



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

**Board of Supervisors' Meeting
October 20, 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 Stanley Brown 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.

October 14, 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 **Monday, October 20 2025, at 6:00 p.m.** at the Avelar Creek Clubhouse, located at 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 July 30, 2025 Tab 1
 - B. Consideration of Operations & Maintenance
Expenditures for
 1. July 2025..... Tab 2
 2. August 2025 Tab 3
 3. September 2025..... Tab 4
- 5. STAFF REPORTS**
 - A. Aquatic Services Tab 5
 - B. Landscape Inspection Services Tab 6
 - C. Landscape Services Tab 7
 1. Proposals Tab 8
 - D. Clubhouse Coordinator Tab 9
 - E. District Engineer
 - F. District Counsel
 - G. District Manager Tab 10



6. BUSINESS ITEMS

- A. Consideration of Resolution 2026-01, Adopting Amended FY 24-25 Budget Tab 11
- B. Consideration of Resolution 2026-02, Appointing Assistant Secretary..... Tab 12
- C. Ratification of FIA Insurance Proposal for FY 25-26 Tab 13
- D. Consideration of Performance Measures Standards & Annual Reporting FY 25-26 Tab 14
- E. Consideration of Arbitrage Rebate Report for Series 2016 Bonds for September 30, 2024 Tab 15
- F. Consideration of Arbitrage Rebate Report for Series 2016 Bonds for September 30, 2025 Tab 16
- G. Consideration of Halifax Solutions 1st Addendum Contract for District Management Services Tab 17
- H. Discussion on Parking Signs at the Cove
- I. Discussion on District Projects for FY 25-26..... Tab 18

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