

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, January 26, 2026, 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
Lauren Gentry*	District Counsel, Kilinski Van Wyk, PLLC
Kirk Wagner	Senior Inspector, Brletic Dvorak, Inc.
Andrea Cedres*	Co-Owner, Neptune Multi Services
C.J. Greene	Lead Ecologist, Crosscreek Environmental Inc.
Juan Nova	Branch Manager, Juniper Landscaping
Jhensen Alvarez	Account Manager, Juniper Landscaping
Daniel Lewis	Representative, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Whitney Sousa	Representative, Straley Robin Vericker
Mark Straley	Representative, Straley Robin Vericker

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.

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Second Order of Business

Pledge of Allegiance

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

Third Order of Business

Audience Comments

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

Fourth Order of Business

Consideration of Resignation of Burr Forman, LLP.

Mr. Dailey presented the Resignation of Burr Forman, LLP., as District Counsel to the Board for consideration.

Mr. Dailey stated that Mr. Steady had resigned from Burr Forman and took a position as the City of Tampa attorney and could no longer service as District Counsel.

On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board accepted the resignation of Burr Forman, LLP., as District Counsel, for Avelar Creek Community Development District.

Fifth Order of Business

Consideration of Proposals for District Counsel

Mr. Dailey stated that he received three proposals for District Counsel services from Kilinski Van Wyk, Persson, Cohen, Mooney, Fernandez & Jackson, P.A., and Straley Robin Vericker.

Mr. Dailey stated that representatives from the three firms were present to discuss their proposals with the Board. Mr. Dailey stated that Ms. Gentry was present via conference call from Kilinski Van Wyk, and that Mr. Lewis from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and Ms. Sousa and Mr. Straley from Straley Robin Vericker were present in the audience.

The Board provided each firm with the opportunity to give a brief presentation to the Board regarding their services going in alphabetical order by firm name.

The Board discussed the three firms considering hourly rates and availability to attend meetings via conference call. Mr. Dailey stated that once you have decided on a firm you would approve Resolution 2026-03, Appointing District Counsel naming the selected firm.

92 On a motion by Ms. Campbell seconded by Mr. Teston-Loadholtes, with all in favor, the
93 Board approved 2026-03, Appointing District Counsel, selecting Kilinski Van Wyk, for
94 Avelar Creek Community Development District.

95
96 The Board thanked the other firms for their proposals and Ms. Sousa, Mr. Straley
97 and Mr. Lewis left the meeting. Ms. Gentry remained on the conference call serving as
98 District Counsel.

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100
101 **Sixth Order of Business** **Consent Agenda Items/Business**
102 **Administration**
103

104 Mr. Dailey asked if the Board had any questions regarding the consent agenda
105 items.

107 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board
108 approved the Business Administration Consent Agenda Items, for Avelar Creek
109 Community Development District.

110
111 The Board discussed the decision from the October meeting to only have District
112 Counsel attend future meetings as requested by the Board. Ms. Gentry stated that she
113 can attend meetings via conference call if that is what the Board prefers to reduce costs.
114 The Board stated that District Counsel is needed at the meetings and can attend via
115 conference call going forward unless requested to attend in person.

117 On a motion by Ms. McLoughlin seconded by Ms. Campbell, with all in favor, the Board
118 approved having District Counsel attend all Board of Supervisors meetings via conference
119 call unless requested to attend in person, for Avelar Creek Community Development
120 District.

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123 **Seventh Order of Business** **Staff Reports**

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125 **A. Aquatic Services**

126
127 Mr. Dailey presented the report from Crosscreek Environmental to the Board and
128 there were no questions or comments.

129
130 Mr. Dailey presented the proposals from Crosscreek Environmental to the Board
131 for consideration.

132
133 Ms. Teston-Loadholtes asked Mr. Greene if the lower water levels or colder
134 weather would affect the plants if the Board moved forward with the proposals. Mr.

135 Greene explained they try and select the most resilient plants, and they will wait
136 until the rainy season to install them to provide for the best possible survival.

