

**MINUTES OF MEETING  
 AVELAR CREEK  
 COMMUNITY DEVELOPMENT DISTRICT**

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 2 The regular meeting of the Board of Supervisors of Avelar Creek Community  
 3 Development District was held on Wednesday, October 25, 2023, at 6:00 p.m. at the Avelar  
 4 Creek Clubhouse located at 10125 Holland Road, Riverview, FL 33578.

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 6 Present and constituting a quorum were:

7	8 Christopher Perich	Chairperson
9	Julie Campbell	Vice Chairperson
10	Kimmie J. McLoughlin	Assistant Secretary
11	Donald Cullen	Assistant Secretary

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 13 Also present were:

14	15 Rick Reidt	District Manager
16	Carson Wood	Landscaper
17	Tim Gay	Holliday Illuminations (via Teams)
18	Resident	

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 20 *The following is a summary of the discussions and actions taken.*

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 22 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

23 Mr. Reidt called the meeting to order, and a quorum was established.  
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 25 • Mr. Reidt informed the Board that Mr. Finke had been admitted to Life Path Hospice in  
 26 Ruskin and informed the Board of his current condition.

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 28 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

29 The Pledge of Allegiance was recited, and a moment of silence was observed to respect Mr.  
 30 Finke.

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 32 **THIRD ORDER OF BUSINESS** **Public Comments on Agenda Items**

33 • Mike (Resident) commented on the footbridge for pedestrians and the trail leading to the  
 34 footbridge needing work done.  
 35 • Mr. Reidt noted he would obtain a quote for an asphalt coating.

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 37 **FOURTH ORDER OF BUSINESS** **Business Items**

38 **A. Discussion of Track Lighting and Decorations**

- 39 • The Board thanked Mr. Gay for his presentation on track lighting and decorations,
- 40 but due to budget constraints, the Board will have to reconsider.
- 41 • The Board decided to implement decorations with a \$5,000 budget from the HOA
- 42 and \$1,000 for installation by Mr. Franko.
- 43 • The Board will consider track lighting and decorations and plans to implement them
- 44 in the budget for the 2025 season.

**B. Consideration of Video Surveillance**

- 45 • The Board reviewed and discussed the options in the agenda and Mr. Bilancia's quote for
- 46 equipment.
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- 48 • Mr. Reidt stated Matthew Bilancia proposed a discounted quote of \$3,919 for equipment
- 49 which does not offer voice-down or monitoring service.
- 50 • The Board discussed voice-down monitoring, and asked Mr. Reidt to contact Envera,
- 51 Securiteam, MHD, Vantage, and Mr. Bilancia for more options and pricing to consider at
- 52 the January meeting.
- 53 • The Board tabled this discussion as they expressed the preference for a presentation of all
- 54 proposals from each company to fully understand each proposed system.

**C. Consideration of Community Front/Rear Doors Proposal**

- 55 • Mr. Reidt presented the Door Whisperer quote to the Board.
- 56
- 57 • The Board requested another proposal for the next meeting due to the cost.
- 58 • Mr. Reidt stated he could contact vendors to obtain additional quotes.
- 59 • The Board agreed to review a few more proposals before making a final decision.

**D. Consideration of Paint Proposals**

- 60 Discussion ensued.
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- 62 • The Board decided to table this item to include at least two additional quotes for
- 63 the exterior to review at the January meeting.

**E. Consideration of Holland Road CDD Property Cleaning**

- 64 • Mr. Wood explained the to be implemented.
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- 66 • Mr. Wood stated the plan is to remove all the spoilage in the back in order to
- 67 create a wetland again and appease the fire department.

68 On MOTION by Ms. Campbell seconded by Mr. Fink with all  
 69 in favor, the quote from Carson's Landscaping in the amount of  
 70 \$4,500 for Holland Road CDD Property Cleaning was approved  
 71 (4-0)

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**F. Discussion on Annuals**

- Ms. McLoughlin commented on irrigated plants within the landscaping at the front entrance.
- Ms. Campbell expressed the barren area does not make the community look appealing.
- Ms. Campbell asked Mr. Wood why the District is not using Florida-friendly plantings instead of annuals.
- Mr. Reidt noted the District Engineer recommended a gradual reduction in annuals.
- Mr. Reidt asked Mr. Wood to devise a plan to remove annuals in the spring and replace them with perennials.
- Mr. Wood stated he would provide red and white petunias for the holiday season in the next rotation at no cost to the District.

