



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

March 27, 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, March 27, 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, March 27, 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) Gabriel Ruperez (3)
 Robert Wolski (4) Gene Mastrangeli (5-C)

II. Audience Comments – Agenda Items *(Limited to 3 minutes per individual for agenda items.)*

III. Staff & Vendor Reports

- A. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 1](#)
 - 1. Gambusia Installation Report
 - 2. Review of Pond Requests – *No Requests Submitted via the Website between 2/17 – 3/18*
- B. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [Exhibit 2](#)
 - 1. Review of Landscape Requests
 - 2. Consideration of Down To Earth Proposals
 - a. #114225 to Cutback Conservation Boundary at Palms at Serenoa - \$13,600 [Exhibit 3](#)
 - b. #114227 to Cutback Conservation Boundary at Village 1 - \$8,975.00 [Exhibit 4](#)
 - c. #114231 to Replace Sod at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) - \$27,350.00 [Exhibit 5](#)
- C. District Engineer – *Greg Woodcock, Stantec*
 - 1. Review of Palms at Serenoa Drainage Report [Exhibit 6](#)
 - a. Consideration of Atlantic Pipe Services Proposal #6735 to Clear CDD-Maintained Stormwater Drainage Pipes at 2 Locations Outside the Right of Way - \$13,401.10 [Exhibit 7](#)
 - b. Consideration of Down To Earth Proposal #114219 to Clear Overgrown Vegetation Out of Sump Area - \$496.24 [Exhibit 8](#)
- D. District Counsel – *Bennett Davenport, Kutak Rock*



III. Staff & Vendor Reports (Continued)

E. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

1. Update on Amending FY 2025 Meeting Schedule [Exhibit 9](#)

2. Update on Edgemont Fence

3. Update on Sanctuary Intersection Irrigation Repair

4. Field Manager Report – *Michael Bush, Vesta District Services* [Exhibit 10](#)

a. Ratification of Approval for Pet Waste Station Installation in Edgemont Village

b. Update on Streetlights [Exhibit 11](#)

c. Update on Edgemont & Village 1 Outlets Proposal Requests [Exhibit 12](#)

i. Beacon Bay – Pending

ii. Klinger Electrical Services - \$47,111.00

iii. TPG Lighting – Update Pending

d. Consideration of Mr. Electric Monument Lighting Repair Proposal -\$2,5650.00 – *previously presented* [Exhibit 13](#)

e. Consideration of Proposals for Playground Shade Structure [Exhibit 14](#)

i. Creative Recreation Products #7999 – 34'x32' Over Main **Goldcrest Loop** Play Structure - \$43,558.00

ii. Medley Construction:

A) 30'x30' - \$30,000.00

B) 35'x35' - \$37,500.00

C) 40'x40' - \$45,000.00

D) Single Post Umbrella - \$15,000.00

iii. Shade Systems:

A) 30'x40' at Goldcrest Loop - \$62,316.50

B) 20'x30' at Paragon Lane - \$40,242.44

IV. Business Items

A. Consideration and Adoption of **Resolution 2025-08 Removing Assistant Treasurer and Appointing Assistant Treasurer and Assistant Secretary** [Exhibit 15](#)

B. Consideration and Adoption of **Resolution 2025-09 Designating Signatories** [Exhibit 16](#)





V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 13, 2025 [Exhibit 17](#)
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 27, 2025 [Exhibit 18](#)
- C. Consideration and Acceptance of the Unaudited February 2025 Financial Statements [Exhibit 19](#)

VI. Liaison Reports

- A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
 - 1. Landscape Scoresheet [Exhibit 20](#)
- B. Amenities and Infrastructure – *Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Gene Mastrangeli/Robert Wolski*
- E. Public Information – *John Holden*
- F. Accountability – *John Holden/Carl Weston*

VII. Supervisor Requests

- A. Discussion on Status of Pond 12 Landscape Replenishment - Trees and Irrigation (*Wolski*)
- B. Next Workshop Agenda Items
- C. Next Meeting Agenda Items

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

IX. Next Workshop Attendance Check

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

April 10, 2025 at 10 a.m.

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

X. Next Meeting Quorum Check

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

April 24, 2025 at 10 a.m.

Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

XI. Action Item Summary (*For Inclusion in Minutes*)

[Exhibit 21](#)

XII. Adjournment



EXHIBIT 1





Daily Logs List

Printed: Mar 4, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Feb 11, 2025

Job: SE1032 Avalon Groves CDD
Title: Avalon Groves, Gambusa Stocking
Added By: Kevin Riemensperger

Log Notes:

30,000 fish stocked across a good number of ponds. Introduction of fish now will allow them to mature and reproduce before the height of mosquito and midge fly season in the summer months. More fish means less larvae.

Weather Conditions:

Partly cloudy with mist and fog

Tue, Feb 11, 2025, 2:31 PM



83° F 66° F

Wind: 12 mph

Humidity: 92%

Attachments: 20

Total Precip: 0"



EXHIBIT 2

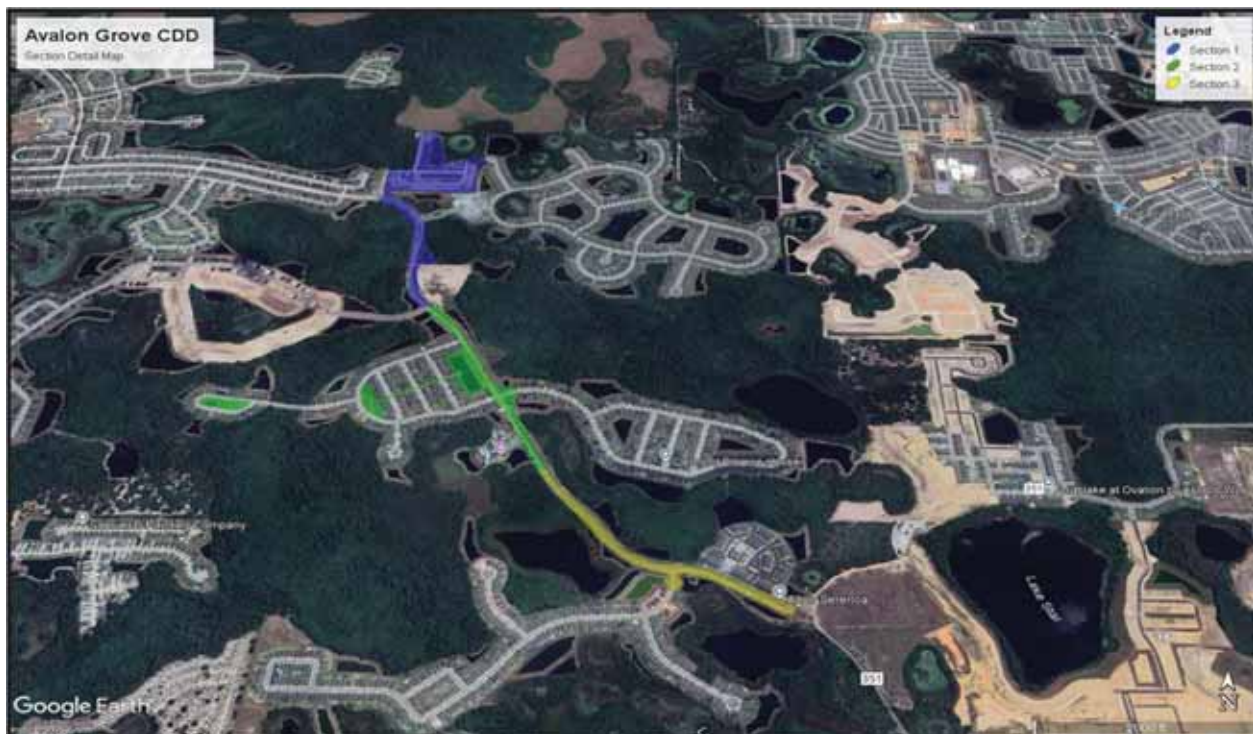




Avalon Groves CDD March 2025.

- 2/24 Mowed all turf areas, this includes hard surface edging, string trimming, blowing of sidewalk and roadway. Detail services this week include spraying of crack and bed weeds in section 1.
- 3/3 Still on alternate mowing weeks being a detailed week we focus on section 1 beds. Temperatures still mild reducing growth, Edgemont entrance trimmed back but will receive spring cutbacks in April.
- 3/10 Mowed Saint Augustine areas, this includes hard surface edging, string trimming, blowing of sidewalk and roadways. Spot mowed ponds and string trimmed to water's edge. Completed spraying weeds in section 1 and started section 2.
- 3/17 Spring turf fertilization completed, this include pre-emergent and spot treatment for broadleaf weeds in turf. Section 2 completed weed control in beds and crack weeds. Began in mowing section 1 and 2 for tree ring weed control.
- 3/24 Mowing services rendered in all mowing sections. Removed fallen pine tree from village 2 render this service complimentary.





Down To Earth Lawn & Ornamental Report

Property: Avalon Groves

Date: 03/14/2025

Applicator Information:

Name: Paul Kottich

Turf Application ☒

Time in ☐

I.D. Card # - 5825116

Ornamental Application ☐

Time out ☐

Turf Application Information

Fertilization	Weed Control	Disease & Insect
Liquid: ☐	Liquid: ☒	Insect Control (per 1000 Sq. Ft.)
Granular: ☒	Herbicide(s) Used:	
1) Analysis: <u>20-0-10</u>	1) <u>mauer 15.0c</u>	1) ☐
Application Rate: ☐	Rate/ M ☐	Rate/ M ☐
(lbs. N or K / 1000 Sq. Ft.)	2) <u>octach 2.0c</u>	2) ☐
2) Analysis: ☐	Rate/ M ☐	Rate/ M ☐
Application Rate: ☐	3) ☐	3) ☐
(lbs. N or K / 1000 Sq. Ft.)	Rate/ M ☐	Rate/ M ☐
3) Analysis: ☐	(Per 1000 Sq. Ft.)	Target Pest: ☐
Application Rate: ☐	Area(s) Treated: ☐	Disease Control (Per 1000 Sq. Ft.)
(lbs. N or K / 1000 Sq. Ft.)	Granular: ☐	1) ☐
Area(s) Treated: ☐	Herbicide Used	Rate/ M ☐
	1) ☐	2) ☐
	Area(s) Treated: ☐	Rate/ M ☐
		3) ☐
		Rate/ M ☐
		Target Pest: ☐
Total Sq.Ft. Treated: <u>22 Troy</u>	Total Sq.Ft. Treated	Total Sq.Ft. Treated
Total Gal/Lbs. ☐	Total Gal/Lbs. <u>2.00</u>	Total Lbs. ☐

Ornamental Application Information

Fertilization	Disease & Insect
Liquid: ☐	Products used per 100gal:
Granular: ☐	1) ☐
1) Analysis: ☐	Rate/100 gal ☐
2) Analysis: ☐	2) ☐
3) Analysis: ☐	Rate/100 gal ☐
4) Analysis: ☐	3) ☐
5) Analysis: ☐	Rate/100 gal ☐
6) Analysis: ☐	4) ☐
	Rate/100 gal ☐
	5) ☐
	Rate/100 gal ☐
	6) ☐
	Rate/100 gal ☐
Palms: ☐	Target Pest: ☐
Annuals: ☐	
Plants: All ☐	Plants(s) Treated: ☐
Selected ☐	
Total usage: ☐	Total gallons used ☐

Comments & Observations:

Technician's Signature

Wind Direction/Speed

Down To Earth Lawn & Ornamental Report

Property:

Amelon Groves

Date:

3.17.25

Applicator Information:
Name - Alex + Paul

Turf Application ☒

Time in ☐

I.D. Card # -

JE26116

Ornamental Application ☐

Time out ☐

Turf Application Information

Fertilization	Weed Control	Disease & Insect
Liquid: ☐	Liquid: ☒	Insect Control (per 1000 Sq. Ft.)
Granular: ☒	Herbicide(s) Used: <u>2</u>	1) <u> </u>
1) Analysis: <u>20-0-10</u>	Rate/ M <u> </u>	Rate/ M <u> </u>
Application Rate: <u> </u>	2) <u> </u>	2) <u> </u>
(lbs. N or K / 1000 Sq. Ft.)	Rate/ M <u> </u>	Rate/ M <u> </u>
2) Analysis: <u> </u>	3) <u> </u>	3) <u> </u>
Application Rate: <u> </u>	Rate/ M <u> </u>	Rate/ M <u> </u>
(lbs. N or K / 1000 Sq. Ft.)	(Per 1000 Sq. Ft.)	Target Pest: <u> </u>
3) Analysis: <u> </u>	Area(s) Treated: <u> </u>	Disease Control (Per 1000 Sq. Ft.)
Application Rate: <u> </u>	Granular: ☐	1) <u> </u>
(lbs. N or K / 1000 Sq. Ft.)	Herbicide Used: <u> </u>	Rate/ M <u> </u>
Area(s) Treated: <u> </u>	1) <u> </u>	2) <u> </u>
	Area(s) Treated: <u> </u>	Rate/ M <u> </u>
		3) <u> </u>
		Rate/ M <u> </u>
		Target Pest: <u> </u>
Total Sq.Ft. Treated: <u>55 Bags</u>	Total Sq.Ft. Treated: <u>2 Acres</u>	Total Sq.Ft. Treated: <u> </u>
Total Gal/Lbs. <u> </u>	Total Gal/Lbs. <u> </u>	Total Lbs. <u> </u>

Comments & Observations:

Ornamental Application Information

Fertilization	Disease & Insect
Liquid: ☐	Products used per 100gal:
Granular: ☐	1) <u> </u>
1) Analysis: <u> </u>	Rate/100 gal <u> </u>
2) Analysis: <u> </u>	2) <u> </u>
3) Analysis: <u> </u>	Rate/100 gal <u> </u>
4) Analysis: <u> </u>	3) <u> </u>
5) Analysis: <u> </u>	Rate/100 gal <u> </u>
6) Analysis: <u> </u>	4) <u> </u>
	Rate/100 gal <u> </u>
	5) <u> </u>
	Rate/100 gal <u> </u>
	6) <u> </u>
	Rate/100 gal <u> </u>
	Target Pest: <u> </u>
Palm: ☐	
Annuals: ☐	
Plants: All ☐	Plants(s) Treated: <u> </u>
Selected ☐	
Total usage: <u> </u>	Total gallons used <u> </u>

Technician's Signature

Wind Direction/Speed

Down To Earth Lawn & Ornamental Report

Property:

Avalon Groves

Date:

3/17/25

Applicator Information:
Name - Alex J Paul

Turf Application ☒

Time in

I.D. Card # - JE281116

Ornamental Application ☐

Time out

Turf Application Information

Fertilization	Weed Control	Disease & Insect
Liquid: ☐	Liquid: ☒	Insect Control (per 1000 Sq. Ft.)
Granular: ☒	Herbicide(s) Used: <u>2</u>	
1) Analysis: <u>20-0-10</u>	1) <u>Amaze 1.5</u>	1) _____
Application Rate: _____ (lbs. N or K / 1000 Sq. Ft.)	Rate/ M _____	Rate/ M _____
2) Analysis: _____	2) <u>Octane 2.0</u>	2) _____
Application Rate: _____ (lbs. N or K / 1000 Sq. Ft.)	Rate/ M _____	Rate/ M _____
3) Analysis: _____	3) _____	3) _____
Application Rate: _____ (lbs. N or K / 1000 Sq. Ft.)	Rate/ M _____	Rate/ M _____
Area(s) Treated: _____	(Per 1000 Sq. Ft.)	Target Pest: _____
	Area(s) Treated: _____	Disease Control (Per 1000 Sq. Ft.)
	Granular: ☐	1) _____
	Herbicide Used:	Rate/ M _____
	1) _____	2) _____
	Area(s) Treated: _____	Rate/ M _____
		3) _____
		Rate/ M _____
		Target Pest: _____
Total Sq.Ft. Treated: <u>55 Bags</u>	Total Sq.Ft. Treated: <u>2 Acres</u>	Total Sq.Ft. Treated: _____
Total Gal/Lbs. _____	Total Gal/Lbs. _____	Total Lbs. _____

Comments & Observations:

Ornamental Application Information

Fertilization	Disease & Insect
Liquid: ☐	Products used per 100gal:
Granular: ☐	1) _____
1) Analysis: _____	Rate/100 gal _____
2) Analysis: _____	2) _____
3) Analysis: _____	Rate/100 gal _____
4) Analysis: _____	3) _____
5) Analysis: _____	Rate/100 gal _____
6) Analysis: _____	4) _____
	Rate/100 gal _____
	5) _____
	Rate/100 gal _____
	6) _____
	Rate/100 gal _____
Palms: ☐	Target Pest: _____
Annuals: ☐	
Plants: All ☐	Plants(s) Treated: _____
Selected ☐	
Total usage: _____	Total gallons used _____

Technician's Signature

Wind Direction/Speed

Down To Earth Lawn & Ornamental Report

Property:

avalon groves

Date:

02/20/2025

Applicator Information:

Name -

Jimmy Nunez

Turf Application ☐

Time in

9:00

I.D. Card # -

JE341096

Ornamental Application ☒

Time out

4:30

Turf Application Information

Ornamental Application Information

Fertilization

Liquid: ☐

Granular: ☐

1) Analysis: _____

Application Rate: _____
(lbs. N or K / 1000 Sq. Ft.)

2) Analysis: _____

Application Rate: _____
(lbs. N or K / 1000 Sq. Ft.)

3) Analysis: _____

Application Rate: _____
(lbs. N or K / 1000 Sq. Ft.)

Area(s) Treated: _____

Total SqFt Treated: _____

Total Gal/Lbs. _____

Weed Control

Liquid: ☐

Herbicide(s) Used:

1)

Rate/ M _____

2)

Rate/ M _____

3)

Rate/ M _____

(Per 1000 Sq. Ft.)

Area(s) Treated: _____

Granular: ☐

Herbicide Used:

1)

Area(s) Treated: _____

Total Sq.Ft. Treated _____

Total Gal/Lbs. _____

Disease & Insect

Insect Control
(per 1000 Sq. Ft.)

