

**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 **Monday, October 20 2025, at 6:03 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
Stanley Brown	Board Supervisor, Assistant Secretary
Sebastian Johnson	Board Supervisor, Assistant Secretary
Jessica Teston-Loadholtes*	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions
C.J. Greene	Lead Ecologist, Crosscreek Environmental Inc.
Andrea Cedres*	Co-Owner, Neptune Multi Services
Juan Nova*	Branch Manager, Juniper Landscaping

Audience	Present
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***Note (\*) – Attended via conference call.***

**First Order of Business**

**Call to Order and Roll Call**

Mr. Dailey called the meeting to order at 6:03 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.

46 **Third Order of Business**

**Audience Comments**

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

49

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51 **Fourth Order of Business**

**Consent Agenda Items/Business  
Administration**

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53

54 Mr. Dailey asked if the Board had any questions regarding the consent agenda  
55 items.

56

57 Ms. McLoughlin asked if there was a need to have District Engineer and District  
58 Counsel attend meetings based on the costs. Ms. McLoughlin stated they could have Mr.  
59 Dailey follow up with any questions or concerns after the meeting if needed. The Board  
60 discussed the need for Mr. Brletic to be involved with upcoming projects.

61

62 On a motion by Ms. McLoughlin seconded by Mr. Brown, with all in favor, the Board  
63 approved that District Counsel and District Engineer only attend future meetings as  
64 requested by the Board of Supervisors, for Avelar Creek Community Development  
65 District.

66

67 Ms. McLoughlin stated that at the last meeting she had asked for the wildlife signs  
68 discussion to be tabled and when it was not, she did not cast a vote. Ms. McLoughlin  
69 stated that Mr. Dailey explained to her later that she was required to vote unless there  
70 was a defined voting conflict under the Florida Statutes per his conversation with Mr.  
71 Steady. Ms. McLoughlin stated that if she had been aware of that requirement she would  
72 have voted no on the wildlife signs and would like the minutes to reflect that vote.

73

74 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board  
75 approved the Business Administration Consent Agenda Items with the change to the  
76 meeting minutes to reflect that Ms. McLoughlin voted opposed to the purchase and  
77 installation of the wildlife crossing signs, for Avelar Creek Community Development  
78 District.

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81 **Fifth Order of Business**

**Staff Reports**

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83 **A. Aquatic Services**

84

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

87

88 The Board discussed an eroded area behind Holland Circle that needs to be  
89 addressed.

90

91 Mr. Greene stated there are two options to fix the issue, either making the  
92 homeowner put in gutters and downspouts to channel it down to the pond and  
93 install dirt to fill the hole or having the District install Geotech and riprap.

94  
95 Mr. Greene stated that some of the ponds could use aquatic plants installed to help  
96 with the algae they are trying to treat.

97  
98 The Board asked Mr. Greene to provide a proposal for the erosion issue and plants  
99 for the January meeting.

100

101 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board  
102 approved a not-to-exceed of \$500.00 to purchase and install some stakes and fencing to  
103 mark off the erosion area behind Holland Circle, for Avelar Creek Community  
104 Development District.

105

106 Mr. Dailey asked the Board if they had any other questions or comments for Mr.  
107 Greene. There were none so he left the meeting.

108

109 **B. Landscape Inspection Services**

110

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

113

114 Mr. Dailey stated that with a score of 32 Juniper Landscaping passed the  
115 inspection.

116

117 **C. Landscape Services**

118

119 Mr. Dailey presented the report from Juniper Landscaping to the Board and there  
120 were no questions or comments.

121

122 Mr. Dailey presented the two Juniper Landscaping proposals to the Board. Ms.  
123 McLoughlin stated that neither of the proposals should be approved at this time as  
124 the one is for tree lifting which is required to be done up to fifteen feet in their contract  
125 and the other is for the erosion issue that was discussed earlier that Mr. Greene is  
126 going to provide a proposal for.

