



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:

Tuesday

January 6, 2026

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 **Tuesday, January 6, 2026 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: Tuesday, January 6, 2026

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 – *John Holden/Gabriel Ruperez/Carl Weston*

1. Review of Landscape Scoresheets

[EXHIBIT 1](#)

2. Review of Field Requests

[EXHIBIT 2](#)

3. Review of Tree Risk Analysis

[WALK-ON EXHIBIT A](#)

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

1. Review of Easement Encroachment Request (Iskowitz)

[EXHIBIT 3](#)

2. Review of Edgemont Fence Options

[EXHIBIT 4](#)

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

E. Other Items

1. Supervisor Code of Conduct

[EXHIBIT 5](#)

FIFTH ORDER OF BUSINESS: **NEXT MEETING ANNOUNCEMENTS**

Regular Meeting

10:00 a.m. on Thursday, January 22, 2026

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

Workshop

10:00 a.m. on Thursday, February 12, 2026

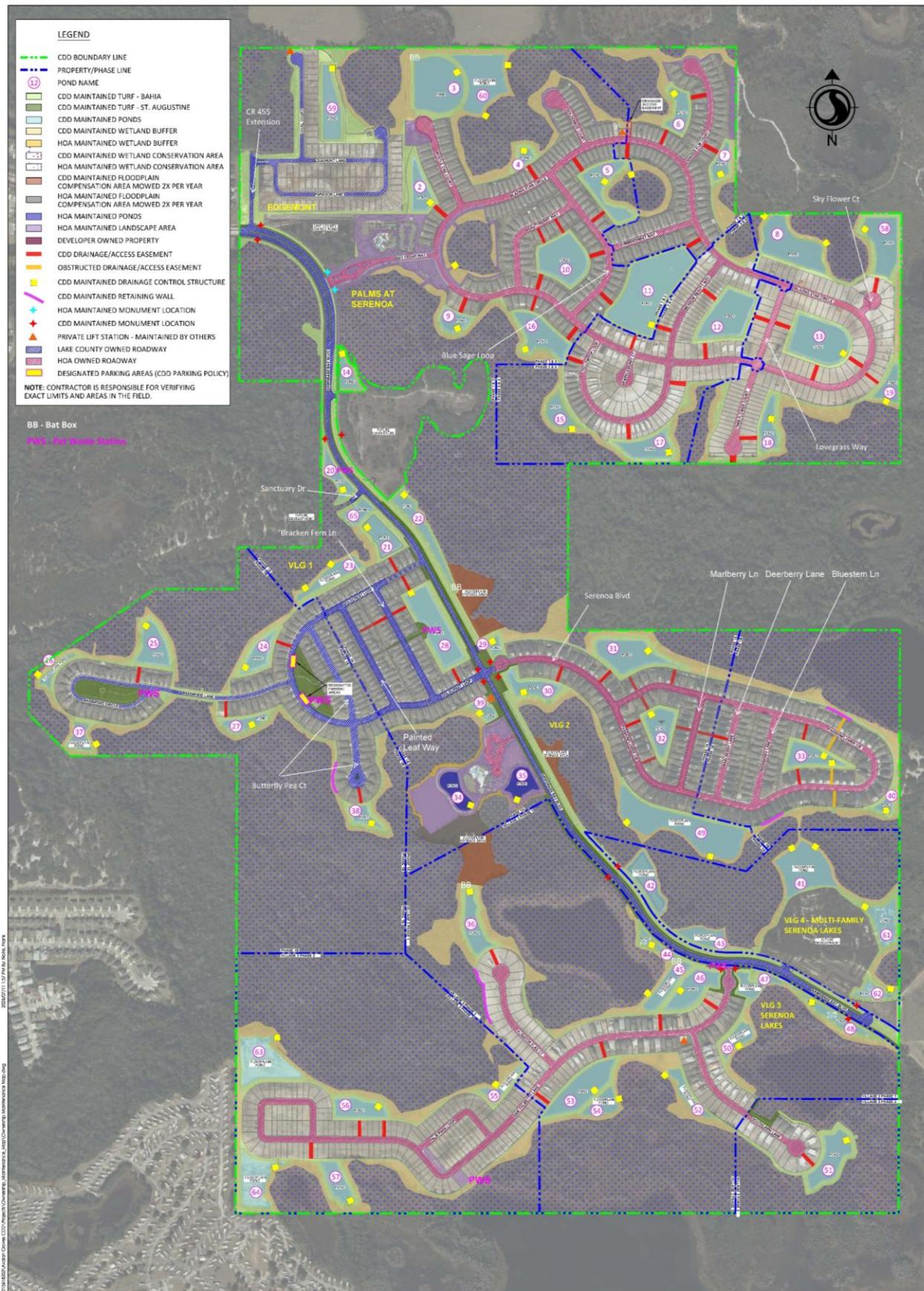
Palms at Serenoa Clubhouse

17244 Bay Cedar Way

Clermont, FL 34714

SIXTH ORDER OF BUSINESS:

ADJOURNMENT



AVALON GROVES
OWNERSHIP AND MAINTENANCE MAP
CLERMONT, FLORIDA
JULY, 2024

Revision	By	Appd.	Y/M/M/D
AVALON GROVES CDD	RFN	23/12/01	
Issued	By	Appd.	Y/M/M/D



The Contractor shall verify and be responsible for all dimensions, NO/HO scale, the drawing - any errors or omissions shall be reported to Stantec without delay. The Company shall be liable and responsible for any damages resulting from the use of any portion of this map not authorized by the Owner's instructions.



EXHIBIT 1



VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	MARGINAL	UNSATISFACTORY	N/A	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)	✓				
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	✓				
WEED CONTROL – TURF AREAS (reasonably free of weeds)	✓				
SHRUB & TREE TRIMMING (frequency and height)	✓				
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: 12 DECEMBER 2025

Auditor: Weston Ruperez

NOTE: (supporting documents)



VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	MARGINAL	UNSATISFACTORY	N/A	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	Y				
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	Y				
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	Y				
WEED CONTROL – TURF AREAS (reasonably free of weeds)	Y				
SHRUB & TREE TRIMMING (frequency and height)	Y				NEW SECTION
WEED CONTROL – BED AREAS (reasonably free of weeds)	Y				
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	Y				
WATER/IRRIGATION MANAGEMENT	Y				
PRIOR MAINTENANCE ITEMS ADDRESSED	Y			.	

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

Date: 12/15/2025

Auditor: Weston | Ruperez

NOTE: (supporting documents)

EXHIBIT 2



Avalon Groves CDD**Landscape**

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
215	2025-12-05 13:29:45	Correa	17246 Bay Cedar Way	Please remove/cut the branch that is hanging on common area and please spray the weeds.		

Avalon Groves CDD

Field Operations

No new requests submitted since 10/21/2025						
Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
138-188	7/2025-9/2025	Multiple Requests		Monument, brown fence, and village entrance sign repair requests 138, 153, 156, 173, 188	Proposal presented at September meeting declined. Additional proposals being sought	Outdoor Ninja fence repair & painting proposal approved 12/11/2025 Monuments on hold - budget funds in next FY

Avalon Groves CDD

Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
217	2025-12-18 0	Montminy	3440 Twin Flower Ct	<p>Our pond 18 has not recovered from previous submission to CDD regarding the water quality. There is an awful smell omitting from this pond. All this needs to be addressed asap</p> <p>Thank you</p>	Pond treated 12/17	Algae treatments are ongoing
216	2025-12-15 17:11:26	Fitzner	2424 Southlawn Lane	<p>The growth along the lake is much more now than 3 years ago. Understand trees/bushes will grow, but wondering if any of the growth is invasive or bad for the lake/area. It is the lake located behind our house at 2424 Southlawn Ln. I have uploaded photos also.</p>		