1)

Rate/ M _____

2)

Rate/ M _____

3)

Rate/ M _____

Target Pest: _____

Disease Control
(Per 1000 Sq. Ft.)

1)

Rate/ M _____

2)

Rate/ M _____

3)

Rate/ M _____

Target Pest: _____

Total Sq.Ft.Treated _____

Total Lbs. _____

Fertilization

Liquid: ☐

Granular: ☒

1) Analysis: 20-20-20

2) Analysis: _____

3) Analysis: _____

4) Analysis: _____

5) Analysis: _____

6) Analysis: _____

Palms: ☐

Annuals: ☐

Plants: All ☐

Selected ☐

Total usage: _____

Products used per 100gal:

1)

Rate/100 gal 40L

2)

Rate/100 gal 16oz

3)

Rate/100 gal 10oz

4)

Rate/100 gal 15oz

5)

Rate/100 gal _____

6)

Rate/100 gal _____

Target Pest: _____

Plants(s) Treated: _____

Total gallons used _____

Comments & Observations:

plant material was treated for insects and disease. liquid fertilizer was also applied.

Technician's Signature

Wind Direction/Speed



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Sub brand of Sun-Land Company

Job Name:

Avonlea Grove

Report Type:

Monthly Inspection

Controller Name:

#1

Date:

2/19/25

Page #:

1

of

2

Program A

Start Times:	Seasonal Adjust:	Run Days:
<u>12:00 am</u>	%	M <u>T</u> W T <u>F</u> S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Program B

Program C

Program D

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter A112

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubblers	<u>mp</u>	<u>D</u>	<u>mp</u>	<u>D</u>	<u>mp</u>	<u>mp</u>	<u>mp</u>	<u>B</u>	<u>mp</u>	<u>D</u>	<u>mp</u>	<u>mp</u>	<u>mp</u>	<u>D</u>	<u>mp</u>	<u>mp</u>
Run Time [Program: <u>A</u>]	<u>20</u>	<u>10</u>	<u>20</u>	<u>10</u>	<u>20</u>	<u>20</u>	<u>30</u>	<u>10</u>	<u>30</u>	<u>20</u>	<u>30</u>	<u>10</u>	<u>30</u>	<u>10</u>	<u>30</u>	<u>30</u>
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray							<u>1</u>		<u>1</u>							
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator							<u>1</u>		<u>1</u>							
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name:

Logan Adams

Signature

[Signature]

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #1
Date: 2/19/25 Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17	18	19															
Spray, Rotor, MP, Drip, or Bubbler	MP	MP	B															
Run Time [Program: <u>A 1</u>]	30	10	10															
Run Time [Program:]																		
Battery Pack/Doubler/Add-a-Zone																		
Zone Faults or Alarms																		

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																		
Maintenance Repairs																		
Clogged Nozzles																		
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																		
Head Broken - 12" spray																		
Head Broken - 6" rotor																		
Head Broken - 12" rotor																		
Broken Riser																		
Upgrade 4" to 6" Pop Up																		
Upgrade 6" to 12" Pop Up																		
Nozzle - MPR																		
Nozzle - MP rotator																		
Severe Line Clog																		
Lateral Line Break																		
Relocation																		
Head Raised or Lowered-Turf																		
Head Raised or Lowered-Shrub																		
Damaged Valve Box																		
Valve - Inoperative/Sticking																		
Additional Labor/Troubleshoot																		
Other-See Comments																		

Additional Comments:

Technician Name: _____ Signature _____



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 2/25/25 Page #: 1 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>6:00 pm</u>	%	<u>M</u> <u>T</u> <u>W</u> <u>T</u> <u>F</u> <u>S</u> <u>S</u>
Program B	<u>9:00 pm</u>	%	<u>M</u> <u>T</u> <u>W</u> <u>T</u> <u>F</u> <u>S</u> <u>S</u>
Program C		%	<u>M</u> <u>T</u> <u>W</u> <u>T</u> <u>F</u> <u>S</u> <u>S</u>
Program D		%	<u>M</u> <u>T</u> <u>W</u> <u>T</u> <u>F</u> <u>S</u> <u>S</u>

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model: Hunter ALC

Controller Status:	<u>WORKING</u>	NOT WORKING	
POC info:	Potable Water	Reclaim Water	<u>Well Water</u>
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL
			SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>—</u>	<u>R</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>—</u>
Run Time [Program: <u>A</u>]		<u>20</u>	<u>20</u>	<u>20</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>20</u>	<u>20</u>	<u>20</u>	
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Loren Adams

Signature

[Signature]



Job Name: Avallon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 2/25/25 Page #: 2 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	—	mp	D	mp	—	mp	—	—	—	—	—	—	—	—	—	—
Run Time [Program: <u>A</u>]		30	10	30		30										
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray				1												
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator				1												
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 2/25/25 Page #: 3 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray, Rotor, MP, Drip, or Bubbler	—	—	—	—	mp	mp	—	mp	mp	mp	mp	mp	mp	mp	mp	mp
Run Time [Program: <u>A</u>]					20	30		20	30	20	20	30	30	30	20	30
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: _____ Signature _____



Job Name: Arundon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 2/25/25 Page #: 4 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray, Rotor, MP, Drip, or Bubbler	-	-	mp	-	D	mp	mp	-	mp	D	R	R	R	B	D	R
Run Time [Program: <u>B</u>]			30		10	20	20		20	10	30	30	30	10	10	30
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 2/25/25 Page #: 5 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	65	66	67	68	69	70	71	72	73	74	75						
Spray, Rotor, MP, Drip, or Bubbler	R	R	mp	R	R	R	mp	mp	mp	-	mp						
Run Time [Program: <u>B</u>]	30	30	30	30	30	30	30	20	20		30						
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone																	
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																	
Maintenance Repairs																	
Clogged Nozzles																	
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																	
Head Broken - 12" spray																	
Head Broken - 6" rotor																	
Head Broken - 12" rotor																	
Broken Riser																	
Upgrade 4" to 6" Pop Up																	
Upgrade 6" to 12" Pop Up																	
Nozzle - MPR																	
Nozzle - MP rotator																	
Severe Line Clog																	
Lateral Line Break																	
Relocation																	
Head Raised or Lowered-Turf																	
Head Raised or Lowered-Shrub																	
Damaged Valve Box																	
Valve - Inoperative/Sticking																	
Additional Labor/Troubleshoot																	
Other-See Comments																	

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: Avallon Grove
Report Type: Monthly Inspection
Controller Name: #3
Date: 2/26/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>4:00 pm</u>	%	M <u>T</u> W T <u>F</u> S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
<u>YES</u> NO
Weather Sensor:
<u>Working</u> Not Working

Controller Make & Model:	<u>Hunter ALC2</u>		
Controller Status:	<u>WORKING</u>		NOT WORKING
POC info:	Potable Water	Reclaim Water	<u>Well Water</u> Lake Water
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10						
Spray, Rotor, MP, Drip, or Bubblers	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>-</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>						
Run Time [Program: <u>A</u>]	<u>30</u>	<u>30</u>	<u>30</u>		<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>20</u>						
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Logan Adams

Signature [Signature]

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: Basswood Park
Date: 2/9/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>5:00 pm</u>	<u>50</u> %	M <u>0</u> W T <u>F</u> S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
<u>YES</u> NO
Weather Sensor:
<u>Working</u> Not Working

Controller Make & Model:	<u>Hunter ICC2</u>
Controller Status:	<u>WORKING</u> NOT WORKING
POC info:	Potable Water <u>Reclaim Water</u> Well Water Lake Water
Pump Status & Type:	<u>PRESSURIZED</u> PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubblers	<u>R</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>mp</u>
Run Time [Program: <u>A</u>]	<u>40</u>	<u>30</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	
Run Time [Program:]																<u>20</u>
Battery Pack/Doubler/Add-a-Zone																<u>X</u>
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking												<u>X</u>				
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments: #12 - Bad Solenoid

Technician Name: Logan Adams

Signature [Signature]



Job Name: Avalon Leave
Report Type: Monthly Inspection
Controller Name: Edgemont
Date: _____ Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	12:00 am	%	M <u>D</u> W T <u>E</u> S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
<u>YES</u>	NO
Weather Sensor:	
<u>Working</u>	Not Working

Controller Make & Model:	<u>Hunter Hybrid</u>			
Controller Status:	<u>WORKING</u>		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11						
Spray, Rotor, MP, Drip, or Bubbler	D	D	S	B	S	B	D/D	B/D	B/D	B/D	B/D						
Run Time [Program: <u>A</u>]	30	30	30	30	30	30	30	30	30	30	30						
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone							X	X	X	X	X						
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																	
Maintenance Repairs																	
Clogged Nozzles																	
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray																	
Head Broken - 12" spray																	
Head Broken - 6" rotor																	
Head Broken - 12" rotor																	
Broken Riser																	
Upgrade 4" to 6" Pop Up																	
Upgrade 6" to 12" Pop Up																	
Nozzle - MPR																	
Nozzle - MP rotator																	
Severe Line Clog																	
Lateral Line Break																	
Relocation																	
Head Raised or Lowered-Turf																	
Head Raised or Lowered-Shrub																	
Damaged Valve Box																	
Valve - Inoperative/Sticking																	
Additional Labor/Troubleshoot																	
Other-See Comments																	

Additional Comments: mainline shut off due to break

Technician Name: Loren Adams Signature: [Signature]

Landscape Requests

Entry	Date Create	Name	Address	Message		Resolution / Date
75	2025-03-03	LANDRY	17555 SAWGRASS BAY BL	the sprinklers in front of Phase 2 on the east side have been on since at least noon yesterday 3/2/25. They are still on now 9am 3/3/25	3/3 DTE: Irrigation tech is in route will follow up with conclusion. 3/4 DTE: This was a valve that will need to be replaced, the tech shut the irrigation down and will make the repair as soon as possible.	3/4/2025?
70	2025-01-24	Johnson	17836 Passionflower Cir	There has been little improvement to the Village 1 entrances and no change to replanting in Village 2 entrance. Landscape did weed the village 1 beds, but the weeds have since returned and are beginning to grow through the plants on the Eastern entrance of Village 1 and in the empty beds on the Western entrance side of Village 1. Additionally, the beds are not getting mechanically edged, the grass in front of those beds needs replanting and the beds near the monuments remain non edged and have plenty of weeds. The weeds are also prevelant along Sawgrass Bay Blvd. There are still sections where plant material has died and not been replaced, sections of grass that are jsut weeds and dirt. Has the landscaper submitted any plans or timing to have these areas improved and restored? At the least, I would expect mechanical edging to immediatly start as this is contracted so they should be held accountable to that. Does the community manager walk the landscaped areas with the field supervisor from the landscaping company? This will go a long way in remediation if the community manager begins focusing with the landscaper to resolve the contractual obligations that the vendor is falling short on.	Duplicate request	Action on hold until irrigation repair completed
67	2025-01-06	Ruperez	17287 saw palmetto Avenue	Good afternoon the weeds in the sod are coming through everywhere. Can we please have the Landscaper address the center media weeds. The medians look dead, please.	Forwarded to vendor same date as submission 1/15: Our vendor responded that this area referenced does not have irrigation. The weeds in the turf cannot be sprayed as it would cause more damage to the already struggling turf. The area is mowed under regular maintenance and the team cleans up the median as much as possible.	Chemical treatments on hold until irrigation repair completed
66	2024-12-29	Deslauriers	17613 Serenoa Blvd	The irrigation along the medians and side of the road at the start of the community through to the send entrance to Village 1 still appears to be offline. The turf is gone and replaced with weeds. This was an issue before the road was put in. Now that it's been close to a year that the road was competed, it's time to stop using that as an excuse.	Forwarded to vendor same date as submission 1/10 DTE: This ties in to the irrigation not repaired. I believe there is going to be some resolution coming soon. 1/15 emailed: Thank you for your input, Mike. We acknowledge this has been a longstanding item, but there has been some forward movement with KB Homes replacing the irrigation damaged during construction, and we're looking forward to a resolution soon. The District Manager is providing the Board with additional updates as they become available.	Chemical treatments on hold until irrigation repair completed



Landscape Requests

Entry	Date Create	Name	Address	Message	Resolution / Date	
61	2024-12-11	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 Responded to #67 request 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed
56	2024-11-29	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 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed
23	2024-09-28	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 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed
19	2024-09-20	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 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed
7	2024-09-01	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 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed



EXHIBIT 3



**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
321) 263-2700

Estimate: #114225**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

Palms of Senora Conservation
Cut Backs

Estimated Job Start Date

April 21, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$13,000.00
Disposal Fee				\$600.00
Subtotal				\$13,600.00
Estimated Tax				\$0.00
Job Total				\$13,600.00

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 and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 3 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Agreed & Accepted By:

Justin Sarka
Down to Earth

03/26/2025
Date

Vesta Property Services Date

EXHIBIT 4





Down to Earth
PO Box 72701
Cleveland, Ohio 44192-0002
321) 263-2700

Estimate: #114227

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

Village 1 Conservation Cutbacks

Estimated Job Start Date

April 21, 2025

Proposed By

Justin Sarka

Due Date

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$8,645.00
Disposal Fee				\$330.00
			Subtotal	\$8,975.00
			Estimated Tax	\$0.00
			Job Total	\$8,975.00

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 and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 2 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Agreed & Accepted By:

Justin Sarka
Down to Earth

03/26/2025
Date

Vesta Property Services Date

EXHIBIT 5



**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
321) 263-2700

Estimate: #114231**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

Recovery Post Irrigation Mainline
Repair Phase 1

Estimated Job Start Date

May 19, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
St. Augustine "Floritam"	Square Foot	15000	\$1.80	\$27,000.00
Disposal Fee	Each	1	\$350.00	\$350.00
Subtotal				\$27,350.00
Estimated Tax				\$0.00
Job Total				\$27,350.00

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 and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Scope of Work;

- Replace sod lost due to mainline delayed repair.



Proposed By:

Justin Sarka
Down to Earth

03/26/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

EXHIBIT 6



October 24, 2024

Stantec visited Avalon Groves to reviewed the drainage inlets and manholes associated with the report of possible clog in system. Stantec reviewed the inlets from the upstream to the outfall and documented the structures that had accumulated silt and debris. Below is a locaiton map indentifying 3 locations outside of the right of way that are to be maintained by the Community Development District. We recommend jetting and vaccuming the system from from location 1 to the downstream structure and location 2 to outfall. Location 3 has overgrown vegetation and requires removal of vegetation 5' outside the limits of the structure to ensure proper flow.

Greg Woodcock

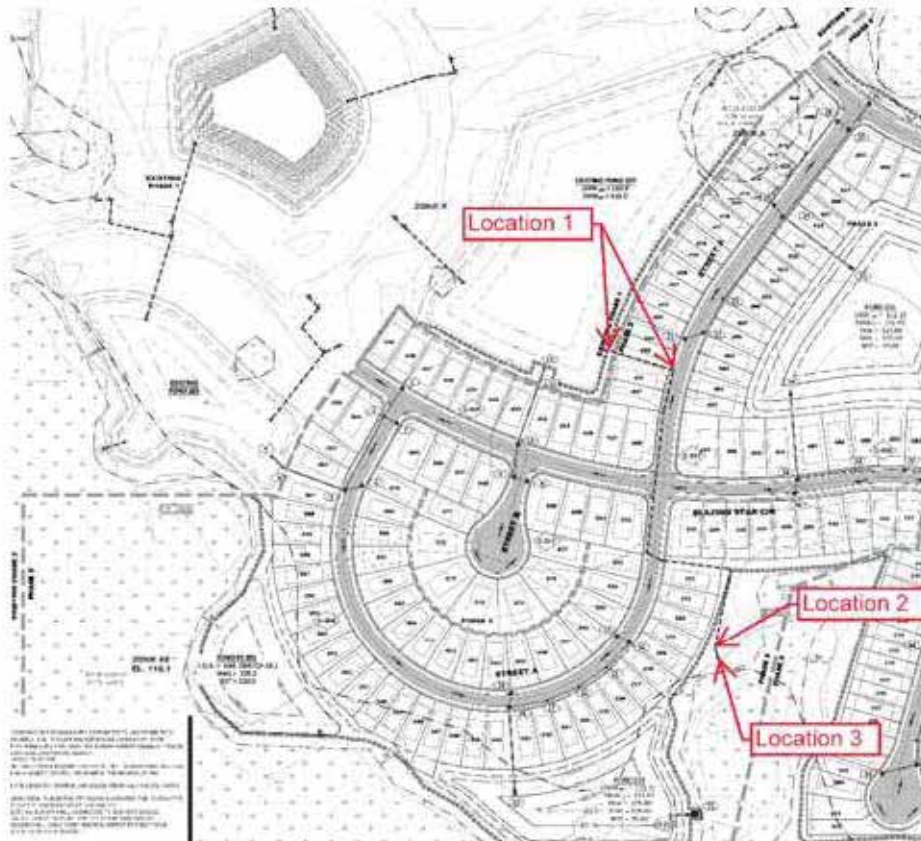
Project Manager

Stantec

(352) 741-7699

Greg.Woodcock@Stantec.com

Location Map



Location 1: The pipe attached to the control structure seems to be clogged and needs to be jetted/vac'd.

Approximately 5-6" of silt found in the manhole structure. The manhole to be jetted and vacuumed to clear out the debris.



Location 2: water levels up to the top on manhole lid recommend jetting and vacuuming system.



Location 3: Clear overgrown vegetation out of sump area to enable a flow path to the wetland.



