 with the change.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Discussion on Security

The Board briefly discussed security since they talked about it during the budget portion of the agenda. They have been happy with Safy and would like to keep them on but cut back in the fall.

C. General Matters of the District

9. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes May 22, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the May 22, 2019 minutes.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Dignan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures May 2019

The Board went over the May 2019 O&Ms.

MOTION TO:	Approve the May 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

C. Consideration of Operations and Maintenance Expenditures June 2019

The Board went over the June 2019 O&Ms.

MOTION TO:	Approve the June 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

D. Consideration of Operations and Maintenance Expenditures July 2019

The Board went over the July 2019 O&Ms.

MOTION TO:	Approve the July 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. Review of Financial Statements Month Ending July 31, 2019

The Board reviewed and accepted the financials.

10. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich talked about the front entrance and what trees would look nice. He thought crepe myrtles would work well since they were what was there before. Mrs. Nussel stated that she had a proposal for holly trees and that she would get three different proposals for the Board to review at the next meeting. Supervisor Perich asked what month the trees will be trimmed in the community. Mrs. Nussel stated it will be in October. Supervisor Perich also discussed cars being parked on CDD property on Holland Road.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell said there was nothing to report at this time since the District just finished the budget.

iii. Clubhouse & Pool Update by Supervisor Finke

Supervisor Fink announced the bathroom doors have been painted and look great. Ms. Cedres gave her report on the amenities.

iv. Pond Update by Supervisor Dignan

Supervisor Dignan will follow up with the aquatics vendor about the pond behind Geneva Glade and the fishing in the ponds.

11. MANAGEMENT REPORTS

A. District Manager

- i. District Manager's Report
- ii. Field Manager's Report
- iii. Staff Action Reports

Mrs. Nussel briefly went over the action lists management reports with the Board.

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests.

Audience members commented about the ditch area clean-up on Hampton Hill, the meeting time, and fishing in the ponds.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Finke
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 01/22/2020.

Brian Lamb

Signature

Brian Lamb

Printed Name

Title:

- Secretary**
- Assistant Secretary**

Christopher Perich

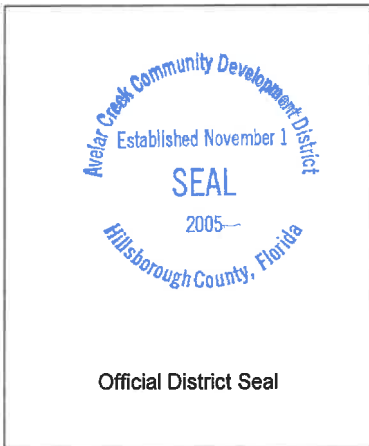
Signature

Christopher Perich

Printed Name

Title:

- Chairman**
- Vice Chairman**



Recorded by Records Administrator

Brittany Crutchfield

Signature

01/24/2020

Date