

Avelar Creek Community Development District

Board of Supervisors

Julie Campbell, Vice Chairperson
Kimmie J. McLoughlin, Assistant Secretary
Donald Cullen, Assistant Secretary
Jessica Teston Loadholtes – Seat 2
Vacant – Seat 3

Alba Sanchez, District Manager
Scott Steady, District Counsel
David Landers, District Engineer

Agenda for Regular Meeting

Wednesday, May 22, 2024, at 6:00 p.m.

Join Microsoft Teams Meeting

Meeting ID: 241 946 142 875 Passcode: szYpEu

[Click here to join the meeting](#)

Please let us know at least 24 hours in advance if you plan to call into the meeting. Following is the Agenda for the Meeting:

All cellular phones and pagers must be turned off during the meeting.

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Organizational Matters

- A. Appointment of Supervisors to Fill the Unexpired Term of Office of Seat 3. The term for this seat expires in November 2026
- B. Oath of Office of Newly Appointed Supervisors
- C. Designation of Officers Resolution 2024-03

4. Public Comments on Agenda Items

5. Business Items

- A. Hillsborough County Water Resources Department-Contract for Additional Flows
- B. Consideration of Estimate from Howie's Plumbing, Inc. for Backflow

6. Consent Agenda

- A. Consideration of Board of Supervisors' Minutes of March 27, 2024 Regular Meeting
- B. Review of Financial Statements from March/April 2024.
- C. Resolution 2024-05 Requesting the Hillsborough County Supervisor of Elections Conduct the 2024 General Election for District Supervisors

7. Staff Reports

- A. District Counsel
 - i. Consideration and adoption of the District Towing Policy
 - ii. Consideration of Approval of Agreement with Target Towing
 - iii. Discussion of Dip in the Road
 - iv. Discussion of the need for survey of the rear property line of the homes along Caraway Spice.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

Avelar Creek Clubhouse
10125 Holland Rd
Riverview, Florida 33578

- B. District Engineer**
 - i. CPH Consulting, LLC – Invoice Summary
 - ii. Sun City Center Plumbing Services-Howies Plumbing Inc. Estimate

- C. District Manager**
 - i. Painting Proposals
 - ii. Roof Replacement Price List and Roof Proposals
 - iii. Presentation of the Proposed Fiscal Year 2025 Budget and Resolution 2024-06 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing Date
 - iv. Consideration of RFQ for District Engineer
 - v. Consideration of RFP for New Pool Contract

8. Board of Supervisors Requests and Comments

9. Adjournment

The next CDD Meeting is scheduled for Wednesday, August 21, 2024 at 6:00 p.m.