

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 25, 2021**

AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 25, 2021 at 6:00 P.M.
AVELAR CREEK CLUBHOUSE LOCATED AT 10125 HOLLAND AVE.,
RIVERVIEW, FL 33579

District Board of Supervisors	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Christopher Perich Julie Campbell Michael Finke Cornell Nobles Vacant
District Manager	Meritus	Rick Reidt
Onsite Staff	Meritus	Jahyra Rivera
District Attorney	Burr Forman	Scott Steady
District Engineer	CPH Inc	Nicole Lebron

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume with the fourth section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth and seventh section is called **Supervisor/Staff Reports and Management Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The eighth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, August 25, 2021 at 6:00 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER/ROLL CALL**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2022 BUDGET**
 - A. Open Public Hearing on Fiscal Year 2022 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2021-03; Adopting Fiscal Year 2022 Budget.....Tab 01
 - E. Close Public Hearing on Fiscal Year 2022 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2021-04; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-05; Setting Fiscal Year 2022 Meeting Schedule.....Tab 03
 - B. Discussion on Pool Cleaning Contract.....Tab 04
 - C. Discussion on Landscape Enhancements Proposal.....Tab 05
 - D. Discussion on Fish Stocking Proposal.....Tab 06
 - E. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Meeting Minutes May 26, 2021 Tab 07
 - B. Consideration of Operations and Maintenance Expenditures May 2021 Tab 08
 - C. Consideration of Operations and Maintenance Expenditures June 2021 Tab 09
 - D. Consideration of Operations and Maintenance Expenditures July 2021 Tab 10
 - E. Review of Financial Statements Month Ending July 31, 2021 Tab 11
- 10. SUPERVISOR/STAFF REPORTS**
 - A. Supervisor Reports
 - i. Landscape Update by Supervisor Perich
 - ii. Accounting & Financing Update by Supervisor Campbell
 - iii. Clubhouse & Pool Update by Supervisor Finke
 - iv. Pond Update by Supervisor Finke
- 11. MANAGEMENT REPORTS**
 - A. Action Item Lists Tab 12
 - B. Community Inspection Reports Tab 13
 - C. Clubhouse Manager Report
- 12. SUPERVISOR REQUESTS**
- 13. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 14. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Rick Reidt,
District Manager