127

128 Ms. McLoughlin also stated that the \$1,500.00 fee for the annuals was not above the  
129 approved contract by the Board, it has now been split as a separate bill under the  
130 newly revised contract for this fiscal year.

131

132 Mr. Dailey presented a proposal from Juniper Landscaping to repair a pressure  
133 vacuum breaker for the well at Cowley Road and Avelar Manor.

134

135 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board  
136 approved Juniper Landscaping proposal #368507 for the Cowley Road well repair for  
137 \$2,252.26, for Avelar Creek Community Development District.

138  
139 The Board discussed the car that was in the driveway right-of-way that is used to get  
140 to the home behind the pond off Holland Road. It was discussed that the car is  
141 blocking the mowing of the right-of-way and residents are complaining.  
142

143 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board  
144 authorized Mr. Dailey to send a letter to the homeowners to move their car out of the  
145 driveway so it can be maintained, for Avelar Creek Community Development District.

146  
147 Mr. Dailey asked the Board if they had any other questions or comments for Mr.  
148 Nova. There were none so he left the meeting.  
149

150 **D. Clubhouse Coordinator**

151  
152 Mr. Dailey reviewed the Clubhouse Coordinator report with the Board and there  
153 were no questions or comments.  
154

155 Ms. Cedres provided the following updates to her report:  
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- 157 • Yoga classes will start on October 25<sup>th</sup>.
- 158 • Bathroom door handles being addressed.
- 159 • New pool vendor is doing a great job.
- 160 • No issues with any rentals.
- 161 • Reported a down pole to TECO on Saturday.
- 162 • Need to order some additional access cards.

163  
164 Ms. McLoughlin asked about the pool furniture repairs and Ms. Cedres stated she  
165 would follow up. Ms. Cedres also stated that she has an additional staff member  
166 named Camilia that is now assisting.  
167

168 Ms. Campbell asked about installing a flood light that is motion censored to face  
169 toward the playground off the clubhouse to help deter people from being in the  
170 park after dark.  
171

172 On a motion by Ms. Campbell seconded by Mr. Brown, with all in favor, the Board  
173 approved Mr. Brown to work with Ms. Cedres to find a vendor for a not-to-exceed of  
174 \$1,000.00 to purchase and install a motion censored flood light on the clubhouse to face  
175 the playground, for Avelar Creek Community Development District.

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225

226 On a motion by Ms. Campbell seconded by Ms. Campbell with all in favor, the Board  
227 approved Resolution 2026-02, Appointing Stanley Brown as an Assistant Secretary, for  
228 Avelar Creek Community Development District.

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231 **Eighth Order of Business**

**Ratification of FIA Insurance Proposal  
for FY 25-26**

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233

234 Mr. Dailey presented the FIA Insurance Proposal for Fiscal Year 2025-2026  
235 ratification by the Board.

236

237 Mr. Dailey stated that since there was not a meeting before the September 30,  
238 2025 deadline, he had Ms. Campbell in her authority, to approve one of the two proposals  
239 received for insurance for the District. Mr. Dailey explained that FIA came in as lowest  
240 with a total of \$19,337.00 for the general liability, property, and workmen's compensation  
241 policies for the District which was \$6,982.00 under budget.

242

243 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board ratified  
244 the approval of the FIA Insurance proposal for Fiscal Year 2026-2026 for \$19,337.00, for  
245 Avelar Creek Community Development District.

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248 **Ninth Order of Business**

**Consideration of Performance  
Measures Standards & Annual  
Reporting FY 25-26**

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252 Mr. Dailey presented the Performance Measures Standards & Annual Reporting  
253 Fiscal Year 2025-2026 to the Board for consideration.

254

255 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board  
256 approved the Performance Measures Standards and Annual Reporting for Fiscal Year  
257 2025-2026, for Avelar Creek Community Development District.

