



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, September 24, 2026

Time: 10:00 a.m.

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

[Join via Computer or Mobile App](#)

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

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Carl Weston (1-VC)			
John Holden (2)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

Staff/Vendors

Heath Beckett, Vesta District Services

Michael Bush, Vesta District Services

Bennett Davenport, Kutak Rock

Greg Woodcock, Stantec

Matt Goldrick, Steadfast

Justin Sarka, Down To Earth

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – *Agenda Items*
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

A. Community Managers

1. Palms at Serenoa HOA Update – *Jasmin Correa/John Holden*
2. Serenoa POA Update – *David Landry/Gene Mastrangeli*

B. District Engineer – *Greg Woodcock, Stantec*

C. Aquatic Maintenance Report – *Steadfast Environmental*

EXHIBIT 1

1. Presentation of Pond Requests – *None Outstanding*
2. Consideration of Steadfast Proposals

D. Landscape Maintenance Report – *Justin Sarka, Down To Earth*

EXHIBIT 2

1. Presentation of Landscape Requests

EXHIBIT 3

2. Consideration of Down To Earth Proposal #155076 for Landscape Mulch Refreshment - \$46,050.00

EXHIBIT 4

3. Consideration of Down To Earth Proposal #154968 For Plant Bed Infill - \$8,017.48

EXHIBIT 5



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

- E. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Presentation of Field Requests – *None Outstanding*
 - 2. Presentation of Streetlight Requests – *No New Requests*
 - 3. Presentation of Hog Activity Report **EXHIBIT 7**
 - 4. Consideration of Tampa SWAP Proposal to Install 4 Benches – NTE \$1,400.00 **EXHIBIT 8**
 - 5. Consideration of Tampa SWAP Proposal to Replace Conservation Sign Decals - \$3,000.00 - \$6,000.00 **EXHIBIT 9**
- F. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. Adoption of Resolution 2026-15 Re-designating Local Records Office **EXHIBIT 10**
- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of LLS Tax Solutions Proposal for Bond Series 2017 (AA1) Arbitrage Reporting for 2027 and 2028 - \$650.00/Yr **EXHIBIT 11**

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Acceptance of the Minutes of the Board of Supervisors Workshop Held August 13, 2026 **EXHIBIT 12**
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 20, 2026 **EXHIBIT 13**
- C. Acceptance of the August 2026 Unaudited Financial Report **EXHIBIT 14**
- D. Acceptance of arbitrage rebate report for Bonds, Series 2017 (AA1) Period Ending April 5, 2026, Indicating No Cumulative Rebate Requirement Liability **EXHIBIT 15**
- E. Ratification of Approval for Down To Earth Proposal #155722 to Remove Two (2) Dead Sabal Palms - \$869.99 **EXHIBIT 16**

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Review of Budget (*August Meeting*)
- B. Discussion on Prospective Projects (*August Meeting*)
- C. Discussion on Village 2 Entrance Landscaping and hog damage (*Holden/Weston*)
- D. Next Workshop Agenda Items
- E. Next Meeting Agenda Items



SIXTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – *Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)*

SEVENTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

	In Person	Not
Carl Weston (1-VC)		
John Holden (2)		
Robert Wolski (4)		
Gene Mastrangeli (5-C)		

Thursday, October 8, 2026

at 10:00 a.m.

Palms at Serenoa Clubhouse

17244 Bay Cedar Way

Clermont, FL 34714

AGENDA DEADLINE

Noon – September 30, 2026

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

	In Person	Teams	Not
Carl Weston (1-VC)			
John Holden (2)			
Gabriel Ruperez (3)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

Thursday, October 22, 2026

at 10:00 a.m.

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 347146

AGENDA DEADLINE

Noon – October 14, 202

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS:

ADJOURNMENT