



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

January 2, 2025

10:00 a.m.

Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.



Avalon Groves Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132 x742

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, January 2, 2025 at 10:00 a.m. at Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 742 or kdarin@vestadpropertyervices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, January 2, 2025
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

[Click Here to Join the Meeting Online](#)
Dial-in Number: 1-904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Agenda

The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

- I. Roll Call** Carl Weston (1-VC) John Holden (2)
Robert Wolski (4) Gene Mastrangeli (5-C)
- II. Audience Comments – Agenda Items** *(Limited to 3 minutes per individual for agenda items.)*
- III. Seat 3 Vacancy**
 - A. Consideration of Candidates *Under Separate Cover*
 - B. Administration of Oath of Office [Exhibit 1](#)
 - C. Consideration of **Resolution 2025-06, Designating Officers** [Exhibit 2](#)
 - D. Review of Sunshine and Public Records Laws
 - References:
 - [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
 - [Government in the Sunshine Manual](#)
 - [Free Resources for Required Ethics Training](#)
- IV. Staff & Vendor Reports**
 - A. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 3](#)
 - 1. Review of Pond Requests [Exhibit 4](#)
 - B. Landscape Maintenance Report – *Justin Sarka, Down To Earth*
 - 1. Review of Landscape Requests [Exhibit 5](#)
 - 2. Discussion on Butterfly Pea Court Circle
 - a. Down To Earth Proposal #93703 for Landscape Replacement [Exhibit 6](#)
- \$4,171.98 – *Previously Presented*
 - b. **Paver Proposal - Pending** [Exhibit 7](#)
 - C. District Engineer – *Greg Woodcock, Stantec*





IV. Staff & Vendor Reports (Continued)

- D. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. Discussion on Edgemont Fence Maintenance and License Agreement for Private Fence Encroachment [Exhibit 8](#)
 - 2. Discussion on Response to Streetlight Demand Letter [Exhibit 9](#)
- E. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Discussion on KB Homes Irrigation Repairs
 - 2. Field Manager Report – *Michael Bush, Vesta* [Exhibit 10](#)
 - a. Update on Edgemont and Village 1 Entrance Electrical Outlet Installation – *Pending* [Exhibit 11](#)
- F. Serenoa POA Amenity Manager
- G. Palms at Serenoa HOA Amenity Manager

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 5, 2024 [Exhibit 12](#)
- B. Consideration and Acceptance of the Unaudited November 2024 Financial Statements [Exhibit 13](#)
- C. Ratification of Approval of Platinum Exterior Services Pressure Washing Proposal # 1470 - \$11,597.23 [Exhibit 14](#)

VI. Liaison Reports

- A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston*
- B. Amenities – *Gene Mastrangeli*
- C. Public Safety – *Carl Weston*
- D. Finance – *Robert Wolski*
- E. Public Information – *TBD*
- F. Accountability – *Carl Weston*

VII. Supervisor Requests

- A. Next Workshop Agenda Items
- B. Next Meeting Agenda Items

VIII. Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

IX. Action Item Summary *(For Inclusion in Minutes)* [Exhibit 15](#)





X. Next Workshop Attendance Check

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Carl Weston (1-VC)			
John Holden (2)			
(3)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

January 9, 2025 at 10 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

XI. Next Meeting Quorum Check

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Carl Weston (1-VC)			
John Holden (2)			
(3)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

January 23, 2025 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

XII. Adjournment



EXHIBIT 1



**Avalon Groves Community Development District
Board of Supervisors Oath of Office**

I, _____, a citizen of the United States of America, a resident of the State of Florida and of Avalon Groves Community Development District (the "District"), having been appointed as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Avalon Groves Community Development District, located in Lake County, Florida.

Signature

Date

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20__ by _____, who is • personally known to me or • who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Avalon Groves Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)



EXHIBIT 2



RESOLUTION 2025-06

A RESOLUTION OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are designated to the offices shown:

Gene Mastrangeli	is appointed Chairperson
Carl Weston	is appointed Vice Chairperson
Kyle Darin	is appointed Secretary
John Holden	is appointed Assistant Secretary
Robert Wolski	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Shirley Conley	is appointed Assistant Secretary
Johanna Lee	is appointed Treasurer
Bridgett Alexander	is appointed Assistant Treasurer
Scott Smith	is appointed Assistant Treasurer

SECTION 2. This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted Resolution designating officers is rescinded and repealed.

PASSED AND ADOPTED this 2nd day of January, 2025.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 3





Avalon Groves CDD Aquatics

Inspection Date:

12/23/2024 1:47 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Some surface algae was present along parts of the perimeter. No other nuisance vegetation observed. Pond is in great condition.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Excellent condition. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 8

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Surface algae was present around the perimeter of this pond in minor amounts. Will be addressed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 9

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 10

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very minor slender spikerush growth along the shoreline. Technician will treat accordingly.

<u>WATER:</u>	☒ Clear	Turbid	Tannic	
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	☒ Slender Spikerush	Other:	

SITE: 11

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Minor filamentous algae growth was observed along the perimeter of this pond. This growth will be targeted by the technician during the next visit.

<u>WATER:</u>	☒ Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	☒ Subsurface Filamentous	☒ Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 12

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Decaying torpedo grass and slender spikerush was observed along the shoreline of this pond. Also observed some subsurface algae growth throughout. Technician will apply the proper treatments here to combat this growth.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☒ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☐ Minimal	☒ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☒ Slender Spikerush	☐ Chara
			☐ Other:

SITE: 13

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No nuisance vegetation growth observed. Pond is in excellent condition.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
			☐ Other:

Inspection Report

SITE: 14

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond was also in excellent condition.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara
	☐ Hydrilla	☐ Slender Spikerush	☐ Other:	

SITE: 15

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Excellent condition.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara
	☐ Hydrilla	☐ Slender Spikerush	☐ Other:	



MANAGEMENT SUMMARY



With January on the way, winter intensifies. Mornings and night temperatures have decreased, with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in good condition. Algae was present in minor amounts in a few ponds. Nuisance grasses were still present in minor amounts as well and will continue to be treated and monitored. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Our technician will continue to apply the proper treatments to combat any new or existing growth.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 4



Shirley M. Conley

From: Lee Smith <lsmith@steadfastalliance.com>
Sent: Monday, December 30, 2024 10:15 AM
To: Shirley M. Conley
Cc: Michael P. Bush
Subject: RE: Avalon Groves Updates
Attachments: AG Pond 11.png; Daily Log - 12.18.24 - Avalon Groves.pdf

Good Morning Shirley,

Yes, I can give you an update on these requests.

Entry #'s 16 and 20 were referring to the same pond. Pond #11. Since those requests were from September, that pond has been treated several times since. See attached picture of the January report that was sent over the other week. That pond is in the report and is pretty much clear of any serious algae blooms. Treatments have been effective. We will continue to monitor closely and treat where necessary.

Entry #60 was referring to pond #5. See attached treatment log from our most recent treatment event on 12/18. That pond was treated on that day and should be seeing improvements. The "White paint like film" that they mentioned was most likely chemical that our technician had applied. The "rotting" smell is caused by the algae decaying away. So both are good signs that the pond is reacting to treatments.

Entry #63 was referring to pond #56. This pond was also treated on 12/18, the same day the request came in. See attached treatment log. Should be starting to see improvements here as well.

Hope this helps. We will continue to monitor and treat these ponds accordingly whenever new growth pops up.

Best,

Lee Smith | Project Manager

Steadfast Environmental, LLC

Cell: (352) 760-6192

Office: (844) 347-0702

[30349 Commerce Drive | San Antonio, FL | 33576](#)

<http://www.steadfastenv.com/>



From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Friday, December 27, 2024 2:25 PM
To: Lee Smith <lsmith@steadfastalliance.com>



SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Minor filamentous algae growth was observed along the perimeter of this pond.
This growth will be targeted by the technician during the next visit.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☒ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Ballyteais
	☐ Hydrilla	☐ Slender Spikerush	☐ Other
			☐ Chara

Entry	Date Created	To:	Name	Address	Message	Resolution Date	
63	2024-12-18 15:18	Pond/Stormwater Drainage System	Yi	17402 Saw Palmetto Ave	Happy Holidays! This email is on behalf of myself and a few of my neighbors. 1) There is a cable which needs to be buried. 2) An area needs to be reseeded. Both areas are behind our home and between my neighbors who have the same concerns.3) Also, while the pond was treated the algae seems to have spread further. Please see attached photos. Thank you!	Forwarded to vendor 12/26 (Pond 56) This pond was also treated on 12/18, the same day the request came in. See attached treatment log. Should be starting to see improvements here as well.	30-Dec
62	2024-12-18 13:33	Pond/Stormwater Drainage System	Johnson	17812 Passionflower Circle	The pond's water level behind our house is ha dropped significantly less than 2 weeks. There is a machine or motor which can be heard running all night. The sound of the machine or motor is coming from the area near the apartment's location at the end of Sawgrass Bay Blvd.	Forwarded to vendor same date as submission 12/18 email: It's my understanding Lake County is working on the next phase of the roundabout/connector road at the end of Sawgrass Bay Blvd. I don't have any information on what may be occurring in the adjoining Orange County areas. We've asked about pump noise previously and were advised that Florida Department of Environmental Protection permits allow dewatering of construction sites 24/7. If water is not discharged then construction cannot be completed, and an FDEP permit supersedes local ordinances. It is anticipated that once construction is completed the water will return to expected seasonal levels as infiltration and saturation rebalance. Water levels normally drop at this time of year, but the nearby dewatering seems to be making this process a little more drastic. That said, the Field Manager and Aquatics team will continue to monitor pond 40 for signs of erosion and the adjoining ponds for higher than anticipated water levels and notify the District Manager of any concerns that may warrant the District Engineer reviewing the stormwater system further.	18-Dec
60	2024-12-10 17:36	Pond/Stormwater Drainage System	Galasso	3650 Blue Sage Loop Clermont Fl	There has bern an enormous amount of green vegetation mixed some white paint-like film in our pond. At times it smells like a rotting fungus.	Forwarded to vendor same date as submission Pond #5. See attached treatment log from our most recent treatment event on 12/18. That pond was treated on that day and should be seeing improvements. The "White paint like film" that they mentioned was most likely chemical that our technician had applied. The "rotting" smell is caused by the algae decaying away. So both are good signs that the pond is reacting to treatments	30-Dec
20	2024-09-20 20:45	Pond/Stormwater Drainage System	Schaubhut	3429 Meadow Beauty Way	Hello. At the pond 12 behind my house, there is a lot of pond scum, algae, or debris forming in the corner and along the end. This is increasing in size and only developed this summer. I am not sure if it is algae. And occasionally there is debris that gathers, usually wind blown. It is not looking good in our corner area.	9/20 Forwarded to vendor See 10/24 agenda item - proposal to clear pipes/inlets for pond 12 may also be affecting quality due to stagnant water Pond #11. Since those requests were from September, that pond has been treated several times since. See attached picture of the January report that was sent over the other week. That pond is in the report and is pretty much clear of any serious algae blooms. Treatments have been effective. We will continue to monitor closely and treat where necessary	30-Dec



