



Your Community.  
Our Commitment.

# AVALON GROVES

## COMMUNITY DEVELOPMENT DISTRICT

### *Advanced Workshop Package*

***Date/Time:***  
***Thursday***  
***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

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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, 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](mailto:hbeckett@vestapropertyservices.com).

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

CC: Attorney  
District Records





## AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, 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](mailto:sconley@vestapropertyservices.com)*

<b>FIRST ORDER OF BUSINESS:</b>	<b>CALL TO ORDER</b>
<b>SECOND ORDER OF BUSINESS:</b>	<b>SELECTION OF WORKSHOP SECRETARY</b>
<b>THIRD ORDER OF BUSINESS:</b>	<b>AUDIENCE COMMENTS</b>
<b>FOURTH ORDER OF BUSINESS:</b>	<b>DISCUSSION ITEMS</b>

A. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*

1. Review of Landscape Scoresheets

**EXHIBIT 1**

2. Review of Field Requests

**EXHIBIT 2**

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

<b>FIFTH ORDER OF BUSINESS:</b>	<b>NEXT MEETING ANNOUNCEMENTS</b>
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**Regular Meeting**

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

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

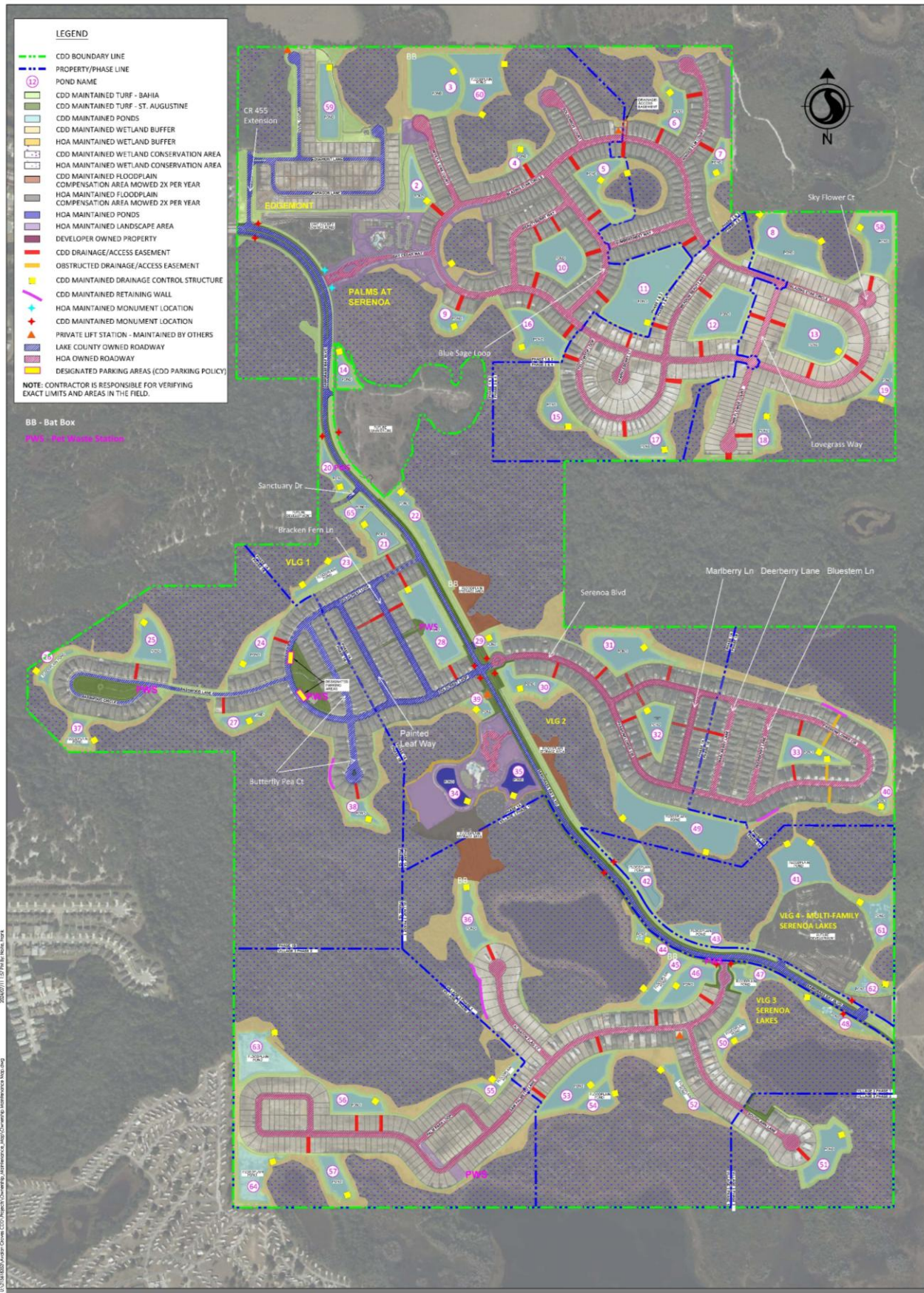
**Workshop**

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

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

<b>SIXTH ORDER OF BUSINESS:</b>	<b>ADJOURNMENT</b>
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**AVALON GROVES  
OWNERSHIP AND MAINTENANCE MAP  
CLERMONT, FLORIDA  
JULY, 2024**

Revision	By	App'd	DATE
1	STANTEC	STANTEC	7/1/2024
2	STANTEC	STANTEC	7/1/2024
3	STANTEC	STANTEC	7/1/2024
4	STANTEC	STANTEC	7/1/2024
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100	STANTEC	STANTEC	7/1/2024

**Stantec**  
Stantec Consulting Services Inc.  
777 S. Harbour Island Blvd, Suite 600  
Tampa, Florida 33602 Tel: 813.223.9100  
www.stantec.com Fax: 813.223.0009  
Certificate of Authorization #27013  
FL Lic. # LC-000170  
The Contractor shall verify and be responsible for all dimensions, locations and elevations shown on this drawing. No errors or omissions shall be reported to Stantec without cause. This Certificate is not a design and drawing and does not constitute a design. It is for use for any purpose other than that authorized by Stantec's policies.

# 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)	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



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

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
No new requests submitted since 10/21/2025						
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	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 Thank you	Pond treated 12/17	Algae treatments are ongoing
216	2025-12-15 17:11:26	Fitzner	2424 Southlawn Lane	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.		



# Avalon Groves CDD

## Streetlights

Entry #	Date Create	Name	Message	Response	Resolution / Date
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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

# EXHIBIT 3

AVAILABLE UPON RECORD REQUEST





# EXHIBIT 4

## *PENDING*

