Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
November 19, 2026
10:00 a.m.

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, November 19, 2026** at **10:00 a.m.** at **Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714**.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, November 19, 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)			
David Allen Wagner (3)			
Robert Wolski (4)			
Bonnie Raymond (5)			

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: **ADMINISTRATIVE MATTERS**

A. Administration of Oath of Office for Newly Elected Supervisors **EXHIBIT 1**
- David Allen Wagner (3)
- Robert Wolski (4)
- Bonnie Raymond (5)

B. Review of Sunshine and Public Record Laws

References:
- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

C. Consideration and Adoption of **Resolution 2027-01, Designating Officers** **EXHIBIT 2**

D. Reassignment of Supervisor Liaison Roles

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*

B. District Engineer *– Greg Woodcock, Stantec*

C. Aquatic Maintenance Report *– Steadfast Environmental* **EXHIBIT 3**

1. Presentation of Pond Requests *– None Outstanding*

D. Landscape Maintenance Report *– Justin Sarka, Down To Earth* **EXHIBIT 4**

1. Presentation of Landscape Requests

E. Field Operations *– Michael Bush, Vesta District Services* **EXHIBIT 5**

1. Presentation of Field Requests
2. Presentation of Streetlight Requests
3. Presentation of Hog Activity Report

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

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

FIFTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 22, 2026 **EXHIBIT 6**

SIXTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

A. Response to Published Resignation Letter (Holden)

B. Next Workshop Agenda Items

C. Next Meeting Agenda Items

SEVENTH ORDER OF BUSINESS: **AUDIENCE COMMENTS** *– New Business*
(Limited to 3 Minutes Per Person)

EIGHTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

	In Person	Teams	Not
Carl Weston (1-VC)			
John Holden (2)			
David Allen Wagner (3)			
Robert Wolski (4)			
Bonnie Raymond (5)			

Thursday, December 10, 2026
at 10:00 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

AGENDA DEADLINE
Noon – December 2, 2026

NINTH ORDER OF BUSINESS: **NEXT WORKSHOP ATTENDANCE CHECK**

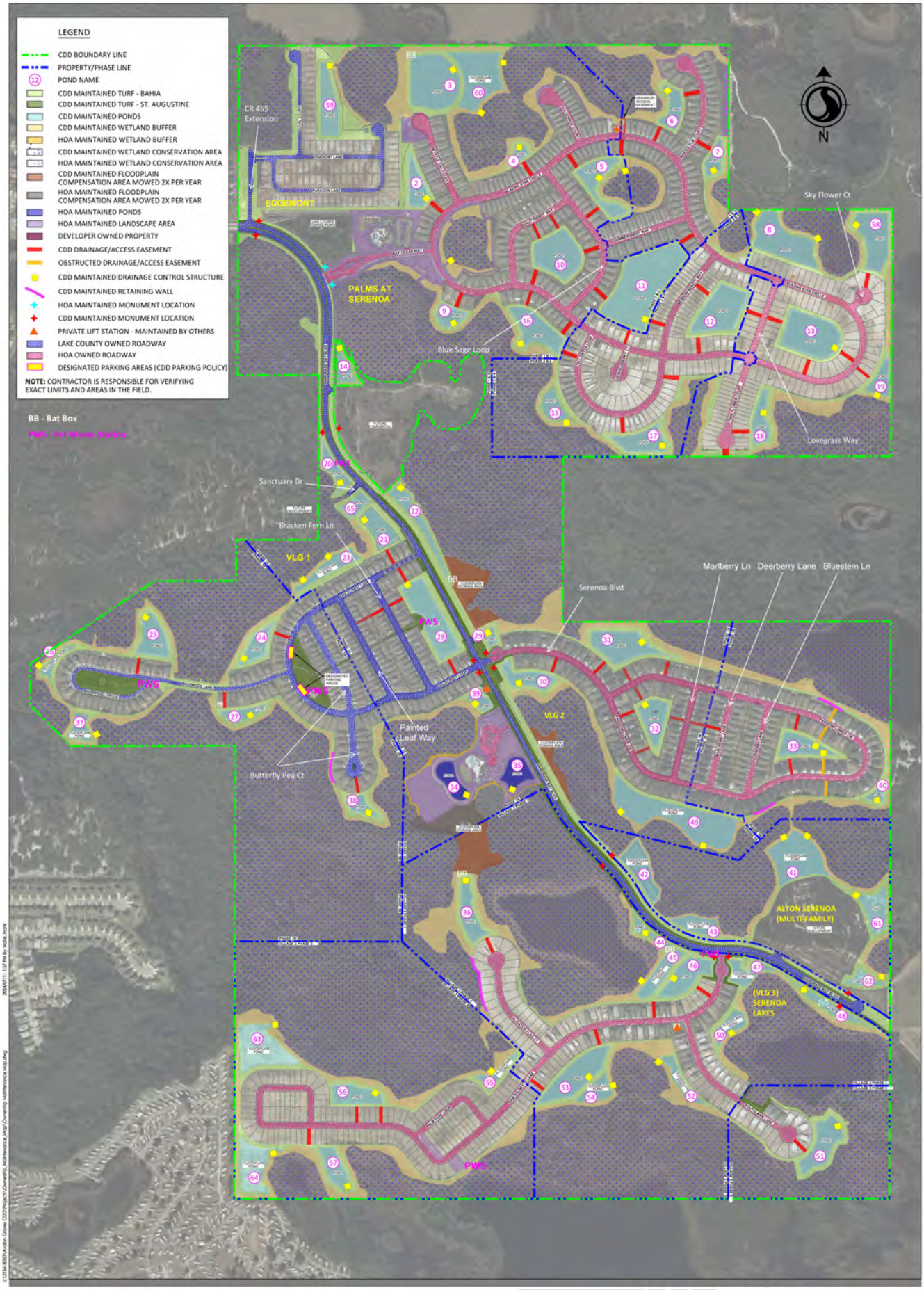
	In Person	Not
Carl Weston (1-VC)		
John Holden (2)		
David Allen Wagner (3)		
Robert Wolski (4)		
Bonnie Raymond (5)		

Thursday, January 14, 2027
at 10:00 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

AGENDA DEADLINE
Noon – January 6, 2027

TENTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**
(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS: **ADJOURNMENT**



AVALON GROVES
OWNERSHIP AND MAINTENANCE MAP
CLERMONT, FLORIDA
JULY, 2024

Revision	By	Appd.	YY.MM.DD
AVALON GROVES CDD	RFN		23/12/01

Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd, Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

EXHIBIT 1

Avalon Groves Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida and of Avalon Groves Community Development District (the "District"), having been elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Avalon Groves Community Development District, located in Lake County, Florida.

_____ _____
Signature Date

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is • personally known to me or • who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Avalon Groves Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of LAKE

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Avalon Groves Community Development District Supervisor

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.**]**

_____

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence

Or ___ online notarization this ____ day of _____, 20____.