Entry	Date Created	To:	Name	Address	Message	Resolution Date	
16	2024-09-17 15:21	Pond/Stormwater Drainage System	Ardelean	3433 meadow beauty way	This pond has looked horrible for weeks!!!! Junk is growing it that is 2 ft tall above water! Needs to be cleaned and sprayed! The SOUTH END is the worst its looked in 2 years! Very neglected! There is also a STUMP from dead tree on cdd property where mowers have avoided it for 5 months!! They wont weedwhack around it either!! Needs removal!!!!	See 10/24 agenda item - proposal to clear pipes/inlets for pond 12 may also be affecting quality due to stagnant water 10/10 stump info forwarded to vendor Pond #11. Since those requests were from September, that pond has been treated several times since. See attached picture of the January report that was sent over the other week. That pond is in the report and is pretty much clear of any serious algae blooms. Treatments have been effective. We will continue to monitor closely and treat where necessary	30-Dec



EXHIBIT 5



Entry	Date Created	To:	Name	Address	Message	Resolution / Date
63	2024-12-18 15:18	Landscape and Irrigation	Yi	17402 Saw Palmetto Ave	Happy Holidays! This email is on behalf of myself and a few of my neighbors. 1) There is a cable which needs to be buried. 2) An area needs to be reseeded. Both areas are behind our home and between my neighbors who have the same concerns. 3) Also, while the pond was treated the algae seems to have spread further. Please see attached photos. Thank you!	Forwarded to vendor same date as submission 12/26 email: Thank you for submitting a field maintenance request. The landscape and aquatics vendors have been provided with your request. Usually the Bahia will be left to re-seed naturally. Small patches such as the one pictured that have some sod and vegetation are usually allowed to fill in naturally once the turf comes out of its winter dormancy and the seedheads are produced. Since turf on the pond banks is not irrigated, any re-seeding that may be proposed by the landscape vendor will likely take place in the spring/summer once the rainy season returns. The cable appears to be an irrigation line, if that's the case it won't be buried. Ponds are treated every 2 weeks for algae, per industry standard and environmental requirements. The cooler temperatures should help slow the algae blooms over the winter which will assist the technician in getting on top of this bloom.
61	2024-12-11 09:40	Landscape and Irrigation	Ruperez	17287 S. Palmetto Ave.	Good morning I have submitted several tickets with no response related to the Maintenance being done by down to earth along our main Boulevard and Serenoa Lakes. The vendor continues to not mechanically edge has not applied fertilization treatments or weed control on the medians to the point where now two full medians require full lawn replacement, you will see there's only weeds left and dirt. A lot of this attributed to the maintenance being provided. Has Vesta inspected the area to see what we're talking about? If inaction continues to take place, we will begin to submit public records requests from the district and take the concerns to the meeting.m. It's completely unacceptable that we are allowing our Landscape to die because there is no oversight. I kindly asked that you please look at this and review the operations. Absent acknowledgment I will proceed as noted above. I've worked with many CDD's and association and can advise this is not standard. Thank you for your attention to these matters.	Forwarded to vendor same date as submission
59	2024-12-08 15:28	Landscape and Irrigation	WALKER	3664 Beautyberry Way	Trees around our pond are dead or dying and need to be removed - pond behind beautyberry way and blue sage loop. Specifically we have a tree that is leaning from the hurricane which needs to be staked - it is close to the pond and is directly behind our home (likely maple tree) it has lost leaves recently in the cold. Also can the dead ones be removed? Some ponds in our neighborhood have nothing around the pond, but we have many dead ones.	Forwarded to vendor same date as submission
58	2024-11-30 18:49	Landscape and Irrigation	Deslauriers	17713 Serenoa Blvd	Outside the exit lane for Village 2 a tree was staked up to right it following the hurricane. It looks like an irrigation line at that tree was damaged.	Forwarded to vendor same date as submission
56	2024-11-29 12:43	Landscape and Irrigation	Ruperez	17287 saw Palmetto Avenue	Good afternoon, the landscape along superior Blvd is covered in weeds. Landscaper continue to not mechanical edging, instead treating with herbicide which is killing the landscape. Some of the plants on the Serenoa lakes monument continue to die.	Forwarded to vendor same date as submission
41	2024-10-23 20:05	Landscape and Irrigation	Ferrara	3608 Sky Flower Ct	We had a new fence installed yesterday. Today the grass was mowed behind the fence. As you can see from the video the mower hit our fence. It didn't damage it this time. The mower couldn't fit behind the fence because of all the overgrown weeds. Also, the task was not completed in the corner of the fence leaving behind overgrown weeds. How will this be completed in the future to ensure no damage to our fence and a completed job? Who owns the big trees and the lake directly behind our home?	Forwarded to vendor same date as submission

40	2024-10-21 13:03	Landscape and Irrigation	Escott	17611 Saw Palmetto Ave	I hope you are well. We have noticed that the trees between our property line and the retention pond need some attention. Behind 17611 Saw Palmetto Ave 2 have died 1 is leaning 1 has broken in half	Forwarded to vendor same date as submission	
39	2024-10-21 08:45	Landscape and Irrigation	Stutesman	2408 Southlawn Ln	Since the hurricane , we have noticed a few trees that surround the pond behind our house (pond 51) that are leaning over and need to be put upright.	Forwarded to vendor same date as submission	
37	2024-10-18 16:46	Landscape and Irrigation	Wennmacher	17419 Saw Palmetto Ave	Hello I am messaging because during Hurricane Milton a tree in the back half of our neighbors yard just outside of their fence and possibly "technically" in the conservation area split in half and fell into the downslope of our backyard. The area into which it fell I do believe is in the conservation area as well. Just wanted to reach out and make you aware of the situation. Thank you for your time and have a great rest of your day. my address is 17419 Saw Palmetto Ave for reference. Thanks again.	Forwarded to vendor same date as submission	
36	2024-10-17 16:42	Landscape and Irrigation	Weston	Blazing Star Circle.	Several severely damaged trees need to be cut and removed. See notes on pictures.	Forwarded to vendor same date as submission	
35	2024-10-17 10:06	Landscape and Irrigation	April	3680 Paragon Lane	At the far end of Paragon near house #3680, in the cul-de-sac, the debris from Hurricane Milton has not been cleaned up. The debris at the front of the community was cleaned up quickly, but the Paragon Lane cul-de-sac is still a mess. There is debris in the street and on the sidewalk. In addition, there is discarded trash in the conservation area, e.g. pallets and large amounts of plastic. The lawn has not been mowed again. There is a couple chunks of concrete and a piece of wood lying near the sidewalk/playground. It continues to be a problem that the Paragon Lane cul-de-sac is not maintained at an acceptable level. I would like action taken quickly and a response to assure me this disregard will not continue to occur.	Forwarded to vendor same date as submission	
34	2024-10-15 14:02	Landscape and Irrigation	Jacoby	3457 Meadow Beauty Way, Clermont, FL 34714	I live at 3457 Meadow Beauty Way (Palms at Serenoa). The tree behind my house has been dead for some time, has a host growing from it, and is now leaning from the storm. It needs to be removed. Thanks. --Lisa Jacoby	Forwarded to vendor same date as submission	
33	2024-10-12 22:23	Landscape and Irrigation	Deslauriers	17613 Serenoa Blvd	One of the trees that I reported leaning over after Hurricane Ian has now been blown over further by Hurricane Milton.	Forwarded to vendor same date as submission	
31	2024-10-11 07:35	Landscape and Irrigation	Ferrara	3608 Sky flower ct	Trees down behind our home. Some limbs are hanging from big trees and tall leaning trees. These are the tall trees in front of the pond Directly behind our house. Concerned because if there is another storm this could cause damage.	Forwarded to vendor same date as submission	
25	2024-10-07 15:24	Landscape and Irrigation	Torres	3408 Twin Flower Ct	I have two trees that are in the Conservatory Area but if they Fall they are going to Damage my Home.	emailed 10/7: Staff/vendor to review, assess location and condition then will provide Board with update	
23	2024-09-28 11:33	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Hello, The landscaper again are not hard edging the main boulevard on leading to Serenoa Lakes. Weeds throughout continue to get worse. In some areas they are taller than the actual plants. Vines are crowing plants as well. The area is not being properly maintained as the landscapers are only peddling a cut and blow service. The irrigation is consistent my running during the day as well.	Forwarded to vendor same date as submission	
21	2024-09-23 09:20	Landscape and Irrigation	Parsons	17465 Butterfly Pea CT	Donation of plant for Butterfly Pea Ct Island I have over 20 Turnera Buttercup Bushes that I could donate and plant in the island. Tundra Buttercup has a Yellow, five petaled, buttercup-like flowers bloom prolifically on the buttercup bush, also commonly called Cuban buttercup or yellow alder. Growing buttercup bushes provides continued blossoms in USDA gardening zones 9 through 11. Botanically called Turnera ulmifolia, this spreading groundcover or small shrub brightens up bare spots in the landscape with flowers that bloom in the mornings and last most of the day. I have attached an image of the Bush in our garden they attract the local Bees and butterflies.	Forwarded to vendor same date as submission	



19	2024-09-20 11:55	Landscape and Irrigation	Ruperez	172887 Saw palmetto Avenue	Good afternoon again the landscapers are not edging around the main Boulevard on Serrano Lakes, weeds are taller than the shrubs crowding space which will lead to plants dying. Drains are covered in weeds. The entrance is to villages one and two have weeds that are approximately 2 1/2 feet tall. Are we able to request a change of landscapers. I plan to attend the next meeting for a request of records. We pay significantly for the area to be properly maintained and well very beautiful. The landscapers are not doing their job. Just look at the stop signs and you will see that nothing is being edged .	Forwarded to vendor same date as submission	
9	2024-09-04 05:05	Landscape and Irrigation	Deslauriers	17613 SERENOA BLVD	There are TWO leaks in the planter irrigation on Sawgrass just to the right of light pole #53. One is at the front left corner near the sidewalk and the other is the back left corner.	9/18 Requested vendor update emailed 10/10: requested location info as no access to streetlight # map forwarded to vendor	
7	2024-09-01 11:54	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Hello, the areas between my Palms of Serenoa and Village 3 require attention. Weeds are grading taller than shrubs, crack weeds are about a foot tall, mechanical edging has not been done in months. Instead treating with herbicide. There is a box that has been sitting in the median for months. The same applies to a pressure washing swing that is rusting at the entrance of village 3.	9/18 Requested vendor update 9/25 mechanical weeding required, to be worked into schedule	
6	2024-08-31 13:30	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Hello, the landscaping at Serenoa Village 3 is horribly maintained. The weeds are taller than shrubs, trimming is needed, grass is dead, pants are dying and snakes roam. It is absolutely horrible to see the entrance of our community. Per Serenoa Lakes, this is your responsibility paid through our taxes. Please advise.	9/18 Requested vendor update 9/25 mechanical weeding required, to be worked into schedule	
353	2024-08-25 19:00	Landscape and Irrigation	Castano	17228 Goldcrest Loop	Dear CDD, I am writing to report significant damage to the backyard fence at 17228 Goldcrest Loop. It appears that the lawn care service has accidentally struck the fence with their mower, causing it to bend and the bars to come out of the rail. We have been living here since 2019, and the only entity that routinely accesses the rear of our property is the community lawn care service. We currently have a dog and two little kids who spend a lot of time in the backyard. This incident poses an important risk to our family safety. Attached are photos that illustrate the damage. Please let me know if you need any additional information to start the claim process with this company. Thank you for your prompt attention to this matter.	9/18 Requested vendor update 9/25 H/O to provide proposal from fence vendor for DTE to compensate emailed 9/26 requesting copy of proposal or invoice for DTE to process payment	
347	2024-08-21 07:36	Landscape and Irrigation	Durham	17557 Butterfly Pea Ct	Hello! I hope this message finds you well. I am writing to follow up on several requests I have previously submitted, as I have yet to receive a response. My concern pertains to the common area grass by the mailbox, which shares the swale with my property. Unfortunately, there is a significant amount of crabgrass growing from the common area into my yard. If this issue is not addressed promptly, I am concerned that it will necessitate replacing my sod, only for the crabgrass to spread into the new grass as well. I have attached pictures from today and a few months back. I would appreciate it if the board could take action to resolve this matter before it becomes a larger issue for my property and potentially other around the community. Thank you for your attention to this matter, and I look forward to hearing from you soon.	9/18 Requested vendor update emailed 9/26: per vendor, chemical weed treatments to resume after mainline irrigation is repaired	



