



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:
Thursday
November 13, 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, November 13, 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, November 13, 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. Presentation of Field Requests **EXHIBIT 1**
- B. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
 - 1. Review of Landscape Scoresheets **EXHIBIT 2**
- C. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*
- D. Public Safety – *Carl Weston/Robert Wolski*
- E. Finance – *Gene Mastrangeli/Robert Wolski*
- F. Other Items
 - 1. Emergency Reporting Process
 - 2. Liaison Roles **EXHIBIT 3**
 - 3. Newsletter

FIFTH ORDER OF BUSINESS:	NEXT MEETING ANNOUNCEMENTS
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Regular Meeting

10:00 a.m. on Thursday, November 20, 2025

Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

Workshop

10:00 a.m. on Thursday, December 11, 2025

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

SIXTH ORDER OF BUSINESS:	ADJOURNMENT
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EXHIBIT 1



Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
211	2025-10-24 16:	Weston	17686 Blazing St	Three sprinkler heads are damaged and flooding the street. It is past Sawgrass POA clubhouse and before Village 3. If you were heading toward village three, it will be on the left-hand side.		
210	2025-10-24 11:	LANDRY	17555 SAWGRA	<p>I wanted to bring to your attention that the homeowners at 17379 and 17383 Salt Palmetto have both contacted POA management regarding damages to their properties that caused by the CDD landscaping team. They mentioned they had to handle the repairs themselves.</p> <p>However, they've noticed that their neighbor at 17375 Salt Palmetto appears to be receiving repairs or assistance related to similar issues. This has raised some questions, and we'd appreciate clarification on what's currently happening with that property.</p> <p>Could you please let us know:</p> <p>What the situation is regarding 17375?</p> <p>Whether the CDD is coordinating repairs for that property?</p> <p>If you'd prefer to reach out to the homeowners of 17379 and 17383 directly, we're happy to provide their contact information.</p> <p>Since this seems to fall outside the POA's scope, we'd appreciate your guidance on how to proceed.</p> <p>Thank you for your time and support.</p> <p>Best regards,</p> <p>David</p>		
204	2025-10-14 14:	McKenzie	2532 alligator flag ct	Mowing of the common area behind our home is no longer being mowed. Please cut up to the fence line. Thanks!!	access blocked by pool installation debris access due to fence install on easment and two homes having pool installs	10/16 still no
182	2025-09-11 14:	Yi	17402 Saw Palmetto Ave, Clermont, 34714	17402 Saw Palmetto Ave	Resident is non responsive to DTE.	
174	2025-09-05 19:	Irizarry	2543 Alligator Flag Ct	Theres a dried or thunderstruck tree in the reserve behind my property which poses an imminent danger to my property and family. I reached out to the SJRWMD regarding issue and they sent an email/letter authorizing removal. Please find below and advise how this could be managed before any storm or weather can bring it down over my backyards. Appreciate your help! Paul	SJRWMD #1531924 (135777-18) Serenoa Vlg Tree Removal Authorization 9/11 vendor response: Good evening, Board presented with proposal at September's meeting.	
165	2025-08-27 15:	Barrett	17354 Blazing Star Circle	<p>POND 4: Sometime ago a storm knocked down trees back of our residence. We filed a work order with Yellowstone which closed the file without informing us.</p> <p>Please field review this situation and let us know if it can be corrected.</p> <p>Thanking you in advance.</p> <p>Anthony W. Barrett 17354 BlazingStar Circle Palms at Serenoa Lot 56</p>		



Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
206	2025-10-21	LANDRY	17555 SAWGRASS BAY BLVD	It was reported to the POA that a few water bottles filled with urine tossed at the conservation area, near the 2nd light pole as you turn into the Edgemont community.	10/22 email: Thank you for letting us know.	
138- 188	7/2025- 9/2025	Multiple Requests		Monument, brown fence, and villae entrance sign repair requests 138, 153, 156, 173, 188	Proposal presented at September meeting declined. Additional proposals being sought	



EXHIBIT 2



EXHIBIT 3



Avalon Groves CDD Supervisor Liaisons

Landscape and Environmental (Gabriel Ruperez/Carl Weston)

- Landscape Management
- Lakes and Ponds
- Stormwater System
- Wildlife Management

This portfolio will include oversight over the community's landscaping, lakes and ponds, stormwater systems and wildlife management ensuring it is aesthetically pleasing, well-maintained, and environmentally sustainable. This effort is to ensure greater awareness, transparency, and timely communication between CDD residents and the Districts Managements Team.

The liaison role is not responsible to execute or direct the party performing the actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.

Amenities and Infrastructure (John Holden/Gene Mastrangeli)

- Playground and Equipment
- Mail Facilities
- Lights
- Sidewalks and Roads

This portfolio will include oversight over the community's Playground, Mailbox Sites, Community Lightning, and Sidewalks and Road areas ensuring it is aesthetically pleasing, well-maintained, and environmentally sustainable. This effort is to ensure greater awareness, transparency, and timely communication between CDD residents and the Districts Management Team.

The liaison role is not responsible to execute or direct the party performing the actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.



Avalon Groves CDD Supervisor Liaisons

Public Safety (Carl Weston/Robert Wolski)

- Vehicular & Pedestrian Traffic
- POA, HOA, Lake County Relationships

This portfolio will include interaction with neighboring agencies and pertinent public safety, local government, and school district officials during the year to ensure constant communication and open discourse to address current and potential public safety issues focusing on engendering multiple strategies to improve public safety outcomes for the District's residents with regards to infrastructure, traffic, and emergency response.

The liaison role is not responsible to execute or direct any parties in performing public safety actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.

Finance (Gene Mastrangeli/Robert Wolski)

- Budget
- Contract Management
- Audit Review

This portfolio will include oversight over the Avalon Groves CDD Budget, Contract Management, the Audit Review and any other fiduciary responsibilities in regards to the finances of the Avalon Groves Community Development District. The liaison role, in cooperation with the Districts Management Team, Financial Team, Accounting Team and Legal Team of the CDD, will review the finances of the CDD and through the Management Team and Legal Team communicate to the CDD residents the current and future plans to keep the CDD financially viable. This effort is to ensure greater awareness, transparency, and timely communications between CDD residents and the Districts Management Team.

The liaison role is not responsible to execute or direct the party performing the actions but is involved in updating the Board of Supervisors and other relevant individuals involved in the process.

