



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
March 24, 2025

avelarcreekcdd.org

District Office:
4532 West Kennedy Blvd. #328
Tampa, FL 33609

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Board of Supervisors:	Julie Campbell Kimmie J. McLoughlin Donald Cullen Sebastian Johnson Jessica Teston-Loadholtes	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager:	Eric Dailey	Halifax Solutions
District Counsel:	Scott Steady	Burr & Forman LLP
District Engineer:	Stephen Brletic	Brletic Dvorak, Inc.

Please set all cellular phones and devices to silent during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 575-1955. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

March 17, 2025

Board of Supervisors
Avelar Creek Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Monday, March 24, 2025, at 6:00 p.m.** at the Avelar Creek Clubhouse, located at 10125 Holland Road, Riverview, Florida 33578. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ADMINISTRATION/CONSENT AGENDA ITEMS**
 - A. Consideration of Minutes of the Meeting held on January 29, 2025..... Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for January 2025 Tab 2
 - C. Consideration of Operations & Maintenance Expenditures for February 2025 Tab 3
- 5. STAFF REPORTS**
 - A. Landscape Inspection Services Tab 4
 - B. Landscape Services Tab 5
 1. Consideration of Juniper Landscaping Contract Renewal for May 1, 2025 Tab 6
 - C. Clubhouse Coordinator
 1. Ratification of Neptune Multi Services Agreement for Clubhouse Coordination Services Tab 7
 2. Ratification of Neptune Multi Services Agreement for Clubhouse Cleaning Services Tab 8
 - D. District Engineer
 1. Consideration of Proposals Tab 9
 - E. District Counsel



F. District Manager	Tab 10
1. Presentation of FIA Site Inspection Report.....	Tab 11
6. BUSINESS ITEMS	
A. Consideration of Resolution 2025-06, Appointing Officers of the District	Tab 12
B. Consideration of Proposals for Pond & Waterway Management Services.....	Tab 13
C. Consideration of Proposals for Bridge Project	Tab 14
D. Consideration of Conyers Plumbing Proposal.....	Tab 15
E. Consideration of Air-Ric's Proposal for AC Maintenance Services	Tab 16
F. Consideration of Waste Management Proposal	Tab 17
G. Consideration of Proposals for Clubhouse Pest Control Services	Tab 18
H. Consideration of Proposals for Pool Cleaning Services	Tab 19
I. Consideration of Proposals for Arbitrage Services	Tab 20
J. Discussion on HOA Christmas Lights.....	Tab 21
K. Discussion on HOA Signs	Tab 22
L. Discussion on O&M Assessments FY 2025-2026	Tab 23
7. SUPERVISOR REQUESTS	
8. ADJOURNMENT	

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to contact me at (813) 575-1955.

Thank you,

Eric Dailey

Eric Dailey
District Manager