

Minutes of Meeting

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Avelar Creek Community Development District

The regular meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, July 30, 2025, at 6:05 p.m.** at the Avelar Creek Clubhouse, located at 10125 Holland Road, Riverview, Florida 33578.

Present and constituting a quorum were:

Julie Campbell	Board Supervisor, Chairperson
Kimmie J. McLoughlin	Board Supervisor, Vice Chairperson
Sebastian Johnson	Board Supervisor, Assistant Secretary
Jessica Teston-Loadholtes	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions
Scott Steady	District Counsel, Burr & Forman LLP
Stephen Brletic	District Engineer, Brletic Dvorak, Inc. (joined the meeting in progress)
Andrea Cedres	Co-Owner, Neptune Multi Services
Nia Cruz Cedres	Clubhouse Coordinator, Neptune Multi Services
Juan Nova	Branch Manager, Juniper Landscaping
Jhensen Alvarez	Account Manager, Juniper Landscaping

Audience	Present
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First Order of Business

Call to Order and Roll Call

Mr. Dailey called the meeting to order at 6:05 p.m. and conducted roll call, confirming that a quorum was present.

Second Order of Business

Pledge of Allegiance

Mr. Dailey asked the Board and Audience to recite in the Pledge of Allegiance.

47 **Third Order of Business**

Audience Comments

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Mr. Dailey asked if there were any audience comments.

Ms. Bass addressed the Board regarding concerns with landscaping and the tree on District property next to her home.

Ms. Sosa addressed the Board regarding concerns with the landscaping in the District and maintenance of conservation areas.

The Board stated they are working on a new landscape maintenance map and reviewing the current scope of services. The Board stated they plan to make some changes to both items by the January Board meeting.

Ms. Franklin asked the Board about conducting yoga classes for the residents at the clubhouse. Board referred her to the clubhouse rental policies and to speak with Ms. Cedres to coordinate any potential rentals.

Ms. Stout addressed the Board regarding the landscaping in the District particularly trimming around the ponds and near the town homes. Ms. Stout also requested the District budget for quarterly community events.

Ms. Brown addressed the Board regarding the landscaping in the District and near the town homes.

Mr. Dailey asked if there were any further audience comments and there were none.

Fourth Order of Business

Public Hearing on FY 2026 Budget

Mr. Dailey stated in the record that the public hearing has been properly noticed and asked for a motion to open.

On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board opened the Public Hearing for the Fiscal Year 2026 Budget, for Avelar Creek Community Development District.

Mr. Dailey reviewed the updated year-to-date expenses through June 30, 2025 with the Board and discussed the crime and workers compensation insurance requirement from Egis for Board Supervisors that volunteer in the community.

Mr. Dailey asked the Board if they had any questions or comments and there were none.

Mr. Dailey opened the public hearing for audience.

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94 Mr. Note addressed the Board regarding the collection of the fees and Mr. Dailey
95 explained it is collected through your county tax bill.

96
97 Mr. Perich addressed the Board regarding the increase in the fee to his lot and the
98 other increases in fees not related to the District.

99
100 Mr. Dailey asked if there were any further audience comments and there were
101 none.

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103 Mr. Dailey asked the Board for a motion to close the public hearing.

104
105 On a motion by Ms. Campbell seconded by Ms. Teston-Loadholtes, with all in favor, the
106 Board closed the Public Hearing for the Fiscal Year 2026 Budget, for Avelar Creek
107 Community Development District.

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110 **Fifth Order of Business** **Consideration of Resolution 2025-10,**
111 **Adopting FY 2026 Final Budget**

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113 Mr. Dailey presented Resolution 2025-10, Adopting the Fiscal Year 2026 Final
114 Budget for consideration to the Board.

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116 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board
117 approved Resolution 2025-10, Adopting the Fiscal Year 2026 Final Budget, for Avelar
118 Creek Community Development District.

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121 **Sixth Order of Business** **Consideration of Resolution 2025-11,**
122 **Imposing Special Assessments for FY**
123 **2026**

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125 Mr. Dailey presented Resolution 2025-11, Imposing Special Assessments for
126 Fiscal Year 2026 for consideration to the Board.

127
128 On a motion by Ms. Campbell seconded by Ms. Teston-Loadholtes, with all in favor, the
129 Board approved Resolution 2025-11, Imposing Special Assessments for Fiscal Year
130 2026, for Avelar Creek Community Development District.

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133 **Seventh Order of Business** **Consent Agenda Items/Business**
134 **Administration**

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136 Mr. Dailey asked if the Board had any questions regarding the consent agenda
137 items. The Board had no questions or comments
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139 On a motion by Ms. McLoughlin seconded by Ms. Teston-Loadholtes, with all in favor, the
140 Board approved the Business Administration Consent Agenda Items as presented, for
141 Avelar Creek Community Development District.