_____

Signature of Officer Administering Oath or of Notary Public

_____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ *or Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____

Street or Post Office Box

_____

Print Name

_____

City, State, Zip Code

_____

Signature

EXHIBIT 2

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Avalon Groves Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Heath Beckett is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Kyle Darin is appointed Assistant Secretary.

Shirley Conley is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November, 2026.

ATTEST**:**

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 3



Avalon Groves CDD Aquatics

Inspection Date:

11/11/2026 12:13 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

SITE: 13

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth around the perimeter. Most of it appears to be decaying from prior treatment. Technicians will monitor and re-treat if needed. No algae observed.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 15

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

Nuisance grass growth around the perimeter. There is a technician onsite today; I notified him to treat these before he leaves. Follow up treatments are likely and will be done as needed.
No algae observed.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass ✕Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 16

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Similar growth conditions as pond 15. The technician is also aware and will be treating both grasses and algae today.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass ✕Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 17

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving





Comments:

I was finally able to fully ID the algae here (Leibleinia) and create a catered treatment plan. The white patches on the mats are the first from this morning with a second scheduled for this afternoon. We'll keep this plan in place until the mats have cleared.
No nuisance grass observed.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic ✕Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 18

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Filamentous algae mats present, mostly in the corners. A technician is onsite and treating this section of the community today, he'll address the mats and any nuisance grasses.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 19

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Notable vegetative and algal growths present by the shoreline. Both have been noted for treatment today.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass ✕Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 20

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving





Comments:

Very mild algal and vegetative growths on the perimeter. Both are well into decay and should fully clear soon. A technician was on his way to inspect for re-treatment as I drove away from this pond.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 21

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

More pennywort on the perimeter. The technician will be heading here after inspecting/treating pond 20.
No algae observed.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass ✕Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 22

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Similar conditions as the other nearby ponds (pennywort and mild algae). A technician will be nearby and treated these today.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass ✕Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY



The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

Seasonally fair and expected conditions today. We're in a "mini spring" right now with weather patterns mimicking what we'd normally expect in April, so ponds are following suit. I've seen sudden algal blooms in multiple communities the past two week so any here are not surprising. Technicians often notice these before me and come well equipped to handle them before heading out for the day. I suspect after the cold front this weekend, grasses will start seasonal dormancy and allow for optimal conditions to get ponds in great shape for winter.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond’s shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 4

Avalon Groves Community Development District
October 2026 Landscape Report

- 10/05-10/8 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 2. Removed litter, advertising signs along CDD property. Complete conservation cutback project. Started the plant fill project for highly visible areas along Sawgrass Bay blvd.

- 10/12-10/15 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 3. Removed litter, advertising signs along CDD property. Completed the scheduled install.

- 10/19-10/22 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 1. Removed litter, advertising signs along CDD property. Weather conditions are beginning to impede services. Areas are not drying out to mow.

- 10/26-10/29 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 1. Removed litter, advertising signs along CDD property. Shorter daylight periods are beginning to slow turf growth down. Mulch install completed 10/31 areas that were mulched by the POA contractor were not mulched.



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October 2026

Date: Oct 30, 2026 7:17 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	Florida
Zip	34714

Controller	
Name	Village 3-Shared
Location	
Model	
Modules	2
Controller ID	244293

Water Days as of Oct 30, 2026	
Program A	Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	2 Mp	Pass									
2	5 Mp	Pass									
3	6 Mp	Pass									
4	10 MP	Pass									

Inspection Report #1338512



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October 2026

Date: Oct 30, 2026 8:11 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	Florida
Zip	34714

Controller	
Name	Basswood
Location	
Model	SL1600
Modules	24
Controller ID	228901

Water Days as of Oct 30, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Rotor	Pass									
2	Turf spray	Pass									
3	Turf spray	Pass									
4	Turf spray	Pass			1						
5	Turf spray	Pass									
6	Turf spray	Pass									
7	Turf spray	Pass									
8	Turf spray	Pass									
9	Turf spray	Pass									
10	Turf rotor	Pass									
11	Turf rotor	Pass									
12	Turf rotor	Pass									
13	Turf rotor	Pass									

Inspection Report #1338506

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Turf rotor	Pass									
15	Turf rotor	Pass									
16	Turf rotor	Pass									



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October 2026

Date: Oct 30, 2026 8:13 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	Florida
Zip	34714

Controller	
Name	Ctrl 1
Location	
Model	SL-CONNECT-HTR-TW (NO SLW)
Modules	48
Controller ID	228898

Water Days as of Oct 30, 2026	
Program A	Mon , Thur , Sat
Program B	
Program C	Sun , Tue , Thur , Sat
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									
3		Pass									
4		Pass									
5		Pass									
6	Shrub Mp	Pass									
7	Turf Mp	Pass			2						
8		Pass									
9	Turf Mp	Pass									
10		Pass									
11	Turf Mp	Pass									
12	Shrub Mp	Pass			1						
13	Turf Mp	Pass									

Inspection Report #1338510

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15	Turf Mp	Pass									
16	Turf Mp	Pass									
17	Turf Mp	Pass									
18	Shrub Mp	Pass									
19		Pass									
20	Turf Mp	Pass									
21		Pass									
22	Spray	Pass									
23	Spray	Pass									
24		Pass									
25	Turf Mp	Pass									
26		Pass									
27	Turf Mp	Pass			1						
28	Shrub Mp	Pass									
29		Pass									
30		Pass									
31	Turf Mp	Pass									
32	Shrub Mp	Pass									
33	Spray	Pass									
34	Spray	Pass									
35	Spray	Pass									
36		Pass									
37		Pass									
38		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73		Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									



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October 2026

Date: Oct 30, 2026 8:23 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	Florida
Zip	34714

Controller	
Name	Ctrl 2
Location	
Model	SL-CONNECT-HTR-TW (NO SLW)
Modules	48
Controller ID	228899

Water Days as of Oct 30, 2026	
Program A	Sun , Tue , Fri
Program B	Mon , Thur , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	Shrub Mp	Pass									
3	Shrub Mp	Pass									
4	Shrub Mp	Pass									
5		Pass									
6	Turf Mp	Pass									
7	Turf rotor	Pass									
8	Turf rotor	Pass									
9	Turf rotor	Pass									
10	Turf rotor	Pass									
11	Turf rotor	Pass									
12		Pass									
13		Pass									

Inspection Report #1338525

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Shrub Mp	Pass									
15	Shrub Mp	Pass									
16		Pass									
17		Pass									
18	Turf Mp	Pass									
19		Pass									
20	Turf Mp	Pass									
21		Pass									
22	Turf Mp	Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33	Shrub Mp	Pass									
34	Turf Mp	Pass									
35	Shrub Mp	Pass									
36	Turf Mp	Pass									
37	Shrub Mp	Pass									
38	Turf Mp	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40	Shrub Mp	Pass									
41	Turf Mp	Pass									
42	Shrub Mp	Pass									
43	Shrub Mp	Pass									
44	Turf Mp	Pass									
45	Turf Mp	Pass									
46	Turf Mp	Pass									
47	Shrub Mp	Pass									
48	Turf Mp	Pass									
49		Pass									
50		Pass									
51	Shrub Mp	Pass									
52		Pass									
53		Pass									
54	Turf Mp	Pass									
55	Turf Mp	Pass									
56		Pass									
57	Turf Mp	Pass									
58		Pass									
59	Turf rotor	Pass									
60	Turf rotor	Pass									
61	Turf rotor	Pass									
62		Pass									
63	Shrub Mp	Pass			1						

