



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
January 26, 2026

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:	TBD	TBD
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.

January 20, 2026

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, January 26, 2026, 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 ITEMS**
 - A. Consideration of Resignation of Burr Forman, LLP..... Tab 1
 - B. Consideration of Proposals for District Counsel
 1. Kilinski Van Wyk..... Tab 2
 2. Persson, Cohen, Mooney, Fernandez & Jackson, P.A. Tab 3
 3. Straley Robin Vericker..... Tab 4
 - C. Consideration of Resolution 2026-03, Appointing District Counsel Tab 5
- 5. BUSINESS ADMINISTRATION/CONSENT AGENDA ITEMS**
 - A. Consideration of Minutes of the Meeting held on October 20, 2025..... Tab 6
 - B. Consideration of Operations & Maintenance Expenditures for October 2025..... Tab 7
 - C. Consideration of Operations & Maintenance Expenditures for November 2025..... Tab 8
 - D. Consideration of Operations & Maintenance Expenditures for December 2025..... Tab 9

6. STAFF REPORTS

- A. Aquatic Services Tab 10
 - 1. Consideration of Proposals Tab 11
- B. Landscape Inspection Services Tab 12
- C. Landscape Services Tab 13
 - 1. Consideration of Proposals Tab 14
- D. Clubhouse Coordinator Tab 15
- E. District Engineer
- F. District Counsel
- G. District Manager Tab 16

7. BUSINESS ITEMS

- A. Consideration of Revised Community Map Tab 17
- B. Consideration of BDI Proposal for Public Facilities Report Update Tab 18
- C. Consideration of Proposals for Monument Repairs..... Tab 19
- D. Consideration of Proposals for Bridge Repairs..... Tab 20

8. SUPERVISOR REQUESTS

9. 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