EXHIBIT 7





1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSAL

6735

CUSTOMER: Stantec	PHONE: 352-777-0183	DATE: 02/11/2025
STREET: 2316 Killlearn Center Boulevard Suite 102	JOB NAME: Avalon Groves - Outside Right of Way	
CITY/STATE/ZIP: Tallahassee, FL, 32309	JOB LOCATION: 3567 Lovegrass Way, Clermont, FL, 34714	
ATTN: Greg Woodcock	E-MAIL: greg.woodcock@stantec.com	

Seq: CL Storm				
349.00	Storm Light Clean - 24" to 30"	LF	3.15	1,099.35
505.00	Storm Light Clean - 36" to 42"	LF	4.25	2,146.25
181.00	Storm Light Clean - 48" to 54"	LF	5.50	995.50
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	150.00
1.00	Storm Licensed Disposal	EA	1,000.00	1,000.00
0.00	Storm Standard Heavy Cleaning/ Downtime (if needed)	HRS	295.00	0.00
Seq: Dive				
2.00	Storm Plug Rental - 15"x30"	DYS	180.00	360.00
2.00	Storm Plug Rental - 15"x30"	DYS	180.00	360.00
2.00	Storm Plug Installation - 15"x30"	EA	550.00	1,100.00
2.00	Storm Plug Removal - 15"x30"	EA	550.00	1,100.00
4.00	Certified Dive Team (4 Hr Minimum) Installation	HRS	300.00	1,200.00
4.00	Certified Dive Team (4 Hr Minimum) Removal	HRS	300.00	1,200.00
4.00	Storm Pipe Dredging (4 Hr Minimum)	HRS	385.00	1,540.00
2.00	Fuel Recovery - Dive Truck (Per Mobilization)	EA	75.00	150.00
1.00	Pump Rental - Storm Dewatering	DYS	1,000.00	1,000.00
0.00	Pump Rental - Storm Dewatering (if needed)	WKS	2,500.00	0.00
0.00	Storm Plug Rental - 15"x30" (per plug/ if needed)	WKS	505.00	0.00
TOTAL				13,401.10

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS





1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is committed to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning at the above referenced project.

Project is quoted linear foot rates and will be billed linear foot rates assuming that cleaning is deemed to be light, and that APS is called out with at least 1,000LF available and accessible:

- Heavy Cleaning to be billed hourly
- Downtime beyond the control of APS to be billed hourly
- Any time APS is called out with less than 1,000LF available and accessible, work may be billed hourly and will be subject to a 4 Hour Minimum (per piece of equipment).
- VAC Truck Hourly Rates: \$295.00 per hour

Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.

Others Responsible for plugging and dewatering. APS can quote plugging services upon request.

, Atlantic Pipe Services (APS) assures that the dive team is qualified, properly trained and reasonable effort is made to install and remove plugs according to the plug manufacturer's specifications. Following installation by APS, the client assumes responsibility to maintain plug inflation pressure for the duration the plug is in use. Any damage that occurs to APS equipment after the APS Diver has left the project will be the responsibility of the client. All costs associated with repair or replacing damaged equipment will be the burden of the client. Client is responsible for monitoring pond levels and contacting APS in a timely manner to deflate or remove plugs. APS is not liable for property or site damage that occurs due to overflowing ponds. In the event the client deflates and / or removes an APS plug, the client will be liable for any damages. Plugs provided by client must be inspected by APS prior to installation. Any client plugs that are determined to be unacceptable for use will not be installed.



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

- ☒ Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- ☒ Local Metered Water Source
- ☒ Exposure of structures and access to all work areas without delay
- ☒ Stabilized Access to Work Areas - Two Wheel Drive Accessible
- ☐ Access to secure site for equipment storage
- ☒ Maintenance of Traffic - If Applicable

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

PRINT NAME / TITLE		DATE	2/14/2025
SIGNATURE	Maria Saint-Hilaire		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

PRINT NAME / TITLE		DATE	
SIGNATURE			



ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.



EXHIBIT 8



**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #114219**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

Overgrown Vegetation Of Sump
Area Village

Estimated Job Start Date

April 14, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$406.25
Disposal Fee	Each	1	\$89.99	\$89.99
Subtotal				\$496.24
Estimated Tax				\$0.00
Job Total				\$496.24

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 and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Scope Of Work;

- Clear overgrown vegetation out of sump area to enable a flow path to the wetland.



Proposed By:

Justin Sarka
Down to Earth

03/25/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

EXHIBIT 9



Shirley M. Conley

From: Shirley M. Conley
Sent: Wednesday, March 5, 2025 4:38 PM
To: Heath Beckett
Subject: FW: CDD meeting schedule change request

The Avalon Groves meeting schedule revision needs to be re-visited.

Serenoa Amenity center is booked

1st Monday 3pm or 7:00pm

1st – 3rd Tuesdays 4pm

1st & 3rd Wednesday at 6:30pm

4th Tuesday 5pm – 8 pm

4th Wednesday at 7:00pm

Every Thursday 7pm (except that they have the May & August CDD meetings scheduled for 7 p.m.).

Palms Clubhouse – can accommodate evening meetings, but not in the multipurpose room, meetings would either be held in the main lobby (noisy?) or the poker room (small).

Recommendation is to leave the schedule as originally advertised for 10 a.m. workshop and regular meeting start with the exception of the May and August regular meetings which are scheduled for 7 pm.

Thank you,
Shirley

District Communications Reminder: Florida has a very broad public records law. Your email communication may be subject to public disclosure. **BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY AND/OR PERTINENT STAFF MEMBERS ONLY.**



CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Your Community.
Our Commitment.

Shirley Conley

Administrator

P. 321.263.0132 X749

Vesta District Services

250 International Parkway, Suite 208,

Lake Mary, FL 32746

www.VestaDistrictServices.com

Vesta District Services is a wholly owned subsidiary of
Vesta Property Services.

www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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Shirley M. Conley

From: David Landry <David.Landry@fsresidential.com>
Sent: Thursday, March 20, 2025 9:30 AM
To: Shirley M. Conley
Subject: Re: CDD meeting dates

Good morning Shirley,

Unfortunately, on the 3rd Monday of each month the Bunco club meets here in the clubhouse at 7pm-9pm. They are a rather large club.

The Book club meets on the 4th Monday

David



DAVID P LANDRY JR (he/him)
Community Association Manager

Serenoa Property Owners Association
17555 Sawgrass Bay Blvd | Clermont, FL 34714
Direct 352.708.3083
<https://serenoapoa.connectresident.com>
24/7 Customer Care: 866.378.1099

Life, simplified.SM

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Wednesday, March 19, 2025 8:44 PM
To: David Landry <David.Landry@fsresidential.com>
Subject: CDD meeting dates

Hi David,

Can you confirm that with the current schedule, there would be meeting space available at the Serenoa Club Amenity Center on the 3rd Monday of the month beginning at 6 p.m., if the CDD Board wished to hold evening meetings.

Thank you,
Shirley

District Communications Reminder: Florida has a very broad public records law. Your email communication may be subject to public disclosure. **BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY AND/OR PERTINENT STAFF MEMBERS ONLY.**

Shirley Conley



EXHIBIT 10



The background of the page features a series of thin, light brown lines that intersect to form various geometric shapes, primarily triangles and polygons, creating a complex, abstract pattern.

FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
MARCH 2025



AVALON GROVE

- Mailbox Stickers
 - Have been completed.
- No Fishing Signs.
 - Correct one has been placed mainly throughout Village 2 and along the main road ponds.
- Pet Waste Stations.
 - All have been installed after talking with Gene, we decided to order another one for Edgemont. It is on order,
- Streetlights.
 - I have attempted to make contact with Recovery Energy Tech to get the hanging cable issues resolved.
- Monument Lighting.
 - I have contacted the following vendors for quotes.
 - TPG Lighting.
 - Klinger Electric.
 - Beacon Bay Electric.
- Landscaping/Ponds.
 - During my visit, I walked all the ponds and surrounding landscaping and did not notice anything that was neglected.



AVALON GROVE

- Swine Patrol.
 - I have contacted them in the past weeks about any updates and have been told that there are minimal sightings as of now.
- Bat House.
 - Will be installed in May or June.
- Playground Shade Equipment.
 - I have contacted the following vendors for proposals.
 - Creative Recreation Products.
 - Swartz Associates.
 - Shade Systems.
- Village 3 Lighting.
 - Next visit, I will look at this to see what needs to be repaired.
- Request by Supervisor Gabriel.
 - Pressure washing.
 - Removal of a wooden post.
 - Monument restoration.
- Edgemont Fence.
 - I have supplied a quote for the following.
 - Removal/Repairing in place/Moving back to the property line and repairing.





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 11



HOA MEETING - SERENOA



l'intelligence
solaire solar
intelligence

© SUNNA DESIGN 2024



01

CURRENT SITUATION



© SUNNA DESIGN 2024



Background



There was an unusually high number of fixtures with failed LED chips, resulting in the affected solar lighting systems delivering less or no light.

What we did:

- We hired an independent laboratory, SERMA Technologies, to investigate the root cause of the failures by conducting tests on the fixtures in conditions similar to those of their installation environments.
- The laboratory confirmed that the LED failures were linked to the buildup of static electricity in the fixture, that could not properly evacuate to the ground due to the nature of the poles :
"By electrically charging the hood, we observe that an electric arc is produced at a certain voltage. After X-ray analysis, the LEDs fixtures begin to show the same defects as those found on the products in Florida."
- Furthermore, the lab confirmed that grounding the fixtures and poles would resolve the issue and that humidity levels typical in Florida would not negatively impact the grounded LED's performance.
"As anticipated, connecting the metal parts of the solar motor and fixture to the ground results in a significant leakage current flowing from the metallized surfaces to the ground. All LEDs have illuminated correctly after the application of stress, and X-ray inspection revealed no voids in the LED IMS PCB. Additionally, applying a salted solution to the product did not alter its performance."
- Based on the lab report, we designed a grounding kit that could be implemented on every system, with little to no visual impact.

02

PROPOSED SOLUTION



© SUNNA DESIGN 2024



PROPOSED SOLUTION



Site visit between Nov 19 and 23rd, 2024 to inspect failures at the Serenoa development site, and carry out a test on 15 systems, owned by a different group.

What we did:

- Install 15 grounding kits on different light styles to evaluate the solution's feasibility and efficiency.
- Developed a methodology for future installations and provided training to our selected contractor to ensure proper implementation.
- Assessed the average time required to complete the installation process.
- Inspected and cataloged every light at the Serenoa project site to evaluate the extent of failures and gather additional insights.

PROPOSED SOLUTION



Site visit between Nov 19 and 23rd, 2024, to inspect failures at the Serenoa development site and carry out a test on 15 systems owned by a different group.

- **Steps for pole base finishing:**

- Remove a 6" x 6" patch of grass close to the pole base and set it aside.
- Dig a hole approximately 1 ft deep.
- Drill a 20 mm diameter hole in the pole, 5 inches below the surface level.
- Thread the grounding wire through the hole, strip the end, wrap the bare wire securely around the bolt on the grounding spike three times, fasten it using a serrated washer and wing nut, and apply amalgamating tape covering the connection, nut, and bolt.
- Drive the spike firmly into the ground.
- Seal the drilled hole with silicone to ensure it is watertight and protect it from moisture and dirt.
- Apply masking tape over the sealant to keep it clean during curing.
- Refill the hole with gravel and dirt mix, then replace the removed grass patch to restore the original appearance.

PROPOSED SOLUTION



POLE BASE



GND wire comes out 5" below the surface



Hole filled with rocks and soil mix and compacted.



Final finish



PROPOSED SOLUTION



POLE TOP



UP2 with bell head



UP1 with cobra head



03

IMPLEMENTATION SCHEDULE



HOA MEETING - SERENOA

IMPLEMENTATION SCHEDULE

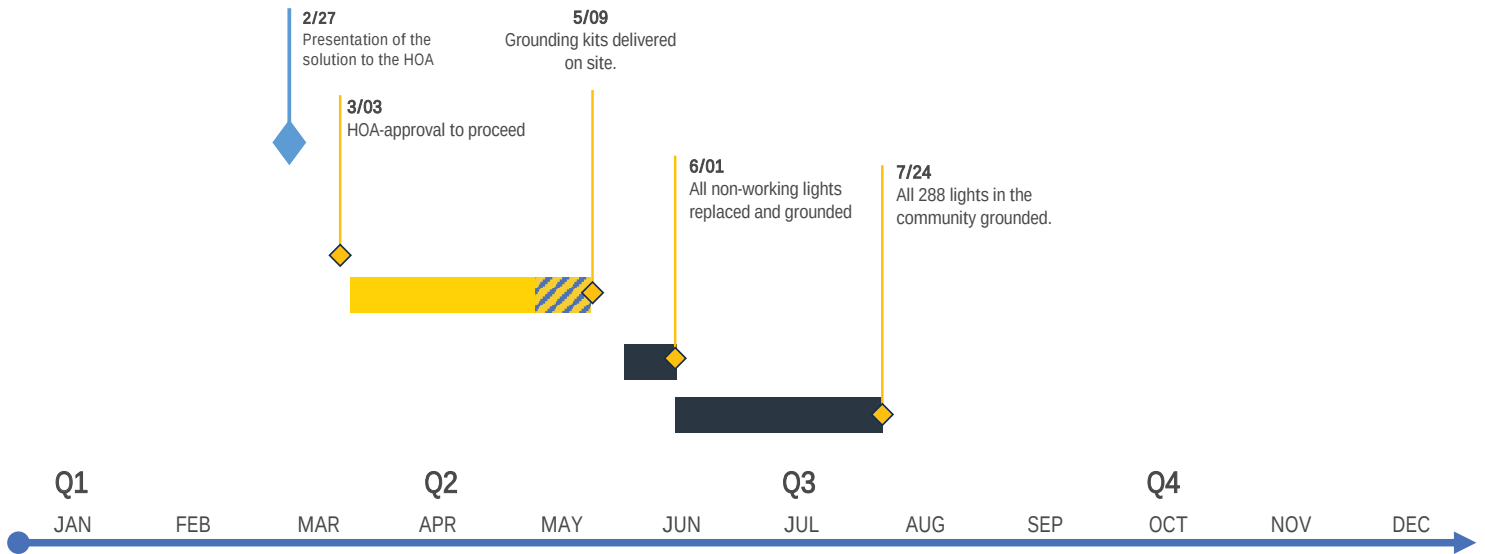


EXHIBIT 12



Klinger Electrical Services LLC
EC13010117
2674 Reagan Lane
Kissimmee, FL 34744
+14073010813
tklinger@klingerelectric.com



Estimate

ADDRESS

DPFG Management & Consulting LLC
250 International Pkwy
Ste 208
Lake Mary, FL 32746

ESTIMATE # 1257
DATE 03/21/2025
EXPIRATION DATE 05/24/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Avalon Grove estimate for power to community entrances on Sawgrass Bay Blvd			
	North Goldcrest Loop	1	16,723.00	16,723.00
	Provide for and install new electrical service for lighting and receptacles at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- Surge protector			
	- All Underground conduit and wire.			
	- Underground conduit from SECO Energy pedestal to meter, and under the road to be directional bored			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance			
	- Lights come with a 5 year manufacturers warranty			
	- All material and labor			
	- All necessary permitting and all coordination with SECO Energy			
	South Goldcrest Loop	1	16,723.00	16,723.00
	Provide for and install new electrical service for lighting and receptacles at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- Surge protector			
	- All Underground conduit and wire.			
	- Underground conduit from SECO Energy pedestal to meter, and under the road to be directional bored			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance			
	- Lights come with a 5 year manufacturers warranty			
	- All material and labor			
	- All necessary permitting and all coordination with SECO Energy			
	Edgemont	1	12,265.00	12,265.00
	Provide for and install lighting and power at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- Surge protector			
	- (1) 30W LED light with post and (1) GFCI protected receptacle.			
	- Lights come with a 5 year manufacturers warranty			



DATE	DESCRIPTION	QTY	RATE	AMOUNT
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- All Underground conduit and wire
 - Underground conduit from SECO Energy transformer to meter under the road to be directional bored
 - All material and labor
 - All necessary permitting and all coordination with SECO Energy
- ** This estimate is based on being fed from the closest point of connection to SECO Energy transformers or pedestals. If the point of connection changes, We will provide an updated estimate.

TOTAL
\$45,711.00

Accepted By
Accepted Date



EXHIBIT 13





Mr. Electric
6575 W Gulf to Lake Hwy
Crystal River, FL. 34429
352-794-7368
Mrelectric.com
#EC13003381

Date 2/26/25

Billing Address:
Vesta Property Services
3547 Bella Vista Drive East
Saint Pete Beach, Fl. 33706

Job Address:
Saw Grass Bay Blvd
Clermont, Fl.

Estimate:

Description

Install new Solar Lighting at each monument sign X5 at the above referenced location.
Proposal includes all materials and labor for the above referenced scope of work.

Total \$2,650.00



EXHIBIT 14



Creative Recreation Products **Quote 7999**
 3000 W State Road 426
 Oviedo, FL 32765 US
 407.695.8855
 FLplaygrounds@gmail.com



ADDRESS	SHIP TO	DATE	TOTAL
Avalon Groves CCD c/o Vesta District Services 250 International Parkway, Suite 208 Lake Mary, FL 32746	Avalon Groves CCD Goldcrest Loop Clermont, FL	03/10/2025	\$43,558.00

QTY	DESCRIPTION	RATE	AMOUNT
	HIP SHADE OVER MAIN PLAYSTRUCTURE		
1	34' x 32' Commercial Shade Structure - Hip Roof, 11' columns, Glide Elbows. Colors TBD.	17,358.00	17,358.00T
1	Installation - Includes relocating (2) panels on Freestanding Panel system and (1) Talk tube to allow space for shade column footers. - If no access to water or electric within 100', please add \$350.	15,750.00	15,750.00
4	Shade footers - includes concrete	750.00	3,000.00
1	Inbound freight	1,750.00	1,750.00
1	Machine rental	1,750.00	1,750.00
1	Permitting Services; includes site plan	1,500.00	1,500.00
1	Sealed Engineered Drawings	950.00	950.00T
1	City/County Building Dept Fees (estimated)	1,500.00	1,500.00

NOTES:

- Deposit for Materials and Permit due with order.
- Balance due upon completion: Net 15.
- Excessive underground obstacles may result in additional labor.
- Changes in the field will be treated as a change order.
- On-site disposal of spoils included, off-site extra \$950.
- Overage/shortage on County fees will be adjusted on Balance Due.
- There is a 2.9% transaction fee if paying by credit card.
- See CP Terms doc for additional details.
- We will match any competitor's comparable bid.