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64	Turf rotor	Pass									
65	Turf rotor	Pass									
66	Turf rotor	Pass									
67	Turf Mp	Pass									
68	Turf rotor	Pass									
69	Turf rotor	Pass									
70	Turf rotor	Pass									
71	Turf Mp	Pass									
72	Turf Mp	Pass									
73	Turf Mp	Pass									
74		Pass									
75	Turf Mp	Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									



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October 2026

Date: Oct 30, 2026 8:20 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	Florida
Zip	34714

Controller	
Name	Ctrl 3
Location	
Model	SL-CONNECT-HTR-TW (NO SLW)
Modules	48
Controller ID	228900

Water Days as of Oct 30, 2026	
Program A	Sun , Tue , Fri
Program B	Every day of the week
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Turf Mp	Pass									
2	Turf Mp	Pass									
3		Pass									
4		Pass									
5	Shrub Mp	Pass			2						
6	Turf Mp	Pass			1						
7	Turf Mp	Pass									
8	Turf Mp	Pass									
9	Turf Mp	Pass									
10		Pass									
11		Pass									
12	Turf Mp	Pass									
13	Shrub Mp	Pass									

Inspection Report #1338519

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Turf Mp Bahia	Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73		Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									

Zone #5 (Broken Head) - 10-30-26 8:21 am EDT



Zone #5 (Broken Head) - 10-30-26 8:21 am EDT



Zone #6 (Broken Head) - 10-30-26 8:23 am EDT





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October 2026

Date: Oct 30, 2026 8:25 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	Florida
Zip	34714

Controller	
Name	Edgemont
Location	
Model	
Modules	12
Controller ID	244295

Water Days as of Oct 30, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass								1	
2	Drip	Pass									
3	Turf spray	Pass									
4	Bubblers	Pass									
5	Turf spray	Pass									
6	Bubblers	Pass									
7	Drip/Bubblers	Pass									
8	Drip	Pass									
9	Bubblers	Pass									
10	Bubblers	Pass									
11	Drip	Pass									
12	Bubblers	Pass									
13	Drip	Pass									

Inspection Report #1338526

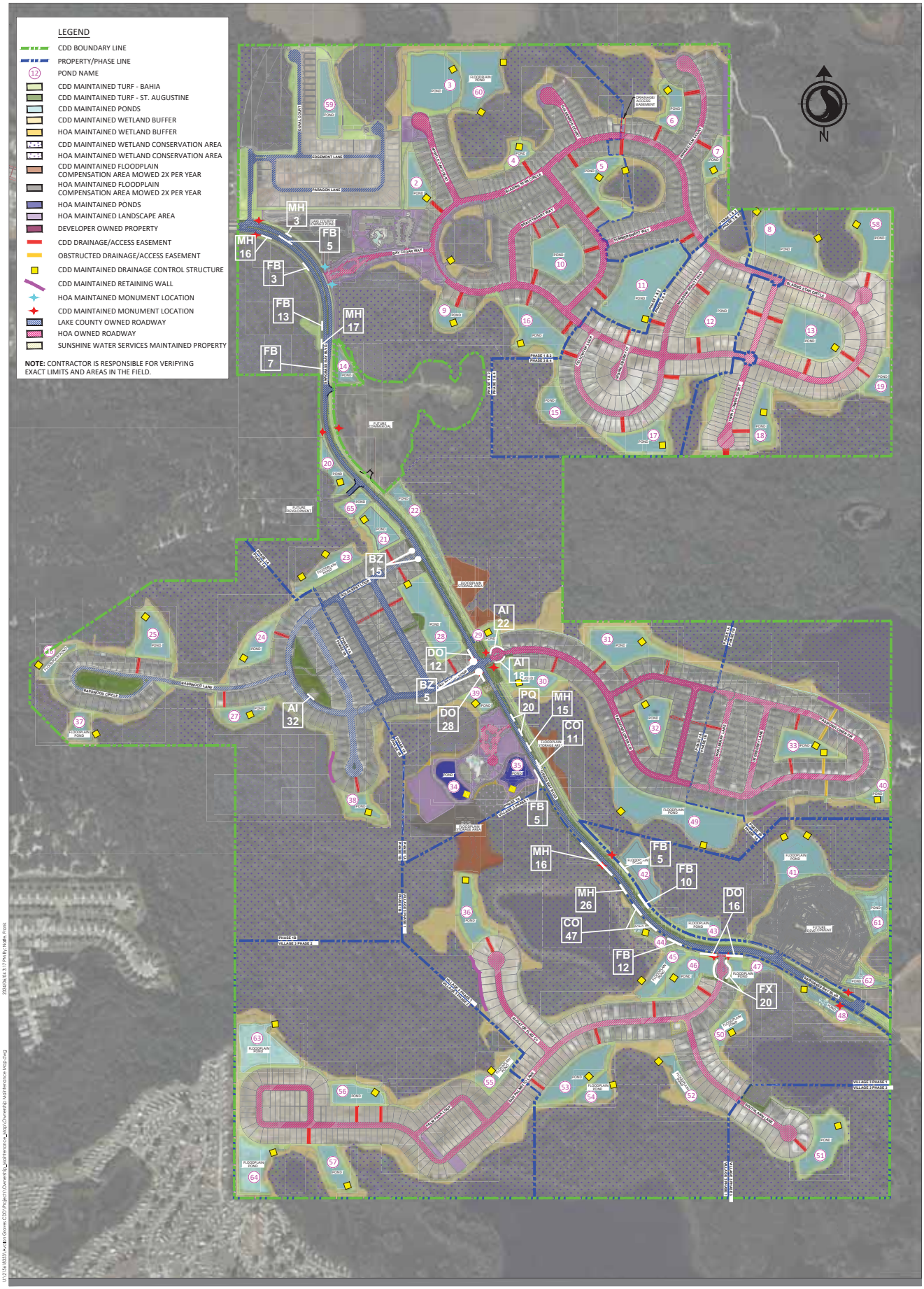
	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Bubblers	Pass									
15	Drip	Pass									
16	Bubblers	Pass									
17	Drip	Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									

Zone #1 (Broken Main) - 10-30-26 7:27 am CDT



Zone #1 (Broken Main) - 10-30-26 7:27 am CDT





AVALON GROVES
OWNERSHIP AND MAINTENANCE MAP
CLERMONT, FLORIDA
DECEMBER, 2023

MH - MUHLY
AI - AFRICAN IRIS
FB - FIRE BUSH
DO - DWARF OLEANDER
PQ - PASPALUM
FX - FLAX LILLY
BZ - BLUE DAZE
CO - CORD GRASS

