



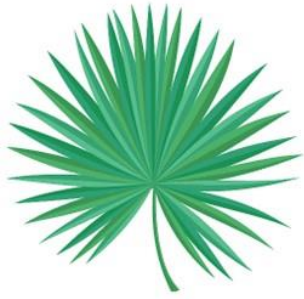
AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:
Thursday
June 12, 2025
10:00 a.m.

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

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



Avalon Groves Community Development District

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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Workshop of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, June 12, 2025 at 10:00 a.m.** at Palms at **Serenoa Clubhouse – 17244 Bay Cedar Way, Clermont, FL 34714.**

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

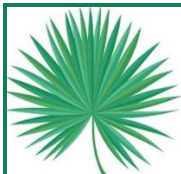
Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 or hbeckett@vestadpropertieservices.com.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday June 12, 2025
Time: 10:00 a.m.
Location: Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

***Gate Code for Meeting Access Only: 56143**

Workshop Agenda

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

I. Call to Order

II. Selection of Workshop Secretary

III. Audience Comments

IV. Discussion Items

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

1. Report Card

Exhibit 1

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*

G. Other Items

V. Next Meeting Announcements

Regular Meeting

10:00 a.m. on June 26, 2025

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd., Clermont, FL 34714

Workshop

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

Palms at Serenoa Clubhouse

17244 Bay Cedar Way, Clermont, FL 34714

VI. Adjournment



EXHIBIT 1



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)	✓		N/A
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)	✓		It is time to <u>start</u> tackling weeds that has already gone beyond germination due to good weather
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")			N/A
WATER/IRRIGATION MANAGEMENT	✓		Great to see many replaced irrigation lids.
PRIOR MAINTENANCE ITEMS ADDRESSED		✓	See pics. Found one lid that need replacement which I believe you are waiting for replacement order to come in.

NOTES: Since the holiday fell on a Monday, mowing date moved to the next day. As for Sawgrass Bay Blvd. mowing seems to be haphazardly or amissed mowed. For example, the lawn was not mowed in equal height closest to the road but further away from the road it looks more clean cut. See pics below. Overall, the trimming was satisfactory but missed a few spot.

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

Date: 30 May 2025

Auditor: Weston | Ruperez



