

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

1
2 The regular meeting of the Board of Supervisors of Avelar Creek Community
3 Development District was held on Wednesday, March 27, 2024 at 6:00 p.m. at the Avelar Creek
4 Clubhouse, located at 10125 Holland Road, Riverview, FL 33578.

5
6 Present and constituting a quorum were:

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8 Julie Campbell Chairperson
9 Kimmie J. McLoughlin Vice Chairperson
10 Donald Cullen Assistant Secretary
11 Jessica Teston-Loadholtes Assistant Secretary

12
13 Also present were:

14
15 Alba Sanchez District Manager
16 Scott Steady District Counsel
17 Andrew Mendenhall Inframark Regional Director
18 Mary Kay HOA President

19
20 Resident

21
22 *The following is a summary of the discussions and actions taken.*

23
24 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

25 Ms. Sanchez called the meeting to order, and a quorum was established.

26
27 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

- 28 • **Guest Speaker – Thomas Giella from Complete IT**

29 The Pledge of Allegiance was recited. It was noted the guest speaker was running late.

30
31 **THIRD ORDER OF BUSINESS** **Organizational Matters**

32 **A. Board Seat 2 was previously vacant, and Seat 3 formerly held by Mr. Perich is**
33 **currently vacant. The term of office for Seat 2 expires November 2024 and the**
34 **term of office for Seat 3 expires November 2026**

35 **B. Appointment of Supervisors to Fill the Unexpired Term of Office of Seats 2 and**
36 **3**

37
38 On MOTION by Ms. McLoughlin seconded by Ms. Campbell
39 with all in favor Ms. Jessica Teston-Loadholtes was appointed
40 to Seat 2. 3-0

44 **C. Oath of Office of Newly Appointed Supervisors**
 45 Mr. Mendenhall, being a Notary Public of the State of Florida, administered the Oath of
 46 Office to Ms. Jessica Teston-Loadholtes.

47 **D. Designation of Officers, Resolution 2024-03**
 48 This item was tabled until a Supervisor is appointed to Seat 3.
 49

50 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance (Continued)**

- 51 • **Guest Speaker – Thomas Giella from Complete IT**
- 52 Mr. Giella addressed the Board. No action was taken on his proposal. A preview will be
 53 scheduled with Ms. Sanchez and Frank Franco to view the features before a decision is made.

54 **FOURTH ORDER OF BUSINESS** **Public Comments on Agenda Items**

- 55 • Ms. Kay, President of the HOA, introduced herself to the Board and shared landscaping
 56 concerns.
 57

58 **FIFTH ORDER OF BUSINESS** **Business Items**

- 59 **A. Consideration of Voice Down Video Surveillance**
- 60 **B. Consideration of Landscape RFP**
 - 61 **i. Juniper Landscape Maintenance Proposal**
 - 62 **ii. FLS – Faulk Land Services, LLC**
 - 63 **iii. LMP Landscape Maintenance Professionals, Inc.**
 - 64 **iv. Yellowstone Landscape**
 - 65 **v. ASI Landscape Management**
 - 66 **vi. Brightview Landscape Services**
 - 67 **vii. Fieldstone Landscape Services, LLC**

68
69
70 On MOTION by Ms. McLoughlin seconded by Ms. Campbell
 71 with all in favor the proposal from Juniper Landscape
 72 Maintenance was approved. 4-0

73
74 On MOTION by Ms. Campbell seconded by Ms. McLoughlin
 75 with all in favor District Counsel was directed to send a
 76 termination notice to Carson Landscaping. 4-0

77 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

- 78 **A. Consideration of Board of Supervisors’ Minutes of the January 24, 2024 Regular**
 79 **Meeting**
- 80 **B. Consideration of Operation and Maintenance Expenditures for January 2024 –**
 81 **February 2024**
- 82 **C. Review of Financial Statements from January 31, 2024 – February 29, 2024**
- 83 **D. Ratification of Agreement for Professional Engineering Services for Holland**
 84 **Road Evaluation**
 85
 86

March 27, 2024

AVELAR CREEK CDD

On MOTION by Mr. Cullen seconded by Ms. Campbell with all in favor the consent agenda was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Supervisor Reports

- i. Landscape Update by Supervisor McLoughlin
- ii. Accounting & Financing Update by Supervisor Campbell
- iii. Clubhouse & Pool Update by Supervisor Campbell
- iv. Pond Update by Supervisor Cullen

It was noted the point of contacts for Clubhouse & Pool Update will be Mr. Cullen and Pond Updates will be Ms. Teston-Loadholtes.

B. District Counsel

i. Consideration of Towing Policy and Agreement Next Steps

Mr. Steady will send a second letter for encroachment issues on District property. He will work with Mr. Frank Franco to obtain additional information.

C. District Engineer

i. Holland Road – Scope of Work for Storm Pipe Repair

This item was not discussed.

EIGHTH ORDER OF BUSINESS

Management Reports

A. District Manager

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

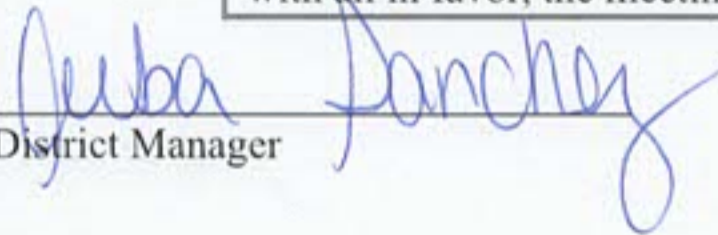
- The rental agreement will be reviewed by District Counsel for verbiage. The maximum capacity of people for parties will be lowered to 70.
- The deposit for the last party for a baby shower was withheld for failure to follow the rules.
- Management will contact the District Engineer to confirm the District owns the street where the depression is.
- Management will secure wildlife proposals for signs.

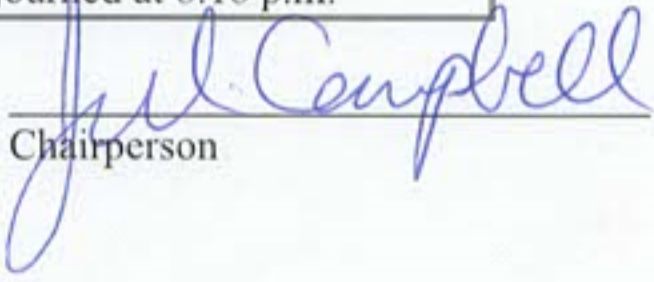
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Campbell seconded by Ms. McLoughlin with all in favor, the meeting was adjourned at 8:18 p.m.


District Manager


Chairperson