137
138 The Board discussed planting on 1.5' or 2' centers and prioritizing the ponds based
139 on need.

140
141 On a motion by Ms. Campbell seconded by Mr. Brown, with all in favor, the Board
142 approved the Crosscreek Environmental proposal with planting on 1.5' centers for ponds
143 4, 7 and 10 and then planting on 2' centers for ponds 1, 2, 3, 5, 6, 8, and 9, for \$19,330.00,
144 for Avelar Creek Community Development District.

145
146 The Board discussed the proposal for quarterly fountain maintenance.

147
148 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with Ms. Campbell, Ms.
149 McLoughlin, Mr. Johnson and Mr. Brown in favor and Ms. Teston-Loadholtes opposed, the
150 Board approved the Crosscreek Environmental proposal for quarterly ponds maintenance
151 for \$125.00 per quarter for a total of \$500.00 per year, for Avelar Creek Community
152 Development District.

153
154 The Board discussed the proposal to repair the pond shore erosion.

155
156 On a motion by Ms. Campbell seconded by Ms. McLoughlin, with all in favor, the Board
157 approved the Crosscreek Environmental proposal for pond shore erosion restoration
158 using nonwoven Geotech materials for \$2,650.00, for Avelar Creek Community
159 Development District.

160
161 Mr. Dailey asked the Board if they had any other questions or comments for Mr.
162 Greene. There were none so he left the meeting.

163
164 **B. Landscape Inspection Services**

165
166 Mr. Dailey presented the PSA Horticultural report with the Board and there were
167 no questions or comments.

168
169 Mr. Dailey stated that with a score of 30 Juniper Landscaping passed the
170 inspection.

171
172 **C. Landscape Services**

173
174 Mr. Dailey presented the report from Juniper Landscaping to the Board and there
175 were no questions or comments.

176
177 Mr. Dailey presented the Juniper Landscaping proposals to the Board for
178 consideration.

179

180 On a motion by Ms. McLoughlin seconded by Ms. Teston-Loadholtes, with all in favor, the
181 Board approved the Juniper Landscaping proposals #380931, #380973, and #381127 for
182 the February, May and August annuals for \$1,545.00 per proposal, for Avelar Creek
183 Community Development District.

184

185 Mr. Dailey asked the Board if they had any other questions or comments for Mr.
186 Nova or Mr. Alvarez. There were none so they left the meeting.

187

188 **D. Clubhouse Coordinator**

189

190 Mr. Dailey reviewed the Clubhouse Coordinator report with the Board and there
191 were no questions or comments.

192

193 Ms. Cedres provided the following updates to her report:

194

- 195 • They are receiving rental inquiries and are working with the residents to
196 schedule them.
- 197 • The voicemail is now set up for the office phone line.
- 198 • The HOA had a great event a few weeks ago and the yoga class also went
199 well.
- 200 • Overall, the clubhouse is in good shape after their visual inspection.

201

202 Ms. McLoughlin asked about a fire pit that was at the HOA event. Ms. Cedres said
203 she was unaware of one. Ms. Gentry discussed reviewing the current rules and
204 rentals agreements to see what is in place. Ms. Gentry stated that if updates are
205 required it would be through a public hearing process.

206

207 Ms. McLoughlin asked about the pool furniture repairs and Ms. Cedres stated she
208 is working with the vendor to set up a time to come out and look at what may need
209 to be repaired and for them to provide a proposal. The Board asked what Ms.
210 Cedres felt would be an estimated cost for the repairs and she stated no more than
211 \$2,500.00. Ms. Cedres stated she has a good relationship with the vendor and will
212 see what can be fixed under warranty.

213

214 On a motion by Ms. Campbell seconded by Mr. Johnson, with all in favor, the Board
215 approved a not to exceed of \$2,500.00 to make repairs to the pool furniture as needed,
216 for Avelar Creek Community Development District.