Avalon Groves CDD

Streetlights

Entry #	Date Created	Name	Message	Response	Resolution / Date
No new Streetlight requests submitted since 11/19/2025					



Avalon Groves CDD

Trash/Pet Waste Stations

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
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No new requests submitted since 4/7/2025

Avalon Groves CDD

Hog Activity Reports

Entry #	Date Create	Name	Location	Message
14	2025-12-16	Crayne	Palms at Serenoa	3649 blue sage loop.
13	2025-12-08	Lindsay	Palms at Serenoa	Behind 3903 and 3899 Winged Elm Ct in Clermont
12	2025-12-01	Weston	Palms at Serenoa	The address is 3903 Winged Elm Street, Clermont FL 34714
11	2025-11-06	Correa	Palms at Serenoa	Pond 58: There is noticeable hog activity in the back left corner of 3611 Sky Flower. I can send you photos if needed. Thank you!!!!
10	2025-11-06	Montminy	Palms at Serenoa	Pond 18 on Twin Flower. Ground dug up in area on pond bank.
9	2025-11-03	jones	Palms at Serenoa	17678 Blazing Star Circle. in between pond 18 and pond 19. 2 sighted at 7am 3 Nov by homeowner. about 30 feet into conservation area. one dark and one gray in color. Signs of pathways, hoof mark. but no visible damage or wallows.
8	2025-09-15	McElroy	Serenoa Village 1	17047 Basswood Ln in conservation area behind house. We observed 2 adults and at least 3 young hogs, as recently as yesterday evening.
7	2025-09-10	Jankowski	Serenoa Village 2	17720 Passionflower Cir pond #49 wooded area from the rear of the pond and bordering on Sawgrass Bay

WALK-ON EXHIBIT A



Assessment Report: Trees Potentially Requiring Certified Arborist For Risk Appraisal

Evaluating Risks and Recommendations for Avalon Groves CDD

Reporting Date: 3 January 2026

Background

On Tuesday, December 23, 2025, Justin Sarka from DTE toured Palms at Serenoa, Village 1 and 2 with me. Before starting, Mr. Sarka clarified that he would not assess tree risks to homeowner property due to his lack of arborist certification and concerns about professional and corporate liability. During the tour, I recorded possible issues and noted barriers of accessing several green belts.

Introduction

This report outlines considerations and evaluations related to trees that may need to be cut down due to possible, though minimal, damage to homeowners' property. The goal is to plan based on the risks associated with certain trees, the extent of potential damage, and appropriate steps for mitigation.

Identifying Trees at Risk

Trees can pose risks to residential properties. Common scenarios include:

- Branches overhanging homeowners' roofs and/or fences.
- Deadwood or diseased limbs or main trunks that occasionally fall due to strong storms (heavy rain and high wind), leading to snap or being a projectile object toward a property.

Assessment Criteria

To determine whether a tree should be removed, consider the following criteria:

1. Tree Health: Is the tree diseased, dying, or structurally compromised?
2. Location: How close is the tree to homes, fences, or other structures?



Recommendations

- Conduct yearly inspections of trees near property structures, especially after storms or strong winds i.e. hurricane.
- Consult with a certified arborist to assess tree health and risk level if and only when one of the two assessment criteria is met.
- Consider pruning overhanging branches or removing deadwood before opting for full removal.
- If roots and/or ground-level main trunk is questionable, explore root barriers or main trunk for further determination for next course of action.

When Tree Removal Is Justified

Tree removal should be considered when:

- The tree is dead, dying, or poses a safety hazard.
- Minor damage is persistent and cannot be mitigated through pruning or other interventions.
- The tree's location prevents effective maintenance or potential damage toward homeowners' property structures.
- There is a risk of escalation to more severe damage or injury.

Conclusion

While minor damage from trees may seem insignificant, it can accumulate over time and lead to greater costs or safety risks. Avalon Groves CDD should balance the aesthetic and environmental benefits of trees with practical considerations for preventative measurement against property damages. Professional assessment should be conducted once every five years. This includes targeted interventions, such as pruning or selective removal for often this provides the best outcomes. If the board decides to move forward by employing an arborist to evaluate, the assessment becomes a true baseline for future measurements.



