



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:

Thursday

July 10, 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

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, July 10, 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 July 10, 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*

Exhibit 1

1. Reports

Exhibit 2

B. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

E. Other Items

1. Discussion on the Evaluation and Purchase of a Professional
Transcription Program (*Holden*)

2. Discussion on Constructive Time Management - Board Meetings
(*Weston*)

V. Next Meeting Announcements

Regular Meeting

Includes Budget Public Hearing

6:00 p.m. on July 24, 2025

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd., Clermont, FL 34714

Workshop

10:00 a.m. on August 14, 2025

Palms at Serenoa Clubhouse

17244 Bay Cedar Way, Clermont, FL 34714

VI. Adjournment



EXHIBIT 1



Shirley M. Conley

From: Matt Goldrick <mgoldrick@steadfastalliance.com>
Sent: Thursday, July 3, 2025 12:11 PM
To: Seat1; MachForm; Lee Smith; Shirley M. Conley; Michael P. Bush
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#132]
Attachments: Avalon Groves CDD 7-2-2025 Treatment Report.pdf

Good afternoon,

Attached is the log from yesterday's service. Every pond mentioned in the past few requests (13, 17, 18, 15) were all treated. The technician didn't mention any dead trees on pond 13. Please let me know if you'd like any more information.

Enjoy the holiday weekend,

Matt Goldrick | Account Manager
Steadfast Alliance
Environmental Division
Cell: (352) 232-1874
Office: (844) 347-0702
30349 Commerce Drive | San Antonio, FL | 33576
<https://steadfastalliance.com/>



From: Seat1 <Seat1@avalongrovescdd.com>
Sent: Wednesday, July 2, 2025 11:47 PM
To: MachForm <mailer@forms-db.com>; Matt Goldrick <mgoldrick@steadfastalliance.com>; Lee Smith <lsmith@steadfastalliance.com>; sconley@vestapropertyservices.com <sconley@vestapropertyservices.com>; mbush@vestapropertyservices.com <mbush@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#132]

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Patricia,

As your Supervisor for Avalon Groves CDD, I am in receipt of your MachForm application. Thank you for bringing this to our attention and for your vigilance in maintaining the community. Your input is valuable to us. I appreciate the concern you provided about Pond 17. We recently became aware of this issue, and

remediation will be conducted to address it effectively. In regards to the large plastic u-shape (concrete) you described, it is actually an inlet for storm drainage, which collects rainwater from the street. Because of the low water level, the inlet can be seen.

If you have any more concerns, please feel free to reach out.

Best regards,
Carl Weston, Landscape Liaison
Seat 1 Supervisor, VC

Get [Outlook for iOS](#)

From: MachForm <mailer@forms-db.com>

Sent: Wednesday, July 2, 2025 7:15 PM

To: mgoldrick@steadfastalliance.com <mgoldrick@steadfastalliance.com>; lsmith@steadfastalliance.com <lsmith@steadfastalliance.com>; sconley@vestapropertyservices.com <sconley@vestapropertyservices.com>; mbush@vestapropertyservices.com <mbush@vestapropertyservices.com>; Seat3 <Seat3@avalongrovescdd.com>; Seat1 <Seat1@avalongrovescdd.com>

Subject: CDD - Avalon Groves Field Maintenance Request [#132]

Your Name	Patricia Anderson
Address	3448 Yellowtop Loop
Email	3448stuff@gmail.com
Maintenance Category	Pond/Stormwater Drainage System
Pond(s) in/along	- Palms at Serenoa
Palms at Serenoa Pond Location	Pond 15 Yellowtop Loop
Pond - Specifically	- Algae - Debris/Trash - Other

Message

I had sent a message a few hours ago and realized I didn't upload the correct picture of the Algae that is all over our pond. I have not seen anyone out here in weeks, it is getting worse everyday. Also there is a large plastic u-shaped thing that the builders let behind that needs to be removed. I pay a lot for CDD taxes not really sure why I am not receiving the services. Please email me should you have any questions.

Terms and Conditions

Please read the [Terms and Conditions](#) prior to communicating electronically.

Acceptance	- I have read and agree with the Terms and Conditions.
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[pond 3.jpg](#)

Upload a File (Limit 5)



[pond 2.jpg](#)





Daily Logs List

Jul 2, 2025

Job: SE1032 Avalon Groves CDD

Title:

Added By: Matt Goldrick

Log Notes:

Treated the following ponds for grasses, submerged vegetation, and algae:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 58, 59, 60

Picked up trash as needed

No downed trees noticed on pond 13

Weather Conditions:

Partly cloudy with showers and scattered storms

Wed, Jul 2, 2025, 12:00 AM



82°F

73°F

Wind: 5 mph

Humidity: 91%

Total Precip: 1.01"

Attachments: 40





EXHIBIT 2



VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	✓		See Exhibit A
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)	✓		
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	✓		
PRIOR MAINTENANCE ITEMS ADDRESSED	✓		

- NOTES:**
- 1) I observed miss mowed area. See Exhibit "B"
 - 2) PAS – CDD rear (behind homes) has not beenmowed on a weekly basis. This continues to be overlooked on a regular basis. .
 - 3) At the end of the Paragon Lane (cul-de-sac), along the sidewalk, the weed and grass are not mowed/trimmed back to conserve boundary line. Looks messy and not neatly mowed.
[Link to video observation](#)

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
 Date of Inspection: 3 JULY 2025
 Auditor: Weston | Ruperez

Exhibit "A"
 _____ Edgemont: Along Duval Ct. & Edgemont Lane





Exhibit “B”

Intersection of Sawgrass Bay Blvd /Pacific Ace Way.

