

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 26, 2020**

# AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

**AUGUST 26, 2020 at 6:00 p.m.**

Conference Call In Number – 1-866-906-9330

Participant Access Code – 4863181

<b>District Board of Supervisors</b>	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Christopher Perich Julie Campbell Michael Finke Michael Dignan Vacant
<b>District Manager</b>	Meritus	Debby Nussel
<b>Onsite Staff</b>		Andrea Cedres
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	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.

August 26, 2020

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 26, 2020 at 6:00 p.m.** via conference call at the information listed below:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget .....Tab 01
  - E. Close Public Hearing on Proposed Fiscal Year 2021 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 2020-05; Levying O&M Assessments.....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN AND PROCEED TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule.....Tab 03
  - B. Discussion on Main Entrance Center Island Landscaping Proposal.....Tab 04
  - C. Discussion on Dead Tree Removal off of 301 .....Tab 05
  - D. Discussion on New Monument Signs.....Tab 06
  - E. Discussion on Removal of Cattail.....Tab 07
  - F. Discussion on CDD Property and Parking at The Cove at Avelar Creek.....Tab 08
  - G. Discussion on Sod Replacement Proposal.....Tab 09
  - H. General Matters of the District
- 9. CONSENT AGENDA**
  - A. Consideration of the Board of Supervisors Regular Meeting Minutes May 20, 2020 ..... Tab 10
  - B. Consideration of Operations and Maintenance Expenditures May 2020 ..... Tab 11
  - C. Consideration of Operations and Maintenance Expenditures June 2020 ..... Tab 12
  - D. Consideration of Operations and Maintenance Expenditures July 2020 ..... Tab 13
  - E. Review of Financial Statements Month Ending July 31, 2020 ..... Tab 14
- 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 Dignan
- 11. MANAGEMENT REPORTS**
  - A. District Manager
- 12. SUPERVISOR REQUESTS**
- 13. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 14. ADJOURNMENT**

*This meeting of the Board will be conducted by means of communications media technology, pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor Desantis on March 9, 2020, March 20, 2020 and April 29, 2020, respectively (collectively, the "Executive Orders"), and pursuant to Section 120.54(5)(b)2., Florida Statutes. Consistent with the Executive Orders and except as otherwise provided for herein, there will not be any Supervisors or staff physically present at a specific meeting location for this meeting. While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public*

*participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at the phone number listed above. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance to facilitate the Board's consideration of such questions and comments during the meeting.*

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.

Sincerely,

Debby Nussel,  
*District Manager*