Supporting Documents

- Location1: Yellowtop (PAS)



This tree is a dead pine tree and considered as a snag. It is about five feet into conservation zone. It has gone through a series of branches that fell into the conserve over a period of time.

➤ Location 2: Winged Elm/Blazing Star Cir. (PAS)



Facing West side.

Facing East side

Mower is able to access the green belt on each side of the tree further away from the fence.

➤ Location: Basswood Lane (Village 1)



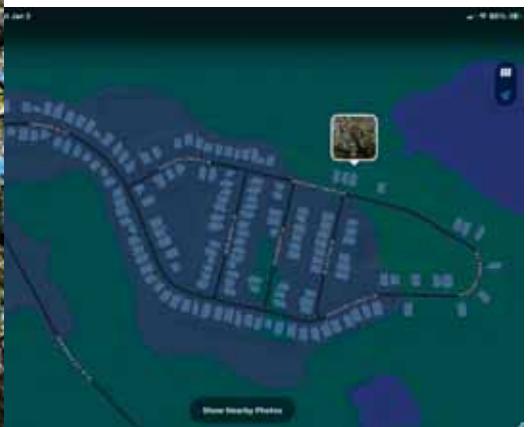
The main looks healthy and root system appears to be solid.

➤ Location 4: Serenoa Blvd. (Village 2)



Time will tell if and when this tree becomes a snag. Looks solid and healthy

➤ Location 5: Passionflower Cir. (Village 2)



Looks healthy and solid.



EXHIBIT 3

AVAILABLE UPON RECORD REQUEST



EXHIBIT 4

PENDING



EXHIBIT 5



PERSONAL CODE OF CONDUCT/ETHICS FOR THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

PREAMBLE

The Avalon Groves Community Development District (the “District”) Board of Supervisors (the “Board” or the “Supervisors”), residents, contractors, vendors and staff are entitled to have fair, ethical and accountable local government from the Board of the District. Such a government requires that the Board of the District:

- Comply with both the letter and the spirit of the laws and policies that affect the operations of the District.
- Be independent, impartial, and fair in their judgment and actions.
- Use their public office for the public good, not for personal gain.
- Conduct public deliberations and processes openly, in an atmosphere of respect and civility.

To this end, the District has adopted this Code of Conduct/Ethics to encourage public confidence in the integrity of local government and its fair and effective operation.

Elected (and appointed) members of the Board shall sign a form acknowledging receipt of this code of conduct/ethics at the time of commencing their term of office.

CODE

The basic tenets of the Code shall be:

1. Act in the Public Interest.

Recognizing that stewardship of the public interest should be a Supervisor’s principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons, claims and transactions in a fair and equitable manner.

2. Comply with the Law.

All Supervisors shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida’s public records and Sunshine Law.

3. Conduct of Supervisors.

All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board or District staff. This is not to discourage open and frank discussions conducted in a respectful manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors, and other service providers of and for the District. This



tenet applies to in-person contact, telephone conversations and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

Use of Decorum with Public.

Making the public feel welcome is an important part of the democratic process. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.

Supervisors Should be Welcoming to Speakers and Treat Them with Respect.

Speaking in front of the Board can be a difficult experience for some people. Some issues the Board undertakes may affect people's daily lives and homes. Some decisions are emotional. The way in which the Board treats people during public meetings can do a lot to make members of the public relax or it can push emotions to a higher level of intensity. Supervisors should attempt to treat all members of the public and public comments with respect.

Supervisors Should Actively Listen to Public Comments.

It is disconcerting to public speakers to speak before Board members that are not actively listening. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger, or boredom. Supervisors should endeavor to actively engage in each meeting.

Supervisors Should not Commandeer Meetings or Engage in Uncivil Discourse.