EXHIBIT 6





**Down to Earth
Landscape & Irrigation**
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #93703

Customer Address

Vesta Property Services
Mark C. Isley
250 International Pkwy, Ste 208
Lake Mary, Florida 32746
misley@vestapropertyservices.com

Billing Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Physical Job Address

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Job

Butterfly Pea Ct

Estimated Job Start Date

September 2, 2024

Proposed By

Justin Sarka

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$650.00
Disposal Fee	Each	1	\$89.99	\$89.99
Delivery Fee	Dollar	1	\$64.99	\$64.99
Irrigation Labor	Each	1	\$85.00	\$85.00
Liriope Big Blue Installed	3 Gallon	150	\$21.88	\$3,282.00
			Subtotal	\$4,171.98
			Job Total	\$4,171.98

Remove transplanted palmettos and install liriope.

Proposed By:

Justin Sarka

Down to Earth
Landscape & Irrigation

08/22/2024

Date

Agreed & Accepted By:

Vesta Property Services

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

EXHIBIT 7
PENDING



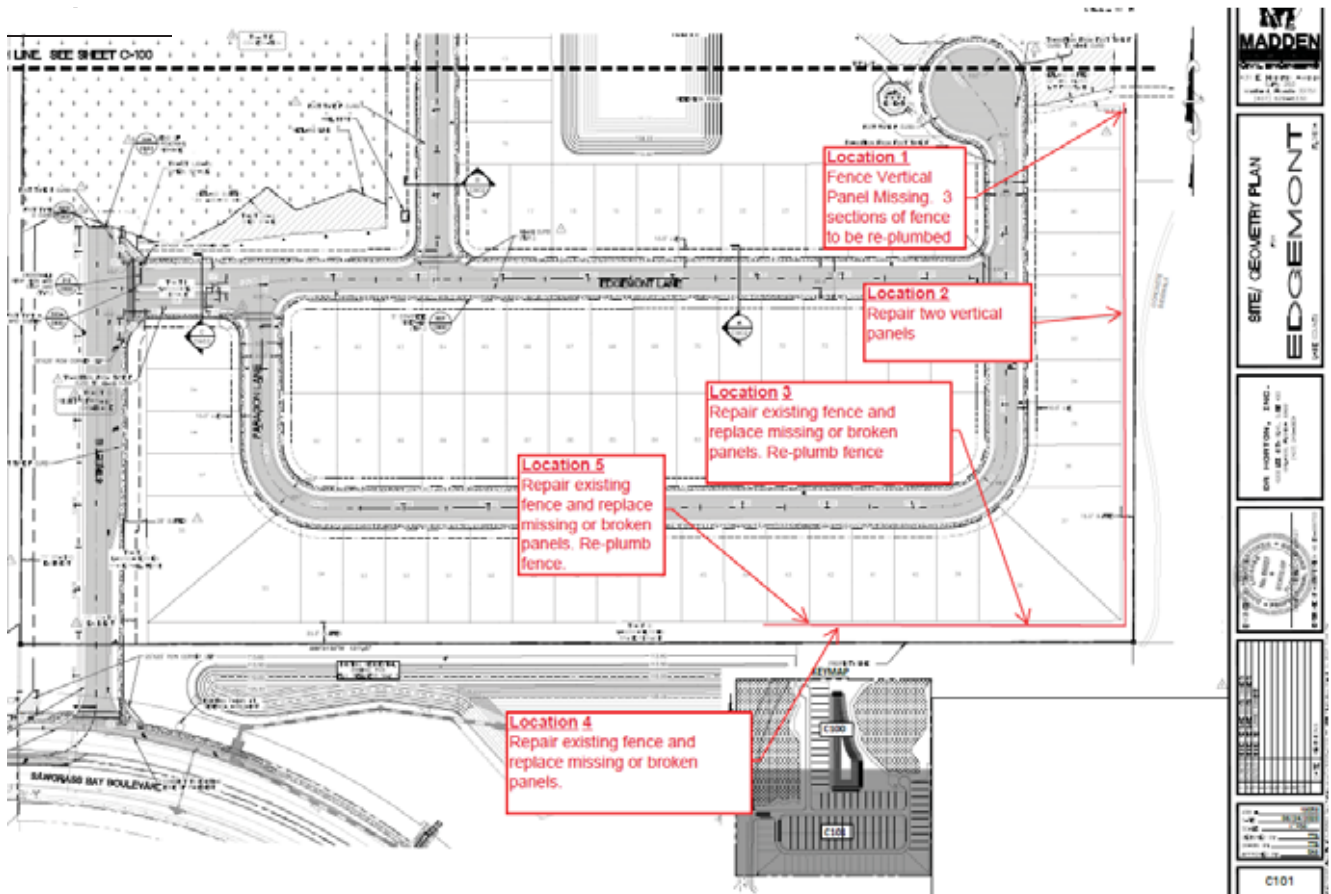
EXHIBIT 8



Field Observation Report

Location: Avalon Groves Community Development District (CDD), Lake County
 Date/Time: October 30, 2024 /11:00 AM
 Personnel: Greg Woodcock
 Weather: Low 80's °F, Partly cloudy

Stantec visited the Avalon Groves, Edgemont community to review reports of damage to the boarder PVC fence located on the east and south side of the development. During our review we documented missing vertical panels, damaged or missing fence sections and fence required to be re-plumbed due to high wind velocity during hurricane Milton. Below is a location map showing the approximate locations of the damaged fence as well as photos documenting the condition during our review. We also documented 13 missing fence post caps that require replacement.



Location 1 – Vertical Panel missing. Replumb 3 sections of fence.



Location 2 – Repair existing fence and replace missing or damaged panels. Re-plumb fence



Location 3 – Repair existing fence and replace missing or damaged panels. Replumb fence.



Location 4 – Repair existing fence and replace missing or damaged panels.



Location 5 – Repair existing fence and replace missing or damaged panels. Re-plumb fence.





After recording, please return to:

Kyle Darin, District Manager
Avalon Groves DISTRICT
250 International Pkwy, Suite 208
Lake Mary, Florida 32746

EASEMENT AGREEMENT FOR FENCE INSTALLATION

This *Easement Agreement for Fence Installation* ("**Agreement**") is entered into as of this ____ day of _____, 202__, by and among _____ ("**Owner**") and the Avalon Groves Community Development District ("**DISTRICT**"), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of Lot ___, Block ___, as per the plat ("**Plat**") of _____ Phase ___ recorded in Plat Book ___, Pages ___ et seq., of the Official Records of Lake County, Florida ("**Property**"); and

WHEREAS, Owner has erected or intends to erect a fence (the "**Fence**"), which will or does run perpendicular to and connect with a fence owned by the District (the "**District's Fence**"); and

WHEREAS, the District's Fence is constructed on District property, so the Fence will need to be constructed or has been constructed on District property in order to connect to the District's Fence; and

WHEREAS, the District is amendable to granting the Owner an easement across the back of Property up to the District's Fence (the "**Easement Area**") to allow the Owner to construct a Fence or allow a Fence previously constructed on District property to remain in place, subject to certain conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **Easements for Fence Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner an easement and the right, privilege, and permission to construct and maintain the Fence within the Easement Area, which is depicted in **Exhibit A** to this Agreement.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner at the Owner's sole expense shall be fully responsible for the maintenance and repair of the Fence and portion of the District's Fence within the Easement Area.



Additionally, the Owner shall have the responsibility of landscape maintenance of the Easement Area.

- b. The Owner shall be responsible for ensuring that the maintenance and repair of the Fence and the portion of the District's Fence within the Easement Area are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. District, by entering into this Agreement, does not represent that District has authority to provide all necessary approvals relative to the installation, maintenance, and repair of the Fence. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the homeowner's association for the community ("**Association**"), as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Fence does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.
- e. Owner's exercise of rights hereunder shall not interfere with District's rights in the Easement Area.
- f. Additionally, the Owner shall keep the Easement Area and the portion of the District's Fence within the Easement Area free from any materialmen or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Fence.** The easement granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement Area described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, upon ten days' notice, the District may remove all, or any portion or portions, of the Fence installed within the Easement Area, and that the District is not obligated to re-install the Fence to its original location and is not responsible for any damage to the Fence, or other property as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless Lake County, the District, the Association, and any property management company of the District and/or Association, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the

subsequent owner of the terms and conditions of this Agreement, but the failure to do so shall not render this Agreement unenforceable against such subsequent owner.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Attorney's Fees & Costs.** The substantially prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees, expert witness fees, and paralegal fees and costs.

9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES TO FOLLOW]



IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: _____

Print Name

Address

City, State, Zip

By: _____

Print Name

Address

City, State, Zip

Owner

By: _____

Print Name

Address

City, State, Zip

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202_, by _____. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]



[SIGNATURE PAGE TO AGREEMENT FOR FENCE INSTALLATION]

Witnesses:

Avalon Groves Community Development District

By: _____

By: _____

Print Name

Chair of the Board of Supervisors

Address

City, State, Zip

By: _____

Print Name

Address

City, State, Zip

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 202____, by _____, as Chair of the Board of Supervisors of the Avalon Groves Community Development District, on behalf of said district. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[end of signature pages]

Exhibit A



EXHIBIT 9



Shirley M. Conley

From: Shirley M. Conley
Sent: Monday, December 30, 2024 4:15 PM
To: Shirley M. Conley
Subject: FW: Avalon Groves Update Request

From: Support Recovered Energy Technologies (USA) Inc. <support@recoveredenergytechnologies.com>
Sent: Saturday, December 28, 2024 2:13:38 PM
Subject: Re: Avalon Groves Update Request

Hi Shirley,

As of this week we managed to repair 98% of the lights that were out. I myself checked at night that all the lights were on. While on site, we also identified others that needed attention - preventing possible outages.

