

# AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, August 25, 2022

Time: 11:30 a.m.

Location: Avalon Groves Amenity Center,  
17555 Sawgrass Bay Blvd,  
Clermont, FL 34714

Phone Number: +1 904-348-0776

Phone Conference ID: 862 156 243#

(Mute/Unmute: \*6)

## *Agenda*

*For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

### **I. Roll Call**

S1: Bill Fife

S2: Greg Meath  
(Vice Chair)

S3: Brad Walker

S4: Jon Seifel

S5: Candice Smith  
(Chair)

### **II. Audience Comments – Agenda Items**

*(Limited to three minutes per individual)*

### **III. FY 2022-2023 Budget Adoption**

#### **A. Fiscal Year 2022-2023 Budget Public Hearing**

1. Open the Public Hearing
2. Presentation of FY 2022-2023 Budget [Exhibit 1](#)
3. Public Comments
4. Close the Public Hearing

#### **B. Consideration and Adoption of Resolution 2022-18, Adopting the Fiscal Year 2022-2023 Budget** [Exhibit 2](#)

#### **C. Fiscal Year 2022-2023 Assessment Public Hearing**

1. Open the Public Hearing
2. Presentation of FY 2022-2023 General Fund Assessment Allocation [Exhibit 3](#)
3. Public Comments
4. Close the Public Hearing

#### **D. Consideration and Adoption of Resolution 2022-19, Providing for the Collection and Enforcement of Special Assessments for Fiscal Year 2022-2023** [Exhibit 4](#)

### **IV. Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

1. ATV Operation on District Property [Exhibit 5](#)
2. Monument Lighting [Exhibit 6](#)
3. Field Inspection Report – DPF [Exhibit 7](#)

## IV. Staff Reports (Continued)

### C. District Manager (Continued)

- 4. Waterway Inspection Report - Steadfast Environmental [Exhibit 8](#)
  - a. Pond 42 Ongoing Treatment and Monitoring [Exhibit 9](#)
- 5. Landscape Updates - Yellowstone Landscape

### D. Amenity Manager

## V. Business Matters

- A. Ratification of Apartment Property Development Agreement [Exhibit 10](#)

- B. Consideration and Acceptance of the Future Conveyance of PR III/KMF ALTON SERENOA LP Drainage Improvements and Easement Agreement [Exhibit 11](#)

### C. Consideration of Supervisor Appointment

- 1. Oath of Office [Exhibit 12](#)
- 2. New Supervisor Information/Form 1 [Exhibit 13](#)
- 3. Sunshine Law (*FL Ethics Commission Guide to be E-mailed*)

- D. Consideration and Adoption of **Resolution 2022-20, Designating Officers** [Exhibit 14](#)

- E. Consideration and Adoption of **Resolution 2022-21, Designating Signatories** [Exhibit 15](#)

- F. Consideration and Adoption of **Resolution 2022-22, Designating FY 2023 Meeting Dates, Times, & Location** [Exhibit 16](#)

- G. Consideration and Approval to Grant a Temporary License to Serenoa Property Owners Association for Ingress and Egress, and for the Limited Purpose of Installing, Maintaining and Removing Holiday Decorations on District-owned Fences at Village 1 and Village 2 Entrances [Exhibit 17](#)

- H. Consideration of Fireman Toms Column Semi-Annual Pressure Washing Proposal - \$720.00 [Exhibit 18](#)

### I. Discussion on Public Facilities Report

### J. Discussion on RFQ District Engineer

## VI. Administrative Matters

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 23, 2022 [Exhibit 19](#)

- B. Consideration For Acceptance - The July 2022 Unaudited Financial Report [Exhibit 20](#)

- C. Consideration and Acceptance of Special Assessment Bonds, Series 2017 Arbitrage Rebate Report for Annual Period Ended April 5, 2022 (No Cumulative Rebate Requirement) [Exhibit 21](#)

- D. Ratification of Fountain Cable Repair - \$4,022.64 [Exhibit 22](#)

**VII. Audience Comments – New Business/Non-Agenda**

*(Limited to three minutes per individual)*

**VIII. Supervisors Requests**

*(Includes Next Meeting Agenda Items Requests)*

**IX. Action Items Summary**

*(To Be E-mailed to Supervisors and Staff)*

**X. Next Meeting Quorum Check**

*(Confirmation of Quorum for Next Meeting Scheduled for Thursday, September 22, 2022 at 11:30 a.m.)*

**XI. Adjournment**