Revision	By	Appd.	YY.MM.DD
AVALON GROVES CDD	RFN		23/12/01
Issued	By	Appd.	YY.MM.DD

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FL Lic. # LC-C000170

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2024/06/04 5:17 PM By: Nolin, Trent
U:\215618503\Avalon Groves CDD\Project\Ownership_Maintenance_Map\Ownership Maintenance Map.dwg


2543 Alligator Flag Ct
Clermont FL 34714
United States
Oct 22, 2026 at 12:03:08 PM















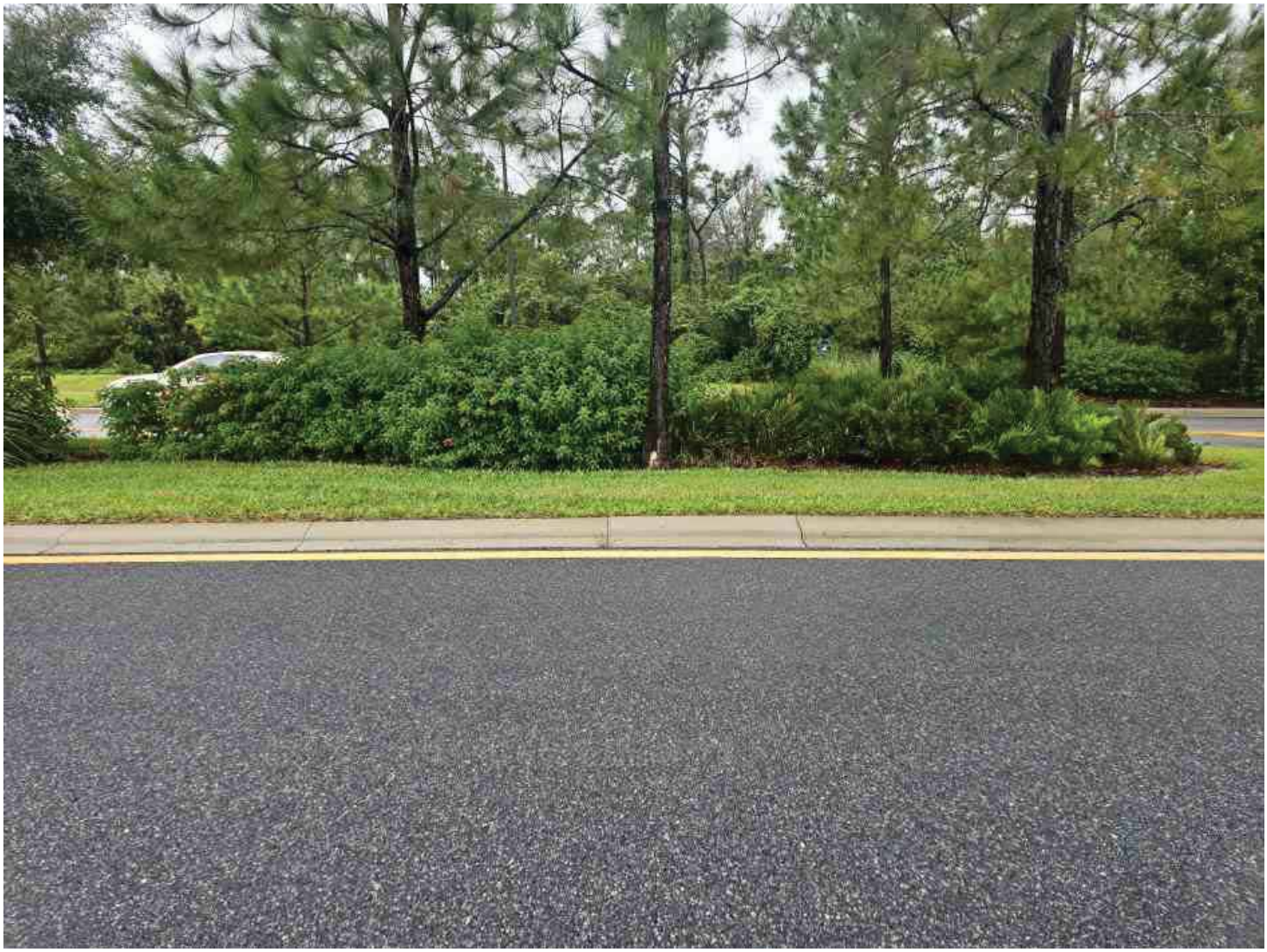























35


35


35



Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
343	11/10/2026	Ruperez	17287 Saw Palm	Mulch beds behind the fence at the entrance/exit of village three were skipped during the recent mulching. During my tenure as CDD supervisor I served as the liaison who inspected Landscape on this side of the community. Clearly this is not taking place with the current board. Kindly advise when the mulch that was missed will be replenished and provide written confirmation that payment was not made to DTE or its sub contractor without confirming that all work areas were properly completed. I truly hope payment was not issued without inspection. Finally, I would like to see the Workmen's Compensation and insurance cert that was issued to the district for the "subcontractor" prior to them entering our property to mulch. Please treat this as a formal request.		
341	11/10/2026	Ruperez	17287 Saw Palm	Good morning during my tenure on the CDD board we spent almost $30,000 on new sod in the median along Sawgrass Bay Boulevard. Some areas are over 20% consumed with weeds. I would like to know if the supervisors are doing their field inspections as they were done in the past and what is being done to mitigate this weed problem as a member of the district I would hate to have to pay twice due to mismanagement by current supervisors. The regression in the district is clear.		
339	11/3/2026	Escott	17611 Saw Palm	Drip irrigation at base of CDD tree behind 17611 Saw Palmetto is spewing water at a pretty fast rate. Wasting a lot of water. This photo was taken at midnight in November 3rd. It sounded like running water.		
338	10/30/2026	Ford	17886 BLAZING S	Sprinkler at tree base has been cut (probably by mowers?). A sprinkler at the base of a small tree on the CDD property behind 17886/17890 Blazing Star has been destroyed. This was reported, with pictures, several weeks ago, but mistakenly to Yellowbird, and the problem exists to this day. Can someone take a look at this? Thank you.	Weston email: Good afternoon, Mr. Ford, Thank you for your patience. I visited the location today to inspect the reported issue. Based on my inspection, the damaged line is part of the former drip irrigation system that was installed to assist newly planted trees during their establishment period. That system has since been taken out of service and is no longer operational. As a result, the damage does not impact CDD inactive irrigation system and no corrective action is required at this time. Thank you for bringing the matter to our attention. Please feel free to contact us if you notice any other landscape or irrigation concerns.	
336	10/25/2026	Steger	17801 Passionflo	Home Team Pest Defense confirmed there is an infestation of Florida Ivory Millipedes at the farthest east pond tract of pond #33. The homes along the curve all have the problem including my own at 17801 Passionflower. The solution is for aeration and dethatching of the grass, cut grass short, then apply bug killer specific for these type of bugs. My neighbors and I are onboard to do this to our own yards but we will also need the CDD to apply the same treatment to the pond tract in this area in order to eliminate the bugs. Please help us get rid of these bad bugs.		
335	10/22/2026	Correa	17246 Bay Cedar	Good afternoon, Residents have reported a significant water leak near the entrance to Sawgrass from Highway 27. Water is shooting into the air like a geyser, and residents estimate that it is reaching approximately 20–30 feet high. We wanted to bring this to your attention so the issue can be investigated and addressed as soon as possible. Thank you for your prompt attention to this matter!		
334	10/16/2026	Johnson	17836 Passionflo	This is a second request to have the landscapers address the fencing that is behind several homes on Vilage 2 along the Orange County border. The landscapers have not cut or trimmed in several months, weeds are overtaking the fence which will ultimately lead to it falling over. My understanding was that this issue was raised at a meeting and was advised that it is not an issue. I'd like to invite the board members to view this in person and understand how unsightly looking at a mess of weeds is as well as understand that failure to maintain this will result in cost to the CDD to remove the fence when it falls from the weight of the weeds		
331	10/13/2026	Rojas	17830 Blazing Star Circle	Behind our house we have a pond with some trees. We bought this property because we liked the view from our back porch. The trees have grown so much and they are in need to be trimmed. They are droopy and partially blocking the water view. I will appreciate your assistance with this matter. Thank you PS- I tried to add a picture but I couldn't copy and paste		
328	10/5/2026	Harper	3792 Paragon Lane	There is a leak at the Edgemont entrance road in the backyard between 3792 and 3796. It is behind the bushes in the common area.	10/5 Beckett email: Thank you for sending this over. Our landscaping crew will be out to get this repaired.	

