



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
July 30, 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 Sebastian Johnson Jessica Teston-Loadholtes	Chairperson Vice Chairperson 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.

July 24, 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, July 30, 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 May 7, 2025..... Tab 1
 - B. Consideration of Operations & Maintenance
Expenditures for April, May, and June 2025..... Tab 2
- 5. STAFF REPORTS**
 - A. Aquatic Services..... Tab 3
 - B. Landscape Inspection Services Tab 4
 - C. Landscape Services Tab 5
 1. Consideration of Proposals Tab 6
 - D. Clubhouse Coordinator Tab 7
 - E. District Engineer
 1. Presentation of Draft Community Map..... Tab 8
 - F. District Counsel
 - G. District Manager Tab 9
- 6. BUSINESS ITEMS**
 - A. Ratification of Agreements
 1. American Leak Detection Tab 10
 2. Aqua Sentry, Inc. Tab 11



- B. Consideration of Proposals for Pool Maintenance Services Tab 12
- C. Consideration of Aqua Sentry Proposals for Pool Repairs Tab 13
- D. Consideration of Proposal for Yoga Classes Tab 14
- E. Public Hearing on FY 2026 Budget..... Tab 15
- F. Consideration of Resolution 2025-10, Adopting FY 2026 Final Budget..... Tab 16
- G. Consideration of Resolution 2025-11, Imposing Special Assessments for FY 2026..... Tab 17
- H. Consideration of Resolution 2025-08, Adopting FY 2025-2026 Meeting Schedule Tab 18
- I. Consideration of No Parking Signs..... Tab 19
- J. Consideration of Nvirotect Proposal for Termite Protection Tab 20
- K. Consideration of Letter of Resignation from Board Supervisor Donald Cullen Tab 21

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