SUBTOTAL	43,558.00
TAX	0.00
TOTAL	\$43,558.00

Quote valid for 30 days. We look forward to working with you!

Avalon Groves playground shade layout

(Not to exact scale)

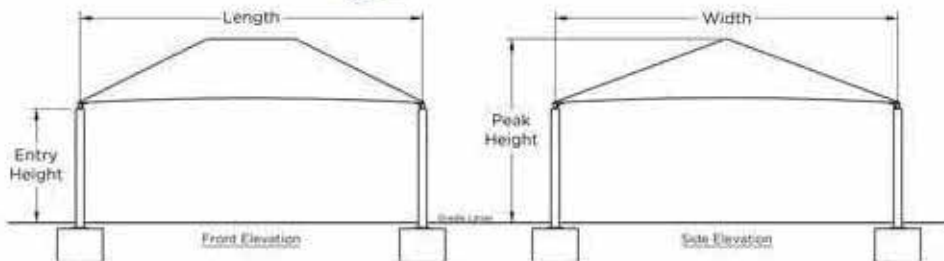
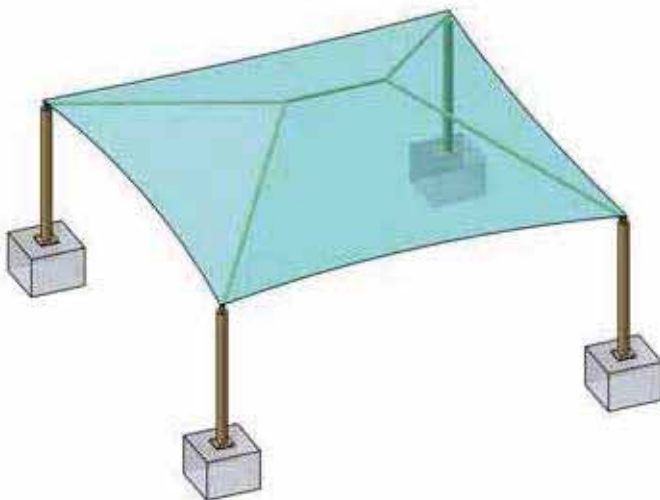


Note: Shade columns need to be at least 6' from play structure, and min 3' from panels/tube.

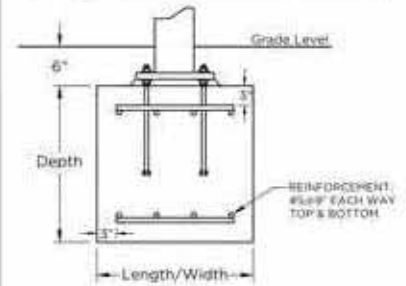


Hip Shade

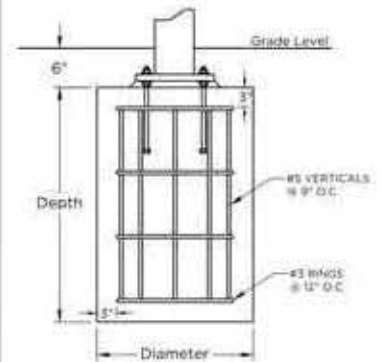
Length	34'	Width	32'	Entry Height	12'
Peak Height	17.92'	Elbow	08.66	Column Mount	Base Plate
Column Size	Ø8.6" Sch. 40	Rafter Size	Ø5.0" 7.0s	Ridge Size	Ø5.0" 7.0s
Column Length	12.5'	Rafter Length	20.98'	Ridge Length	10'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.8	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"	Out of range	N/A
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	7.19	N/A



SuperiorShade

QUOTE
97199

SHADE SIZE
34 X 32

SHADE STYLE
Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact sizes, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1500 PSF soil bearing pressure.

Color Options

Frames

Backed by a [5-year limited warranty](#).

Glides

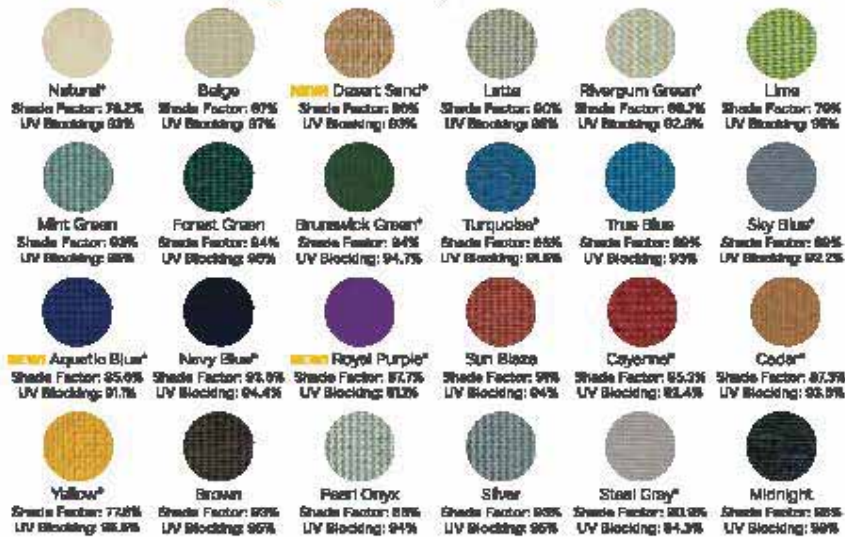


Waterproof Shade Fabric
For our Single Post Waterproof Umbrella.
Backed by a [10-year limited warranty](#).



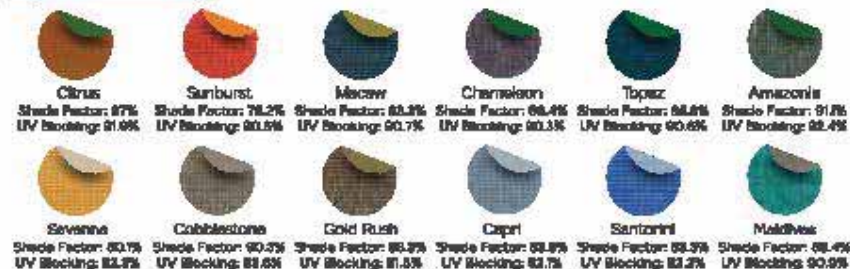
Traditional Fabric

This selection of fabric colors are California Fire Marshal certified, fire retardant, and pass the NFPA 701 or ASTM E84 tests. Colors marked with an asterisk are available as both flame retardant and non-flame retardant. Backed by a [10-year limited warranty](#).



Dual Shade Fabric

Available for an upcharge for our Hyper Umbrella, Triangle Sail, and Hyperbolic Sail. Backed by a [10-year limited warranty](#).



**2 REASONS
TO CHOOSE
FLAME
RETARDANT
FABRIC**

1 Helps meeting
appropriate federal,
state, and local
building codes.

2 Permanent and
stable flame
retardant properties
as opposed to
fabrics treated with
FR additives in a
post-production
application.

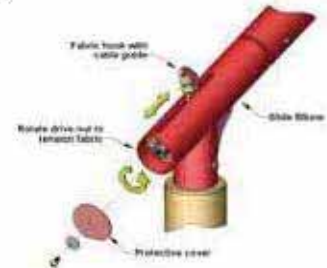
Why do shades cost so much?!



This is the #1 question we get about commercial shade structures... and it's true, they're not cheap! But if you buy right, they'll last a long time. Here's some background information to help:

Commercial shades are considered permanent structures, so they must be permitted and pass City or County Inspections. And Florida has the strictest wind codes in the country, due to our higher risk of hurricanes. In Central Florida, shade structures must withstand **105 -125 mph winds** depending upon canopy design (compared to 75 to 93 mph in other states).

This requires **thicker columns and frames, bigger concrete footers and up to 80 man-hours of labor** – indeed Florida-safe shades can cost up to 30% more. In addition, every one of our shade structures is built with a Glide Elbow design, allowing safe and easy removal of the canopy in case of a tropical storm or hurricane – *an absolute must for Florida!*



Huge Concrete Footers...



... reinforced with Rebar



And Proper Equipment...



... to do the job right!



Be sure to select a shade company who knows the Florida requirements and meets them. If you're looking at vendors outside the area, be sure you're not being quoted a standard shade that could get damaged in a major storm or fall inspection. And if you're uncertain, just let us know, we're happy to review other proposals to ensure you're comparing "apples and apples".

Questions? Call us at 407-695-8855. We're here to help!



General Terms

Acceptance by signature below indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Client agrees to Payment Schedule listed on final Quote/Invoice. Deposit for materials total, sales tax and Permitting (if applicable) due with order, Balance due within 15 days of completion. Agreement becomes effective upon receipt of Deposit.
- Changes in the field will be treated as a change order and a fair price agreed upon.
- Installation price based on a single mobilization, easy access to work site, and unrestricted work hours. We can accommodate special requests but they may result in additional labor costs.
- A 2.9% transaction fee will apply for credit card payments.
- Please specify all color selections in writing. Creative Recreation Products (CRP) is not responsible for any discrepancies due to verbally communicated color selections.

Installation Overview

Creative Recreation Products Installation services include:

- Acceptance, unloading and inspection of materials prior to installation.
- If needed, Underground Utility Check – Sunshine State 811 One Call only.
- Installation of equipment and materials according to manufacturer's instructions.
- Installation services assume level dirt site, clear of underground obstacles. Excessive underground obstructions – such as rocks, concrete, pipes, drainage systems, roots, water, irrigation – may result in additional charges.
- Trash Clean Up (Dumpster or disposal provided by Client unless otherwise specified).
- On-site disposal of spoils in the case of large footers. Off-site extra, if needed.
- CRP will take every precaution to prevent damage; however, is not responsible for any damage caused by the normal installation of our product. This includes but is not limited to sod, concrete sidewalks, and private underground utilities, as well as any costs associated with preventive efforts to limit damage, such as buying plywood to lay over sod for access.
- CRP will not be held responsible for delays due to weather.

Client Responsibilities:

- Provide access to site for heavy trucks and equipment as well as secure site for storage and staging of materials and equipment.
- Client is responsible for removing fences, hedges, or trees that restrict access or encroaches into the use zone; additional charges may apply if included in the scope of CRP's work.
- Provide access to nearby water and electricity for operating equipment and mixing concrete.
- Trash Disposal unless otherwise specified.
- Clearly mark any private-party utilities, irrigation systems or other underground obstructions. CRP will attempt to cap off any small irrigation pipes encountered but is not responsible for repair or re-routing around footers. CRP is not responsible for damage to unmarked underground lines.
- Safety surfacing per CPSC guidelines and ASTM standards, unless contracted to CRP as part of this agreement.
- Any additional insurance coverage, beyond what CRP currently maintains, required by the client that incurs an additional charge from CRP's Insurer will be added to the quote.
- Storage charges of \$50/week will apply if installation is delayed by customer for any reason more than 30 days.
- Customer accepts all responsibility for requests that are not in compliance with ASTM, CPSC, or local building codes.

Optional Responsibilities:

- Removal and disposal of existing equipment.
- Site preparation including leveling, grading, clearing, drainage, etc. especially if the area typically holds excessive water.
- If permitting - Building department fees, engineered drawings, site plan or survey, as required.

All other responsibilities must be clearly outlined in the applicable quotation/invoice or will be the responsibility of Client.

Acceptance Signature _____

Date _____

Printed Name _____

Title _____

Shirley M. Conley

From: Erik Medley <erik@medleyconstruction.com>
Sent: Monday, March 24, 2025 8:39 AM
To: Shirley M. Conley
Subject: Re: Follow up
Attachments: 2025 Superior Shade Catalog.pdf

Shirley

Below are some budget numbers for shade sizes

Depending on what you want to cover and how much you want to spend

30x30x12- \$30,000

35x35x12- \$37,500

40x40x12- \$50,000

Single post umbrella- \$15,000

Please see the attached catalog to see what you like to cover and we can price accordingly. Starting on page 15 standard hip structure, then page 16 form umbrella structure.

We handle all aspects in house from permitting to installation. Unlike others who tell you they do, but they sub out contractors like ourself to permit and install.

Thank you and let me know if you have any questions!

Superior[®]Shade

2025 Product Catalog



You Name It, We've Shaded It

At Superior Recreational Products (SRP), we provide you with standard and custom shade structures for nearly every outdoor location. Our line delivers creative solutions and unique designs for your biggest need — protection from the sun.

Our Top Features, Your Benefits

- 

Block up to 98% of harmful UV rays
- 

Reduce temperatures up to 25°F
- 

UV stabilized fabric to resist fading and unraveling
- 

Frames withstand wind gusts up to 150 mph
- 

Structures that meet local building codes
- 

Glide Elbow® fabric release mechanism
- 

Professional engineers on staff for all 50 states for faster lead times and compliant designs
- 

Low-maintenance shade solutions
- 

Made in America
- 

Up to 20-year limited warranty

Serving Multiple Markets

We serve a variety of markets including parks and recreation, sport facilities, zoos, aquariums, hospitality, schools, and universities.



What's Inside

- 06 Featured Projects
- 12 Domes
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- 18 Cantilevers
- 22 Sails
- 25 Specialty
- 26 Integrated Playground
- 28 Swing
- 28 Warranty & Color Options

What's New

New Product



Tilted Swivel Umbrella
Page 15

We're a Certified Fabricator for More Areas

We are a City of Los Angeles Department of Building and Safety (LADBS) Certified Fabricator, City of Houston Registered Fabricator, City of Phoenix Certified Fabricator, Clark County Approved Fabricator, and offer many California DSA pre-certified shade styles.



Quick Ship

Your Order Shipped in 10 Business Days

We offer select shade styles that ship within 10 business days. Visit srpshade.com/products/quick-ship-shade to learn more.



What's Trending

100+ DSA Pre-Approved Shade Structures for California Schools and Educational Facilities

We're proud to offer select shade structures with Division of the State Architect (DSA) pre-check approval. California state schools and other educational facilities can streamline the construction approval process by selecting a pre-approved Superior shade.

Look for our DSA Pre-Check icon throughout the catalog for qualifying shade structures.



Keeping Cool On and Off the Court

From pickleball, baseball, basketball, tennis, and more, we have a shade structure to keep cool on the court or in the stands. Our versatile designs cater to a variety of sports and activities, ensuring that every athlete and spectator stays comfortable while it's game on. With customizable options, we can meet the specific needs of your facility, enhancing both functionality and aesthetic appeal.



Proudly Made in America

We take pride in our commitment to quality and craftsmanship. Our shade structures are manufactured in Georgia, where we uphold rigorous standards of excellence and support our local communities and economies. This dedication to quality, craftsmanship, and American-made ingenuity guarantees that each shade structure is built to last.



Continuing Education Units for Landscape Architects and Park Professionals

We offer continuing education units (CEUs) for landscape architects, educators, and park professionals, focusing on the theme of recreation. Our courses provide valuable insights into designing and enhancing recreational spaces, helping professionals stay informed and inspired in their fields.

Learn more at srpshade.com/design-tools.

Superior
RECREATIONAL PRODUCTS
A PLAYCORE Company



Planning & Design Tools



Sketchfab

Select shade models are available on sketchfab.com.



CADdetails

Select shade models are available on srpshade.caddetails.com.



Space Planner

See how many picnic tables will fit in an area by visiting srpshade.com/design-tools.



Color Applier

View products in 360° and choose your colors by visiting srpshade.com/design-tools/color-applier.

Video Library



Factory Tour

Take a tour of our manufacturing facility and meet the faces that bring your shade structures to life! Watch it at srpshade.com/about-shade.



Installation Videos

Ever wonder how to install a commercial shade structure? We've created how-to videos you can watch by visiting srpshade.com/videos.



Explainer Video

Ever wonder about the differences between an embedded and a surface mount column? Start learning by visiting srpshade.com/videos.



Purchasing

Helping You Say Goodbye to Bidding

We've teamed with strategic partners so you can bypass the bidding process. Visit srpshade.com/contracts-and-affiliations to learn more.



Ordering Made Easy

Contact your local Superior sales representative to start the ordering process. They can answer any questions and provide product pricing and shipping information. Find your local representative at srpshade.com/find-a-rep.

Our Other Product Lines



Superior Shelter

Durable steel shelters designed for use in a variety of outdoor settings. Learn more at srpshelter.com.



Superior Amenities

Picnic tables, benches, trash receptacles, dog park equipment, and more. Learn more at srpsiteamenities.com.



Superior Playgrounds

Commercial playground equipment. Learn more at srplayground.com.





**Bragan Baseball
Complex Upgrades
Spectator Seating**

Jacksonville, Florida

FEATURED PRODUCTS

Custom Wraparound Five-Dome
Hanging Cantilever

FEATURED COLORS

Black Powder Coat Frame
Forest Green Fabric



**Von Elrod's Creates
Ambiance in Outdoor
Beer Garden**

Nashville, Tennessee

FEATURED PRODUCTS

Custom Multi-Dome Sand Dollar

FEATURED COLORS

Green Powder Coat Frame
Natural Fabric



Featured Projects

Featured Projects



H+H Shine Shop Adds Custom Shade Over Car Wash Kiosks

Papillon, Nebraska

FEATURED PRODUCTS
Custom Multi-Dome Arched T-Canilever

FEATURED COLORS
Metallic Powder Coat Frame
White Waterproof Fabric



Featured Projects



Searchlight Park's New Playground Additions Under Shady Sails

Searchlight, Nevada

FEATURED PRODUCTS
Custom Hip Shade with Sails
Multiple Sail
Swing Frame with Shade

FEATURED COLORS
Brown Powder Coat Frame
Forest Green Fabric



Featured Projects



**Kamehameha Schools
apa'ama Campus
Creates Shaded Walkway**
Honolulu, Hawaii

FEATURED PRODUCTS
Custom Dome Arched Cantilever

FEATURED COLORS
Dark Green Powder Coat Frame
Beige Traditional Fabric



**Mae Simmons Park
Creates Comfortable
Seating Areas for Park
Goers**
Lubbock, Texas

FEATURED PRODUCTS
Hexagon Pinwheel Shade
Hexagon Single Post Umbrellas

FEATURED COLORS
Champagne Powder Coat Frame
Turquoise and Yellow Fabric





Standard Hip   

- Most versatile and economical shade
- Most popular shade style

SHAPES AND SIZES



Square
Available in 2' Increments from 10'-60'



Rectangle
Available in Over 25 Sizes



Hexagon
Available in 2' Increments from 20'-60'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™ (Available up to 30')
Traditional Shade Fabric

A Multi-Dome may be designed depending on your shade's size to ensure proper fabric tension.