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
325	9/29/2026	Roberts		Several sprinkler heads are completely broken, spewing water. Sprinkler heads are also overspray on the sidewalk and need to be adjusted. The irrigation team needs to come out and run a test to check all irrigation heads. I started taking photos, but there are too many to keep track of. This is up and down Sawgrass Bay Boulevard between the clubhouse and Serenoa Lakes Village three.	9/29 Weston email: Thanks for sending this through along with the photos and details. We've received your maintenance request regarding the irrigation issues along Sawgrass Bay Boulevard, and we'll make sure it's reviewed and routed to the appropriate irrigation team for inspection and do asap follow-up. We appreciate you flagging this so clearly, especially with multiple locations affected. The team will look into the broken sprinkler heads and overspray concerns and carry out the necessary testing as part of the assessment. Thanks again for communicating to us and allowing us to know immediately.	
323	9/24/2026	O'Halloran	17861 Blazing Star Circle	The Flood Control Device located is once again getting overgrown by weeds. This is the same one I reported in the past. It took an extended amount of time to address; do not know the root cause of that delay. Please get this simple maintenance under control & inspect periodically like the pond inspections already allegedly performed monthly.	9/24 Weston email: Thank you for bringing this issue to my attention. I will review historical maintenance data and compare how similar facilities are maintained throughout the CDD. My objective is to better understand the root cause of this recurring issue and identify an effective long-term solution.I appreciate your feedback and will follow up as I learn more.	
322	9/16/2026	Noyes	17624 Saw Palmetto Ave Clermont Florida 34714	Hi How often do they mow behind the homes in Village 3 facing the wetlands? It hasn't been done here along the back of our house for over 3 weeks. I have had to do it myself. Can you please advise. Thanks	9/17 Vendor response: This area has been saturated the last few weeks. Hoping it will be dry enough to mow next week.	
316	9/12/2026	Ruperez	17287 Saw Palmetto Ave.	Good afternoon, we recently approved the proposal to replace the Oleander plants along the village three fencing all plant material was not replaced and some are dead. Please inspect an advise. Several areas along, Sawgrass Bay are not getting edged with mowing service since I stepped off the board. Several beds have weed taller than the actual plants. This has been reported and I've noticed regression since Stepping off the board. New area behind Austin's apartment appears to be somewhat neglected in the Maintenance route. Open field where tree was reported down by me at a meeting remains an addressed, and the grass is now about 4 feet tall. Just a quick reminder that the district spans further than just the palms.	9/16 Beckett email: Good afternoon, Gabe I was on property today. Gene and I drove the area and it appears that the edging is complete, the weeds were being pulled from the beds in while on property and village 3 area was completed when Gene and I were there. I will follow up with Justin on the Oleander plants along village 3 fence, the area behind the apartments and the tree.	
315	9/12/2026	Craig	17574 Blazing Star Circle	There is a large piece of orange colored netting embedded in the trail on the eastern facing side of pond 8 sticking well out of the ground. We have a lot of wildlife that walks along that trail and we fear they could become entangled in it. Could we please get it removed? Thank you! Note: We believe it is pond 8. Please check the map behind 17574 Blazing Star first to make sure we are correct. Again, thank you!		
313	9/1/2026	Ford	17886 BLAZING STAR CIRCLE	Soaker hose by tree in rear has been attacked by a lawnmower and in in need of replacement. Thank you.		
312	8/30/2026	Weston	Between Edgemont and PAS	Dead fronds from one palm tree. Please assess the health of this palm tree.	8/13 vendor email: This palm was struck by lightning. District management has approved removal, work schedule for this week	
311	8/30/2026	Weston	17644 Saw Palmetto Ave	Justin, The pine tree is dead is located behind 17644 Saw Palmetto Ave. This will need to be replaced like for like. Please provide proposal for the next board meeting September 24th. Thanks!		

Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
309	8/27/2026	Sawin	17972 Passionflower Circle	The large pine tree between our house and the conservation area has died. It has been slowly dying since the freeze this past winner. At this time, all of the foliage has died.	8/27 Weston email: Thank you for submitting a work order regarding the declining condition of the pine tree located near your property and the conservation area. I appreciate you bringing this matter to our attention. I would be glad to visit the site and assess the tree's condition to determine the appropriate course of action. Please be aware that all conservation areas within the community are subject to the guidelines and regulations of the St. Johns River Water Management District. I plan to be in the area this Saturday and will inspect the tree at that time. Following my assessment, I will determine the next steps and provide any necessary recommendations. Thank you for your patience and for helping us maintain the community.	
307	8/25/2026	Jusino	17644 Saw Palmetto Ave	The grass area on Southlawn Lane, by the sidewalk and in front of the conservation area near the cul-de-sac needs to be mowed soon and mowed more often. This area doesn't seem to be getting mowed as needed and often the grass is really tall. Besides being a cosmetic issue it poses a safety issue. That area at night is very dark, and with the grass being so tall, it makes it hard to see what is in the grass next to the sidewalk until you are next to it.		
304	8/19/2026	Romero	3550 Lovegrass Way Clermont Florida	Landscape around pond number 13 has been ignored for sometime now. Not sure of the frequency of mowing but it looks like it has not been done in a month.		
302	8/15/2026	Johnson	17836 Passionflower Cir	The barbed wire/post fence between lake/otange, behind passionflower, that was left behind from the original land owners/orange groves is not being maintained by the landscapers. Grass, vines and pines are growing along the fence line. Request that the CDD consider removing the fence as it serves no purpose or at the very least ensure that the landscapers remove the overgrown plant material and consistently trim to keep this area neat. Eventually the wood posts will rot and fall over, removal should be strongly considered if long-term maintenance is not accounted for.	8/15 Weston email: Good afternoon, Josh. Thank you for bringing this matter to our attention. I will stop by on Monday to conduct an initial site inspection and evaluate what course of action may be appropriate. I appreciate you taking the time to report this concern.	
300	8/14/2026	Morris	17643 Blazing Star Circle	Once again the weeds (as there is no grass) around the retention pond behind my house are knee high. The area has not been mowed in several weeks. The mowing and weed control of this area this summer has been awful. This is not the level of service we are paying for.		
295	2026-08-05 1	Weston	17686 blazing star cir	Last week, the conserve and pond areas were not mowed within PAS community. This is the second incident that has happened in a month. Because of the lack of mowing, there are piles of grass clippings throughout the community. An indication that the mowers are not following fulfilling the contract.		
294	2026-07-31 1	Boes	3895 Winged Elm Ct.	Missed mow area on CDD property as shown in pictures below.	7/31 Beckett email: Good afternoon, Thank you for bringing this to our attention. We have touched base with the landscaping company. Thanks,	
292	2026-07-30 1	McKenzie	2532 Alligator Flag Ct	Yet again, landscapers have stopped cutting behind our lot in the common area. The grass has not been cut in months, so much so that vines now climb up the fence. Also, bushes/trees in common area have become overgrown and expanding. Please provide attention to the area. Thanks!		
291	2026-07-29 1	Mastrangeli	17908 Passionflower Circle	A large tree branch has broken off a tree in the conservation area behind my home and is currently resting on both CDD property behind my home my fence. I would request that the landscape contractor remove the branch by cutting it up and clearing it from the area, including removing it from the fence. At this time, I do not believe there is any damage to the fence; however, I will be able to better assess the condition once the branch has been removed. After the branch is cleared, please inspect the fence and confirm whether any damage has occurred as a result of the fallen tree limb. Thank you for your assistance in addressing this issue.		
290	2026-07-27 1	Parker	3826 Myrtle Oak Court	Will you please cut the grass down that is growing in the back of my house near/in the conservation area. It is getting pretty long and I can't see if there are snakes hiding there.		
289	2026-07-26 2	Glass	17569 Summersweet Way	Large tree behind our house on pond bank has branches overhanging our property line fence and needs to be trimmed so it doesn't encroach on our property. Pine tree next to it has very low hanging branches that should be removed as well. Thank you!	*Healthy tree encroachment is H/O responsibility - encroaching vegetation may be trimmed at H/O expense up to the property line*	

Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
287	2026-07-22 1	Cabrera	17421 Blazing Star cir.	Good afternoon. I have a huge oak tree in my back yard that is overgrown and a few branches are encroaching my property, since we are in hurricane season I'm concerned that some of the branches can cause damage to my property, since the tree is in CDD territory I'm requesting an inspection and posible removal of these branches. Below are photographs of said tree. Thank you.	*HO responsible for trimming encroaching vegetation (healthy trees) to property line*	
286	2026-07-22 1	Taylor	17425 Blazing Star Circle	I have a couple of beautiful oak trees behind my property line (and fence). While I enjoy the shade and beauty of the trees, some of their branches have encroached over my backyard and are growing very close to my own trees in my yard. If the branches are not trimmed back, they will eventually reach over my roof, which for obvious reasons, I do not want to occur. Can the CDD-Avalon Groves trim back these branches since the oaks are part of the CDD area? I have also enclosed pictures for you to see what I am referring too.	*HO responsible for trimming encroaching vegetation (healthy trees) to property line*	
284	2026-07-15 1	Johnson	17836 Passionflower Cir	There is an old farm fence on the border of Lake/Orange that runs behind mine and several houses. This is getting overgrown with grass and other plants, the landscapers are not trimming along this fence line. Can the CDD evaluate if this fence is required and remove if unnecessary. In the meantime, can the landscapers be advised to consistently string trim along the fence line and remove the overgrown plant materials from the wire and posts?		
282	2026-07-10 1	Surrra	17681 Passionflower Circle	Pond on passionflower circle. Grass had not been cut for weeks. Pls have them take care of this.		
277	2026-06-29 1	Weston	17346 Balzing Star Circ.	Received a text message from a passerby observed a main irrigation box flooding easement area. HOA called Sunshine and they came out. However, I was told that the main irrigation box is not HOA but belongs to CDD. Inside the box do show a pipe break. If correct, Sunshine did turn off the main meter to prevent water from being released into its surrounding area. The pipe will need to be repaired.		
275	2026-06-23 1	Rubino	2528 alligator flag ct	Landscape crew failed to properly trim grass again. Completely ignored grass in the middle. The only reason grass is gone near fence is because I removed it this weekend by hand. You can see the tire marks from mower in picture. His needs a permanent solution. Additionally, I was never contacted after last complaint on same topic.	Duplicate of 269 [*Fenceline is HO responsibility]	
274	2026-06-20 2	Davis	3416 Yellowtop Loop	I'm not sure which pond we are on Yellowtop, it does not connect with Blazing Star so I'm assume 15 or 17. After the last time, the crew mowed, we noticed a huge amount of branches piled up next to the drainage area heading into the conservation area. These need to be removed. Thank you.	6/20 Weston email: Kelly, Thank you for informing us. We are already aware of this and have communicated of the issue to DTE who will be handling the removal.	
273	2026-06-18 1	McQueen	3440 Yellowtop Loop	Pond 15 had a tree limb fall. Half in pond and half on land let Carl know.	6/19 Beckett email: Thank you for sending this over. We will have DTE get this taken care of.	
269	2026-06-06 11:42:33	Rubino	2528 alligator flag ct	Landscaping company continues to neglect upkeep/cutting of the area in between owner and conservation property. Area behind our homes has not been trimmed in months. It appears the only time clean up occurs is when residents complain. This is not acceptable!		

