



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
April 27, 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:	Lauren Gentry	Kilinski Van Wyk
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.

April 21, 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, April 27, 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 ADMINISTRATION/CONSENT AGENDA ITEMS**
 - A. Consideration of Minutes of the Meeting held on January 26, 2026..... Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for January 2026 Tab 2
 - C. Consideration of Operations & Maintenance Expenditures for February 2026 Tab 3
 - D. Consideration of Operations & Maintenance Expenditures for March 2026 Tab 4
- 5. STAFF REPORTS**
 - A. Aquatic Services..... Tab 5
 1. Consideration of Proposal for Fountain Repairs..... Tab 6
 - B. Landscape Inspection Services Tab 7
 1. Consideration of PSA Horticultural Proposal for Landscape Inspection Services Tab 8
 - C. Landscape Services Tab 9
 1. Consideration of Juniper Landscaping Contract Addendum..... Tab 10
 - D. Clubhouse Coordinator Tab 11
 1. Consideration of Staffing Proposal..... Tab 12

E. District Engineer	Tab 13
1. Consideration of CMS Revised Proposal for Monuments.....	Tab 14
2. Consideration of CMS Proposal for US 301 Monument and Brick Column Repairs	Tab 15
3. Consideration of CMS Revised Proposal for Bridge Repairs.....	Tab 16
4. Consideration of Public Facilities Report	Tab 17
F. District Counsel	
G. District Manager	Tab 18
6. BUSINESS ITEMS	
A. Consideration of Resolution 2026-04, Notice of Qualifying Period for 2026 General Election	Tab 19
B. Presentation of FY 2027 Proposed Budgets.....	Tab 20
C. Consideration of Resolution 2026-05, Approving Proposed Budgets for FY 2027 and Setting Public Hearing.....	Tab 21
D. Consideration of Air-Ric's Proposal AC Maintenance Services.....	Tab 22
E. Consideration of Proposals for Pressure Washing.....	Tab 23
F. Consideration of Proposal for Playground Mulch	Tab 24
G. Consideration of HSCO Trespass Authorization	Tab 25
H. Discussion Use of Volunteers for Projects	
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