



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:
Thursday
August 14, 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, August 14, 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@vestadpropertyservices.com.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday August 14, 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. Review of Landscape Scoresheets
- 2. Discussion on Pond Maintenance

Exhibit 1

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

- 1. Discussion on Streetlight Contractor Performance and Scorecard Development

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

- 1. Discussion on Sidewalk Repairs

D. Finance – *Gene Mastrangeli/Robert Wolski*

E. Other Items

- 1. Discussion on District Website

V. Next Meeting Announcements

Regular Meeting

10:00 a.m. on August 21, 2025
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd., Clermont, FL 34714

Workshop

10:00 a.m. on September 11, 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)	XX		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	XX		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	XX		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	XX		
WEED CONTROL – BED AREAS (reasonably free of weeds)	XX		
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	XX		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	XX		
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	XX		
MULCHING (distributed appropriately, bare areas, recommended is 3")		XX	Proposal Approved, work to start
WATER/IRRIGATION MANAGEMENT	XX		
PRIOR MAINTENANCE ITEMS ADDRESSED	XX		Hole next to sidewalk by sawgrass and pacific remains unsecured.

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

Date: 7/30/25

Auditor: Ruperez



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)	✓		-
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	✓		-
WATER/IRRIGATION MANAGEMENT	✓		
PRIOR MAINTENANCE ITEMS ADDRESSED	✓		

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

Date: 8 August 2025

Auditor: Weston | Ruperez

NOTE:

1. Mowing job is getting sloppy in and around PAS Clubhouse. Missed mowed spots, several grass clumps and low cutting. See pics.
2. Mowing is not being done on a weekly basis around the back area of residential homes (PAS), including other villages.





Thursday, August 7, 2025 · 10:42 AM

[Edit](#)



Thursday, August 7, 2025 · 10:45 AM

[Edit](#)



Thursday, August 7, 2025 · 10:44 AM

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