We are waiting for some parts in order to get all remaining lights back up. The moment the parts arrive, I will be back on-site to finish repairs. I will update you again this coming week on timelines. Thanks for your patience and please reach out any time.

Felipe Sánchez
Technical Support
www.recoveredenergytechnologies.com



Entry	Date Created	Name	Message		Resolution Date
25	2024-12-17 16:00	Lawler	The light outside 2489 Southlawn Lane has a hanging cord that bangs against the pole. Most other cords have been removed on community lights. Can you please remove? Several others on Southlawn are in need of removal as well.	Forwarded to vendor same date as submission	
24	2024-12-17 11:34	Thomas	The light between 17728 & 17732 passionflower circle is not working at all.	Forwarded to vendor same date as submission	
23	2024-12-12 05:37	Deslauriers	Avalon Groves Village 2 Pole #4 is not working	Forwarded to vendor same date as submission	
22	2024-12-11 08:42	LANDRY	17121 Basswood Lane. It's the light out between us and 17125 Basswood	Forwarded to vendor same date as submission	
21	2024-12-10 10:07	Brunberg	Village 2 The light was out last week came on. It was reported. Last night it was out again.	Forwarded to vendor same date as submission	
20	2024-12-03 18:20	Weinberg	Village 2 Poles 19 and 20 and probably more have been out over 2+ months. Shirley Conley emailed me that they are waiting to schedule repair. This is ludicrous to me. We pay for the vendor to do their job and if they don't do it, fire them and get another vendor, it is extremely dark on our street.. Pole 19 is in front of my home at 17728 Passionflower Cir. . What does it take to get this repaired? Someone needs to flex some muscle to get the repairs made .	Forwarded to vendor same date as submission	
57	2024-11-30 18:15	Stonesifer	Streetlight Pole #52 in front of 2913 Marlberry Ln light is hanging outside of housing/dangling by wires.	Forwarded to vendor same date as submission	
19	2024-11-18 11:53	Weinberg	Village 2 Streetlight numbers 19 and 20 have not been working. We have reported this multiple times and nothing has been done yet. With the two light being out that part of the street is quite dark.	Forwarded to vendor same date as submission	
18	2024-11-15 21:09	Mastrangeli	Village 1 Reporting a streetlight that is out between addresses 17120 and 17116 Goldcrest that is completely out and not working.	Forwarded to vendor same date as submission	
17	2024-11-11 08:22	Weinberg	Village 2 It has been approx 1 month since I notified the lighting company that the street lights, poles 19 and 20 are not working. Our street is very dark and we really need those lights fixed. They are in front of 17728 Passionflower Cir, s as of a bit further east of us. Please reach out to your contact and ask them to repair	Forwarded to vendor same date as submission	
16	2024-11-10 14:23	Mastrangeli	Village 2 Streetlight in front of 17740 Passionflower Cir is out and need to be repaired	Forwarded to vendor same date as submission	
15	2024-11-09 08:16	Mastrangeli	Village 1 Please repair the following streetlights that are all out Village 1, Basswood Lane Between the follow addresses 1) 17121 -17125 (Previous request +3 weeks ago) 2) 16951 -16955 3) 16975 -16979 All of the Lights listed between the houses listed above are completely out	Forwarded to vendor same date as submission	



15	2024-11-09 08:16	Mastrangeli	Village 2 Please repair the following streetlights that are all out Village 2, Passionflower Cir between the follow addresses 1) 17908 - 17912 2) 17732 - 17728 All of the Lights listed between the houses listed above are completely out	Forwarded to vendor same date as submission	
14	2024-11-03 18:32	Wright	Village 1 Light between 17121 and 17125 Basswood Lane is out. This is second notice. Thank you.	Forwarded to vendor same date as submission	
13	2024-11-01 13:59	Camejo	Village 1 Hi, light not working in front of my house: 17121 Basswood Lane Thank you, Sophia	Forwarded to vendor same date as submission	
12	2024-10-29 08:31	Deslauriers	Village 1 Avalon Groves pole# 97 is not lighting.	Forwarded to vendor same date as submission	
11	2024-10-22 20:19	Wright	Village 1 Light out between 17121 and 17125 Basswood.	Forwarded to vendor same date as submission	
10	2024-10-17 16:26	Weston	Edgemont At the End of cul-de-sac of Duval Ct.. Pole snapped at the bottom and laying on its side into the St. John Conservancy property.	Forwarded to vendor same date as submission	
9	2024-10-17 09:49	Wright	Village 1 There's a streetlight down from the hurricane last week on Butterfly Pea Court. Others have reported it but it's still there.	Forwarded to vendor same date as submission	
8	2024-10-16 12:42	Delph	Village 1 Not sure if this has been reported, but there is a light in the street on Butterfly Pea Ct. Happened during the hurricane	Forwarded to vendor same date as submission	
7	2024-10-15 09:44	Lawler	Village 3 - Serenoa Lakes There is a loose cord dangling and hitting against the street light in Village 3 near 2489 Southlawn. Can it be tied or removed, please?	Forwarded to vendor same date as submission	
6	2024-10-15 00:16	Deslauriers	Sawgrass Bay Blvd Sanctuary Pole # 2 has had its solar panel blown off.	Forwarded to vendor same date as submission	
5	2024-10-14 15:28	Weinberg	Village 2 need to mention that the street light in front of our home is also out. It is between us at 17728 Passionflower and our neighbor to the east.	Forwarded to vendor same date as submission	
4	2024-10-11 14:11	Cheetham	Edgemont 3715 paragon lane. Streetlight on corner in our backyard is slightly bent at the bottom.	Forwarded to vendor same date as submission	
3	2024-10-11 07:50	DELOSA	Village 1 Pole 91 on Butterfly Pea Ct is still laying accross the sidewalk and in the street unmarked and a considerable risk to predestrians and traffic. I understand this is an emergency situation and the final repair may take time BUT someone can come to this request and assess this situation then cone and tape this off.	Forwarded to vendor same date as submission	
2	2024-10-10 09:46	DELOSA	Additional information Pole # 91 on Butterfly Pea Ct and Pole # 145 at the Serenoa Clubhounds are both damaged. Pole #91 is in the street and pole # 145 is leaning to the main access of the clubhouse.	10/10 forwarded to vendor	
1	2024-10-10 07:30	DELOSA	Street Light at about 17516/20 Butterfly Pea Ct was knocked down by the Milton Winds it is laying in the street.	10/10 forwarded to vendor	



376	2024-10-04 06:32	Ellis	Solar street light out between 17060 and 17064 on goldcrest loop in Serenoa. Looking at the 17060 house it's on the left.		
375	2024-10-02 23:24	Likeum	2425 Southlawn Ln streetlight located on northwest corner of my property is out again. It worked for a couple days after the repair last month, and has been out for the last three weeks.	10/2 forwarded to vendor	
374	2024-09-24 15:00	Morgan	pole # 167 light is not coming on at night time	9/24 Forwarded to vendor	
373	2024-09-24 01:04	Deslauriers	Lamp pole Avalon Groves # 71 and Avalon Groves # 73 are both not working.	9/24 Forwarded to vendor	
372	2024-09-21 10:21	Melo	Dear Avalon Groves CDD, I hope this message finds you well. I am writing to bring your attention to several street lights along Sawgrass Bay Boulevard that are either not functioning properly, flickering, or not turning on at all. These outages pose a potential safety concern for residents, and I kindly request that a maintenance team be sent to inspect and repair the affected lights. Your prompt attention to this matter would be greatly appreciated.	9/21 Forwarded to vendor	
18	2024-09-20 11:01	Mastrangeli	Why is the lift for lights perpetually parked on Serenoa property. Is that allowed as a storage area for the light company in front of village two entrance?	emailed vendor 10-10 re lift storage	



EXHIBIT 10



The background of the title section features a series of thin, light brown lines that intersect to form various geometric shapes, including triangles and polygons. These lines are layered over a light beige rectangular area.

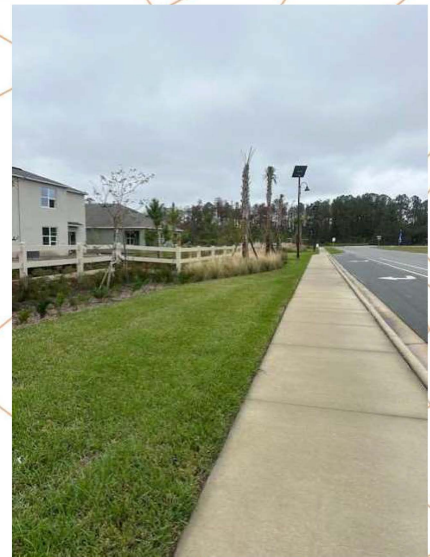
**FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
JANUARY 2025**



EDGEMONT

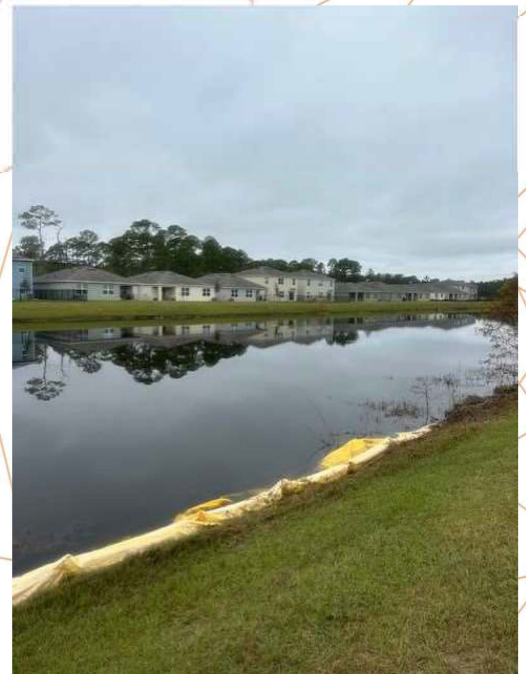


- Since most of the lights around this area are solar-powered. I have found a few lights that we can use to ensure the monument is lit up at night. Amazon has many cost-effective options and can be placed in a mulch bed in front of the sign.
 - If we don't decide to go this route, from looking around the area it does not seem to have power run to this island.
- There are currently 2 dead palm trees in the main entrance, Justin is aware.
- The fence along this neighborhood is still pending on the date to be completed.
 - When I was on site with Supervisor Mastrangeli we walked around the entire fence area and noticed that most of it didn't seem structurally sound.



EDGEMONT

- During my time onsite I inspected the ponds surrounding this neighborhood and all the landscaping.
 - Both of the ponds in this area are in good shape with little to no debris in them or around the areas.
 - All the Landscaping in the area is well maintained and no issues were present.
- Mosquito Fish.
 - Lee has gotten approval to start filling the ponds with this species, he is currently working on getting the fish order to start stocking the ponds.
 - ETA for this should be in the next couple of weeks.



