



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:
Thursday
October 9, 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 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

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, October 9, 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 workshop.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 ext. 536 or hbeckett@vestapropertyservices.com.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
District Records





AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, October 9, 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.

*The full draft agenda packet may be requested no earlier than 7 days prior to the workshop date
by emailing sconley@vestapropertyservices.com*

- FIRST ORDER OF BUSINESS:** Call to Order
- SECOND ORDER OF BUSINESS:** Selection of Workshop Secretary
- THIRD ORDER OF BUSINESS:** Audience Comments
- FOURTH ORDER OF BUSINESS:** Discussion Items

- A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
 - 1. Review of Landscape Scoresheets
- B. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Gene Mastrangeli/Robert Wolski*
- E. Other Items

EXHIBIT 1

FIFTH ORDER OF BUSINESS: Next Meeting Announcements

Regular Meeting
10:00 a.m. on Thursday, October 30, 2025
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

Workshop
10:00 a.m. on Thursday, November 13, 2025
Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

SIXTH ORDER OF BUSINESS: 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		Please make sure all ponds are line trimmed with every service.
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		Area with weeds have been sprayed
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		Please make sure the inside of the gates in village three is completed
WATER/IRRIGATION MANAGEMENT	XX		Irrigation pipes (purple) above ground. Please remove. If proposal is needed, please bring to next meeting. P articularly by SB/Pacific- Remains open
PRIOR MAINTENANCE ITEMS ADDRESSED	XX		Yes, irrigation above pending

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

Date: 9/15/25

Auditor: Ruperez, Gabe