217

218 Mr. Dailey asked the Board if they had any other questions or comments for Ms.
219 Cedres, and there were none.

220

221 **E. District Engineer**

222

223 Mr. Dailey stated there was no report or updates from Mr. Wagner at this time. Mr.
224 Wagner stated that he will be presenting various proposals under Business Items
225 after Staff Reports.

226
227 Mr. Dailey asked the Board if they had any other questions or comments for Mr.
228 Wagner, and there were none.

229
230 **F. District Counsel**

231
232 Ms. Gentry thanked the Board for selecting her firm to serve as District Counsel.
233 Ms. Gentry stated she will be working with Mr. Dailey to get her arms around what
234 documents the District has in place and what legal ones you may need.

235
236 Ms. Gentry provided proposed legislative updates on sovereign immunity limits
237 and a procedure for removal of Board Supervisors.

238
239 Mr. Dailey asked the Board if they had any other questions or comments for Ms.
240 Gentry, and there were none.

241
242 **G. District Manager**

243
244 Mr. Dailey reviewed the Action Item List with the Board, and they had no questions
245 or comments.

246
247 Mr. Dailey reminded the Board that the next meeting on Monday, April 27, 2026 at
248 6:00 p.m. at the Avelar Creek Clubhouse.

249
250 Mr. Dailey stated he will present the Fiscal Year 2026-2027 Proposed Budget at
251 the April meeting.

252
253 Mr. Dailey asked the Board if they had any questions or comments. The Board had
254 none.

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257 **Eighth Order of Business** **Consideration of Revised Community**
258 **Map**

259
260 Mr. Dailey presented the revised community map to the Board for consideration.

261
262 Mr. Wagner reviewed the revised community map with the Board, and they
263 discussed some issues with a lack of maintenance in some areas behind residents'
264 fences that were previously maintained. The Board discussed having Juniper
265 Landscaping clean this up and maintain in going forward as shown on the map.

266
267 The Board discussed some other minor items with the map and stated that if more
268 questions come up, we can address them as needed and make changes.

269

270 On a motion by Ms. Campbell seconded by Mr. Brown with all in favor, the Board approved
271 the revised community map and asked that it be posted to the District website, for Avelar
272 Creek Community Development District.

273
274

Ninth Order of Business

**Consideration of BDI Proposal for
Public Facilities Report Update**

277

278 Mr. Dailey presented the BDI proposal for the Public Facilities Report update to
279 the Board for consideration.

280

281 Mr. Dailey stated that the current report on file was adopted in December of 2007
282 and is required to be updated every seven years. Mr. Dailey stated that once it has been
283 updated it will put the District back in compliance with the state requirements.

284

285 On a motion by Ms. McLoughlin seconded by Ms. Campbell with all in favor, the Board
286 approved the BDI Engineering proposal for the Public Facilities Report update for
287 \$2,520.00, for Avelar Creek Community Development District.

288

289

Tenth Order of Business

**Consideration of Proposals for
Monument Repairs**

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292

293 Mr. Wagner presented the proposals for Monument Repairs to the Board for
294 consideration.

295

296 Mr. Wagner stated that after inspecting the monuments at the main entrance, back
297 entrance and south entrance, he only requested proposals for the one located at Holland
298 Road and the two located at Avelar Ridge Road. Mr. Wagner stated that he put the
299 request for proposals out to three contractors and only received one proposal back from
300 Construction Management Services.

301

302 Mr. Wagner stated that Construction Management Services provided four options
303 with their proposal. Mr. Wagner stated option one is to repair the three monuments but
304 that it would likely only extend their life by two-three years with no warranty for a total of
305 \$29,100.00. Mr. Wagner stated option two is to remove and dispose of the three
306 monuments for \$3,800.00 each. Mr. Wagner stated option three is to remove and replace
307 the three monuments with an 8-foot-high x 16-foot-long CMU wall finished in stucco, with
308 limestone caps for \$24,000.00 each. Mr. Wagner stated option four is to remove and
309 replace the three monuments with 5-foot-high x 12-foot-long manufactured signs for
310 \$20,461.00 each.