PALMS AT SERENOA



PALMS AT SERENOA

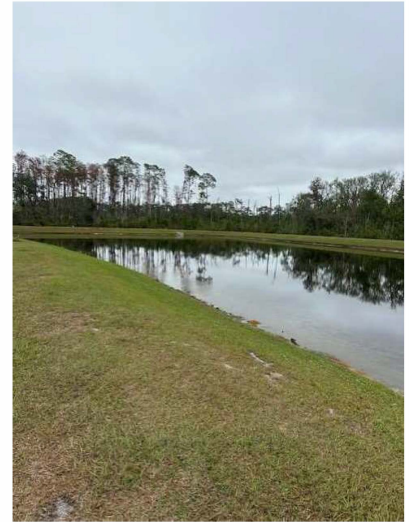
Pond 19



Pond 13



Pond 16



- During my time in the neighborhood, I inspected all the ponds and found no issues with them
- All landscaping in this neighborhood is well maintained and no areas were missed by the team.
- No debris was observed around and of the ponds or the landscaping.



VILLAGE 1

Pond 28 with Fountain



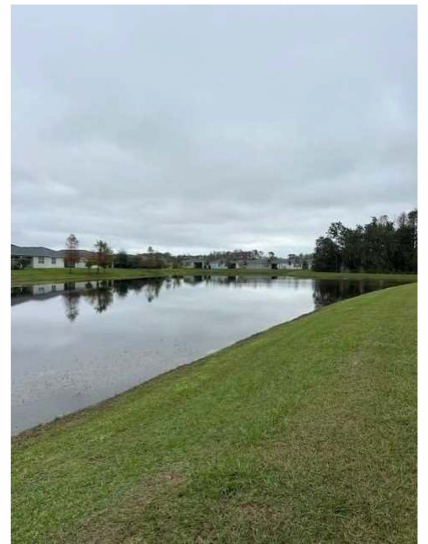
- Pressuring washing has been approved and Platinum Pressure washing will get started on the week of Jan 27th.
- Due to the water main pipe broken months ago by DR Horton some of the foliage in the front of the neighborhood has died, Justin is waiting for this issue to be resolved before replanting and replacing sod and bushes.
- Butterfly Pea Court.
 - Paver company will be onsite 01/02 to access the roundabout and supply me with a quote to entirely paver in this area.
- Justin has found a placement for a memorial tree for Mike Aube.

Bench at Pond 28



VILLAGE 2

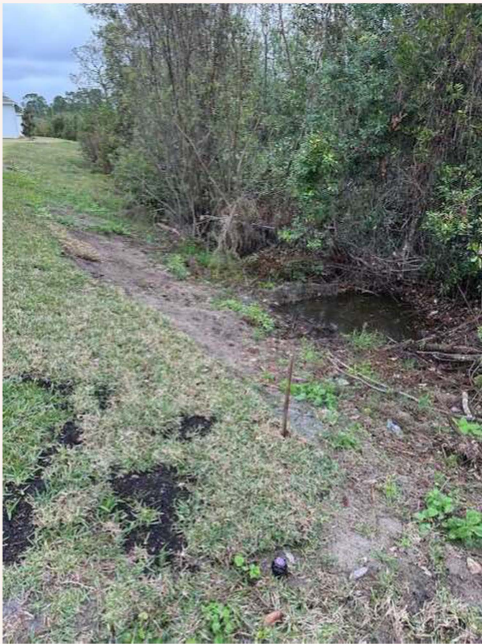
- All Landscaping in this neighborhood is well maintained with no present issues.
- The ponds in this neighborhood had no issues present and no debris was located in the area.



VILLAGE 3

- The bushes on the entrance sign to the left could use a slight pruning is applicable without risking the health of the rest of the plants.
 - Due to the excess growth, it is hard to see the sign when entering.
- I have received communication that 98% of the streetlights have been fixed and they are waiting for the remained parts to complete this task.





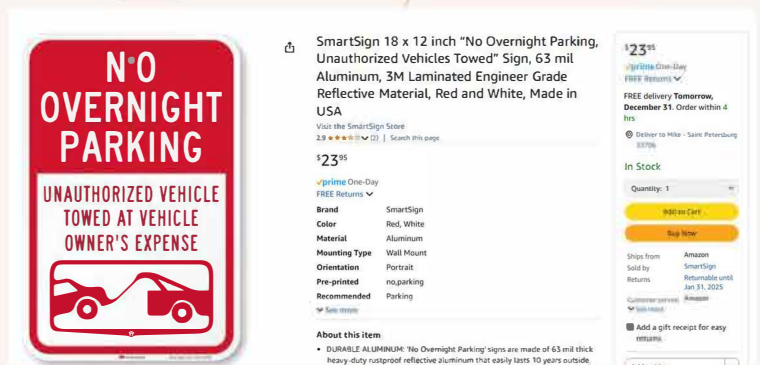
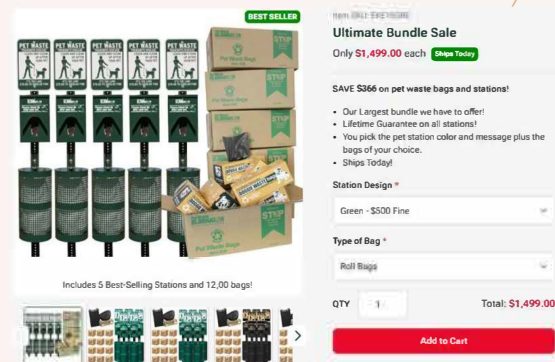
- I have communicated with Justin about the bush hog damage on Alligator Flat Court. The ETA for fill dirt in this location will be in the first weeks of the new year.
- During my time onsite all the ponds were in good shape with no debris present in the surrounding areas.
- All the landscaping in this neighborhood is well-maintained.

Pond 46



Action Items

- Need 5 pet waste stations.
 - I can match the current ones that are located in the dog park
 - I need exact location where the station will be placed.
 - Screenshot is a set of 4, I will just need to add 1 to the 5th
- No overnight parking signs.
 - Quantity and location.



Action Items

- No fishing signs



SmartSign "No Trespassing No Fishing" Metal Sign, 14 x 10 inch, 40 mil Laminated Rustproof Aluminum, Red and White, Made in USA

Visit the SmartSign Store
4.4 ★★★★★ (13) | Search this page

\$12⁹⁵

✓prime
FREE Returns

Brand	SmartSign
Size	10" x 14"
Color	red, white
Material	Aluminum
Mounting Type	Wall Mount
Pre-printed	no trespassing
Recommended	Warning

✓ See more

About this item

- DURABLE ALUMINUM:** No Fishing Sign is made from heavy-duty, 40 mil thick aluminum. Unlike steel signs, our aluminum signs do not rust. Signs last up to 7 years outside.
- EASY INSTALLATION:** Signs have four 3/16 inch corner holes. Mount with screws, nails, tie-wraps or wires. Signs can also be attached with foam or

Delivery Pickup

\$12⁹⁵

✓prime
FREE Returns

FREE delivery Sunday, January 5. Order within 6 hrs 43 mins

📍 Deliver to Mike - Saint Petersburg 33706

In Stock

Quantity: 1

Add to Cart

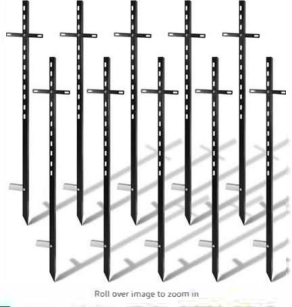
Buy Now

Ships from Amazon
Sold by SmartSign
Returns Returnable until Jan 31, 2025

Customer service Amazon
✓ See more

☐ Add a gift receipt for easy returns

- Metal stakes for no fishing signs and no overnight parking signs.



Gisafai 10 Pcs 46 Inches Yard Sign Stakes Heavy Duty Metal Stake Yard Sign Holder for Outdoor Lawn Yard Bar Parking Garage Event

Visit the Gisafai Store
4.7 ★★★★★ (15)

\$110⁹⁹

📦 **\$18.50** (mo 6 mo). Select from 2 plans

✓prime
FREE Returns

Get \$60 off instantly: Pay \$10.99 \$149.99 upon approval for the Prime Store Card. No annual fee.

Item Package Quantity: 10

2	4	6	8
\$43.99	\$57.99	\$74.99	\$88.99
✓prime	✓prime	✓prime	✓prime
	(\$14.50 / Count)	(\$12.50 / Count)	(\$11.12 / Count)

10 **\$110.99** ✓prime

Delivery Pickup

\$110⁹⁹

✓prime
FREE Returns

FREE delivery Friday, January 3. Order within 5 hrs 41 mins

📍 Deliver to Mike - Saint Petersburg 33706

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon
Sold by Gisafai
Returns Returnable until Jan 31, 2025

Customer service Amazon
✓ See more





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM

All photos were taken on 12/5 – 12/18 – 12/30

EXHIBIT 11
PENDING



EXHIBIT 12



1
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Supervisors expressed their appreciation for Mr. Aube's service, insight and leadership, acknowledged the Board's and the community's loss at his passing, and expressed their condolences to the Aube family. A moment of silence was held in remembrance of Mr. Aube.

FIRST ORDER OF BUSINESS: Roll Call

Present and constituting a quorum were:

Also present were:

Mr. Darin announced the Vice Chair and District Manager would facilitate the meeting.

Comments were heard on the agenda posted on the website and the weather station (exhibit 21) and the planting of trees in the wetland buffer at Basswood (exhibit 15).

A. Exhibit 1: Administration of Oath of Office to Newly Elected Supervisors

- Seat 1: Carl Weston (Unopposed)
- Seat 2: John Holden (Unopposed)

Mr. Darin administered the Oaths of Office. Mr. Davenport summarized the Sunshine and Public Records laws, Supervisor financial reporting requirement and 4-hour ethics training requirement.

B. Exhibit 2: Consideration and Adoption of **Resolution 2025-04, Designating Officers**

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adopted Resolution 2025-04, Designating Officers, appointing Mr. Mastrangeli as Chair, Mr. Weston as Vice Chair, and the remaining Supervisors as Assistant Secretaries, for Avalon Groves Community Development District.

C. Exhibit 3: Acceptance of the Supervisor Liaison Descriptions

A MOTION by Mr. Holden for Mr. Holden to assume the liaison roles previously filled by Mr. Aube failed for lack of a Second.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board accepted the liaison roles as described, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: Amendment of Rules of Procedure

A. **Public Hearing on Amendment of Rules of Procedure**

This item was discussed out of order after item V.A. District Engineer Report

Mr. Darin requested the opportunity to discuss the amendments be reviewed by the new Chair and District Counsel and re-present it to the Board.

Board direction was to postpone the amending of the Rules of Procedure.

1. Open Public Hearing on Amended Rules of Procedure
2. Exhibit 4: Review of Amendment of Rules of Procedure
3. Public Comments
4. Close Public Hearing

B. Exhibit 5: Consideration of **Resolution 2025-05, Amending Rules of Procedure**

With the postponement of the public hearing, this item was not considered.

FIFTH ORDER OF BUSINESS: Staff & Vendor Reports

A. Exhibit 6: Aquatic Maintenance Report – *Steadfast Environmental*

1. Exhibit 7: Review of Pond Requests

This item was not discussed.