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Eighth Order of Business

Staff Reports

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A. Aquatic Services

148 Mr. Dailey presented the report from Crosscreek Environmental to the Board and
149 there were no questions or comments.

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151 The Board discussed the algae bloom on pond 4 and for Crosscreek
152 Environmental to address it.

153
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B. Landscape Inspection Services

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156 Mr. Dailey presented the PSA Horticultural report with the Board and there were
157 no questions or comments.

158
159 Mr. Dailey stated that with a score of 32 Juniper Landscaping passed the
160 inspection.

161
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C. Landscape Services

163
164 Mr. Nova presented the report from Juniper Landscaping to the Board and there
165 were no questions or comments.

166
167 Mr. Dailey presented the Juniper Landscaping proposals to replace the mulch bed
168 by the pool with options for sod or plants.

169
170 The Board decided they did not want to address this area at this time and took no
171 action on the proposals.

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173 Mr. Dailey asked the Board if they had any other questions or comments for Mr.
174 Nova. There were none so he left the meeting.

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D. Clubhouse Coordinator

177
178 Mr. Dailey reviewed the Clubhouse Coordinator report with the Board and there
179 were no questions or comments.

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181 The Board discussed increasing the weekly office hours for the Clubhouse
182 Coordinator to fifteen per week. Ms. Cedres stated that she would like to switch
183 from two to three days per week to five hours per day. Ms. Cedres stated they
184 would also flex hours as needed to cover weekend events.
185

186 On a motion by Ms. Teston-Loadholtes seconded by Mr. Johnson, with all in favor, the
187 Board approved increasing the office hours to fifteen hours per week for the Clubhouse
188 Coordinator position for Neptune Multi Services, for Avelar Creek Community
189 Development District.

190
191 The Board discussed the need to replace the thermostat with something that can be
192 controlled and monitored remotely.
193

194 On a motion by Ms. Campbell seconded by Ms. Teston-Loadholtes, with all in favor, the
195 Board approved a not-to-exceed of \$200.00 to purchase and install a new thermostat, for
196 Avelar Creek Community Development District.

197
198 **E. District Engineer**
199

200 Mr. Brletic presented the draft community map to the Board for review and
201 discussion. The Board stated that they want to review the map and provide all
202 comments back to Mr. Brletic so a final version can be presented and approved at
203 the January Board meeting.
204

205 Ms. McLoughlin also discussed the need to review the current landscape scope of
206 services against the draft map to make any necessary changes.
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208 Mr. Dailey asked the Board if they had any other questions or comments for Mr.
209 Brletic. There were none so he left the meeting.
210

211 **F. District Counsel**
212

213 Mr. Steady stated he had no updates at this time.
214

215 Mr. Steady asked the Board if they had any questions or comments. The Board
216 had none.
217

218 **G. District Manager**
219

220 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
221 or comments.
222

223 Mr. Dailey stated that the two areas peeling on the pool surface are getting worse
224 and could pose a liability if someone was injured. Mr. Dailey recommended closing
225 the pool as soon as they can schedule the repairs with Shaper Image Pools. Mr.

226 Dailey stated it should take one to two weeks to make the repairs and reopen the
227 pool.

228
229 The Board discussed the need to wait until school starts after August 11, 2025.
230

231 On a motion by Ms. Campbell seconded by Ms. Teston-Loadholtes, with all in favor, the
232 Board authorized closing the pool after August 11, 2025 to schedule the repairs to the
233 surface, for Avelar Creek Community Development District.

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235 Mr. Dailey asked the Board if they had any questions or comments. The Board had
236 none.

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239 **Ninth Order of Business**

Ratification of Agreements

240
241 Mr. Dailey presented the American Leak Detection and Aqua Sentry, Inc.
242 agreements for ratification to the Board.

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244 On a motion by Ms. Campbell seconded by Mr. McLoughlin with all in favor, the Board
245 ratified the American Leak Detection agreement for \$1,450.00 and the Aqua Sentry, Inc.
246 the Agreement for Pool Maintenance Services for \$1,850.00 per month, for Avelar Creek
247 Community Development District.

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250 **Tenth Order of Business**

**Consideration of Proposals for Pool
Maintenance Services**

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253 Mr. Dailey presented the three proposals from Aqua Sentry Pools, Cooper Pools
254 and Shaper Image Pools for pool maintenance services to the Board for consideration.
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256 On a motion by Mr. Johnson seconded by Ms. Campbell with all in favor, the Board
257 approved the Aqua Sentry, Inc. proposal for Pool Maintenance Services for \$1,850.00
258 per month, for Avelar Creek Community Development District.