311

312 The Board discussed the various options presented by Mr. Wagner and the need
313 to address the situation due to the liability caused by the current condition of the
314 monuments. The Board discussed the possible removal of the monuments and how that

315 would affect the bonds and the District's responsibility for maintaining current
316 infrastructure. Ms. Gentry stated she would need to review this with Bond Counsel to
317 confirm if the Board could proceed with any action they may take.
318

319 On a motion by Mr. Brown seconded by Ms. Campbell, with all in favor, the Board approved
320 the Construction Management Services proposal for removal and replacement of the one
321 monument located at Holland Road and the two monuments located at Avelar Ridge
322 Road with the manufactured sign option not to exceed \$65,000.00 subject to review by
323 District Counsel regarding the status with the outstanding bonds, for Avelar Creek
324 Community Development District.

325
326 The Board asked Mr. Wagner to review the monuments at the entrance of 301 and
327 the columns/caps along Avelar Creek Drive to get proposals for possible repair or
328 replacement.
329

330
331 **Eleventh Order of Business** **Consideration of Proposals for Bridge**
332 **Repairs**
333

334 Mr. Wagner presented the proposals for Bridge Repairs to the Board for
335 consideration.
336

337 Mr. Wagner stated he received two proposals, one from Construction Management
338 Services and the other from Timber Intentions. Mr. Wagner stated each proposal offers
339 various options using composite and wood materials.
340

341 The Board discussed the various options and the costs versus what was remaining
342 in the Reserve Funds to use. Mr. Dailey stated that with the approval of the new
343 monument signs, pond plants, and the need to have roughly three months of operating
344 funds for the start of the next fiscal year you are looking at about \$30,000.00 remaining
345 in the Reserve Fund. The Board stated there are also other projects that will need to be
346 addressed that may come up that are higher priority on the list.
347

348 The Board asked Mr. Wagner to reach out to Construction Management Services
349 to see if there are some more cost-effective options to address the bridge repair at the
350 April Board meeting.
351

352 The Board asked Ms. Gentry to see if there are any concerns of liability for the
353 District about leaving the bridge closed for now if they did not move forward with repairing
354 it at this time.
355

356 The Board asked Mr. Dailey to get a proposal from Juniper Landscaping to cut
357 back the overgrowth around the bridge for possible repairs.
358
359

360 **Twelfth Order of Business** **Consideration of Arbitrage Rebate**
361 **Report for Series 2016 Bonds for**
362 **September 30, 2024**
363

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

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

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

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375 **Thirteenth Order of Business** **Supervisor Requests**
376

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

378
379 Ms. Teston-Loadholtes stated there have been residents complaining on social
380 media about dog droppings at the front entrance and down Holland Road. Ms. Teston-
381 Loadholtes stated she knows signs will not work and there are no funds to add dog
382 stations and pay someone to maintain them. Ms. Teston-Loadholtes stated she just
383 wanted to put it on the record for the residents.

384
385 Ms. McLoughlin asked about what to do with the HOA sign at the pool that is falling
386 apart. It was stated that the HOA was no longer going to maintain any signs on District
387 property. The Board asked to have Ms. Cedres see if she can find the letters and parts
388 for the sign in the clubhouse.


389
390 On a motion by Mr. Brown seconded by Ms. Campbell, with all in favor, the Board a letter
391 be sent to the HOA requesting they remove their signs from District property within sixty
392 (60) days, for Avelar Creek Community Development District.

393
394 Mr. Dailey asked if there were any additional Supervisors Requests and there were
395 none.

396
397 **Fourteenth Order of Business** **Adjournment**
398

399 On a motion by Ms. Campbell, seconded by Ms. McLoughlin with all in favor, the Board
400 adjourned the meeting at 9:15 p.m., for Avelar Creek Community Development District.

401
402 
403 Secretary/Assistant Secretary

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402 Julie Campbell (May 3, 2026 21:01:41 EDT)
403 Chairperson/ Vice Chairperson



2026-01-26 - Avelar Creek CDD - Meeting Minutes

Final Audit Report

2026-05-04

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