EXHIBIT 5

FIELD OPERATIONS REPORT

FOR

AVALON GROVES

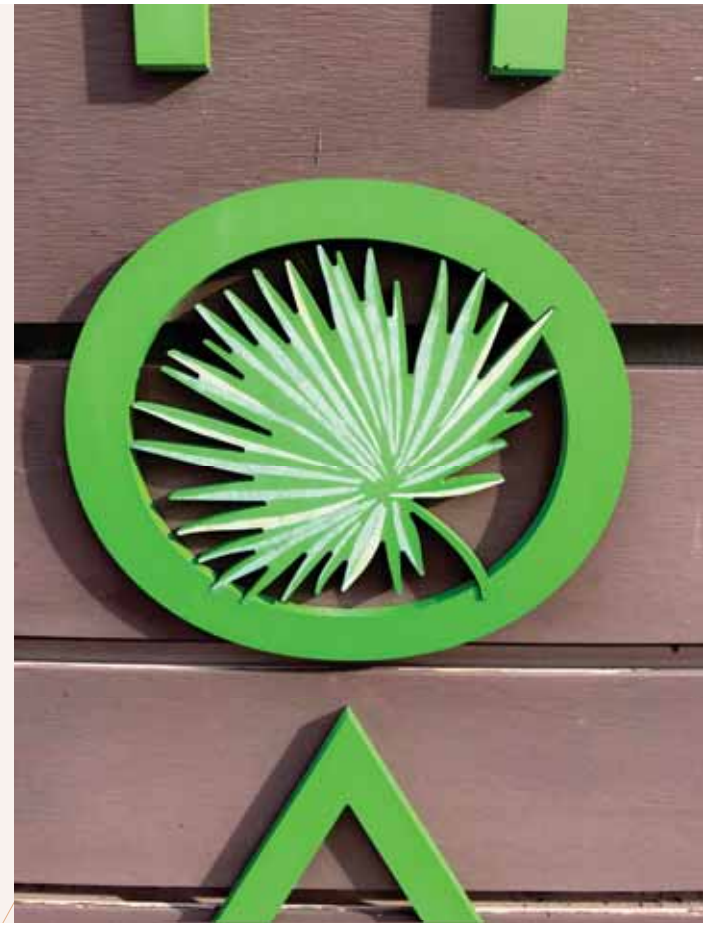
COMMUNITY DEVELOPMENT DISTRICT

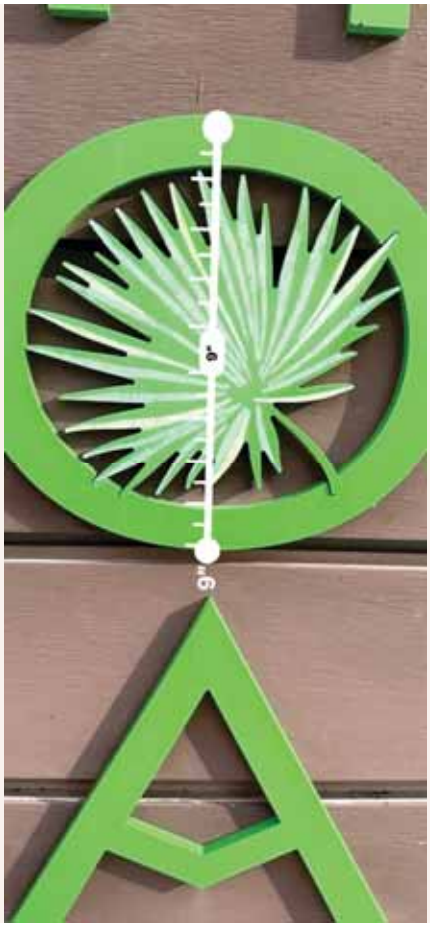
NOVEMBER **2026**

AVALON GROVE

- Miscellaneous Signs.
  - Removed a handful of signs on CDD property.
- Conservation Signs.
  - Continuing to replace each site visit.
- Playground.
  - All equipment has been inspected for damage or loose hardware.
  - Mulch barrier spikes hammered down if needed.
- Lights Install.
  - Adjusted as needed.
- Monument Repiars.
  - Village 3 end tower is missing topper.
  - Monument Lettering missing Leaf logo and/or O with Leaf insert.
    - Refer to pictures.
  - One of these O's have been removed so it can be used as a templet.
- Rust Doctor (Village 3)
  - Contacted to make a site visit to ensure the all equipment is working properly.
    - All is operative.
- Tot Lot Water Fountain.
  - Tested while onsite.
    - No issues were found.
- Benches at Basswood Lane.
  - Anchored.
- HV Solar Lights.
  - Light of Inoperative Lights continuing to be sent.
  - Outlet's (5)
    - 1 out of the 5 is currently not working.
    - We have asked for assistance on this matter asap.
    - Discovered no power is being sent or stored in the battery.
- Village Entrance Wooden Fencing.
  - Noticed additional vertical and horizonal boards need replacement or adjustment.


NOA




9"
9"


10"























Village 3 Entrance





Village 3 Entrance
Sidewalk





Pond 45
(Village 3 Entrance)



Pond 44
(Village 3 Entrance)





Pond 46
(Village 3 Entrance)



THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Avalon Groves CDD

Field Operations

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
342	11/10/2026	Ruperez	17287 Saw Palme	Through my tenure as a CDD supervisor it was brought to the supervisor's attention that the village three monuments below the wood surface needed restoration (stucco finish). The areas remain the same today. I understand there's no further representation in village three however I would like to remind "certain" member of the board that village three is part of the Avalon Grove CDD.		
340	11/3/2026	Mastrangeli	Clermont, Florida	There is a loveseat and carpet role dumped at the end of the turnabout on Sawgrass Bay in the center medium area that needs to be removed. The piece of furniture is on Lake County property, but that property is maintained by the CDD Is it possible to have Lake county maintenance come and pick t up?		
337	10/28/2026	Landry	17555 sawgrass b	Broken fence panel	10/27: Outdoor ninja will be taking care of this this week.	

Avalon Groves CDD

Streetlights

Entry #	Date Created	Name	Message	Response	Resolution /
81	11/10/2026	Mastrangeli	There are two light poles that were installed in Village #1 for powering outlets for Xmas lights that are not working. All of the poles need to be checked but the two poles at the 1st entrance as you drive into the community at Sawgrass Bay and Goldcrest loop are not powering the outlets.		
80	11/2/2026	Deslauriers	Avalon Groves Poles # 9, 24, 43, 49, 59		
79	11/2/2026	Deslauriers	Pole Avalon Groves # 98 by the mailboxes isn't working.		
78	11/2/2026	Carmack	Streetlight at the mailboxes is out		
77	11/1/2026	Mastrangeli	Reporting non-working streetlight in the parking lot at the Serenoa Clubhouse Pole #140		
76	10/20/2026	Mastrangeli	The following streetlight in Village #1 is not working and needs to be repaired Pole #87		
75	10/20/2026	Mastrangeli	The following streetlights in Serenoa Lakes Village #3 lights requiring repair Pole #78 Pole #79 (previously reported due to the fallen fixture head) Pole #87		
74	10/20/2026	Deslauriers	Avalon Groves Pole # 90 on Goldcrest Loop is not lighting.	10/20 HV Solar: We have notified our tech to investigate the outage and correct as needed. As you are aware, we have been in protracted negotiations with the initial manufacture of the lights for them to correct these issues which have been popping up since the installation. We are coming to a point of agreement and hope to roll out their corrective program by the end of the year. We will keep you informed. In the meantime, we have located a replacement head and plan to have that installed concurrently with these corrective measures. Lisa will coordinate from our team	
73	10/20/2026	Deslauriers	Avalon Groves Pole #68 on Goldcrest Loop is not lighting.	See #74	
72	10/20/2026	Deslauriers	Sawgrass Bay Blvd pole # 43 is not lighting.	See #74	

