



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, October 22, 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*

1. Presentation of Report on Erosion at Ponds 45, 46, and 47 (Village 3) **EXHIBIT 1**
2. Consideration of Pond Bank Repair Proposals **EXHIBIT 2**
 - a. Advanced Drainage Solutions - \$28,900.00
 - b. Site Masters - \$20,600.00
 - c. Steadfast - \$5,500.00
3. Update on Rights-of-Way Ownership including Goldcrest Loop Parking Areas (*as confirmed by Plats and Lake County Property Appraiser Website and referenced in 9/28/2023 Minutes*)



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

- C. Aquatic Maintenance Report – *Steadfast Environmental* **EXHIBIT 3**
 - 1. Presentation of Pond Requests – *No New Requests as of 10/14*
- D. Landscape Maintenance Report – *Justin Sarka, Down To Earth* **EXHIBIT 4**
 - 1. Update on Village 2 Entrance Project
 - 2. Update on Palms Lift Station Landscape and Irrigation Project
 - 3. Update on Palms Removed on Sawgrass Bay Blvd at Edgemont and Village 3
 - 4. Presentation of Landscape Requests **EXHIBIT 5**
- E. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Presentation of Field Requests **EXHIBIT 7**
 - 2. Presentation of Streetlight Requests **EXHIBIT 8**
 - 3. Presentation of Hog Activity Report – *No New Requests as of 10/14* **EXHIBIT 9**
- F. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. Discussion on Personal Code of Conduct Censure Provision
- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Approval of the FY 2026 Report of Achieved Goals and Objectives **EXHIBIT 10**
 - 2. Discussion on Meeting and Workshop Cancellation Process
 - 3. Clarification on Form 1 Filing and Record Maintenance
 - 4. Update on Edgemont Fence Conveyance
 - 5. Clarification on Website Postings (*Internal Working Documents and Bank Statements*)
 - 6. Discussion on Revised Minutes of the Board of Supervisors Workshop Held August 13, 2026 (*Request for Timestamps for Revision Statements*) **EXHIBIT 11**

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 24, 2026 **EXHIBIT 12**
- B. Acceptance of the September 2026 Unaudited Financial Report **EXHIBIT 13**



FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Response to Published Resignation Letter (Holden)
- B. Discussion on Defining Project Locations in Estimates (Holden)
- C. Next Workshop Agenda Items
- D. 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, November 12, 2026
at 10:00 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

AGENDA DEADLINE
Noon – November 4, 2026

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Thursday, November 19, 2026
at 10:00 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 347146

AGENDA DEADLINE
Noon – November 11, 202

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS:

ADJOURNMENT