MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, September 24, 2026 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

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

Present and constituting a quorum were:

Carl Weston (S1)	Board Supervisor, Vice Chair
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
Eugene Mastrangeli (S5)	Board Supervisor, Chair

Also present were:

John Holden (S2)	Board Supervisor, Assistant Secretary (Joined in-progress)
Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation
Matt Goldrick	Steadfast Environmental

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

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*

Supervisor Mastrangeli read a statement from Mr. Landry explaining that the "POA is a private organization and its operations records and application are available only to its members. Non-members cannot access internal POA information. Residents seeking information or assistance related to the POA should be referred to the POA

community manager. Those with CDD-related requirements should be directed to the CDD."

B. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock explained that he had reviewed the remaining Edgemont punch list items and nine (9) street signs still needed to be straightened and raised to the correct height in order to certify the Edgemont project complete. He advised that Site Masters' cost to correct the signs is $300 per sign. Discussion followed on funding, future certification of signs to allow for a traffic enforcement agreement with Lake County, and the maintenance responsibility for the rights-of-way. Mr. Woodcock will review available documents to determine assignment of maintenance responsibility. It was noted that if the District is responsible for road maintenance then the Reserve Study would need to be updated. Mr. Davenport reviewed the Board's previous decision to utilize the remaining construction funds to offset the punch list expenditures rather than pursuing legal action against the developer.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board approved the straightening and raising of nine (9) street signs in the Edgemont village for an amount not to exceed $2,700.00, for Avalon Groves Community Development District.

Mr. Woodcock advised that a site review did identify areas of erosion on the banks of pond 45, 46, and 47. A report was prepared and distributed to vendors with a request for proposals. The first proposal received estimated the repair at $20,600.00. Rip-rap was recommended to reinforce and protect approximately 100-ft of bank. Additional proposals are pending. He explained that the erosion was likely a result of drought conditions exposing sand below the normal water line. The budget allocation for stormwater repairs was discussed and Mr. Woodcock will discuss pricing with the vendors to see if they will match the current allocation.

C. EXHIBIT 1: Aquatic Maintenance Report – Matt Goldrick, *Steadfast Environmental*

Mr. Goldrick presented the Aquatic Maintenance Report. Mr. Woodcock agreed to forward the pond 45, 46, and 47 erosion report to enable Steadfast to provide a quote for the repair.

1. Presentation of Pond Requests – *None Outstanding*

2. Consideration of Steadfast Proposals

There being none, the next item followed.

D. EXHIBIT 2: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka presented the Landscape Maintenance Report and responded to Supervisor questions. He explained that some areas in village 3 have not been

mowed according to the schedule due to ground saturation. Fertilizer applications will begin once the fertilizer ban is lifted.

The practice of allowing Bahia to reseed naturally was discussed, and Mr. Sarka was asked to keep Mr. Beckett informed of adjustments in the mowing schedule so that information can be communicated to residents.

The impact of spraying during rainy season was discussed. Mr. Sarka explained that spraying in the morning allows the product to dry and be sufficiently absorbed by the plants to not be severely impacted by afternoon rains.

Mr. Sarka provided an update on the Blazing Star project and reviewed the plants to be installed. Irrigation should be installed the following week.

Discussion followed on materials and porta potties placed on County owned areas, Mr. Beckett was tasked with contacting Lake County regarding their removal.

Supervisor Holden informed Mr. Sarka that residents had provided him with videos of mowing being performed without the guards being down.

1. EXHIBIT 3: Presentation of Landscape Requests

2. EXHIBIT 4: Consideration of Down To Earth Proposal #155076 for Landscape Mulch Refreshment - $46,050.00

Discussion followed on the cost benefit of replenishing the mulch.

> On a MOTION by Supervisor Weston, SECONDED by Supervisor Mastrangeli, ~~OPPOSED by Supervisor Holden~~, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #155076 for landscape mulch refreshment in the amount of $46,050.00, for Avalon Groves Community Development District.

Upon further discussion and confirmation that mulch replenishment was a budgeted expense, Supervisor Holden requested his vote be changed to aye.

