

1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, August 20, 2026 at 6:00 p.m., at the Serenoa Club
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

ROLL CALL

9 Mr. Beckett called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 Carl Weston (S1)	Board Supervisor, Vice Chair
12 John Holden (S2)	Board Supervisor, Assistant Secretary
13 Robert Wolski (S4)	Board Supervisor, Assistant Secretary
14 Eugene Mastrangeli (S5)	Board Supervisor, Chair

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Bennett Davenport	District Counsel, Kutak Rock LLP (<i>Virtually</i>)
19 Justin Sarka	Account Manager, Down to Earth Landscape & 20 Irrigation (<i>Virtually</i>)

21 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS – AGENDA ITEMS

22 (*Limited to 3 minutes per individual for agenda*
23 *items*)

24 **THIRD ORDER OF BUSINESS:**

FY 2027 BUDGET

25 A. **Public Hearing on Proposed FY 2026-2027 Budget and Assessment**

26 1. **Open Public Hearing**

27 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
28 Board approved opening the Public Hearing on Proposed FY 2026-2027 Budget and Assessment,
29 for Avalon Groves Community Development District.

30 2. **EXHIBIT 1: Presentation of FY 2026-2027 Budget and Assessment**
31 **Allocations**

32 3. **Public Comments**

33 A comment was made thanking the Board for not increasing assessments.

34 4. **Close Public Hearing**

On a MOTION by Supervisor Weston, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on Proposed FY 2026-2027 Budget and Assessment, for Avalon Groves Community Development District.

B. EXHIBIT 2: Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget** as presented, for Avalon Groves Community Development District.

C. EXHIBIT 3: Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**

The presentation of exhibits within the agenda packet was queried. Mr. Beckett explained the resolution exhibits duplicated information provided under Exhibit 1.

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, OPPOSED by Supervisor Holden, the Board approved the adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**, for Avalon Groves Community Development District.

FOURTH 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*

Property ownership behind Village 3 and potential future development in the area was queried

B. District Engineer – *Greg Woodcock, Stantec*

A representative from Stantec was not present

1. EXHIBIT 4: Report on Erosion Concerns at Ponds 45-47 (Field Request #270)

Mr. Beckett advised that Mr. Woodcock is seeking proposals for erosion repairs. Supervisor Holden noted typographical errors in the report.

C. EXHIBIT 5: Aquatic Maintenance Report – *Steadfast Environmental*

A representative of Steadfast was not present.

In response to a complaint that the ponds are not showing improvement, Mr. Beckett explained that treated ponds take a couple of weeks to show visible improvements and natural conditions continue to promote new growth, and that alternate treatments were being tested on some of the ponds.

1. Presentation of Pond Requests – None Outstanding

D. EXHIBIT 6 : Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka presented the Landscape Maintenance Report, noting delays in some services due to rain, and the completion of weed and pest treatments throughout the property.

Supervisors discussed the variance in mowing schedules between the District and HOA/POA. Mr. Sarka advised the original mowing schedule has not changed, but weather events will impact the schedule.

Access to District property behind Alligator Flag Court was discussed. The silt fence encroaching on the District's access easement was removed and Mr. Sarka's crew has also cleared encroaching vegetation.

In response to a question regarding irrigation at Village 3, Mr. Beckett advised that the POA declined to allow the use of their water meter for District irrigation. He also noted the bamboo in Village 3 was established and did not require irrigation. Mr. Sarka added that the original irrigation was set up to be temporary and irrigation-reliant plants were less tolerant of Florida's climate and water shortages.

Discussion followed on ownership of the vinyl fence behind Village 3 pertaining to maintenance responsibility and extension to prevent foot traffic.

1. Presentation of Landscape Requests

2. Consideration of Down To Earth Proposals

a. EXHIBIT 7: Storm Response Pre-authorization Agreement for Hurricane Season 2026

Mr. Sarka explained the agreement prioritized the District for clean-up and the scope for the prioritized response. Mr. Beckett confirmed the pricing had increased by approximately \$5/hr over last year. Mr. Davenport noted that the District's form of agreement would be added to the proposal.

