



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
May 7, 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.

April 29, 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 **Wednesday, May 7, 2025, at 6:00 p.m.** at the Avelar Creek Clubhouse, located 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 March 24, 2025 Tab 1
 - B. Consideration of Operations & Maintenance
Expenditures for March 2025 Tab 2
- 5. STAFF REPORTS**
 - A. Aquatic Services Tab 3
 - B. Landscape Inspection Services Tab 4
 - C. Landscape Services
 - D. Clubhouse Coordinator Tab 5
 - E. District Engineer
 - F. District Counsel
 - G. District Manager Tab 6
- 6. BUSINESS ITEMS**
 - A. Presentation of Registered Voter Count Tab 7
 - B. Consideration of Fiscal Year 2023-2024 Audit Tab 8
 - C. Consideration of Resolution 2025-07,
Approving Disbursement of Expenses Tab 9
 - D. Consideration of Resolution 2025-08,
Setting the Dates, Time, and Location for
Regular Meetings for FY 2025-2026 Tab 10



- E. Presentation of FY 2025-2026 Proposed Budgets Tab 11
 - F. Consideration of Resolution 2025-09, Approving Proposed Budgets for FY 2025-2026 and Setting Date, Time, and Location for Public Hearing Tab 12
 - G. Consideration of Halifax Solutions Proposal for O&M Mailed Notices **(Under Separate Cover)**
 - H. Discussion on District Policies Tab 13
 - I. CDD 101 Presentation Tab 14
- 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