Multi-Dome Hip 

- A series of hip end shades that share posts
- An economical way of shading a very large area
- Great for sports complex seating and parking lots

SIZES
Available in a Variety of Sizes

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric
Alternating Fabric Colors



Super Dome Hip 

- Great for large playgrounds, outdoor dining areas, and sport courts like basketball or tennis

SHAPES



Square



Rectangle

OPTIONS, FEATURES, AND FABRIC

Rectangular Posts
Surface Mount
With or Without Glide Elbow™
Traditional Shade Fabric

*Glide Elbow™ must be custom designed.

Shade structures exceeding 1100 square feet may not be applicable for our Glide Elbow™.



Pyramid 

- Versatile and economical
- Features a peak roof design
- Great for schools, parks, and churches

SIZES
Available in 2' Increments from 10'-38'; Square

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™ (Available up to 30')
Traditional Shade Fabric

Roof Design That Comes to a Point





Single Post Umbrella

One of the most economical shades
Cover up to nearly 600 square feet of space
with a single unit

SIZES AND SHAPES

 Square 8'-27'	 Hexagon Available in 2' increments from 10'-26'	 Octagon Available in 2' increments from 10'-26'
---	---	---

OPTIONS, FEATURES, AND FABRIC
Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow®
Traditional Shade Fabric



Cantilever Umbrella

- Off-center post
- Allows for the placement of site furnishings without the interference of a column

SHAPES AND SIZES

 Square 8'-24'	 Hexagon 8'-27'
---	--

OPTIONS, FEATURES, AND FABRIC
Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow®
Traditional Shade Fabric



Hypar Umbrella

- Ideal for shading pools and guest areas
- Unique look
- Features a low-profile canopy that will not obstruct your view

SIZES

• 10'	• 16'
• 12'	• 18'
• 14'	• 20'

OPTIONS, FEATURES, AND FABRIC
Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With Glide Elbow®
Traditional or Dual Shade Fabric



Tilted Swivel Umbrella

- Swivel this umbrella up to 270-degrees for sun protection throughout the day
- Tilted canopy provides maximum shade

SIZES

- 12'
- 14'

FEATURES AND FABRIC
Surface Mount
8' Height
With Glide Elbow®
Traditional Shade Fabric

Swivel to Block Sun





Tilt Umbrella

- Tilt and swivel this umbrella during installation for maximum sun protection based on your location
- Once installed, the canopy will not continue to swivel or tilt to different degrees

SIZES

- 8' • 14'
- 10' • 16'
- 12' • 18'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Dual Column Umbrella

- Great for shading picnic tables and benches as space between columns allows for placement of amenities
- Easy installation
- More affordable than a traditional four post hip structure

SIZES

- 10' x 20' • 12' x 18' • 14' x 20'
- 12' x 16' • 12' x 20' • 14' x 24'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' or 10' Height
With or Without Glide Elbow™
Traditional Shade Fabric



Single Post Waterproof Umbrella

- Use in different weather conditions
- Waterproof fabric propels water and keeps space below dry

SHAPES AND SIZES

- Square 13' & 16'
- Hexagon 16' & 18'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' or 10' Height, Custom Heights Available
Exclusively Made With Glide Elbow™
Waterproof Shade Fabric



Glide Elbow™ availability depends on dimensions and model.

Waterproof Cantilever Umbrella

- Off-center post
- Allows for the placement of site furnishings without the interference of a column
- Use in different weather conditions
- Waterproof fabric propels water and keeps space below dry

SHAPES AND SIZES

- Square 13' & 16'
- Hexagon 16' & 18'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' or 10' Height, Custom Heights Available
Exclusively Made With Glide Elbow™
Waterproof Shade Fabric





Standard Cantilever

- Great for covering walkways, bus stop seating, and bleachers
- Most economical way of providing car parking shade
- Ideal option for covering areas that require a lot of open space

SIZES

- 18' x 20'
- 18' x 27'
- 18' x 36'
- Custom Sizes Available

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric

Hanging Cantilever

- Great for walkways, bus stop seating, and bleachers
- Has a preferred maximum width of 18' but can be configured with multiple bays to cover any distance

SIZES

- 10' x 20'
- 12' x 20'
- 14' x 24'
- Custom Sizes Available

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' Standard Height
10', 12', and Custom Heights Also Available
With or Without Glide Elbow™
Traditional Shade Fabric



Suspended Cantilever

- Utilizes suspension braces at the top of the structure to support the extended shade
- Perfect for automotive needs and walkways

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Arched Cantilever

- Great for a walkway cover or pool shade
- An economical way of shading spaces
- Can be designed with multiple bays to cover any distance
- Max length is 25' before multiple bays are needed

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Or Waterproof Shade Fabric





T-Cantilever

- Perfect for bleachers, fuel stations, or parking lots
- Typically features a one column per side design up to 18' in width. When beam length exceeds 18', a two column per side design will be needed
- Max length is 27' before additional bays are needed

SIZES
Custom made for your location.

OPTIONS, FEATURES, AND FABRIC
Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Camelback Cantilever

- Great for walkways and school carpool lanes
- Raised design casts a direct shadow on your intended area
- Fabric panel can be added between columns to further keep you cool and block wind

SIZES

- 12' x 10'
- 20' x 10'
- 20' x 14'
- Custom Sizes Available

OPTIONS, FEATURES, AND FABRIC
Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Fabric Panel Upgrade (Shown Below)
Traditional Shade Fabric



Dugout Cantilever

- Great for dugouts, walkways, and school carpool lanes
- Raised design casts a direct shadow on your intended area
- Easy-to-install
- Fabric panel can be added between columns to further keep you cool and block wind
- For design purposes, the max recommended width is 14' and the max distance between columns is 18'

SIZES
Custom made for your location.

OPTIONS, FEATURES, AND FABRIC
Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Fabric Panel Upgrade
Traditional Shade Fabric



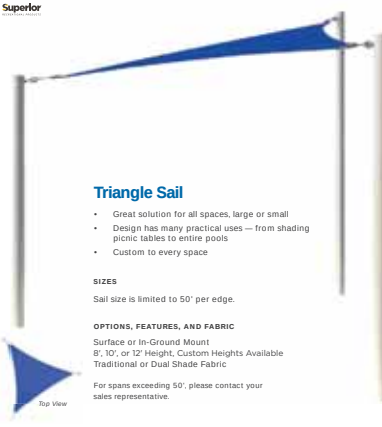
Wavecrest

- Engineered design allows it to work well in almost any space
- Great at the local park or golf course
- The perfect shade when total coverage is critical and style is essential

SIZES
Custom made for your location.

OPTIONS, FEATURES, AND FABRIC
Surface Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Shade Fabric





Triangle Sail

- Great solution for all spaces, large or small
- Design has many practical uses — from shading picnic tables to entire pools
- Custom to every space

SIZES

Sail size is limited to 50' per edge.

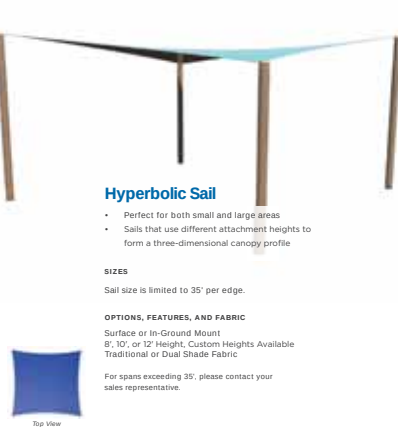
OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional or Dual Shade Fabric

For spans exceeding 50', please contact your sales representative.



Top View



Hyperbolic Sail

- Perfect for both small and large areas
- Sails that use different attachment heights to form a three-dimensional canopy profile

SIZES

Sail size is limited to 35' per edge.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional or Dual Shade Fabric

For spans exceeding 35', please contact your sales representative.



Top View



Multiple Sail Shades

- Pair multiple sail shades to create a truly unique, yet simple, structure
- Provides ample coverage with a fun look

SIZES

Sail size is limited to 50' per edge.

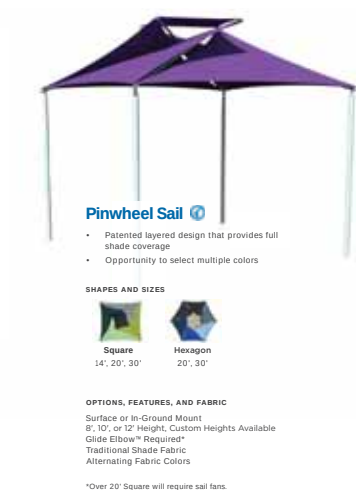
OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Shade or Dual Shade Fabric

For spans exceeding 50', please contact your sales representative.



Top View



Pinwheel Sail

- Patented layered design that provides full shade coverage
- Opportunity to select multiple colors

SHAPES AND SIZES

Shape	Size
Square	14', 20', 30'
Hexagon	20', 30'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Glide Elbow** Required*
Traditional Shade Fabric
Alternating Fabric Colors

*Over 20' Square will require sail fans.



Superior



Quad Sail 

- Appealing design
- Combines the aesthetic of sail and hip shades

SIZES

- 10'
- 20'
- 30'

OPTIONS, FEATURES, AND FABRIC
 Surface or In-Ground Mount
 8', 10', or 12' Height, Custom Heights Available
 Traditional Shade Fabric



Top View



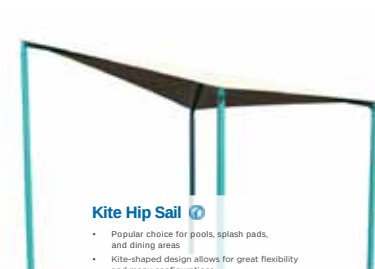

Sand Dollar Sail 

- Overlapping fabric
- Offers great coverage

SHAPES AND SIZES

	
Square 20', 25', 30'	Hexagon 20', 25', 30', 36'

OPTIONS, FEATURES, AND FABRIC
 Surface or In-Ground Mount
 8', 10', or 12' Height, Custom Heights Available
 Traditional Shade Fabric

Kite Hip Sail 

- Popular choice for pools, splash pads, and dining areas
- Kite-shaped design allows for great flexibility and many configurations
- Features three columns at equal height, with the fourth column being taller
- Must be designed in a square size

SIZES
 10'–25'

OPTIONS, FEATURES, AND FABRIC
 Surface or In-Ground Mount
 8', 10', or 12' Height, Custom Heights Available
 With or Without Glide Elbow™
 Traditional Shade Fabric




Halo Disc

- Unique, architectural design
- Features a slim fabric disc suspended from two curved columns
- Great for unique landscape designs

SIZES

- 15' Diameter
- 20' Diameter

OPTIONS, FEATURES, AND FABRIC
 Surface Mount
 11' (15' Dia.) or 12' Height (20' Dia.)
 Traditional Shade Fabric



Top View





Flower

- Provides shade equal to that of an umbrella design
- Perfect for playground environments
- May choose alternating petal colors

SIZE

- 12' Diameter

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
14" at Highest Point, 10" at Lowest Point
Custom Waterproof Shade Fabric



Standard Modular

- Great option for school, park, and church playgrounds
- Can be installed on most existing playgrounds

SHAPES, SIZES, DECKS, AND POSTS

Square	Rectangle	Hexagon	Octagon
Available in 2' increments from 10'-18'	9' x 12' and 10.5' x 14'	Available in 2' increments from 12'-18'	14' 4"
Available for 36" x 36" and 48" x 48" Decks	Available for 36" x 46.5" and 36" x 48" Decks	Available for all Deck Configurations	Available for 48" x 48" Decks
Fits 3.5" and 5" Posts	Fits 3.5" and 5" Posts	Fits 3.5" and 5" Posts	Fits 5" Posts

FEATURES AND FABRIC

Available Only with Glide Elbow™
Traditional Shade Fabric
Canopy size is dependent upon deck and post size.



Modular Crescent

- Stylish arched design
- Available for any deck configuration

SIZES, DECKS, AND POSTS

- 7' 4" x 5' 3" and 8' 4" x 6' 3"
- Available for 36" x 36", 48" x 48", 36" x 48", and 36" x 46.5" Decks
- Fits 3.5" and 5" Posts

FABRIC

Traditional Shade Fabric



Modular Quad Sail

- Layered sail design
- Available for some deck configurations

SIZES, DECKS, AND POSTS

- 14'
- Available for 36" x 36" and 48" x 48" Decks
- Fits 3.5" and 5" Posts

OPTIONS AND FABRIC

Available Only with Glide Elbow™
Traditional Shade Fabric



Top View





Swing Frame with Shade

- Conforms to ASTM International standards
- Features 6 1/2" posts
- Protects children from harmful UV rays while swinging
- Available in one, two, three, or four bays

Swing seats and chains sold separately.

SIZES

- 1 Bay: 23 1/2' x 16'
- 2 Bay: 36' x 16'
- 3 Bay: 46 1/2' x 16'
- 4 Bay: 58' x 16'

FEATURES AND FABRIC

Available Only with Glide Elbow™
Traditional Shade Fabric



Warranty

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, general maintenance and care is provided as per instructions in the customer packet, and has been subjected only to normal use and exposure. Product should be maintained per the instructions given at time of delivery.

- 10 - Lifetime Warranty on stainless steel hardware
- 20 - 20-Year Limited Warranty on framework
- 10 - 10-Year Limited Warranty on fabric
- 5 - 5-Year Limited Warranty on powder coat
- 1 - 1-Year Limited Warranty on cables
- 1 - 1-Year Limited Warranty on materials not above

Pricing Policy

All prices are F.O.B. factor and do not include freight, installation, shipping, handling, surfacing, or applicable taxes. Prices are subject to change without notice.

Cancellation and Return Policy

To view our return policy, please visit superiorecreationalproducts.com/returns.

Shipping Policy

To view our shipping policy, please visit superiorecreationalproducts.com/shipping-policy.

***View our complete warranty at srpshade.com/warranty.**

Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant.



Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.





1050 Columbia Drive
Carrollton, GA 30117

866.804.8725
sales@siibrands.com
srpshade.com

 Made in the USA



Find Your Superior Shade
Sales Representative

srpshade.com/find-a-rep



Shirley M. Conley

From: Boyd Bryson <Boyd@shadesystemsinc.com>
Sent: Tuesday, March 25, 2025 4:12 PM
To: Shirley M. Conley
Cc: Michael P. Bush
Subject: Re: Shade structure quotes request
Attachments: Outlook-orktkcwh; Outlook-zi4y12k1; Q-14492 - Avalon Groves CDD Shade.pdf; R304014.pdf

Some people who received this message don't often get email from boyd@shadesystemsinc.com. [Learn why this is important](#)

Shirley,

Please see attached quotes for the shades at Goldcrest Loop.

Although this is larger than others, it will offer shade to a large part of the playground for a longer amount of the day. I went to the site and measured the playground equipment. The overall height of the playground is 14'. We have quoted a height that will not cause any interference between the shade and the playground equipment.

Shade Systems is the highest quality manufacturer of shade structures in the country.

Our patented Turn N Slide is patented and superior to any other attachment methods.

Please note the following important benefits included with the purchase of a Shade System:

- All metal components including upright posts & roof frames are powder-coated in the standard Shade Systems color of your choice per our brochure Page 49.
- Our easy-to-use Turn-N-Slide canopy removal and re-attachment fastening system with 10 year warranty makes it very easy for most staff maintenance personnel to remove and then re-attach the canopy in case of hurricane. (Competing shade products which offer their version of a removal system typically have not engineered it to provide a 10 year warranty, and do not have actual successful hurricane experience as our products do.) You can see a short video of how it works at our Turn-N-Slide page here: <https://shadesystemsinc.com/turnslide/>
- 10-year warranty on CoolNet shade fabric, including the stitching thread, and on all stainless steel cables (very important for corrosion resistance !)
- 20-year warranty on metal frame components against rust-through corrosion.

Competing shade options on the market do not offer all the above benefits and especially do not offer a similarly time-tested removal and re-attachment mechanism as our Turn-N-Slide, nor are their warranties as comprehensive as ours. Shade Systems products have made it through hurricanes Katrina, Wilma, and Irma, and our track record shows our products perform as advertised. When comparing, please check all these features, and also note none of our warranty coverages are "pro-rated."

Customers who compare our products conclude Shade Systems is the better value for our high level of quality and features. That is why discriminating Florida municipalities such as the City of Hollywood, Fort Lauderdale, Pompano Beach, Pinellas Park, Winter Garden, Clearwater, Delray Beach, Miami-Dade County Parks, Boca Raton, Miami Beach, and many others have done their research and have chosen to purchase Shade Systems products for their public parks time and time again.



www.shadesystemsinc.com

This rendering is preliminary and for conceptual visual presentation only and should not be relied on for construction. Actual appearance of products presented may differ at time of final engineered design. Please refer to engineering plans and specifications for actual field measurements

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Please feel free to contact me anytime if you have any questions.

Boyd Bryson
Sales Representative
Boyd@ShadeSystemsInc.com

Shade Systems, Inc.
4150 SW 19th Street | Ocala, FL 34474
Mobile: 1-321-900-3079
Factory: 1-800-609-6066
www.shadesystemsinc.com



From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, March 17, 2025 10:06 AM
To: Boyd Bryson <Boyd@shadesystemsinc.com>
Subject: RE: Shade structure quotes request

Thank you, Boyd.
Shirley

District Communications Reminder: Florida has a very broad public records law. Your email communication may be subject to public disclosure. **BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY AND/OR PERTINENT STAFF MEMBERS ONLY.**



Your Community.
Our Commitment.