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved Down To Earth's Storm Response Pre-authorization Agreement, for Avalon Groves Community Development District.

b. EXHIBIT 8: #141020 – Replace Crabgrass at Goldcrest Loop - \$36,470 [*LANDSCAPE - REPLENISHMENT/ Encumber FIELD CONTINGENCY*] (*Previously Presented*)

The Board declined this proposal.

c. EXHIBIT 9: #148612 – Village 1 Conservation Perimeter Cutback - \$8,580.00 (*Previously Presented*)

106 Mr. Sarka noted that the cutbacks followed the line set by the
107 conservation signs. Supervisors discussed scheduling and the
108 need for recurrent cutbacks.

109 On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Holden, OPPOSED by
110 Supervisor Wolski, the Board approved Down To Earth proposal #148612 – Village 1 Conservation
111 Perimeter Cutback in the amount of \$8,580.00, for Avalon Groves Community Development
112 District.

113 The mowing process and unraked cuttings were reviewed.

114 E. EXHIBIT 10: Field Operations – *Michael Bush, Vesta District Services*

115 Mr. Bush reviewed the Field Operations Report. He discussed the replacement
116 process for the conservation signs, provided an update on the rust inhibitor
117 system at Village 3. The bench installation was discussed. Mr. Bush was advised
118 of and asked to address safety and security concerns.

119 1. Presentation of Field Requests

120 Mr. Beckett relayed that he had contacted the original vendor and
121 requested a proposal for a replacement palm crest that is missing on one
122 of the monuments.

123 A price was requested to paint or replace the Serenoa Lakes entry
124 monument lettering.

125 2. Presentation of Streetlight Requests

126 Supervisors advised of non-working streetlights.

127 Supervisor Mastrangeli's efforts in obtaining a resolution to long-standing
128 repair requests was acknowledged.

129 3. Presentation of Hog Activity Report

130 Mr. Beckett advised that all reports are sent directly to the trapper and
131 the trapper is out within 48-hours with the dogs; however hogs do not
132 stay in one location and he encouraged sightings to be reported via the
133 District's website so the trapper can better isolate their currently
134 preferred locations.

135 F. District Counsel – *Bennett Davenport, Kutak Rock*

136 Mr. Davenport was asked about a local records office. He advised that the
137 District's records are primarily digital. Mr. Beckett reviewed the original
138 resolution designating the City of Tavares clerk's office in Tavares as the local
139 records office. He also advised that if a requester does not have access to a
140 computer, an appointment can be scheduled and a member of the management
141 team will meet the requester at the local records office site and provide a laptop
142 for the requester to review the District's records. Mr. Davenport added that the

143 requirement for a local records office is that it is located in the same County as
144 the District.

145 Mr. Davenport will draft a resolution updating the local records office location to
146 the Serenoa Club Amenity Center.

147 Discussion followed on Sunshine laws preventing Supervisors discussing District
148 business outside of a publicly noticed meeting.

149 Mr. Beckett responded to a question on record management, affirming the
150 District's records were in compliance with the statute.

151 Mr. Beckett was asked to post the *Supervisor Code of Conduct* on the website.

152 Supervisor Mastrangeli advised that he will review the Kutak Rock invoices with
153 Mr. Beckett in order to discuss at the next meeting. Mr. Beckett explained that
154 industry standard for professional billing is to charge in incremental blocks
155 assigned to District business and may cover multiple topics and discussions with
156 various individuals throughout the day.

157 G. District Manager – *Heath Beckett, Vesta District Services*

158 1. Review of District's Unallocated Funds

159 Mr. Beckett advised the most recent financial report shows
160 approximately \$75,199.00 in unassigned funds and responded to
161 Supervisor questions.

162 2. EXHIBIT 11: Adoption of **Resolution 2026-11, Setting FY 2027 Meeting**
163 **Schedule**

164 The meeting schedule was revised to replace the December 10, 2026
165 workshop with a regular meeting and cancel the originally scheduled
166 December 24, 2026 regular meeting date.