On MOTION by Mr. Perich seconded by Ms. McLoughlin with all in favor, replacement of annuals with Florida-friendly plantings was approved. (4-0)

**G. Discussion on CDD Homeowner Property Encroachments- Sheds, Raised Beds, Firepits**

- Mr. Reidt requested staff take photos of said encroachments and have Mr. Steady prepare cease-and-desist removal letters to homeowners on a case-by-case basis.

On MOTION by Ms. McLoughlin seconded by Mr. Perish with all in favor, District Counsel was authorized to prepare cease-and-desist removal letters of encroachments to homeowners on a case-by-case basis.

**H. Consideration of Mulch for Playground**

On MOTION by Ms. Campbell seconded by Mr. Cullen with all in favor, placement of Mulch for the playground in the amount of \$3,200, was approved. (4-0)

**FIFTH ORDER OF BUSINESS Consent Agenda**

- Mr. Reidt discussed the Consent Agenda as presented and requested if there were any additions or corrections to be made.

108 **A. Consideration of Board of Supervisors’ Minutes of the August 23, 2023 Regular**  
109 **Meeting**

110 On MOTION by Mr. Perich seconded by Ms. Campbell  
111 with all in favor, the Board of Supervisors’ Minutes of  
112 the August 23, 2023 Regular Meeting, were approved.  
113 (4-0)

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115 **B. Consideration of Operation and Maintenance Expenditures for August – September**  
116 **2023**

117 **C. Review of Financial Statements as of August 31, 2023 & September 30, 2023**

- 118 • The Board decided to table Consent Agenda items B-C due to Supervisor payments  
119 being duplicated on the Operation and Maintenance Expenditures for August and  
120 September.
- 121 • Mr. Reidt will review and present the O&Ms and financial statements for August and  
122 September during the January meeting.

123 **SIXTH ORDER OF BUSINESS** **Staff Reports**

124 **A. Supervisor Reports**

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

- 126 • Item was not addressed.

127 **ii. Accounting & Financing Update by Supervisor**  
128 **Campbell**

- 129 • There being none, the next item followed.

130 **iii. Clubhouse & Pool Update by Supervisor Finke**

- 131 - The Board directed Supervisor McLoughlin to report on this item in Supervisor Finke’s  
132 absence.

133 **iv. Pond Update by Supervisor Cullen**

- 134 • Supervisor Cullen commented on the need for  
135 water.

136 **v. Events Update by Supervisor McLoughlin**

- 137 • The Board agreed to eliminate events and have  
138 Supervisor McLoughlin report on Clubhouse and  
139 Pool Updates.

140 **B. District Counsel**

- 142 • Mr. Reidt discussed modifying the Rules and Regulations on  
143 towing with Mr. Steady to present to the Board at the January  
144 meeting.

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145 **C. District Engineer**

146 There being none, the next order of business followed.

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148 **SEVENTH ORDER OF BUSINESS Management Reports**

149 **A. District Manager**

150 **i. Discussion of Carson’s Performance**

- 151 • Ms. McLoughlin commented on irrigated plants within the landscaping at the front
- 152 entrance. She informed Mr. Wood she has witnessed other communities’ landscapers
- 153 pulling weeds by hand, but witnessed Carson's workers solely mowing the weeds, which
- 154 has killed 80% of the plants they purchased and installed in the area.
- 155 • Ms. Campbell expressed the barren area does not make the community look appealing.
- 156 • The Board started to discuss the replacement of Annuals.

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158 **EIGHTH ORDER OF BUSINESS Board of Supervisors Requests and**  
159 **Comments**

- 160 • The Board requested quotes for the replacement of flooring in the office and a separate
- 161 quote for a back-up room for review for the January meeting.
- 162 • Mr. Reidt is working with the Accounting Department to transfer reserves to an
- 163 investment account.
- 164 • Ms. McLoughlin questioned the notice the Board received regarding the ethical training
- 165 course required by new State law.
- 166 • Mr. Reidt more information will be gathered during the year before this training takes
- 167 place.

168 **NINTH ORDER OF BUSINESS Adjournment**

169 There being no further business,

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171 On MOTION by Mr. Perich seconded by Ms. Campbell with all  
172 in favor, the meeting was adjourned at 7:42 p.m.

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178 Rick Reidt  
District Manager

  
Vice Chairperson