



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, August 21, 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: 684 257 747#
 (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. Community Managers
 - 1. Palms at Serenoa HOA Update – *Shannon Bernard/John Holden*
 - 2. Serenoa POA Update – *David Landry/Gene Mastrangeli*
 - B. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 1](#)
 - 1. Review of Pond Requests through 8/14/2025
 - C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [Exhibit 2](#)
 - 1. Review of Landscape Requests through 8/14/2025
 - 2. Consideration of Down To Earth Proposals
 - a. Maintenance Agreement Addendum to Add Sawgrass Bay Blvd. Roundabout [Exhibit 3](#)
 - b. #114231 Sawgrass Bay Blvd Median Sod Replacement (rev) - [Exhibit 4](#)
 \$24,731.77 – *Previously Presented*
 - D. Field Manager – *Michael Bush, Vesta District Services* [Exhibit 5](#)
 - 1. Review of Field Requests through 8/14/2025
 - 2. Consideration of Swine Solutions Proposals for Renewal of Hog Trapping Services [Exhibit 6](#)
 - a. 1-Year Term - \$22,200-yr + \$385 per trap
 - b. 3-Year Term - \$19,800-yr + \$385 per trap



III. Staff & Vendor Reports (Continued)

- E. District Engineer – *Greg Woodcock, Stantec*
 - 1. Update on Edgemont Punch List Fulfillment
 - 2. Update on SWFWMD Permit for Depositing Reclaimed Water in CDD Ponds
 - 3. Update on Village 3 Landscape Maintenance Requirements
- F. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. Update on Sawgrass Bay Blvd Roundabout Punch List
- G. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*
 - 1. Consideration of Reserve Study Proposals [Exhibit 7](#)
 - a. Custom Reserves LLC - \$4,700.00
 - b. Florida Reserve Study & Appraisal - \$4,900.00
 - c. Reserve Study Institute - \$6,750.00
 - 2. Adoption of **Resolution 2025-13, Setting FY 2026 Meeting Schedule** [Exhibit 8](#)

IV. Consent Agenda

- A. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held July 10, 2025 [Exhibit 9](#)
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 24, 2025 [Exhibit 10](#)
- C. Consideration and Acceptance of the Unaudited July 2025 Financial Statements [Exhibit 11](#)

V. Liaison Reports

- A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
 - 1. Landscape Scoresheets [Exhibit 12](#)
- B. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Gene Mastrangeli/Robert Wolski*

VI. Supervisor Requests

- A. Next Workshop Agenda Items
- B. Next Meeting Agenda Items

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



VIII. 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)			

September 11, 2025 at 10 a.m.

Palms at Serenoa Clubhouse

***17244 Bay Cedar Way,
Clermont, FL 34714***

IX. 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)			

September 25, 2025 at 10 a.m.

Serenoa Club Amenity Center

***17555 Sawgrass Bay Blvd.,
Clermont, FL 34714***

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

[Exhibit 13](#)

XI. Adjournment