167 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
168 Board approved the adoption of **Resolution 2026-11, Setting FY 2027 Meeting Schedule** as
169 amended, for Avalon Groves Community Development District.

170 3. EXHIBIT 12: Adoption of **Resolution 2026-12, Establishing FY 2027**
171 **Performance Measures and Standards**

172 Supervisor Holden queried the labeling of the exhibit.

173 On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR,
174 the Board approved the adoption of **Resolution 2026-12, Establishing FY 2027 Performance**
175 **Measures and Standards**, for Avalon Groves Community Development District.

176 4. EXHIBIT 13: Acceptance of Supervisor Resignation (Seat 3)

On a MOTION by Supervisor Weston, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board formally accepted the resignation of Gabe Ruperez from his position as Seat 3 Supervisor, for Avalon Groves Community Development District.

In response to a Supervisor's question, Mr. Davenport affirmed that legally the resignation was effective without the Board's acceptance, but standard practice is to accept or acknowledge it formally on the record.

Supervisor Mastrangeli read an email from resident Sam Jones, thanking former Supervisor Ruperez for his service.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. EXHIBIT 14: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 23, 2026
- B. EXHIBIT 15: Acceptance of the July 2026 Unaudited Financial Report

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-B as presented, for Avalon Groves Community Development District.

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

- A. Next Workshop Agenda Items
- Board consensus was to cancel the September 10, 2026 workshop.
- B. Next Meeting Agenda Items
- Review of budget
 - Discussion on Prospective projects
 - Discussion on Supervisor Protocol Pertaining to Billed Staff Contact

Supervisor Holden challenged the statements in the Seat 3 Supervisor resignation letter. It was clarified that the Board's acceptance of a resignation only formally acknowledged the Supervisor leaving their seat, it did not endorse or verify any personal opinions, claims, or accusations included in the resignation letter.

Mr. Davenport stated that District Counsel works for the Board, every Supervisor has equal access and communication with council does not need to be authorized unless the Board wishes to establish policies and procedures on how interactions are managed moving forward, as a means of minimizing attorney's fees. He stated that billing is contingent upon discussions and actions relating to District business.

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – Non-Agenda Items and New Business

Mr. Beckett responded to a comment regarding how information can be obtained outside of a public meeting, and advised that questions can be emailed to him.

212 Comments were made on the Supervisor resignation letter, the workshop discussions,
213 mowing, replacement plants for the Village 2 entrance, monument lights, weeds along
214 the fence line, sod replacement at pond [19] bank due to hog damage.

215 **EIGHTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK**

216 The September workshop was canceled.

217 **NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

218 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
219 *September 24, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont,*
220 *Florida 34714.*

221 All Supervisors affirmed their intent to attend the next meeting in person.

222 **TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

223 **District Counsel**

- 224 • Present updated resolution for local records office – Sent to DM for Sept
225 agenda 8/21

226 **District Engineer**

- 227 • Confirm ownership of property behind Village 3 - listed as CDD property
228 but the layers show future development

229 **District Manager**

- 230 • Cancel the September 10 workshop – HOA noticed & website updated
231 8/24
232 • Put link on website to Guide of Sunshine laws – link already posted on
233 [Documents](#), [Elections](#), & [Links](#) pages
234 • Put the [Code of Conduct](#) on the website - 8/24/206 Posted to
235 Documents- "Rules & Policies" Folder

236 **ELEVENTH ORDER OF BUSINESS: ADJOURNMENT**

237 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
238 Board adjourned the meeting at 8:27 p.m., for Avalon Groves Community Development District.

239 **Each person who decides to appeal any decision made by the Board with respect to any matter*
240 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
241 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
242 *based.*

243 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
244 **meeting held on September 24, 2026.**

245 *Heath Beckett*

246 Heath Beckett, Secretary

Carl Weston

[Carl Weston \(Oct 9, 2026 12:15:54 EDT\)](#)

Carl Weston, Vice Chair