MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, August 13, 2026, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST ORDER OF BUSINESS: **CALL TO ORDER**

Present were:

Carl Weston (S1)	Board Supervisor, Vice Chair
John Holden (S2)	Board Supervisor, Assistant Secretary
Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
Eugene Mastrangeli (S5)	Board Supervisor, Chair

SECOND ORDER OF BUSINESS: **SELECTION OF WORKSHOP SECRETARY**

Supervisor Mastrangeli was designated as secretary to record the workshop Minutes.

THIRD ORDER OF BUSINESS: **AUDIENCE COMMENTS**

A comments on item IV.E.1. Supervisor Code of Conduct was deferred until the discussion.

FOURTH ORDER OF BUSINESS: **DISCUSSION ITEMS**

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

Irrigation debris, contractor cleanup issues, resident complaints, accountability, and follow-up actions for management and contractors were discussed. The matter of the irrigation debris will be relayed to District Management.

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

The matter of a sinkhole under the right-of-way in Village 2 was discussed. The POA is contesting their maintenance responsibility for the stormwater system under the right-of-way, as outlined in the plat, and discussion between the District and POA attorneys will likely follow.

The rust inhibitor system at Village 3 and the rust staining on the monuments were discussed.

It was noted that Vesta is working on a new platform to manage field requests.

Supervisors discussed the cost-benefit of having the District Manager attend the workshops, and the value of holding workshops.

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

An update was provided on the road openings, school traffic, transportation projects and future development impacts.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski advised that the District has remained under budget for seven months which may allow for some capital projects to be considered. He noted that the assessments will not increase for FY 2027.

E. Other Items

1. EXHIBIT 1: Supervisor Code of Conduct (Holden)

A public comment was made regarding the repetitive discussions on the Supervisor Code of Conduct and recommendations on text edits were presented. Supervisors discussed the wording, enforcement, accountability and intent of the Code of Conduct and additional public comments were made on the matter.

Supervisors discussed legal billing, requests for legal opinions, approval authority and transparency in attorney expenses. Clarification regarding Supervisors contacting counsel and incurring legal costs for the District without Board authorization will be requested at the next regular meeting. Supervisors agreed that assignments within District Counsel invoices warranted further review.

Supervisor Ruperez left the workshop at approximately 11:35 a.m.

Comments were made regarding public safety related to access points from neighboring communities and possible fencing solutions.

The conveyance status of the Edgemont fence was discussed.

Supervisors discussed monument ownership, a prior removal decision, and asset mapping.

FIFTH ORDER OF BUSINESS: NEXT MEETING ANNOUNCEMENTS

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on August 20, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on September 10, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

SIXTH ORDER OF BUSINESS: ADJOURNMENT

The workshop was adjourned at 12:03 p.m.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of*

the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Workshop Minutes, as revised, were accepted by vote of the Board of Supervisors at a publicly noticed meeting held on October 22, 2026.

Heath Beckett

Heath Beckett, Assistant Secretary

Eugene Mastrangeli
Eugene Mastrangeli (Oct 23, 2026 14:30:34 EDT)

Eugene Mastrangeli, Chair