Shirley Conley

Administrator

P. 321.263.0132 X749

Vesta District Services

250 International Parkway, Suite 208,

Lake Mary, FL 32746

www.VestaDistrictServices.com

Vesta District Services is a wholly owned subsidiary of Vesta Property Services.

www.VestaPropertyServices.com



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From: Boyd Bryson <Boyd@shadesystemsinc.com>
Sent: Friday, March 14, 2025 10:03 AM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Fw: Shade structure quotes request

Some people who received this message don't often get email from boyd@shadesystemsinc.com. [Learn why this is important](#)

Hello Shirley,

I just spoke to Michael. I will be out there next week to measure the sites.

Boyd

Boyd Bryson
Sales Representative
Boyd@ShadeSystemsInc.com

Shade Systems, Inc.
4150 SW 19th Street | Ocala, FL 34474
Mobile: 1-321-900-3079
Factory: 1-800-609-6066
www.shadesystemsinc.com

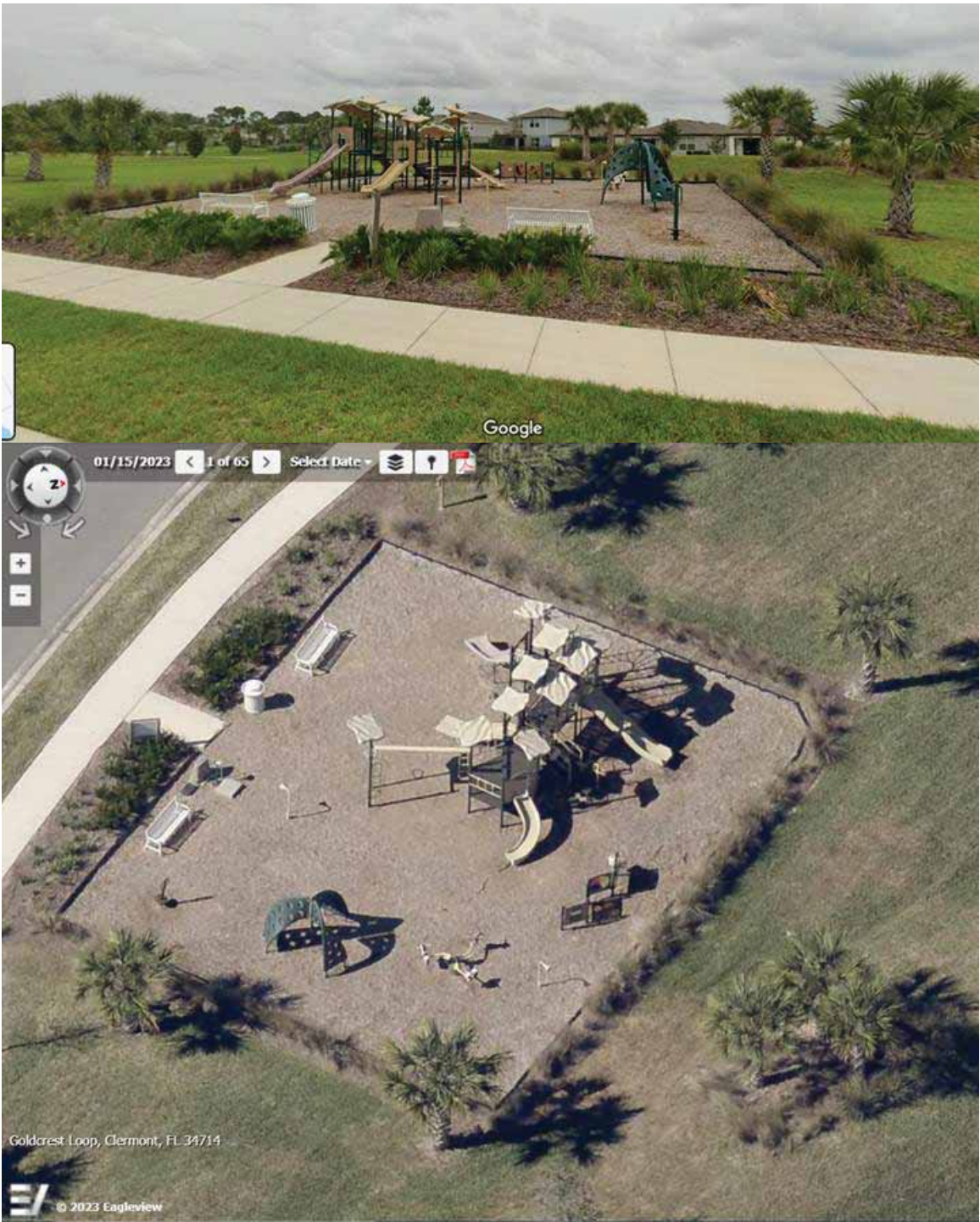
Shade
system



From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, March 3, 2025 2:30 PM
Cc: Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Shade structure quotes request

Hello,

We're preparing for the FY 2026 budget for Avalon Groves CDD (located at the end of Sawgrass Bay Blvd, Clermont, FL), and would like quotes to install some type of shade structure(s) over the playground equipment on Goldcrest Loop, Clermont, FL (Lake Co. parcel ID# [3915106](#)).





We have a second playground location at the end of Paragon Lane (Lake Co. parcel ID# [3948653](#)), that may require a shade structure in the future, if you would review that location and provide a separate estimate, we would appreciate it.





These locations are not gated, so a rep can access at any time, but if you would like to meet with the Field Manager, please reach out to Michael Bush (727-403-8981), cc'd on this email.

Thank you,

Shirley

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Our Commitment.

Shirley Conley

Administrator

P. 321.263.0132 X749

Vesta District Services

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4150 S.W. 19 Street
Ocala, FL 34474
p: (800) 609-6066 | f: (352) 237-2256
www.shadesystemsinc.com

Sales Order

Bill To: **Vesta District Services**
250 International Pkwy Suite 208
Lake Mary, Florida 32746
Michael Bush
mbush@vestapropertyservices.com

Prepared By: **Boyd Bryson**
(321) 900-3079
boyd@shadesystemsinc.com

Project Name: **Avalon Groves CDD Shade**

Quote No.: Q-14492
Quote Date: 3/21/2025
Expires On: 6/19/2025

Thank you for your interest in Shade Systems. We are happy to quote the following product(s):

QTY	DESCRIPTION	EACH	TOTAL
1	30' x 40' Rectangle Mega Span - 14' Eave - In-Ground Bury Columns CoolNet™ Color: _____ Powder-Coat Color: _____	\$21,550.00	\$21,550.00
1	Florida Professional Engineer Sealed Drawings	\$900.00	\$900.00
1	Florida Professional Engineer Sealed Calculations	\$400.00	\$400.00
1	7%, Lake County, Florida State Sales Tax	\$1,599.50	~~\$1,599.50~~
1	Shipping / Handling Charge to Clermont, Florida 34714	\$1,229.00	\$1,229.00
1	Professional installation, including truck unloading, permitting and materials.	\$38,237.50	\$38,237.50
TOTAL:			\$63,916.00

IMPORTANT TERMS & CONDITIONS:

- All products quoted are per standard Shade Systems specifications per our catalog with column type(s) indicated above.
- Above includes the cost of powder-coating metal parts with standard Shade Systems colors as shown in our catalog. Special optional colors are available upon request at additional cost.
- No site work, concrete cutting, or landscaping, are included. We are not responsible for any damages to underground utilities or irrigation lines, nor for replenishment of any damaged sod or landscaping/trees. Customer is responsible for identifying any underground utilities and capping or re-routing same. Customer to provide clear access to site for heavy machinery, including tree removal or trimming, and including removal of any fence sections as required.
- While we always take care to protect property, because we must access the installation site with heavy equipment, we cannot be responsible for any damages to existing sidewalks, pavers, asphalt or other hardscapes or sod as we pass over them.
- Customer to provide a current survey of the site. Quote to include our standard professional engineer-sealed drawings and calculations only. Any additional building department requests such as "community appearance board" meeting(s), soil borings, testing, spot survey, etc., which require the services of a professional engineer are not included in this quotation. This quote assumes normal ground conditions; unusual underground conditions such as high water table, loose/unstable soil conditions, underground boulders, or other unexpected underground obstacles which necessitate extraction or soil testing and/or re-design of footings are not included and will be quoted as an additional cost if encountered.
- Current shipping schedule is estimated at 6 to 8 weeks after issuance of permit.
- To place this order, please indicate desired colors in the space above and return signed copy of this Sales Order with your deposit payment in the amount of 50% of the Sales Order total. Balance will be due via ACH or wire transfer prior to attachment of canopies. Please note this order is non-cancelable, and deposit is non-refundable.

ABOVE APPROVED AND ACCEPTED:

By signing below, Buyer accepts the terms and conditions of this Sales Order and directs Shade Systems to provide the products listed for the amounts shown. Buyer agrees to pay to the seller interest on accounts past due at a rate of 1.50% per month or the maximum allowed interest rate by applicable law, whichever is lower, all collection costs including attorney's fees, and other costs involved in the collection or any accounts past due. Buyer agrees this order is not cancelable.

BY: _____ TITLE: _____ DATE: _____





4150 S.W. 19 Street
Ocala, FL 34474
p: (800) 609-6066 | f: (352) 237-2256
www.shadesystemsinc.com

Sales Order

Bill To: **Vesta District Services**
250 International Pkwy Suite 208
Lake Mary, Florida 32746
Michael Bush
mbush@vestapropertyservices.com

Prepared By: **Boyd Bryson**
(321) 900-3079
boyd@shadesystemsinc.com

Quote No.: Q-14493
Quote Date: 3/21/2025
Expires On: 6/19/2025

Project Name: **Avalon Groves CDD Paragon Lane**

Thank you for your interest in Shade Systems. We are happy to quote the following product(s):

QTY	DESCRIPTION	EACH	TOTAL
1	20' x 30' Rectangle - 12' Eave CoolNet™ Color: _____ Powder-Coat Color: _____	\$9,622.00	\$9,622.00
1	Florida Professional Engineer Sealed Drawings	\$900.00	\$900.00
1	Florida Professional Engineer Sealed Calculations	\$400.00	\$400.00
1	7%, Lake County, Florida State Sales Tax	\$764.54	~~\$764.54~~
1	Shipping / Handling Charge to Clermont, Florida 34714	\$1,397.00	\$1,397.00
1	Professional installation, including truck unloading, permitting and materials.	\$27,923.44	\$27,923.44
TOTAL:			\$41,006.98

IMPORTANT TERMS & CONDITIONS:

- All products quoted are per standard Shade Systems specifications per our catalog with column type(s) indicated above.
- Above includes the cost of powder-coating metal parts with standard Shade Systems colors as shown in our catalog. Special optional colors are available upon request at additional cost.
- No site work, concrete cutting, or landscaping, are included. We are not responsible for any damages to underground utilities or irrigation lines, nor for replenishment of any damaged sod or landscaping/trees. Customer is responsible for identifying any underground utilities and capping or re-routing same. Customer to provide clear access to site for heavy machinery, including tree removal or trimming, and including removal of any fence sections as required.
- While we always take care to protect property, because we must access the installation site with heavy equipment, we cannot be responsible for any damages to existing sidewalks, pavers, asphalt or other hardscapes or sod as we pass over them.
- Customer to provide a current survey of the site. Quote to include our standard professional engineer-sealed drawings and calculations only. Any additional building department requests such as "community appearance board" meeting(s), soil borings, testing, spot survey, etc., which require the services of a professional engineer are not included in this quotation. This quote assumes normal ground conditions; unusual underground conditions such as high water table, loose/unstable soil conditions, underground boulders, or other unexpected underground obstacles which necessitate extraction or soil testing and/or re-design of footings are not included and will be quoted as an additional cost if encountered.
- Current shipping schedule is estimated at 6 to 8 weeks after issuance of permit.
- To place this order, please indicate desired colors in the space above and return signed copy of this Sales Order with your deposit payment in the amount of 50% of the Sales Order total. Balance will be due via ACH or wire transfer prior to attachment of canopies. Please note this order is non-cancelable, and deposit is non-refundable.

ABOVE APPROVED AND ACCEPTED:

By signing below, Buyer accepts the terms and conditions of this Sales Order and directs Shade Systems to provide the products listed for the amounts shown. Buyer agrees to pay to the seller interest on accounts past due at a rate of 1.50% per month or the maximum allowed interest rate by applicable law, whichever is lower, all collection costs including attorney's fees, and other costs involved in the collection or any accounts past due. Buyer agrees this order is not cancelable.

BY: _____ TITLE: _____ DATE: _____



EXHIBIT 15



RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT REMOVING AND ADDING
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Avalon Groves Community Development District (hereinafter 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 desires to add additional Officers of the District by appointment.

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

1. Bridgett Alexander is removed as Assistant Treasurer of the District and Patricia Kehr is added as an additional Assistant Treasurer by appointment.
2. Heath Beckett is added as an additional Assistant Secretary by appointment.
3. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MARCH, 2025.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN / VICE CHAIRMAN



EXHIBIT 16



RESOLUTION 2025-09

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF
AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING SIGNATORIES FOR THE DISTRICT'S
OPERATING BANK ACCOUNT(S); AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, 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;

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

Section 1. The Chair and Vice-Chair of the District's Board of Supervisors, Scott Smith and Johanna Lee and Patricia Kehr of DPFG Management and Consulting, LLC dba Vesta District Services, are hereby designated as authorized signatories on the District's operating bank account.

Section 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

PASSED AND ADOPTED this 27th day of March, 2025.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 17



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FIRST ORDER OF BUSINESS: **Roll Call**

Mr. Darin called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Carl Weston (S1)	Board Supervisor, Vice Chair
John Holden (S2)	Board Supervisor, Assistant Secretary
Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
Eugene Mastrangeli (S5)	Board Supervisor, Chair

Also present were:

Heath Beckett	District Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP (<i>virtually</i>)

SECOND ORDER OF BUSINESS: **Audience Comments – Agenda Items** (*Limited to 3 minutes per individual for agenda items*)

Comments were heard on the removal of the POA/HOA report from the agenda, communication to residents, and the Edgemont fence.

THIRD ORDER OF BUSINESS: **Edgemont**

A. Update on Edgemont Fence Repair and Maintenance

Mr. Davenport and Mr. Mastrangeli presented an update based on meetings and communications with DR Horton. They informed the Board that DR Horton has expressed willingness to remove the existing fence and re-install it along the private property boundary. The Board discussed the fence repair and maintenance, assignment of any warranty, and ownership assignment. Mr. Davenport advised that the Board is under no obligation to repair the Edgemont fence.

On a MOTION by Mr. Weston, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board rescinded their January 23, 2025, approval for DR Horton to fix the fence at the current location, for Avalon Groves Community Development District.

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved DR Horton to move and construct the Edgemont fence on the edge of the CDD property line with fence posts to be placed on residents’ property line, subject to District staff inspecting the fence and District Engineer validating correct installation, and with no commitment from the District to repair any future fence damage, for Avalon Groves Community Development District.

Mr. Davenport will inform DR Horton of the authorization and ask for the timeline for the project.

FOURTH ORDER OF BUSINESS: Liaison Reports

A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*

Mr. Ruperez was named as Landscape and Environmental Liaison replacing Mr. Mastrangeli.

Supervisors discussed the Butterfly Pea Court landscape project, and the Gambusia installation. Discussion moved to developing a scorecard to assist with evaluation of vendor effectiveness, the removal of the weather station, low water levels in the ponds, and educating residents on the stormwater system and functionality of plantings.

Mr. Beckett will send a draft scorecard to Mr. Weston, Mr. Ruperez, and Mr. Mastrangeli and review meeting Minutes for the Board's decision regarding the weather station.

Mr. Weston will create an article explaining the stormwater system.

Supervisors also discussed Yellowstone and Down To Earth collaborating on the irrigation system around the ponds in preparation for future tree planting, follow up on the mainline irrigation break at the Sanctuary intersection, liaison reporting, sunshine laws regarding communication, and mowing on property lines between The Palms and CDD property.

A start date was requested for the irrigation mainline repair at Sanctuary Blvd.

B. Amenities and Infrastructure – *Gene Mastrangeli*

Mr. Mastrangeli reviewed outstanding streetlight issues. It was noted that the village entrance monuments needed cleaning.

A follow-up on pricing for power outlets at the village entrances was requested.

C. Public Safety – *Carl Weston/Robert Wolski*

Mr. Wolski noted that some of the roundabout projects at the end of Sawgrass Bay Blvd have stalled on the Orange County side.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Wolski reported the CDD expenditures seems to be on track. He requested a summary on the financials.

Mr. Mastrangeli was added as an additional Finance Liaison.

Mr. Mastrangeli reminded Supervisors of their desire to have a revenue neutral budget for FY 2026, which requires diligent review of spending projects.

Mr. Beckett requested Supervisors start considering big-ticket items that may need to be funded in FY 2026.

E. Public Information – *John Holden*



Mr. Holden presented ideas for publishing CDD updates on Facebook and taking over the newsletter, making it weekly rather than monthly. Supervisors discussed resident responsibility for reviewing the information posted on the CDD website and the agenda packets that provide information on the Board's actions and CDD projects. A comment was made that the website was not up to date. Board consensus was to not pursue the Facebook page. Mr. Holden was asked to present a proposal on providing more feedback to the Administrator for updates to include in the monthly newsletter.

Supervisors discussed evening meeting start times, translating Minutes into Spanish. It was noted that translating Minutes into Spanish may have some practical difficulties that could have liability repercussions for the Board. Board consensus was to not pursue this.

F. Accountability – *John Holden/Carl Weston*

The definition for the Accountability liaisons was discussed with the idea of further refinement and explanation. The Open Items Matrix and Field Request Log were discussed. An update to these items was requested.

FIFTH ORDER OF BUSINESS: Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

There being no additional requests, the next item followed.