2. Exhibit 8: Consideration of Proposal to Add Gambusia (Mosquito Fish) to Certain Ponds to Assist with Midge Fly Maintenance - \$6,500.00

This item was discussed out of order after the V.B. Landscape Maintenance Report.

Supervisors discussed the cost and location for fish installation.

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, OPPOSED by Mr. Holden, the Board approved Steadfast's proposal to add Gambusia (Mosquito Fish) to certain ponds to assist with midge fly control, for Avalon Groves Community Development District.

B. Landscape Maintenance Report – *Justin Sarka, Down To Earth*

This item was discussed out of order after item III.C. Acceptance of the Supervisor Liaison Descriptions

Mr. Sarka presented the landscape maintenance report. Mr. Darin advised that he has not received any response from KB Homes regarding the irrigation repair since the hurricanes. Mr. Woodcock will check his records for additional contacts for Mr. Darin. Mr. Sarka advised the major issues of the community are tied to the irrigation repair.

1. Exhibit 9: Review of Landscape Requests

2. Consideration of Landscape Proposals

a. Exhibit 10: Repair Irrigation Damaged by New Sidewalk Installation at Edgemont Playground #100807 - \$656.50

Mr. Woodcock advised the irrigation line was damaged when the developer's contractor installed the handicapped-accessible sidewalk to the Edgemont playground, and should be added to the punch list for DR Horton to address.

b. Exhibit 11: Cutback Encroaching Conservation Area Along Duval Ct & Paragon Ct #100060 - \$2,869.97

c. Exhibit 12: Regrade and Sod Paragon Ct Tract #100724 - \$4,748.75

d. Exhibit 13: Refresh Landscape Bed Mulch Within Edgemont #100725 - \$12,929.98

e. Exhibit 14: Replace Dead, Declining & Missing Plant Material Along Edgemont Entrance #100726 - \$3,555.97

Mr. Woodcock advised that DR Horton preferred the District fund items a-e and be reimbursed from the outstanding funds from the bond.

The Board declined to fund the Edgemont landscape refurbishment projects proposed by Down To Earth (as listed under items IV.B.2.a.-e.) directed staff to inform DR Horton to complete these repairs and request reimbursement from the bond.

It was clarified that the Edgemont improvements had been conveyed to the District subject to completion of the punch list previously presented. Mr. Woodcock will review the new items and update the punch list and send it to District Counsel to coordinate with DR Horton.

Down To Earth would be responsible for improvements if they perform the work. Mr. Sarka advised Bahia would go back in the re-graded section at Edgemont.

f. Walk-on Exhibit: Fallen Palm Removal #104471 - \$309.98

Mr. Sarka advised the palm tree had fallen at the boundary of the conservation area and its removal was requested by the resident.

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, OPPOSED by Mr. Holden, the Board approved Down To Earth's proposal #104471 to remove a fallen palm tree in the amount of \$309.98, for Avalon Groves Community Development District.

Discussion followed regarding homeowners asking to adjoin fences to the District's fence at Edgemont. The current location allows the CDD to maintain both sides of the fence; however, the fence is between 1-3 ft from the back property on Paragon Lane. Mr. Woodcock added there is also a 25 ft landscape buffer at the rear of those properties. Encroachment agreements are usually provided for these cases to permit residents to adjoin the CDD fence. Mr. Davenport recommended a license agreement for this situation.

Discussion moved to item C.1. Consideration of Resident Request to Plant in Wetland Buffer at Pond 37

C. District Engineer – *Greg Woodcock, Stantec*

1. Exhibit 15: Consideration of Resident Request to Plant in Wetland Buffer at Pond 37

This item was discussed under the Landscape Maintenance report.

Mr. Woodcock presented this item. Pond 37 backs onto a conservation area permitted through SWFWMD with a 25 ft buffer to be left undisturbed. The District can remove invasive species, and any plantings would need to be approved by SWFWMD. There is a compensation area south of the property line. The area is not a wetland area which allowed for the construction of the pond. Sanctuary phase 5 has a cul-de-sac that comes close to the District's property line but is buffered by a wetland compensation area.

Ms. Meronek expressed concern from residents that they have gone from tree-line views to construction views, and requested the re-creation of a tree screening.

After discussion, the Board declined to expend District funds on this issue, but would consider a request from the POA and/or HOA if they wished to purchase and plant trees in accordance with SWFWMD requirements in CDD-owned conservation and wetland buffer areas.

Residents were encouraged to go back to the builder to see if they will fund planting to maintain the "conservation views" they were sold.

Mr. Sarka offered to donate the labor to install the tree to be planted by the POA in Mr. Aube's memory. He will confirm the sod was installed the week before Thanksgiving at Alligator Court.

Liaison roles were clarified that direction could not be given to vendors, but concerns could be reported to staff. Residents can report their concerns directly to the vendors via the website.

Mr. Woodcock advised that a report was completed and proposals for repairs have been requested for the Edgemont fence, and the stormwater inlet review has been resubmitted to the drainage companies separating the HOA-responsibilities from the CDD's. Proposals will be presented at a future meeting.

D. District Counsel – *Bennett Davenport, Kutak Rock*

Mr. Davenport reminded Supervisors to complete the 4-hour ethics training requirement by the end of the month. The State will not require a certificate of completion, it will be confirmed on the next Form 1 financial report filing due by July 1, 2025.

The CDD 101 presentation will be scheduled for February 2025, after the new Supervisor is appointed.

E. District Manager – *Kyle Darin, Vesta District Services*

Mr. Darin introduced Heath Beckett as the interim District Manager while Mr. Darin goes on maternity leave in February.

1. Exhibit 16: Review of FY 2025 Budget Allocation (*Provided as Follow-up to September Workshop Discussion*)

Mr. Wolski requested a copy of the streetlight contract (*included in the agenda packet under Exhibit 20*).

2. Exhibit 17: Acknowledgement of Lake County Tax Collector Distribution of Unused Revenue for FY 2024 - \$7,179.19

These funds are deposited into the District's General Fund for future use.

3. Exhibit 18: Field Manager Report

Mr. Bush presented the Field Manager Report. Vesta will install the new numbers on the Village 1 mailboxes.

a. Exhibit 19: Review of Emailed Response to All Field Service Requests

b. Exhibit 20: Review of Streetlight Requests and Agreement

Mr. Davenport discussed the stipulations of the agreement. The Board acknowledged the residents' frustrations and directed District Counsel to send a demand letter to the streetlight vendor.

c. Exhibit 21: Discussion on Weather Station Encroachment

A letter will be sent directing the resident to remove the weather station.



On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, OPPOSED by Mr. Holden, the Board directed the resident to remove the weather station encroaching on District property, for Avalon Groves Community Development District.

d. Sidewalk Pressure Washing Proposals

i. Exhibit 22: Fireman Toms Pressure Washing

- A) Sawgrass Bay Blvd (Sanctuary Drive – Village 3 and Goldcrest Loop) - \$6,439.81

These are the sidewalks were marked orange on the pressure washing map.

- B) Basswood Island/Roadway, Edgemont to Sanctuary Dr/Palms at Serenoa - \$4,997.85

These sidewalks were marked yellow on the pressure washing map.

- C) Goldcrest Loop Playground Equipment - \$125.00

Mr. Bush was asked to obtain an estimate from Platinum Exterior Services for the additional locations.

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved a Not To Exceed of \$11,562.76 for pressure washing certain sidewalks highlighted on the pressure washing map and the Goldcrest Loop playground equipment, and authorized the Chair to execute the agreement, for Avalon Groves Community Development District.

ii. Exhibit 23: Platinum Exterior Services – Sidewalk from Goldcrest Loop to Pond 28 - \$120.00

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved Platinum Exterior Services sidewalk pressure washing proposal in the amount of \$120.00, for Avalon Groves Community Development District.

F. Serenoa POA Amenity Manager

Mr. Mastrangeli presented an update on behalf of the Serenoa POA.

G. Palms at Serenoa HOA Amenity Manager

Mr. Wolski provided an update on Palms at Serenoa HOA projects.

SIXTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 24: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held September 20, 2024

- B. Exhibit 25: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 24, 2024

- C. Exhibit 26: Consideration and Acceptance of the Unaudited October 2024 Financial Statements

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-C as presented, for Avalon Groves Community Development District.

SEVENTH ORDER OF BUSINESS: Liaison Reports

A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston*

Mr. Mastrangeli discussed the landscape and environmental liaison report. The proposal for Butterfly Pea Court was discussed. This item will be added to the workshop and meeting agendas for further discussion. The Down To Earth contract was discussed regarding chargebacks and will be discussed at the workshop. Mr. Bush was asked to confirm mowing is being completed according to contract.

Mr. Holden discussed options for obtaining Gambusia at no cost.

A MOTION by Mr. Holden to rescind approval of Steadfast’s proposal to add Gambusia (Mosquito Fish) to certain ponds to assist with midge fly control in order to research other procurement options failed for lack of a Second.

B. Amenities – *Gene Mastrangeli*

Mr. Mastrangeli asked for an update on installing electricity for the Edgemont and Village 1 entrances. Mr. Bush will follow up with Mr. Mastrangeli for vendor contact information to request a quote.

C. Public Safety – *Carl Weston*

Mr. Weston had no concerns to report.

D. Finance – *Robert Wolski*

Mr. Wolski had no concerns to report.

E. Public Information

No concerns were reported.

F. Accountability – *Carl Weston*

Mr. Holden discussed the requirement to have five Board members.

A MOTION by Mr. Holden to appoint a new Supervisor from the audience failed for lack of a Second.

Mr. Davenport explained that the Board’s practice for filling a vacant seat is to advertise it to the community and request resumes for consideration.

A MOTION by Mr. Holden to appoint a Brad Jermer to Seat 3 failed for lack of a Second.

EIGHTH ORDER OF BUSINESS: Supervisor Requests

Mr. Weston requested a notice regarding the vacant seat be sent to the community

A MOTION by Mr. Holden to postpone approval of the Gambusia stocking pending his research into no cost options available within Lake County failed for lack of a Second.

Mr. Holden requested “(Unopposed)” be removed from the public agenda. The Board gave no direction on this item.

A. Next Workshop Agenda Items

- Discussion on no-cost opportunities available to the District
- Add Butterfly Pea Court discussion to workshop agenda

B. Next Meeting Agenda Items

- Add previous Butterfly Pea Court repair proposals to January regular meeting agenda

NINTH ORDER OF BUSINESS: Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

A comment was heard on the landscape at Butterfly Pea Court.

TENTH ORDER OF BUSINESS: Exhibit 27: Action Items Summary

District Manager

- Communicate with DR Horton that the Board direction is for DR Horton to complete punch list items at their cost, rather than the District front the cost and be reimbursed.
- Coordinate with POA to solicit resumes to be considered at the January meeting (Administrator).

District Counsel

- Create license agreement allowing residents to maintain small portion of district property between homes and Edgemont fence. District Manager to then communicate it to the resident.

Field Manager

- Reach out to American Pressure Washing and Platinum for additional pressure washing quote.
- Follow up with Mr. Mastrangeli’s referral for lighting company to provide quote for village lights.

ELEVENTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on December 12, 2024 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

Supervisors discussed alternate dates for the workshop. December 16, 2024 at 10 a.m. was suggested, provided noticing requirements can be met.

TWELFTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on January 2, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

302 All Supervisors present confirmed their availability to attend in person.

303 Mr. Holden asked how he can be brought up to speed on District business. He was
304 directed to email questions to staff and to read the minutes. Mr. Mastrangeli noted that
305 Supervisors become more familiar with the procedures and District business after
306 attending a couple of workshops and meetings.

307 **THIRTEENTH ORDER OF BUSINESS: Adjournment**

308 On a MOTION by Mr. Weston, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board
309 adjourned the meeting at 12:24 p.m., for Avalon Groves Community Development District.

310 **Each person who decides to appeal any decision made by the Board with respect to any matter*
311 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
312 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

313 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
314 **noticed meeting held on January 2, 2025.**

315 _____
316 ☐ Kyle Darin, Secretary
317 ☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Chair
☐ Carl Weston, Vice Chair



EXHIBIT 13



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

November 30, 2024



Avalon Groves CDD
Balance Sheet
November 30, 2024

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 <u>ASSETS</u>								
2 Operating Account	\$ 416,630.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,630.89
3 Trust Accounts:								
4 Revenue Fund	-	4,252	38,299	16,537	55,291	4,221	7,292	125,893.41
5 Interest Fund	-	33	102	36	(56,192)	3	24	(55,994.73)
6 Reserve Fund	-	195,482	578,565	106,009	19,870	174,101	32,439	1,106,465.90
7 Prepayment Fund	-	18	120	1,537	-	241	-	1,916.68
8 Sinking Fund	-	138	353	21	231	400	108	1,250.21
9 Principal	-	-	-	39	-	-	-	38.60
10 Cost Of Issuance	-	-	-	14,640	1,252	14,407	(1)	30,298.37
11 Bond Redemption	-	-	-	51	-	0	-	51.02
12 Acquisition & Construction	-	0	1	12,266	4	73,652	9,236	95,159.69
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	1,167,412	150,943	443,191	186,222	170,919	297,850	113,894	2,530,430.57
15 Due From Other Funds	-	21,354	63,238	26,447	24,402	42,422	16,261	194,123.07
16 Prepaid Expenses	-	-	-	-	-	-	-	-
17 Deposits	541	-	-	-	-	-	-	541.00
18 <u>TOTAL ASSETS</u>	1,584,584	372,221	1,123,869	363,805	215,777	607,297	179,253	4,446,804.68
19 <u>LIABILITIES</u>								
20 Accounts Payable	47,995	-	-	-	-	-	-	47,995.24
21 On-Roll Deferred Revenue	1,167,412	150,943	443,191	186,222	170,919	297,850	113,894	2,530,430.57
22 Accrued Expenses	-	-	-	-	-	-	-	-
23 Due To Other Funds	194,123	-	-	-	-	-	-	194,123.07
24 <u>TOTAL LIABILITIES</u>	1,409,530	150,943	443,191	186,222	170,919	297,850	113,894	2,772,548.88
25 <u>FUND BALANCE</u>								
26 Nonspendable								
27 Prepaid & Deposits	541	-	-	-	-	-	-	541.00
28 Capital Reserves	-	-	-	-	-	-	-	-
29 Operating Capital	220,425	-	-	-	-	-	-	220,425.25
30 Unassigned	(45,913)	221,278	680,678	177,583	44,858	309,447	65,359	1,453,289.55
31 <u>TOTAL FUND BALANCE</u>	175,054	221,278	680,678	177,583	44,858	309,447	65,359	1,674,255.80
32 <u>TOTAL LIABILITIES & FUND BALANCE</u>	1,584,584	372,221	1,123,869	363,805	215,777	607,297	179,253	4,446,804.68



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Month of November	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 154,267	\$ 154,267	\$ (1,165,495)	12%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Misc. Revenue	-	-	-	-	0%
6 TOTAL REVENUES	\$ 1,322,552	\$ 154,267	\$ 154,267	\$ (1,168,285)	12%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 Supervisor Compensation	\$ 12,000	\$ -	\$ 800	\$ (11,200)	7%
10 District Management Services	34,608	2,884	5,768	(28,840)	17%
11 Bank Fees	150	-	-	(150)	0%
12 Auditing	3,800	-	-	(3,800)	0%
13 Regulatory and Permit Fees	175	-	175	-	100%
14 Legal Advertisements	4,000	-	-	(4,000)	0%
15 Engineering Services	40,000	3,690	3,690	(36,310)	9%
16 Legal Services	60,000	2,949	2,949	(57,051)	5%
17 Technology & Website Admin.	2,015	30	1,575	(440)	78%
18 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	310	620	(880)	41%
19 TOTAL GENERAL ADMINISTRATIVE	158,248	9,863	15,577	(142,671)	10%
20 INSURANCE					
21 Insurance	35,000	-	31,836	(3,164)	91%
22 TOTAL INSURANCE	35,000	-	31,836	(3,164)	91%
23 DEBT SERVICE ADMIN.					
24 Disclosure Report	5,408	-	6,408	1,001	119%
25 Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
26 Trustee Fees	17,500	7,000	7,000	(10,500)	40%
27 TOTAL DEBT SERVICE ADMINISTRATION	24,908	7,000	13,408	(11,500)	54%
28 UTILITIES:					
29 Utilities-Electricity	20,000	597	1,173	(18,827)	6%
30 Streetlights	295,000	20,680	41,360	(253,640)	14%
31 Utility Water	45,000	1,710	4,792	(40,208)	11%
32 TOTAL UTILITIES:	360,000	22,987	47,325	(312,675)	13%
33 PHYSICAL ENVIRONMENT:					
34 Lake & Pond Maintenance	54,600	3,370	20,138	(34,462)	37%
35 Landscape Maintenance	314,715	27,110	54,221	(260,495)	17%
36 Landscape - Replenishment	76,000	3,679	10,136	(65,864)	13%
37 Wetland Mitigation & Monitoring	49,800	-	5,900	(43,900)	12%
38 Field Management	6,489	541	1,082	(5,408)	17%
39 Field Contingency	88,900	-	175	(88,725)	0%
40 Hardscape Repairs & Maint.	15,000	-	-	(15,000)	0%
41 Stormwater Reporting	25,000	-	-	(25,000)	0%
42 Porter Services	10,000	-	-	(10,000)	0%
43 Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44 Fountain Repair	2,700	-	-	(2,700)	0%



		FY 2025 Adopted Budget	FY 2025 Month of November	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	-	-	(53,592)	0%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	3,100	3,100	(15,500)	17%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	TOTAL PHYSICAL ENVIRONMENT	744,396	37,800	94,751	(649,645)	13%
50	TOTAL EXPENDITURES	1,322,552	77,650	202,896	(1,119,655)	15%
51	REVENUES OVER (UNDER) EXPENDITURES	-	76,617	(48,630)	(48,630)	
52	OTHER FINANCING SOURCES & USES					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56	NET CHANGE IN FUND BALANCE	-	76,617	(48,630)	(48,630)	
57	Fund Balance - Beginning			223,683	223,683	
58	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 175,054	\$ 175,054	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 19,724	\$ (150,613)
3 Lot Closings	-	-	-
4 Interest	-	2,167	2,167
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	21,891	(148,446)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	62,106	61,406	(700)
10 May 1, 2025	62,106	-	(62,106)
11 November 1, 2025	60,981	-	(60,981)
12 Principal Retirement			
13 May 1, 2025	45,000	-	(45,000)
14 Principal Prepayment	-	5,000	5,000
15 TOTAL EXPENDITURES	168,088	66,406	(101,681)
16 REVENUES OVER (UNDER) EXPENDITURES	2,250	(44,515)	(46,765)
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	2,250	(44,515)	(46,765)
22 Fund Balance - Beginning		265,792	
23 FUND BALANCE - ENDING - PROJECTED	\$ 2,250	\$ 221,277	\$ 219,027

**financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 58,389	\$ (442,211)
3 Lot Closings	-	-	-
4 Interest	-	6,957	6,957
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	65,346	(435,254)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	190,897	188,663	(2,234)
10 May 1, 2025	188,663	-	(188,663)
11 November 1, 2025	185,303	-	(185,303)
12 Principal Retirement			
13 May 1, 2025	125,000	-	(125,000)
14 Principal Prepayment	-	30,000	30,000
15 TOTAL EXPENDITURES	498,966	218,663	(280,303)
16 REVENUES OVER (UNDER) EXPENDITURES	1,634	(153,317)	(154,951)
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(20,822)	(20,822)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(20,822)	(20,822)
21 NET CHANGE IN FUND BALANCE	1,634	(174,139)	(175,773)
22 Fund Balance - Beginning		854,816	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,634	\$ 680,677	\$ 679,042

**financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 24,434	\$ (185,816)
3 Lot Closings	-	-	-
4 Interest	-	2,797	2,797
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	27,232	(183,018)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	67,330	67,330	0
10 May 1, 2025	66,074	-	(66,074)
11 November 1, 2025	66,074	-	(66,074)
12 Principal Retirement			
13 * November 1, 2024	75,000	75,000	-
14 November 1, 2025	75,000	-	(75,000)
15 Principal Prepayment	-	-	-
16 TOTAL EXPENDITURES	207,148	142,330	(64,817)
17 REVENUES OVER (UNDER) EXPENDITURES	3,103	(115,098)	(118,201)
18 OTHER FINANCING SOURCES (USES)			
19 Transfers In	-	-	-
20 Transfers Out	-	(62,803)	(62,803)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(62,803)	(62,803)
22 NET CHANGE IN FUND BALANCE	3,103	(177,902)	(181,004)
23 Fund Balance - Beginning		343,218	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,103	\$ 165,317	\$ 162,214

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 22,554	\$ (170,546)
3 Lot Closings	-	-	-
4 Interest	-	433	433
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	22,987	(170,113)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	56,369	56,369	-
10 May 1, 2025	56,369	-	(56,369)
11 November 1, 2025	55,469	-	(55,469)
12 Principal Retirement			
13 May 1, 2025	80,000	-	(80,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	191,838	56,369	(135,469)
16 REVENUES OVER (UNDER) EXPENDITURES	1,263	(33,381)	(34,644)
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(4,042)	(4,042)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(4,042)	(4,042)
21 NET CHANGE IN FUND BALANCE	1,263	(37,423)	(38,686)
22 Fund Balance - Beginning		82,277	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,263	\$ 44,854	\$ 43,591

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 39,201	\$ (297,199)
3 Lot Closings	-	-	-
4 Interest	-	1,721	1,721
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	40,921	(295,479)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	101,325	101,225	(100)
10 May 1, 2025	101,225	-	(101,225)
11 November 1, 2025	99,622	-	(99,622)
12 Principal Retirement			
13 May 1, 2025	135,000	-	(135,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	335,847	101,225	(234,622)
16 REVENUES OVER (UNDER) EXPENDITURES	553	(60,304)	(60,857)
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	84,864	84,864
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	84,864	84,864
21 NET CHANGE IN FUND BALANCE	553	24,561	24,008
22 Fund Balance - Beginning		211,235	
23 FUND BALANCE - ENDING - PROJECTED	\$ 553	\$ 235,795	\$ 235,242

**financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 15,029	\$ (113,646)
3 Lot Closings	-	-	-
4 Interest	-	694	694
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	15,723	(112,952)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	44,638	44,638	0
10 May 1, 2025	44,638	-	(44,638)
11 November 1, 2025	43,838	-	(43,838)
12 Principal Retirement			
13 May 1, 2025	40,000	-	(40,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	128,475	44,638	(83,837)
16 REVENUES OVER (UNDER) EXPENDITURES	200	(28,914)	(29,114)
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(858)	(858)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(858)	(858)
21 NET CHANGE IN FUND BALANCE	200	(29,772)	(29,972)
22 Fund Balance - Beginning		85,895	
23 FUND BALANCE - ENDING - PROJECTED	\$ 200	\$ 56,123	\$ 55,923

** financed by prior year revenues*



Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to November 30, 2024

	2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1 REVENUES							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	78	4	599	69	751
5 TOTAL REVENUES	-	-	78	4	599	69	751
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	78	4	599	69	751
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	2,803	-	-	858	3,661
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	2,803	-	-	858	3,661
18 NET CHANGE IN FUND BALANCE	-	-	2,882	4	599	926	4,411
19 Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 12,266	\$ 4	\$ 73,652	\$ 9,236	\$ 95,179



Avalon Groves CDD
Cash Reconciliation - General Fund
November 30, 2024

	Bank United (Operating Account)
Balance per Bank Statement	\$ 430,350.51
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	13,699.62
<i>Adjusted Bank Balance</i>	<u>\$ 416,630.89</u>
Beginning Bank Balance per Books	182,429.81
Deposits	333,598.55
Disbursements	99,397.47
<i>Balance per Book</i>	<u>\$ 416,630.89</u>



Avalon Groves Community Development District

Check Register

FY2025

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2024		Beginning of Year				265,180.64
10/02/2024	100224ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24		2,625.04	262,555.60
10/02/2024	100224ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 -8/22/24		56.30	262,499.30
10/02/2024	100224ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 -8/22/24		13.63	262,485.67
10/03/2024	100324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24		110.00	262,375.67
10/03/2024	100324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/24		42.00	262,333.67
10/03/2024	100324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24		359.00	261,974.67
10/03/2024	100324ACH4	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24		43.00	261,931.67
10/03/2024	100324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24		92.00	261,839.67
10/09/2024	100924ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24		261.12	261,578.55
10/21/2024	100286	Steadfast Environmental, LLC	Invoice: SE-25151 (Reference: Aquatic Insecticide / Larvicide applications for ponds 1-65.)		13,398.00	248,180.55
10/21/2024	100287	Fountain Design Group, Inc.	Invoice: 34471A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	248,005.55
10/21/2024	100288	BIO-TECH CONSULTING, INC.	Invoice: 181733 (Reference: Mitigation Monitoring.)		5,900.00	242,105.55
10/21/2024	100289	Down to Earth	Invoice: 115144 (Reference: Landscape Maintenance.)		27,110.25	214,995.30
10/22/2024	1711	Egis Insurance and Risk Advisors	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288		31,836.00	183,159.30
10/28/2024	1712	Carl M. Weston	BOS Meeting 10/24/24		200.00	182,959.30
10/28/2024	1713	Eugene J. Mastrangeli	BOS Meeting 10/24/24		200.00	182,759.30
10/28/2024	1714	Michael W. Aube	BOS Meeting 10/24/24		200.00	182,559.30
10/28/2024	1715	Robert J. Wolski	BOS Meeting 10/24/24		200.00	182,359.30
10/28/2024	100290	Orlando Sentinel	Invoice: 101196267000 (Reference: Legal Advertising.)		156.00	182,203.30
10/28/2024	100291	Down to Earth	Invoice: 117701 (Reference: Monthly Irrigation Billing.)		861.55	181,341.75
10/28/2024	100292	Vesta District Services	Invoice: 422529 (Reference: Management Fees Oct 24.)		3,424.75	177,917.00
10/28/2024	100293	Stantec Consulting Services, Inc	Invoice: 2297356 (Reference: General Consulting.)		595.35	177,321.65
10/30/2024	100294	Kutak Rock LLP	Invoice: 3468770 (Reference: General Counsel.)		2,153.00	175,168.65
10/30/2024			Deposit	81.99		175,250.64
10/30/2024			Deposit	7,179.17		182,429.81
10/31/2024		End of Month		7,261.16	90,011.99	182,429.81
11/01/2024	110124ACH1	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24		98.00	182,331.81
11/01/2024	110124ACH2	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24		39.00	182,292.81
11/01/2024	110124ACH3	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24		327.00	181,965.81
11/01/2024	110124ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24		38.00	181,927.81
11/01/2024	110124ACH5	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24		74.00	181,853.81
11/06/2024	110624ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24		59.60	181,794.21
11/06/2024	110624ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24		2,774.27	179,019.94
11/06/2024	110624ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		234.08	178,785.86
11/06/2024	110624ACH4	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		13.60	178,772.26
11/08/2024	100295	Vesta District Services	Invoice: 423010 (Reference: Management Fees Nov 24.)		3,424.75	175,347.51
11/08/2024	100296	Down to Earth	Invoice: 118482 (Reference: Landscape Maintenance Oct 24.) Invoice: 121470 (Reference: Monthl...		32,060.41	143,287.10
11/08/2024	100297	SchoolNow	Invoice: INV-SN-248 (Reference: Website Hosting.)		1,515.00	141,772.10
11/08/2024	100298	HV Solar Lighting	Invoice: 251 (Reference: Street Light Project Oct 24.) Invoice: 250 (Reference: Light Install...		41,360.00	100,412.10
11/08/2024	100299	Steadfast Environmental, LLC	Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24.)		3,370.14	97,041.96
11/08/2024	100300	Clean Star Services	Invoice: 13553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/08/2024	100301	Disclosure Technology Services LLC	Invoice: 1189 (Reference: DTS MUNI ? CDASaaS, 1 Year Subscription.)		1,000.00	95,731.96
11/14/2024			Deposit	33,316.02		129,047.98
11/21/2024			Deposit	145,126.65		274,174.63
11/25/2024	1716	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	273,999.63
11/25/2024	100302	Vesta District Services	Invoice: 423154 (Reference: Dissemination Agent 10.24.) Invoice: 423125 (Reference: Billable ...		5,468.00	268,531.63
11/25/2024	100303	Down to Earth	Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement.)		1,506.62	267,025.01
11/25/2024	100304	Clean Star Services	Invoice: 13771 (Reference: Monthly Trash Collection - October 2024.)		310.00	266,715.01
11/25/2024	100305	Stantec Consulting Services, Inc	Invoice: 2308908 (Reference: General Consulting October 2024.)		3,690.00	263,025.01
11/25/2024	100306	Swine Solutions, LLC	Invoice: 548 (Reference: Monthly Trapping November 2024.)		1,550.00	261,475.01

Date	Number	Name	Memo	Deposit	Payments	Balance
11/25/2024			Deposit	155,155.88		416,630.89
11/30/2024				333,598.55	99,397.47	416,630.89



EXHIBIT 14



ESTIMATE

Platinum Exterior Services LLC

platinumexteriorsservices@gmail.com
+1 (407) 961-8976



Bill to

Michael Bush
CDD
17345 Bracken Fern Lane
Clermont, FL 34714

Estimate details

Estimate no.: 1470
Estimate date: 11/10/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sidewalks	Surface pressure cleaning is performed to the sidewalks followed by rinsing. Post treatment will be done as needed to eliminate any remaining mold/ algae. Note: This is per the map provided. 3 Gold Sections Long strip of sidewalk along Sawgrass Bay Blvd from Sanctuary Drive to Village 3 entrance, and the Goldcrest Loop common area walkway from Goldcrest loop pond.	1	\$7,631.48	\$7,631.48
2.		Sidewalks	Surface pressure cleaning is performed to the sidewalks followed by rinsing. Post treatment will be done as needed to eliminate any remaining mold/ algae. Note: This is per the map provided. Option Yellow Sections: Basswood Island, Basswood Roadway, Edgemont to Palms at Serenoa, and Edgemont to Sanctuary Blvd. This also includes the Goldcrest Loop playground equipment.	1	\$3,965.75	\$3,965.75
Total						\$11,597.23

Note to customer

Thank you for allowing us the opportunity to serve you. If awarded the contract, we will require a 30% deposit of \$3,479.17 before we start.



EXHIBIT 15



Avalon Groves – Outstanding Action Items FY 2025
Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)
DC – District Counsel (Bennett Davenport, Kutak Rock)
DE – District Engineer (Greg Woodcock, Stantec)
FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DC/DE	Compose letter detailing information on wetland buffers to be mailed to entire community.	6/27/2024		
DM/DE/DC	Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation	5/23/2024		6/11 The County stated that they do not permit irrigation lines within their right of way, and we would have to contact the developer of Sanctuary Drive or TECO who was doing work within the area of the damaged irrigation lines to have the irrigation lines reinstalled. 6/24 KB Homes named as Developer
FM/DM	Monument Lighting & Outlets	10/28/2024		2/2024 Inquiry re Vlg 1 & 2 monument lights 3/2024 Request lights match current lights in community 5/2022 Monument lights identified as damaged 8/2022 Monument lights approved NTE \$15,000 12/2022 Monument light update - repairs exceed NTE - tabled Range \$3-20,000 add outlets per section 1/3023 SECO contacted re drop for electrical outlets, solar outlet proposal requested 4/2023 Board declined previously presented proposals requested proposal for materials & labor by same vendor. Contingency increased to \$60,000 anticipating electrical outlets at village entrances 7/2024 Ecotek site visit 9/19 Ecotek declined to propose referred to TPG Lighting for proposal. Emailed proposal request to TPG 10/24 Board declined TPG proposal, requested additional proposals and financing options 12/30 Vendor site visit scheduled
FM	Obtain quotes to install pavers at butterfly pea court island	10/28/2024		12/30 vendor site visit scheduled
FM	Follow up on pet waste station installation	8/22/2024		Vesta maintenance unable to complete 10/10 Apex contacted for install quote 10/28 Follow up on installation of 5 pet waste station
FM	Proposals to replace worn out mailbox numbers	8/22/2024		8/2023 Multiple request re: mailbox renumbering 9/2023 Apex contacted for quote to install. Replacement numbers to be purchased from mailboxes.com and delivered once handyman quote approved by Board 10/2023 Followup request to Apex for quote 10/2023 New Field Manager to reach out to other vendors 12/30 Number order in progress. Vesta to schedule once numbers are delivered
FM	Order no overnight parking signs for playground	8/22/2024		10/10 Apex contacted for quote 10/28 Follow up on no parking signs at playground & order 10 No fishing signs for village 3 and fountain pond 12/30 Follow up on style selection approval
FM	Include monuments / lighting and district signage on field report	8/22/2024		10/28 Evaluate monument condition and obtain repair quotes
FM	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		

