



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

***Date/Time:
Thursday
March 20, 2025
10:00 a.m.***

***Location:
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714***

Note: The advanced workshop package is a working document and thus all materials are considered DRAFTS prior to presentation.



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 Workshop of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, March 20, 2024 at 10:00 a.m.** at Palms at **Serenoa Clubhouse – 17244 Bay Cedar Way, Clermont, FL 34714.**

The advanced copy of the agenda for the workshop 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.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday March 20, 2025
Time: 10:00 a.m.
Location: Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

Workshop Agenda

*The Workshop is convened to discuss any matters that may come before the Board.
No decisions will be made, nor action taken, on behalf of the CDD at this workshop.*

I. Call to Order

II. Selection of Workshop Secretary

III. Audience Comments

IV. Discussion Items

- A. Liaison Responsibilities
- B. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
 - 1. Report Card
- C. Amenities and Infrastructure – *Gene Mastrangeli*
- D. Public Safety – *Carl Weston/Robert Wolski*
- E. Finance – *Gene Mastrangeli/Robert Wolski*
- F. Public Information – *John Holden*
 - 1. Public Meetings
- G. Accountability – *John Holden/Carl Weston*
- H. Other Items

[Exhibit 1](#)

V. Next Meeting Announcements

Regular Meeting

10:00 a.m. on March 27, 2025

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd., Clermont, FL 34714

Workshop

10:00 a.m. on April 10, 2025

Palms at Serenoa Clubhouse

17244 Bay Cedar Way, Clermont, FL 34714

VI. Adjournment



EXHIBIT 1



Avalon Groves CDD Supervisor Liaisons

Landscape and Environmental (Gabriel Ruperez/Carl Weston)

- Landscape Management
- Lakes and Ponds
- Stormwater System
- Wildlife Management

This portfolio will include oversight over the community's landscaping, lakes and ponds, stormwater systems and wildlife management ensuring it is aesthetically pleasing, well-maintained, and environmentally sustainable. This effort is to ensure greater awareness, transparency, and timely communication between CDD residents and the Districts Managements Team.

The liaison role is not responsible to execute or direct the party performing the actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.

Amenities and Infrastructure (Gene Mastrangeli)

- Playground and Equipment
- Mail Facilities
- Lights
- Sidewalks and Roads

This portfolio will include oversight over the community's Playground, Mailbox Sites, Community Lightning, and Sidewalks and Road areas ensuring it is aesthetically pleasing, well-maintained, and environmentally sustainable. This effort is to ensure greater awareness, transparency, and timely communication between CDD residents and the Districts Management Team.

The liaison role is not responsible to execute or direct the party performing the actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.



Avalon Groves CDD Supervisor Liaisons

Public Safety (Carl Weston/Robert Wolski)

- Vehicular & Pedestrian Traffic
- POA, HOA, Lake County Relationships

This portfolio will include interaction with neighboring agencies and pertinent public safety, local government, and school district officials during the year to ensure constant communication and open discourse to address current and potential public safety issues focusing on engendering multiple strategies to improve public safety outcomes for the District's residents with regards to infrastructure, traffic, and emergency response.

The liaison role is not responsible to execute or direct any parties in performing public safety actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.

Finance (Gene Mastrangeli/Robert Wolski)

- Budget
- Contract Management
- Audit Review

This portfolio will include oversight over the Avalon Groves CDD Budget, Contract Management, the Audit Review and any other fiduciary responsibilities in regards to the finances of the Avalon Groves Community Development District. The liaison role, in cooperation with the Districts Management Team, Financial Team, Accounting Team and Legal Team of the CDD, will review the finances of the CDD and through the Management Team and Legal Team communicate to the CDD residents the current and future plans to keep the CDD financially viable. This effort is to ensure greater awareness, transparency, and timely communications between CDD residents and the Districts Management Team.

The liaison role is not responsible to execute or direct the party performing the actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.

Public Information (John Holden)

- Communication, Website and Information Distribution

This portfolio will include oversight over all public information of the CDD; including agendas, public notifications, communications on policy matters before the CDD and other matters as directed by the Board of Supervisors. This effort is to ensure greater clarity, transparency and accuracy in informing the CDD residents.

The liaison shall work closely with the management team and legal team and others. The liaison is not responsible to execute such action but will update the Board of Supervisors on activities.



Avalon Groves CDD Supervisor Liaisons

Accountability (John Holden/Carl Weston)

- Complaint Systems
- Governance Management
- Election and Training of Supervisors
- Public Disclosures and Requirements & Compliance

This portfolio will include shared oversight of other portfolios with the assigned Supervisor and management and legal teams. Design and development of accountability flow charts to include project, assignment, date of origin and completion. These flow chart reports shall be reviewed at regularly scheduled Supervisor meetings. The goals being greater accountability and transparency.

The liaison shall work closely with the management team and will update the Board of Supervisors on activities but is not responsible for executing or directing the District's Statutory reporting requirements.