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

Comments were heard on the Edgemont fence resolution, communicating using Facebook, the CDD website, placing a deadline on the mainline irrigation repair, contacting the landscape vendor about leaving grass clippings on the fence along the path between Painted Leaf Way and Butterfly Pea Ct., when sod will be installed at 2524 Alligator Ct., maintenance of the conservation area, and to remind vendors to use easement.

SEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on February 27, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

EIGHTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on March 13, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board approved rescheduling the March workshop for March 20, 2025 at 10 a.m., for Avalon Groves Community Development District.

NINTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Ruperez, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:14 p.m., for Avalon Groves Community Development District.

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

119 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
120 **noticed meeting held on March 27, 2025.**

121	_____	_____
122	☐ Kyle Darin, Secretary	☐ Eugene Mastrangeli, Chair
123	☐ _____, Assistant Secretary	☐ Carl Weston, Vice Chair



EXHIBIT 18



1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, February 27, 2025 at 10:00 a.m., at the Serenoa
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken
7 are summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Beckett called the meeting to order at 10:02 a.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Carl Weston (S1)	Board Supervisor, Vice Chair
12 John Holden (S2)	Board Supervisor, Assistant Secretary
13 Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
14 Robert Wolski (S4)	Board Supervisor, Assistant Secretary
15 Eugene Mastrangeli (S5)	Board Supervisor, Chair

16 Also present were:

17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Bennett Davenport	District Counsel, Kutak Rock LLP
20 Greg Woodcock	District Engineer, Stantec (<i>Virtually</i>)
21 Justin Sarka	Account Manager, Down to Earth Landscape & 22 Irrigation
23 Logan Adams	Irrigation Manager, Down to Earth Landscape & 24 Irrigation (<i>Virtually</i>)

25 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*
26 *3 minutes per individual for agenda items*)

27 Comments were heard on the Edgemont fence, including HOA/POA reports on the
28 agenda, and status of the Gambusia installation. A comment was made that Gambusia
29 also eat algae.

30 **THIRD ORDER OF BUSINESS: Staff & Vendor Reports**

31 A. Exhibit 1: Aquatic Maintenance Report – *Steadfast Environmental*

32 1. Review of Pond Requests

33 A status report on the Gambusia installation was requested. Mr. Holden reiterated
34 his opposition to the installation.

35 B. Exhibit 2: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

36 1. Review of Landscape Requests

37 Mr. Sarka advised that a response from the irrigation contractor regarding the
38 installation schedule is pending. A commitment date was requested, if there is no

response after seven days, District Counsel was authorized to proceed with a letter to KB Homes. The Board requested Down To Earth provide a report and proposal for the repairs and landscape replacement affected by the absence of the irrigation mainline.

Down To Earth was asked to revisit the bushhog-damaged area behind Alligator Court. Sod will not be installed until the rainy season.

A quote was requested to cut back trees encroaching on CDD property to the setback and/or conservation boundary.

The Board discussed maintenance and dumping within the conservation area. A letter was requested to be sent to residents educating them on the conservation areas/wetlands. Mr. Beckett will forward a draft to Supervisors. Staff were directed to respond to the LCAM and request they advise the resident to remove the debris and that dumping is not permitted in conservation areas.

The Board discussed easements, "No Trespassing" signs and prohibiting fishing in stormwater ponds. "No Fishing" signs were requested.

A request was made for one of the Landscape Liaisons to ensure the owner of the property damaged during the brush cut back and Down To Earth are aligned on expectations and what can and cannot be done within the conservation by the next meeting.

Mr. Sarka responded to questions on the landscape the irrigation reports. Mr. Quiles provided additional information on the irrigation schedule. Supervisors requested an outline of weekly completed projects within each of the villages.

Mr. Weston will meet with Down To Earth and the HOA team to discuss irrigation issues within the Palms at Serenoa.

2. Consideration of Down To Earth Proposals:

- a. Exhibit 3: #109377 - Replace Faulty Irrigation Controller #2
(Sawgrass Bay Blvd by Pond 14) - \$7,356.89

Mr. Sarka explained the fault and proposal scope. It was determined the manufacturer's warranty was five years.

On a MOTION by Mr. Holden, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #109377 to replace faulty irrigation controller #2, in the amount of \$7,356.89, subject to manufacturer's warranty stipulation, for Avalon Groves Community Development District.

- b. Exhibit 4: #110503 - Replant and Stake Fallen Cypress Tree at
Pond 11 - \$134.64

Mr. Holden stated a resident didn't want the tree replanted.

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, OPPOSED by Mr. Mastrangeli and Mr. Holden, the Board approved Down To Earth proposal #110503 to replant and stake a fallen Cypress tree at pond 11, in the amount of \$134.64, for Avalon Groves Community Development District.

- c. Exhibit 5: #111834 - Install Irrigation Mainline Along Sawgrass Bay Blvd 350' to Roundabout - \$6,357.34

Mr. Sarka explained the scope of the proposal. Supervisors discussed conveyance and maintaining landscaping prior to the connector road opening.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #111834 to install 350' of irrigation mainline along Sawgrass Bay Blvd. to the roundabout, in the amount of \$6,357.34, for Avalon Groves Community Development District.

C. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock advised that the proposal received for cleaning the inlets and pipes in Palms at Serenoa was high; he will talk to the vendors to see if they can reduce their price before presenting to the Board. The received proposal prices the CDD portion (outside the ROW – connecting to the ponds) at \$13,401.10 and the HOA portion (within the roadway ROW) at \$17,830.45. He plans to present proposals at the next meeting.

Mr. Woodcock stated that the current maintenance map does show wetland/conservation set back lines. The map will be redistributed to the Board so a decision can be made as to whether another exhibit is required to accompany the wetland/wetland setback line notice to the residents.

In response to a question on completion of the Edgemont punch list, Mr. Woodcock stated he had not received any additional information from D.R. Horton.

In response to a question on where detailed maps can be downloaded, Mr. Woodcock stated they can be downloaded from SJRWMD website permit information. Records can also be requested from Lake County permitting.

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

1. CDD 101 Presentation

Some of the topics covered during Mr. Davenport's CDD 101 presentation were an overview of CDDs, what a Community Development District is, how CDDs compare to HOAs, what a CDD can do, infrastructure and items owned and maintained by the CDD, CDD staff, governing documents, Supervisor meetings and dissemination of official CDD information, public records laws, the budget adoption and assessment levying process, the components of CDD assessments, bonds, CDD governance, elections, and Sunshine laws.

After the presentation, Mr. Davenport responded to Supervisor questions.

E. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

1. Update on Edgemont Fence

Mr. Beckett informed the Board of D.R. Horton's email that they would not fix or move the fence. Discussion followed on the Edgemont fence and the ramifications of D.R. Horton's decision. Mr. Bennett touched on the legal requirements for disposal of surplus CDD property.

- a. Exhibit 6: Review of Down To Earth Proposal #107728 to Removal Edgemont Fence - \$9,995.00

Additional proposals were requested for removing the fence, repairing the existing fence, and for re-installing the fence at the private property lines.

- 2. Exhibit 7: Field Manager Report – *Michael Bush, Vesta District Services*

- a. Discussion on Debris Dumping Behind 3856 Goldenrod

This item was discussed during the Landscape Maintenance Report.

- b. Exhibit 8: Consideration of Proposals to Repair Monument Lights and Add Power Outlets at Edgemont and Village 1 Entrances

- i. Mr. Electric Solar Monument Lighting (no outlets) - \$2,650.00

- ii. Pending

Consideration of this proposal was postponed until a quote for outlets can be presented.

It was noted that the mailbox numbers received were not correct and replacement numbers have been requested, hog activity has increased.

Discussion returned to the Down To Earth proposal #110503, when the tree fell the surrounding irrigation was damaged. Down To Earth was asked to ensure the irrigation is functioning properly when the tree is re-installed.

It was reported that lights in Village 3 were not turning off during daylight hours.

It was requested that a notice regarding hogs in the community be posted on the CDD website.

FOURTH ORDER OF BUSINESS: Business Items

- A. Exhibit 9: Consideration and Adoption of **Resolution 2025-07 Amending FY 2025 Meeting Schedule**

This item was postponed for further discussion at the next meeting pending confirmation of the facility availability for the alternate evening times. Changing the date of the August 21st meeting to the August 28th was discussed.

- B. Exhibit 10: Consideration of Lease Agreement with Serenoa POA to Allow Installation of Bulletin Board at Edgemont Village Mail Kiosk

On a MOTION by Mr. Ruperez, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board approved a lease agreement with Serenoa POA to allow the installation of bulletin board at the Edgemont Village mail kiosk, for Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 11: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 23, 2025
- B. Exhibit 12: Consideration and Acceptance of the Unaudited January 2025 Financial Statements

On a MOTION by Mr. Ruperez, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board approve Consent Agenda – items A & B as presented, for Avalon Groves Community Development District.

SIXTH ORDER OF BUSINESS: Liaison Reports

- A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
Proposals were requested for pressure-washing the curbs and monuments, and for monument repairs where needed.
Mr. Weston will revise the scorecard template provided by District Management and present it for discussion at the next workshop, and finalize it for the next regular meeting.
- B. Amenities and Infrastructure – *Gene Mastrangeli*
A shade structure proposal was requested for the Goldcrest Loop and Edgemont playgrounds.
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Gene Mastrangeli/Robert Wolski*
Mr. Beckett apologized for the lack of a summary on the financials – a request was made to the finance team and he will follow up with them.
Mr. Beckett will review the invoices assigned to Streetlights and Landscape Maintenance which appear to be trending high.
Questions were asked regarding pole numbering and maintenance reports for streetlights.
- E. Public Information – *John Holden*
Mr. Holden raised the possibility of holding townhall meetings that would allow him to provide CDD information to residents. Mr. Davenport discussed the legal framework for public meetings. This item will be discussed further at the next workshop.
- F. Accountability – *John Holden/Carl Weston*
Mr. Holden questioned how Supervisors can obtain updates between meetings.

SEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)

A. Next Workshop Agenda Items

- Role Responsibilities for Landscape Liaison
- Landscaping report card

B. Next Meeting Agenda Items

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

Comments were heard on a light on Butterfly Pea Court missing its base, removal of grass clippings from the fences parallel to the Village 1 path from the playground to Pond 28, and pet waste stations being emptied more often.

Additionally, comments were heard on the mailbox numbers in village 1, parking signs at the Goldcrest Loop playground area, repairing a pond bank damaged by hogs in Village 2 a few years ago, and the repairing of the irrigation mainline.

NINTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on March 13, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

Board consensus was to change the workshop date to March 20.

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on March 27, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

ELEVENTH ORDER OF BUSINESS: Exhibit 13: Action Items Summary

Steadfast

- Provide status report on Gambusia installation

Down To Earth

- Report and proposal for the repairs and landscape replacement affected by the absence of the irrigation mainline
- Revisit bushhog-damaged area behind Alligator Court (schedule sod install for rainy season)
- Meet with Landscape Liaison and Alligator Court residents to ensure all on same page
- Quote to cut back trees encroaching on CDD property to the setback and/or conservation boundary
- Include a weekly list of completed projects within each of the villages in report

- 229 ▪ Meet with Landscape Liaison and HOA team to discuss irrigation issues
- 230 within the Palms at Serenoa
- 231 ▪ Ensure irrigation is working at pond tree to be re-installed

232 **District Manager**

- 233 • Draft letter to residents educating them on the conservation areas/wetlands
- 234 • Send letter to resident at 3856 Goldenrod via LCAM request debris
- 235 removal and advise of no dumping in conservation areas (Admin)
- 236 • Add notice on hogs to CDD website (Admin)
- 237 • Discuss facility availability for evening meetings and workshops with
- 238 POA and HOA CAMs, plus possibility of changing the August 21st budget
- 239 adoption meeting to the August 28th (Admin)
- 240 • Summary of the financials
- 241 • Review coding of invoices assigned to Streetlights and Landscape
- 242 Maintenance
- 243 • Check whether streetlight reports are available
- 244 • Notice March 20th workshop (Admin)

245 **Field Manager**

- 246 ▪ “No Fishing” signs
- 247 ▪ Notify streetlight vendor Village 3 lights not turning off during daylight
- 248 hours
- 249 ▪ Proposals:
 - 250 • Edgemont fence – removal, relocation, & repair
 - 251 • Electrical outlets for Edgemont and Village 1 entrances
 - 252 • Pressure-washing curbs and monuments, plus monument repairs
 - 253 • Shade structures for the Goldcrest Loop and Edgemont
 - 254 playgrounds

255 **District Engineer**

- 256 ▪ Updated proposals for Palms at Serenoa inlets and pipes clearing
- 257 ▪ Redistribute maintenance map to Supervisors (to confirm if exhibit is
- 258 required to accompany the wetland/wetland setback line notice to the
- 259 residents)

260 **Mr. Weston**

- 261 • Revise the landscape scorecard for discussion at the next workshop
- 262 ▪ Meet with Down To Earth and the HOA team to discuss irrigation issues
- 263 within the Palms at Serenoa



Mr. Holden

- Draft townhall meeting concept for discussion at next workshop

Next Workshop Agenda Items

- Role Responsibilities for Landscape Liaison
- Landscaping report card

TWELFTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Weston, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:48 p.m., for Avalon Groves Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on March 27, 2025.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Chair

☐ Carl Weston, Vice Chair

EXHIBIT 19



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

February 28, 2025



Avalon Groves CDD
Balance Sheet
February 28, 2025

	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 ASSETS								
2 Operating Account	\$ 2,602,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,602,292
3 Trust Accounts:								
4 Revenue Fund	-	4,300	38,728	16,722	3,252	184	7,374	70,558
5 Interest Fund	-	33	103	37	178	3	24	378
6 Reserve Fund	-	197,669	585,038	107,195	20,092	176,048	32,802	1,118,844
7 Prepayment Fund	-	18	122	1,554	-	244	-	1,938
8 Sinking Fund	-	140	357	21	233	404	109	1,264
9 Principal	-	-	-	39	-	-	-	39
10 Cost Of Issuance	-	-	-	14,804	1,266	14,568	(1)	30,637
11 Bond Redemption	-	-	-	51	-	0	-	52
12 Acquisition & Construction	-	-	-	12,403	5	74,476	9,339	96,223
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	40,276	6,746	16,325	7,593	6,034	11,271	4,021	92,265
15 Due From Other Funds	-	165,222	489,124	204,670	188,914	328,350	125,885	1,502,165
16 Prepaid Expenses	-	-	-	-	-	-	-	-
17 Deposits	541	-	-	-	-	-	-	541
18 TOTAL ASSETS	2,643,109	374,128	1,129,796	365,089	219,974	605,548	179,554	5,517,196
19 LIABILITIES								
20 Accounts Payable	54,572	-	-	-	-	-	-	54,572
21 On-Roll Deferred Revenue	40,276	6,746	16,325	7,593	6,034	11,271	4,021	92,265
22 Accrued Expenses	-	-	-	-	-	-	-	-
23 Due To Other Funds	1,502,165	-	-	-	-	-	-	1,502,165
24 TOTAL LIABILITIES	1,597,012	6,746	16,325	7,593	6,034	11,271	4,021	1,649,002
25 FUND BALANCE								
26 Nonspendable								
27 Prepaid & Deposits	541	-	-	-	-	-	-	541
28 Capital Reserves	-	-	-	-	-	-	-	-
29 Operating Capital	220,425	-	-	-	-	-	-	220,425
30 Unassigned	825,130	367,382	1,113,471	357,496	213,940	594,277	175,533	3,647,228
31 TOTAL FUND BALANCE	1,046,097	367,382	1,113,471	357,496	213,940	594,277	175,533	3,868,194
32 TOTAL LIABILITIES & FUND BALANCE	2,643,109	374,128	1,129,796	365,089	219,974	605,548	179,554	5,517,196



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Month of February	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 <u>REVENUES</u>					
2 Special Assessment	\$ 1,319,762	\$ 17,924	\$ 1,279,486	\$ (40,275)	97%
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	\$ 17,924	\$ 1,279,486	\$ (43,065)	97%
7 <u>EXPENDITURES</u>					
8 GENERAL ADMINISTRATIVE					
9 Supervisor Compensation	\$ 12,000	\$ -	\$ 3,400	\$ (8,600)	28%
10 District Management Services	34,608	2,884	14,420	(20,188)	42%
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	109	1,113	(2,887)	28%
15 Engineering Services	40,000	1,533	7,157	(32,843)	18%
16 Legal Services	60,000	4,864	11,419	(48,581)	19%
17 Technology & Website Admin.	2,015	30	1,665	(350)	83%
18 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	347	5,075	3,575	338%
19 TOTAL GENERAL ADMINISTRATIVE	158,248	9,766	44,422	(113,826)	28%
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	-	-	(17,500)	0%
27 TOTAL DEBT SERVICE ADMINISTRATION	24,908	-	6,408	(18,500)	26%
28 UTILITIES:					
29 Utilities-Electricity	20,000	647	3,117	(16,883)	16%
30 Streetlights	295,000	20,680	121,480	(173,520)	41%
31 Utility Water	45,000	993	7,761	(37,239)	17%
32 TOTAL UTILITIES:	360,000	22,320	132,358	(227,642)	37%
33 PHYSICAL ENVIRONMENT:					
34 Lake & Pond Maintenance	54,600	9,960	43,897	(10,703)	80%
35 Landscape Maintenance	314,715	27,443	137,412	(177,303)	44%
36 Landscape - Replenishment	76,000	-	16,304	(59,696)	21%
37 Wetland Mitigation & Monitoring	49,800	-	13,300	(36,500)	27%
38 Field Management	6,489	541	2,704	(3,785)	42%
39 Field Contingency	88,900	-	2,196	(86,704)	2%
40 Hardscape Repairs & Maint.	15,000	10,297	11,787	(3,213)	79%
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 February	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	-	6,699	(46,893)	13%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	1,550	7,750	(10,850)	42%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	TOTAL PHYSICAL ENVIRONMENT	744,396	49,791	242,049	(502,347)	33%
50	TOTAL EXPENDITURES	1,322,552	81,877	457,073	(865,478)	35%
51	REVENUES OVER (UNDER) EXPENDITURES	-	(63,953)	822,413	822,413	
52	OTHER FINANCING SOURCES & USES					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56	NET CHANGE IN FUND BALANCE	-	(63,953)	822,413	822,413	
57	Fund Balance - Beginning			223,683	223,683	
58	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 1,046,097	\$ 1,046,097	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 163,592	\$ (6,745)
3 Lot Closings	-	-	-
4 Interest	-	4,404	4,404
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	167,996	(2,342)
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	101,590	99,340
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	101,590	99,340
22 Fund Balance - Beginning		265,792	
23 FUND BALANCE - ENDING - PROJECTED	\$ 2,250	\$ 367,382	\$ 365,132