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261 **Eleventh Order of Business**

**Consideration of Aqua Sentry
Proposals for Pool Repairs**

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264 Mr. Dailey presented the proposals from Aqua Sentry Pools for pool repairs to the
265 Board for consideration.

266
267 Mr. Dailey stated he had approved proposal #1628 for \$695.00 to replace the
268 vacuum motor so they could continue cleaning the pool. Mr. Dailey stated that proposals

269 #1627 to replace the filters for \$2,451.00 and #1629 to replace the Val Pak latches for
270 \$750.00 are needed to keep the pool open and pass inspection.
271

272 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board
273 approved the three proposals from Aqua Sentry Pool for various pool repairs totaling
274 \$3,896.00, for Avelar Creek Community Development District.

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277 **Twelfth Order of Business** **Consideration of Resolution 2025-08,**
278 **Adopting FY 2025-2026 Meeting**
279 **Schedule**
280

281 Mr. Dailey presented Resolution 2025-08, Adopting the Fiscal Year 2025-2026
282 Meeting Schedule to the Board for consideration.
283

284 Mr. Dailey reviewed the dates with the Board, and they selected October 20, 2025,
285 January 26, 2026, April 27, 2026, July 27, 2026 and September 28, 2026 as their meeting
286 dates.
287

288 On a motion by Ms. Campbell seconded by Ms. Teston-Loadholtes, with all in favor, the
289 Board approved Resolution 2025-08, Adopting the Fiscal Year 2025-2026 Meeting
290 Schedule, for Avelar Creek Community Development District.

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293 **Thirteenth Order of Business** **Consideration of No Parking Signs**
294

295 Mr. Johnson discussed the need to fix or replace the No Parking signs in the Cove
296 Creek townhome area. The Board discussed removing the signs and the ownership of
297 the property they are located on. The Board decided to table the discussion to allow the
298 Cove Creek HOA to review the situation in more detail related to the parking in the area.
299

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301 **Fourteenth Order of Business** **Consideration of Nvirotect Proposal for**
302 **Termite Protection**
303

304 Mr. Dailey presented Nvirotect Proposal for Termite Protection to the Board for
305 consideration.
306

307 The Board discussed the termites already being dead and just the need to repair
308 the door frames. The Board asked Mr. Dailey to see if he can get some proposals for the
309 repairs.
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314 **Fifteenth Order of Business**

314 **Consideration of Letter of Resignation**
315 **from Board Supervisor Donald Cullen**

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317 Mr. Dailey presented the Letter of Resignation from Board Supervisor Donald
318 Cullen.

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320 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board
321 accepted the Letter of Resignation from Mr. Cullen, for Avelar Creek Community
322 Development District.

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324 Mr. Dailey and Mr. Steady explained the options to the Board regarding replacing
325 the open seat.

326

327 Mr. Brown was present and provided the Board with a resume to be considered
328 for the open seat. The Board discussed Mr. Brown's interest and qualifications for the
329 position.

330

331 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board
332 appointed Mr. Stanley Brown to serve the remaining term for Seat 5 ending November
333 2028, for Avelar Creek Community Development District.

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335 Mr. Dailey stated that for the record he was authorized to administer the Oath of
336 Office to Mr. Brown and proceed to do so.

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338 Mr. Dailey asked Mr. Brown if he would like to waive or accept compensation of up
339 to \$200.00 per meeting not-to-exceed \$4,800.00 per year. Mr. Brown agreed to accept
340 compensation.

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342 Mr. Steady briefly touched on the role as a Board Supervisor and the Sunshine
343 Laws.

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346 **Sixteenth Order of Business**

346 **Supervisor Requests**

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348 Mr. Dailey asked if there were any Supervisors Requests.

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350 Ms. Teston-Loadholtes stated that she was getting no response from the county
351 and would like to have the District install wildlife crossing signs. Ms. Teston-Loadholtes
352 stated she found some on Amazon that would cost \$125.00.

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354 The Board discussed the location and to have Ms. Teston-Loadholtes work with
355 Mr. Brletic to make sure they remain in compliance with any state or county requirements.

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358 On a motion by Ms. Campbell seconded by Mr. Brown, with Ms. Campbell, Mr. Johnson,
359 Mr. Brown, and Ms. Teston-Loadholtes, in favor and Ms. McLoughlin opposed, the Board
360 approved a not-to-exceed amount of \$250.00 to purchase and install wildlife crossing
361 signs, for Avelar Creek Community Development District.

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363 Mr. Dailey asked if there were any further Supervisors Requests and there were
364 none.

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367 **Seventeenth Order of Business** **Adjournment**
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369 On a motion by Ms. Campbell, seconded by Mr. Johnson with all in favor, the Board
370 adjourned the meeting at 8:24 p.m., for Avelar Creek Community Development District.

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375 Secretary/Assistant Secretary

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375 Chairperson/ Vice Chairperson