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260 **Tenth Order of Business**

**Consideration of Arbitrage Rebate  
Report for Series 2016 Bonds for  
September 30, 2024**

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263

264 Mr. Dailey presented the Arbitrage Rebate Report for Series 2016 Bonds for  
265 September 30, 2024 to the Board for consideration.

266

267 Mr. Dailey explained this report was a cleanup from 2017 to 2024 for years of it not  
268 being completed and filed with the proper reporting agencies.

269

270 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board  
271 approved the Arbitrage Rebate Report for Series 2016 Bonds for September 30, 2024, for  
272 Avelar Creek Community Development District.

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274

275 **Eleventh Order of Business**

**Consideration of Arbitrage Rebate  
Report for Series 2016 Bonds for  
September 30, 2025**

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278

279 Mr. Dailey presented the Arbitrage Rebate Report for Series 2016 Bonds for  
280 September 30, 2025 to the Board for consideration.

281

282 On a motion by Ms. Campbell seconded by Mr. Brown, with all in favor, the Board approved  
283 the Arbitrage Rebate Report for Series 2016 Bonds for September 30, 2025, for Avelar  
284 Creek Community Development District.

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287 **Twelfth Order of Business**

**Consideration of Halifax Solutions 1st  
Addendum Contract for District  
Management Services**

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291 Mr. Dailey presented the 1st Addendum to the Contract for District Management  
292 Services with Halifax Solutions to the Board for consideration.

293

294 Mr. Dailey explained this addendum reflects the fees adopted in the Fiscal Year  
295 2025-2026 Budget.

296

297 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board  
298 approved the 1st Addendum to the Contract for District Management Services with Halifax  
299 Solutions for, Avelar Creek Community Development District.

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302 **Thirteenth Order of Business**

**Discussion on Parking Signs at the  
Cove**

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305 The Board discussed the no parking signs at the Cove and residents asked they  
306 not be replaced at this time. The Board asked them to come back to them if it becomes  
307 an issue in the future.

308

309 The Board did discuss if there are any dumping issues on District property to  
310 contact Mr. Dailey so he can address it.

311

312

313 **Fourteenth Order of Business**

313 **Discussion on District Projects for FY**  
314 **25-26**

315  
316 Ms. McLoughlin reviewed pictures with the Board she provided in the agenda  
317 regarding the current conditions of various monuments since residents have been asking  
318 about the installation of the holiday lights. Ms. McLoughlin recommended that repair of  
319 the monuments be moved to the top of the project list due to safety concerns.

320  
321 The Board decided that due to the safety concerns with some of the monuments  
322 they would not allow any holiday decorations to be installed on them this year.

323  
324 The Board discussed the repair of the bridge and that it may need to be pushed  
325 out further than this year due to the monuments and pond plantings needing to be  
326 addressed first.

327  
328 The Board also discussed additional projects for some repairs to the clubhouse  
329 with the water pooling on the deck, additional ADA mulching for the playground, and  
330 repainting the playground structures.

331  
332 On a motion by Mr. Brown seconded by Ms. McLoughlin, with all in favor, the Board  
333 approved a not-to-exceed amount of \$3,000.00 for the District Engineer to request  
334 proposals for repairing the damaged monuments, for Avelar Creek Community  
335 Development District.

336  
337 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board  
338 approved a not-to-exceed amount of \$1,000.00 to have the holiday lights put up and taken  
339 down around the clubhouse and playground, for Avelar Creek Community Development  
340 District.

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343 **Fifteenth Order of Business**

343 **Supervisor Requests**

344  
345 Mr. Dailey asked if there were any Supervisors Requests and there were none.

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348 **Sixteenth Order of Business**

348 **Adjournment**

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350 On a motion by Ms. Campbell, seconded by Mr. Brown with all in favor, the Board  
351 adjourned the meeting at 8:06 p.m., for Avelar Creek Community Development District.

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356 Secretary/Assistant Secretary

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356 Chairperson/ Vice Chairperson