* 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 February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 484,275	\$ (16,325)
3 Lot Closings	-	-	-
4 Interest	-	13,865	13,865
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	498,140	(2,460)
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	279,477	277,843
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	258,655	257,020
22 Fund Balance - Beginning		854,816	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,634	\$ 1,113,471	\$ 1,111,836

* 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 February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 202,657	\$ (7,593)
3 Lot Closings	-	-	-
4 Interest	-	4,350	4,350
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	207,008	(3,242)
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	64,678	61,575
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	1,874	(1,228)
23 Fund Balance - Beginning		343,218	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,103	\$ 345,093	\$ 341,990

* 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 February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 187,066	\$ (6,034)
3 Lot Closings	-	-	-
4 Interest	-	961	961
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	188,027	(5,073)
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	131,658	130,396
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	1,263	131,658	130,396
22 Fund Balance - Beginning		82,277	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,263	\$ 213,935	\$ 212,673

* 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 February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 325,129	\$ (11,271)
3 Lot Closings	-	-	-
4 Interest	-	3,841	3,841
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	328,970	(7,430)
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	227,745	227,191
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	80,822	80,822
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	80,822	80,822
21 NET CHANGE IN FUND BALANCE	553	308,567	308,014
22 Fund Balance - Beginning		211,235	
23 FUND BALANCE - ENDING - PROJECTED	\$ 553	\$ 519,801	\$ 519,248

* 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 February 28, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 124,654	\$ (4,021)
3 Lot Closings	-	-	-
4 Interest	-	1,140	1,140
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	125,794	(2,881)
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	81,156	80,956
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	80,299	80,099
22 Fund Balance - Beginning		85,895	
23 FUND BALANCE - ENDING - PROJECTED	\$ 200	\$ 166,194	\$ 165,994

* 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 February 28, 2025

	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 <u>REVENUES</u>							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	216	5	1,423	172	1,815
5 TOTAL REVENUES	-	-	216	5	1,423	172	1,815
6 <u>EXPENDITURES</u>							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	216	5	1,423	172	1,815
14 <u>OTHER SOURCES (USES)</u>							
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	-	-	3,019	5	1,423	1,029	5,476
19 Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 12,403	\$ 5	\$ 74,476	\$ 9,339	\$ 96,244



Avalon Groves CDD
Cash Reconciliation - General Fund
February 28, 2025

	Bank United (Operating Account)
Balance per Bank Statement	\$ 2,604,462.05
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	2,150.00
<i>Adjusted Bank Balance</i>	<u>\$ 2,602,292.05</u>
Beginning Bank Balance per Books	2,641,196.47
Deposits	38,761.13
Disbursements	77,665.55
<i>Balance per Book</i>	<u>\$ 2,602,292.05</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
11/14/2024			Deposit	33,316.02		130,047.98
11/21/2024			Deposit	145,126.65		275,174.63
11/25/2024	1716	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	274,999.63
11/25/2024	100302	Vesta District Services	Invoice: 423154 (Reference: Dissemination Agent 10.24.) Invoice: 423125 (Reference: Billable ...		5,468.00	269,531.63
11/25/2024	100303	Down to Earth	Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement.)		1,506.62	268,025.01
11/25/2024	100304	Clean Star Services	Invoice: 13771 (Reference: Monthly Trash Collection - October 2024.)		310.00	267,715.01
11/25/2024	100305	Stantec Consulting Services, Inc	Invoice: 2308908 (Reference: General Consulting October 2024.)		3,690.00	264,025.01
11/25/2024	100306	Swine Solutions, LLC	Invoice: 548 (Reference: Monthly Trapping November 2024.)		1,550.00	262,475.01
11/25/2024			Deposit	155,155.88		417,630.89

Date	Number	Name	Memo	Deposit	Payments	Balance
11/30/2024				333,598.55	98,397.47	417,630.89
12/02/2024	120224ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24		86.00	417,544.89
12/02/2024	120224ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13/24		38.00	417,506.89
12/02/2024	120224ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24		315.00	417,191.89
12/02/2024	120224ACH4	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24		39.00	417,152.89
12/02/2024	120224ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24		119.00	417,033.89
12/03/2024	100307	Kutak Rock LLP	Invoice: 3483891 (Reference: General Counsel thru 10/31/24.)		2,949.08	414,084.81
12/03/2024	100308	Down to Earth	Invoice: 122055 (Reference: Landscape Maintenance Nov 24.) Invoice: 124405 (Reference: - Brus...		30,789.02	383,295.79
12/03/2024	100309	HV Solar Lighting	Invoice: 286 (Reference: Installation of Lights.) Invoice: 287 (Reference: Street Light Proje...		20,680.00	362,615.79
12/03/2024	100310	Steadfast Environmental, LLC	Invoice: SE-25238 (Reference: Routine Aquatic Maintenance 11/24.)		3,370.14	359,245.65
12/03/2024	100311	Swine Solutions, LLC	Invoice: 549 (Reference: Monthly Trapping Service.)		1,550.00	357,695.65
12/04/2024	120424ACH1	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24		13.63	357,682.02
12/04/2024	120424ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24		54.07	357,627.95
12/04/2024	120424ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24		1,404.42	356,223.53
12/04/2024	120424ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24		237.88	355,985.65
12/06/2024	1717	Regions Bank.			7,000.00	348,985.65
12/11/2024	1718	Carl M. Weston	BOS Meeting 12/5/24		200.00	348,785.65
12/11/2024	1719	Eugene J. Mastrangeli	BOS Meeting 12/5/24		200.00	348,585.65
12/11/2024	1720	Robert J. Wolski	BOS Meeting 12/5/24		200.00	348,385.65
12/11/2024	100312	BIO-TECH CONSULTING, INC.	Invoice: 182424 (Reference: Mitigation Monitoring.)		2,000.00	346,385.65
12/11/2024	100313	Vesta District Services	Invoice: 423461 (Reference: Management Fees Dec 24.)		3,424.75	342,960.90
12/11/2024	100314	Steadfast Environmental, LLC	Invoice: SE-25517 (Reference: Midge Fly Treatment.)		6,699.00	336,261.90
12/11/2024	100315	Stantec Consulting Services,Inc	Invoice: 2322778 (Reference: General consulting thru 11/30/24.)		523.65	335,738.25
12/11/2024			Deposit	2,100,924.37		2,436,662.62
12/12/2024	100316	Vesta District Services	Invoice: 423557 (Reference: Billable Expenses - Nov 2024.)		30.00	2,436,632.62
12/16/2024	1721	John Holden	BOS Meeting 12/5/24		200.00	2,436,432.62
12/20/2024	100317	Down to Earth	Invoice: 128488 (Reference: - Monthly Irrigation Inspection Billing.)		717.13	2,435,715.49
12/23/2024	100318	Kutak Rock LLP	Invoice: 3499953 (Reference: General consulting thru 11/30/24.)		216.50	2,435,498.99
12/27/2024			Deposit	248,288.36		2,683,787.35
12/31/2024	100319	Steadfast Environmental, LLC	Invoice: SE-26007 (Reference: Difference in price per addendum beginning 10/24.)		269.58	2,683,517.77
12/31/2024	100320	Clean Star Services	Invoice: 14003 (Reference: Monthly Trash Service.)		310.00	2,683,207.77
12/31/2024				2,349,212.73	83,635.85	2,683,207.77
01/02/2025	100321	BIO-TECH CONSULTING, INC.	Invoice: 177069 (Reference: Mitigation Monitoring.) Invoice: 174099 (Reference: Mitigation Mo...		5,400.00	2,677,807.77
01/02/2025	100322	Down to Earth	Invoice: 125452 (Reference: Landscape Maintenance Dec 24.)		27,110.25	2,650,697.52
01/02/2025	100323	Steadfast Environmental, LLC	Invoice: SE-25439 (Reference: Routine Aquatic Maintenance 12/24.) Invoice: SE-26035 (Referenc...		6,830.14	2,643,867.38
01/02/2025	100324	Swine Solutions, LLC	Invoice: 556 (Reference: Monthly Trapping Service.)		1,550.00	2,642,317.38
01/02/2025	010225ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/24 - 11/25/24		221.96	2,642,095.42
01/02/2025	010225ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24		555.26	2,641,540.16
01/02/2025	010225ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24		50.46	2,641,489.70
01/02/2025	010225ACH4	Sunshine Water Services	Goldcrest Loop Playground 10/28/24 - 11/25/24		13.99	2,641,475.71
01/02/2025	010225ACH5	SECO Energy	16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24		86.00	2,641,389.71
01/02/2025	010225ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24		39.00	2,641,350.71
01/02/2025	010225ACH7	SECO Energy	17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24		338.00	2,641,012.71
01/02/2025	010225ACH8	SECO Energy	17052 Basswood Lane AvalonGroves1!		40.00	2,640,972.71
01/02/2025	010225ACH9	SECO Energy	17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24		120.00	2,640,852.71
01/07/2025	100325	HV Solar Lighting	Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025.) Invoice: 307 (Reference: St...		20,680.00	2,620,172.71
01/08/2025	100326	Fountain Design Group, Inc.	Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,619,997.71
01/08/2025	100327	Vesta District Services	Invoice: 424074 (Reference: Management Fees Jan 25.)		3,424.75	2,616,572.96
01/09/2025	1722	Carl M. Weston	BOS Meeting 1/2/25		200.00	2,616,372.96
01/09/2025	1723	Eugene J. Mastrangeli	BOS Meeting 1/2/25		200.00	2,616,172.96
01/09/2025	1724	John Holden	BOS Meeting 1/2/25		200.00	2,615,972.96
01/09/2025	1725	Robert J. Wolski	BOS Meeting 1/2/25		200.00	2,615,772.96
01/10/2025	100328	Platinum Exterior Services LLC	Invoice: 1341 (Reference: Deposit for Pressure Cleaning.)		3,468.83	2,612,304.13
01/14/2025	100329	Stantec Consulting Services,Inc	Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025.)		1,410.00	2,610,894.13
01/15/2025	100330	Vesta District Services	Invoice: 424186 (Reference: Billable Expenses - Dec 2024.)		940.29	2,609,953.84
01/17/2025	100331	Kutak Rock LLP	Invoice: 3512700 (Reference: General Counsel Dec 24.)		3,389.49	2,606,564.35
01/17/2025	100332	Orlando Sentinel	Invoice: 107314890000 (Reference: Legal Advertising.)		112.25	2,606,452.10

Date	Number	Name	Memo	Deposit	Payments	Balance
01/23/2025			Deposit	45,287.35		2,651,739.45
01/28/2025	1726	Carl M. Weston	BOS Meeting 1/23/25		200.00	2,651,539.45
01/28/2025	1727	Eugene J. Mastrangeli	BOS Meeting 1/23/25		200.00	2,651,339.45
01/28/2025	1728	Gabriel Ruperez	BOS Meeting 1/23/25		200.00	2,651,139.45
01/28/2025	1729	John Holden	BOS Meeting 1/23/25		200.00	2,650,939.45
01/28/2025	1730	Robert J. Wolski	BOS Meeting 1/23/25		200.00	2,650,739.45
01/28/2025	100333	Down to Earth	Invoice: 130897 (Reference: Remove Fallen Palm.)		309.98	2,650,429.47
01/28/2025	100334	Steadfast Environmental, LLC	Invoice: SE-25347 (Reference: Partial billing of the fall Midge fly treatment.)		6,699.00	2,643,730.47
01/28/2025	100335	Swine Solutions, LLC	Invoice: 562 (Reference: Monthly Trapping Service.)		1,550.00	2,642,180.47
01/30/2025	100336	Clean Star Services	Invoice: 14237 (Reference: Trash Service Jan 25.)		310.00	2,641,870.47
01/31/2025	013125ACH1	SECO Energy	17650 Sawgrass Bay Blvd 12/13/24 - 1/14/25		130.00	2,641,740.47
01/31/2025	013125ACH2	SECO Energy	17052 Basswood Lane 12/13/2024 TO 01/14/2025		43.00	2,641,697.47
01/31/2025	013125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 12/13/24 - 1/14/25		360.00	2,641,337.47
01/31/2025	013125ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13/24 - 1/14/25		41.00	2,641,296.47
01/31/2025	013125ACH5	SECO Energy	16920 Sawgrass Bay Blvd 12/13/24 - 1/14/25		100.00	2,641,196.47
01/31/2025				45,287.35	87,298.65	2,641,196.47
02/04/2025	100337	HV Solar Lighting	Invoice: 346 (Reference: Install Lights.) Invoice: 347 (Reference: Street Light Project Feb 2...		20,680.00	2,620,516.47
02/04/2025	100338	Down to Earth	Invoice: 127462 (Reference: Landscape Maintenance Jan 25.) Invoice: 132295 (Reference: Monthl...		33,779.02	2,586,737.45
02/05/2025	020525ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/19/24 - 12/23/24		59.99	2,586,677.46
02/05/2025	020525ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 11/19/24 - 12/23/24		834.98	2,585,842.48
02/05/2025	020525ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/24 - 12/30/24		226.30	2,585,616.18
02/05/2025	020525ACH4	Sunshine Water Services	Goldcrest Loop Playground 11/20/24 - 12/23/24		13.63	2,585,602.55
02/10/2025	100339	Vesta District Services	Invoice: 424702 (Reference: Management Fees Feb 25.)		3,424.75	2,582,177.80
02/10/2025	100340	Stantec Consulting Services,Inc	Invoice: 2350312 (Reference: General consulting thru 1/31/25.)		1,533.00	2,580,644.80
02/11/2025			Deposit	38,761.13		
02/12/2025	1731	Disclosure Technology Services LLC	Reference: DTS MUNI - CDASaaS, 1 Year Subscription FY24/25		1,000.00	2,579,644.80
02/19/2025	100341	Steadfast Environmental, LLC	Invoice: SE-26269 (Reference: Stocking of Pond.)		6,500.00	2,573,144.80
02/19/2025	100342	Vesta District Services	Invoice: 424818 (Reference: Billable Expenses - Jan 2025.)		1,519.95	2,571,624.85
02/20/2025	100343	Platinum Exterior Services LLC	Invoice: 1341-1 (Reference: Final Payment.)		8,093.93	2,563,530.92
2/28/2025				38,761.13	77,665.55	2,563,530.92

EXHIBIT 20



VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)			
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)			
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)			
WEED CONTROL – TURF AREAS (reasonably free of weeds)			
WEED CONTROL – BED AREAS (reasonably free of weeds)			
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)			
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)			
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)			
MULCHING (distributed appropriately, bare areas, recommended is 3")			
WATER/IRRIGATION MANAGEMENT			
PRIOR MAINTENANCE ITEMS ADDRESSED			

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)

Date:

Auditor: Weston | Ruperez



EXHIBIT 21



Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin/Heath Beckett, 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
DE	Redistribute maintenance map to Supervisors (to confirm if exhibit is required to accompany the wetland/wetland setback line notice to the residents)	2/27/2025		
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 1/26 - DTE connected w/Evergreen (KB Homes vendor) re: mainline irrigation repairs 2/27 - request start/end date 3/19 - Evergreen Team due on site to finalize and schedule
DM	Draft letter to residents educating them on the conservation areas/wetlands	2/27/2025		
DM	Summary of the financials	2/27/2025		
DM	Review coding of invoices assigned to Streetlights and Landscape Maintenance	2/27/2025		
DM	Check whether streetlight reports are available	2/27/2025		
FM	Add "No Fishing" signs to "No Trespassing" posts	2/27/2025	21-Mar	
FM	Notify streetlight vendor Village 3 lights not turning off during daylight hours	2/27/2025		Review 3/24
FM	Evaluate monument condition and obtain repair quotes	10/28/2024		2/27/2025 Proposal request for pressure washing curbs & monuments & monument repairs
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 2/27 solar lighting repair proposal presented - Board wants outlet proposals - wait and present once all proposals are available 3/25 Klinger Electrical Services proposal received

Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin/Heath Beckett, 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
FM	Proposals to replace worn out mailbox numbers	8/22/2024	3/24/2025	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 2/27 Wrong numbers shipped, returned and replacements requested
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		
FM	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		3/11 MachForm report - broken sidewalk at Duval cul-de-sac (Edgemont)
DTE	Report and proposal for the repairs and landscape replacement affected by the absence of the irrigation mainline	2/27/2025	Ongoing	Still waiting on KB contractor to set a schedule. 3/26/25 Phase 1 recovery proposal provided.
DTE	Revisit bushhog-damaged area behind Alligator Court (schedule sod install for rainy season) Meet with Landscape Liaison and Alligator Court residents to ensure all on same page	2/27/2025	3/12/25	Met with Micheal Bush and Heath Beckett No further action required.
DTE	Quote to cut back trees encroaching on CDD property to the setback and/or conservation boundary	2/27/2025	3/26/25	Proposal submitted for Palms and Village 1
DTE	Include a weekly list of completed projects within each of the villages in report	2/27/2025	Ongoing.	
DTE	Meet with Landscape Liaison and HOA team to discuss irrigation issues within the Palms at Serenoa	2/27/2025	3/12/25	Met with Carl and Ken Lee Palms Hoa President. Irrigation on Palms pond have locked meters that would require to be turned on and for CDD to assume billing with Sunshine Water. Will present more information to the rest of the board at meeting 3/27/25.