3. EXHIBIT 5: Consideration of Down To Earth Proposal #154968 For Plant Bed Infill - $8,017.48

Mr. Sarka advised the beds were identified as highly visible and were located along Sawgrass Bay Blvd and Goldcrest Loop playground, the plants would fill in where gaps currently exist and include the Village 2 entrance. Mr. Sarka stated he was willing to mark up a Google map locating the planting areas with the number of plants installed. He confirmed the planting would occur prior to mulch installation.

> On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #154968 for plant bed infill, the village 2 entrance

replenishment, and a planting map, in the amount of $8,017.48, for Avalon Groves Community Development District.

Supervisor Wolski recommended cautious spending until the beginning of the calendar year and prioritizing the District's operating expenses until revenues are received for the new fiscal year. He also noted a number of homes for sale in the Palms that may translate to later payments of property taxes.

E. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the items on the Field Operations Report and provided updates on the playground equipment, monument solar lights, conservation signs, and rust inhibitor.

1. Presentation of Field Requests – *None Outstanding*
2. Presentation of Streetlight Requests – *No New Requests*
3. EXHIBIT 7: Presentation of Hog Activity Report
4. EXHIBIT 8: Consideration of Tampa SWAP Proposal to Install 4 Benches – NTE $1,400.00

   Consideration of this item was postponed pending either a price reduction to $200 per bench or another estimate.
5. EXHIBIT 9: Consideration of Tampa SWAP Proposal to Replace Conservation Sign Decals - $3,000.00 - $6,000.00

   This item was tabled. A reduced price for the signs was requested.

Discussion ensued on a process for following-up on unresolved agenda items and adding page numbers to the agenda packet.

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

1. EXHIBIT 10: Adoption of Resolution 2026-15 Re-designating Local Records Office

   Mr. Davenport explained the resolution re-designated Serenoa Club Amenity Center as the local records office. Mr. Beckett affirmed that the POA was amenable to the District utilizing the Amenity Center as a meeting location when needed to respond to a public record request.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-15 Re-designating Local Records Office**, for Avalon Groves Community Development District.

Mr. Davenport advised that staff are coordinating a response to a subpoena for the production of records connected to a legal dispute between Recovered Energy Technologies and HV Solar. He responded to Supervisor questions regarding the nature of the dispute and subpoena requirements.

Discussion followed items listed on the spreadsheet created by District Management based on information provided in the legal services invoices.

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

1. EXHIBIT 11: Consideration of LLS Tax Solutions Proposal for Bond Series 2017 (AA1) Arbitrage Reporting for 2027 and 2028 - $650.00/Yr

> On a MOTION by Supervisor Weston, SECONDED by Supervisor Holden, WITH ALL IN FAVOR, the Board approved LLS Tax Solutions proposal for Bond Series 2017 (AA1) arbitrage reporting for 2027 and 2028 in the amount of $650.00 per year, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 12: Acceptance of the Minutes of the Board of Supervisors Workshop Held August 13, 2026

Supervisor Holden stated his belief that Supervisor Ruperez violated the *Personal Code of Conduct/Ethics* during the Workshop, requested the Board address the violation and also requested the following statements be added to the Minutes:

"Supervisor Ruperez walked out of the meeting and was asked not to leave."

"Supervisor Holden presented the 5/26 legal bills to be discussed and said they were accurate and satisfactory."

Mr. Beckett reminded Supervisor Holden that the Minutes do not provide a verbatim record of the meeting, but the recording is available through a public record request.

Mr. Davenport advised that the arrival and departure of a Supervisor can be noted with a time stamp in the Minutes.

> On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved the August 13, 2026 Workshop Minutes with amendments, for Avalon Groves Community Development District.

B. EXHIBIT 13: Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 20, 2026

C. EXHIBIT 14: Acceptance of the August 2026 Unaudited Financial Report

D. EXHIBIT 15: Acceptance of Arbitrage Rebate Report for Bonds, Series 2017 (AA1) Period Ending April 5, 2026, Indicating No Cumulative Rebate Requirement Liability

Mr. Beckett and Mr. Davenport explained that interest on tax-exempt bond is capped at a certain percentage and any overage on that threshold must be paid back to the US Treasury.