Supervisors should not challenge members of the public, vendors, staff or other supervisors. While public discourse is desirable, disagreements should be had civilly. Supervisors should be respectful of the time of staff, vendors, members of the public and other Supervisors and should not obstruct the progress of the meeting to address matters about which the Board has already rendered a decision.

Supervisors Should Avoid Personal Attacks.

Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.

Supervisors Shall Endeavor to Allow District Staff to Perform Their Job Function.

Supervisors should avoid disrupting District staff from performing their job functions and further agree to avoid disrupting staff while they are in meetings, on the phone, or engrossed in performing their job functions in order for a Supervisor(s) to have their individual needs met. Supervisor should not instruct

the District's vendors on the manner of their performance or otherwise provide direction to them outside of that direction which is discussed at a meeting of the Board.

4. Respect for Process.

All Supervisors should perform their duties in accordance with the Rules of Procedure, processes, and District policies approved or otherwise adopted by the Board.

5. Communication.

It should be the responsibility of members of the Board to publicly share substantive information that is relevant to a matter under consideration that they receive from sources outside of a public meeting. No supervisor shall attempt to circumvent the ordinary channels of communication between the public and District staff. All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes.

6. Conflict of Interest.

In order to assure independence and impartiality on behalf of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112 of the Florida Statutes. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.

7. Gifts and Favors.

Board members and staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.313, 112.3148, 112.31485 and 112.3149, Florida Statutes, and other laws.

8. Confidential Information.

Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business is a public record and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel as there are limited exemptions to Florida's public records laws.

9. Representation of Private Interests.

In keeping with their role as stewards of the public trust, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112 of the Florida Statutes. Any questions regarding the statutory code of ethics should be referred to the District's legal counsel.

10. Advocacy.

To the best of their ability, Board members should represent the official policies and positions of



the Board. When presenting personal opinions or positions potentially affecting the District, either verbally or in writing, Supervisors should endeavor to make clear that such personal opinions or positions are not necessarily those of the Board as a whole.

11. Positive Work Environment.

Supervisors should support the maintenance of a positive and constructive work and living environment for residents, businesses, and District staff. Supervisors should refrain from purposefully soliciting public opinion with the intent of negatively impacting other Supervisors, District staff, District vendors, or other residents of the District.

12. Officers

Supervisors have been selected by the Board to hold one of the three following offices: Chairperson, Vice-Chairperson, and Assistant Secretary.

Pursuant to the District's adopted Rules of Procedure, the Chairperson is authorized to "execute resolutions and contracts on the District's behalf" and "shall convene and conduct all meetings of the Board." The Chairperson also works with the District Manager and the District Counsel to prepare agendas for meetings, hearings, and workshops and to determine whether it is necessary to convene an emergency meeting.

To the extent the Chairperson is unable to conduct any of the tasks described in the prior paragraph, the Vice-Chairperson is authorized to conduct them. Additionally, the Vice-Chairperson shall have such duties and responsibilities as specifically designated by the Board from time to time.

In the event that both the Chairperson and the Vice-Chairperson are absent from a Board meeting, the Board may designate one of the other Supervisors, who are serving as Assistant Secretaries, to convene and conduct the meeting. Under such circumstances, any of the Supervisor Assistant Secretaries are authorized to execute agreements, resolutions, and other documents approved by the Board at the meeting.

Board members should show mutual respect for the office each Board member was selected to serve and the duties of such office.

13. Implementation.

Upon assuming office, all Supervisors shall sign a statement affirming they read and received the Code of Conduct/Ethics of the District.

14. Compliance and Enforcement.

This Code of Conduct/Ethics of the Board of the District is aspirational in nature and there are no legal mechanisms available for enforcement. However, the Board, District residents, District staff, contractors, and members of the public stand to gain from a strict following of the tenets herein defined.

I agree that I have received and read the Code of Conduct/Ethics of the Avalon Groves Community Development District Board of Supervisors.

Signature

Date