Mr. Davenport further explained the various funds associated with the Bond that hold funds as insurance should the District default on the Bond repayment, and the Bond funds are held by a Trustee and held separately from the general operating account and construction account.

Mr. Beckett referred Supervisors to the Financial Statement to review Bond payments. The Arbitrage Report was further discussed with Supervisors requesting clarification of their fiduciary responsibility pertaining to the Bond process through a presentation by Mr. Muether at a future workshop.

E. EXHIBIT 16: Ratification of Approval for Down To Earth Proposal #155722 to Remove Two (2) Dead Sabal Palms - $869.99

Mr. Beckett noted he had approved the removal of the two palms as they had been struck by lightning and posed a potential safety hazard.

Supervisor Weston left the meeting at 12:25 p.m. after items VIII. NEXT WORKSHOP ATTENDANCE CHECK and IX. NEXT MEETING QUORUM CHECK were addressed. Quorum was maintained.

Clarification was provided in response to a question on the term "ratification."

On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board approved Consent Agenda, item A as revised and items B-E as presented, for Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A. Review of Budget *(August Meeting)*

Supervisor Wolski stated the District was approximately 15% below the budget for the year, and he was happy that there was no increase in assessments for the next fiscal year. Mr. Davenport added that Supervisors managed the transition to a resident-led Board far more effectively than what is typically observed.

Mr. Beckett responded to a question on the District's budget and how unassigned funds are handled at the end of the fiscal year. Supervisor Mastrangeli noted that 60-70% of the budget is assigned to 3-4 contracts. Supervisor Wolski referred to the Financial Summary page provided by Vesta's Accounting Team.

B. Discussion on Prospective Projects *(August Meeting)*

Mr. Beckett suggested the Board start a discussion at the November workshop and create a shortlist of projects to be prioritized and approved according to available funding in May/June.

C. Discussion on Village 2 Entrance Landscaping and hog damage *(Holden/Weston)*

Mr. Beckett noted the Village 2 entrance was addressed in the previously approved proposal and recommended discussion on hog damage be postponed

to the next meeting when Supervisor Weston will be present to lead the discussion.

Mr. Davenport reminded the Board that the landscape maintenance agreement expires at the end of FY 2027 and the RFP will need to run in February and be concluded around April so that the budget can be adjusted accordingly. Any amendments to the current landscape maintenance scope of services would need to be completed for inclusion in the project manual.

D. Next Workshop Agenda Items

- Landscaping RFP (Scope of Services)

Enforcement of the Code of Conduct were discussed. Mr. Davenport stated the Personal Code of Conduct documented what was previously an unwritten code so everyone was aware of expected conduct for Supervisors, and that a Supervisor could present a statement rebutting inaccurate allegations and/or outlining Code violations which would then be entered into the District's record. Mr. Davenport advised that the Board was not the entity to address personal conflict and if a Supervisor has safety concerns they should contact the police.

Supervisors discussed a letter read at the last meeting. Opinions differed as to the purpose of the letter – a political gesture or an expression of gratitude for work performed on behalf of the District during the Supervisor's term. It was noted that Mr. Ruperez was not running for re-election but the letter's author was a qualified candidate.

- Goldcrest Loop Playground changes (Mastrangeli) – November workshop

E. Next Meeting Agenda Items

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

SEVENTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK

The next *Avalon Groves Community Development District workshop is scheduled for 10 a.m. on October 8, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

This item was addressed prior to V. SUPERVISOR REQUESTS.

Supervisors Holden and Weston affirmed their intent to attend the workshop in person.

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on October 22, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

This item was addressed prior to V. SUPERVISOR REQUESTS.

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

NINTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**

District Manager

- Confirm ownership/maintenance responsibility for Edgemont roads
- Reach out to Lake County regarding the port-a-potties etc. on County property
- Add page numbers to each page of the agenda
- Schedule Logan to call into workshop to explain bond process

TENTH ORDER OF BUSINESS: **ADJOURNMENT**

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:12 p.m., for Avalon Groves Community Development District.

**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.*

Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on October 22, 2026.

Heath Beckett
Heath Beckett, Secretary

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