Avalon Groves CDD

Streetlights

Entry #	Date Created	Name	Message	Response	Resolution /
71	10/18/2026	Deslauriers	Pole# 94 at the crosswalk in the corner of Sawgrass Bay Blvd and Serenoa Blvd is not lighting.	See #74	
70	9/23/2026	Landry	#145 pole damage	9/23 Vendor notified	
36	8/12/2025		North corner of 2425 Southlawn Ln in village 3 Bell missing	Vendor sourcing parts 9/16 vendor email: We have requested from the manufacturer if they can replace this fixture. ..awaiting for an answer	

Avalon Groves CDD

Hog Activity Reports

Entry #	Date Created	Name	Location	Message
333	10/15/2026	Nicklas	Palms at Serenoa	Hogs this morning, October 15th behind pond 7 around 7:15am
30	10/14/2026	McQueen	Palms at Serenoa	3440 Twin Flower 6 hogs and babies pond 17

Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

January 2025 – **0**

February 2025 – **0**

March 2025 - **2**

April 2025 – **21**

May 2025 – **6**

June 2025 - **2**

July 2025 – **1**

August 2025 – **0**

September 2025 – **2**

October 2025 – **4**

April 2025 – December 2025 – **45**

- November 2025 – **3**
- December 2025 – **6**

January 2026 – **0**

February 2026 – **0**

March 2026 – **1**

April 2026 – **0**

May 2026 – **6**

June 2026 – **0**

July 2026 – **1**

August 2026 – **1**

September 2026 – **5**

October 2026 – **6**

EXHIBIT 6

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, October 22, 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 at 10:02 a.m. and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP*(Virtually)*
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation
Kevin Riemensperger	Steadfast Environmental*(Virtually)*

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*

   It was reported that a repair was in progress for the HOA fountain in pond 13.

2. Serenoa POA Update – *David Landry/Gene Mastrangeli*

B. District Engineer – *Greg Woodcock, Stantec*

1. EXHIBIT 1: Presentation of Report on Erosion at Ponds 45, 46, and 47 (Village 3)

2. EXHIBIT 2: Consideration of Pond Bank Repair Proposals

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a. Advanced Drainage Solutions - $28,900.00

b. Site Masters - $20,600.00

c. Steadfast - $5,500.00

Mr. Woodcock advised that the Steadfast proposal did not include all the reported items or follow the recommended scope.

Mr. Woodcock responded to Supervisor questions regarding the scope and extent of the reported erosion.

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, OPPOSED by Supervisor Holden, the Board approved Sie Masters proposal to repair erosion at ponds 45, 46 and 47 (at the Village 3 entrance), in the amount of $20,600.00, for Avalon Groves Community Development District.

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)*

Mr. Beckett advised that the mailbox are maintained by USPS, the landscape is maintained by the District, the right-of-way (road and sidewalk) is maintained by Lake County, and the parking lots on Goldcrest Loop are maintained by the District.

Mr. Beckett was asked to submit a maintenance request for the mailboxes to USPS.

C. EXHIBIT 3: Aquatic Maintenance Report – *Steadfast Environmental*

Mr. Riemensperger presented the Aquatic Maintenance Report and responded to Supervisor questions. Discussion items included the condition of pond 2, a new herbicide that kills the roots of lilies, and millipedes at pond 33.

1. Presentation of Pond Requests – *No New Requests as of 10/14*

D. EXHIBIT 4: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka presented the Landscape Maintenance Report.

1. Update on Village 2 Entrance Project

It was noted that the new plants at the Village 2 entrance were installed as a courtesy by Down To Earth at no cost to the District. Supervisors requested infill planting to bring conformity across all village entrances.

2. Update on Palms Lift Station Landscape and Irrigation Project

This project was declared completed. Supervisor Holden asked whether the meter was providing potable or reclaimed water.

Mr. Sarka was asked to tidy up the landscape around the lift station.

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3. Update on Palms Removed on Sawgrass Bay Blvd at Edgemont and Village 3

Mr. Sarka was asked to include a map noting the location on future proposals.

Supervisor Holden discussed residents dumping landscape debris on District property and whether Down To Earth should be engaged to remove this debris.

4. EXHIBIT 5: Presentation of Landscape Requests

Request 269/275 was discussed.

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

Mr. Bush reviewed the Field Operations Report and responded to Supervisor questions.

Supervisors discussed the distribution of field requests to Supervisors in accordance with liaison roles. Mr. Beckett discussed the new app Vesta is working on that can include Supervisors on the field requests and responses. Supervisor Holden was asked to include management on his responses to field requests. Board consensus was for all Supervisors to be included as subscribers to all field service requests once the new app is implemented.

1. EXHIBIT 7: Presentation of Field Requests

Supervisor Weston advised that ticket 332 and 327 were resolved. Mr. Davenport advised that individuals with firsthand knowledge of potential criminal acts should report that information directly to the Lake County police department.

2. EXHIBIT 8: Presentation of Streetlight Requests

Mr. Beckett confirmed the vendor had received the recent requests and they will schedule a service call. The outstanding bell light has been procured and should be replaced when the next service call is scheduled. Supervisors expressed frustration at the supply chain and service issues.

3. EXHIBIT 9: Presentation of Hog Activity Report – *No New Requests as of 10/14*

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

Mr. Davenport issued a reminder that Seats 3, 4, and 5 were on the ballot in the 2026 General Election. The new terms begin on November 17, 2026.

1. Discussion on Personal Code of Conduct Censure Provision

Mr. Davenport explained the Code of Conduct was adopted without punitive provisions, as a formal codification of the expectations for

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Supervisor conduct, since punitive actions are not granted to the District under 190 *F.S.* Civil sanctions are handled by the Florida Commission on Ethics for violations under *Part III, 112 F.S.* He added that a non-binding censure - a formal statement adopted by the District on a particular action of a public official – could be contemplated, however he advised caution as the Board could be held liable for actions taken on something said or stated.

Supervisor Holden raised the matter of the revisions to the August 13, 2026 Workshop Minutes and Mr. Beckett's response to an email from Mr. Ruperez. Mr. Beckett explained that the audio recording of the workshop did not reflect the requested revisions and read his responses to Mr. Ruperez's email into the record.

Supervisor Holden's motion to direct District Counsel to draft a resolution explaining that statements made in Mr. Ruperez's resignation letter regarding Supervisor Holden were false was withdrawn.

Supervisor Mastrangeli raised the matter of rescinding the existing Code of Conduct and allowing a future Board to revisit it if they wished.

> On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Wolski, OPPOSED by Supervisor Holden, the Board rescinded the Personal Code of Conduct for Avalon Groves Community Development District.

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

1. EXHIBIT 10: Approval of the FY 2026 Report of Achieved Goals and Objectives

Supervisor Holden requested future goals and objectives be more substantial than the statutory requirements.

> On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, for Avalon Groves Community Development District.

2. Discussion on Meeting and Workshop Cancellation Process

Supervisor Holden requested meetings and workshops continue as scheduled. Mr. Beckett advised that regular meetings require a quorum to be present in order to proceed. Mr. Davenport added that an official workshop will be canceled if there will not be a discussion between two or more Supervisors that require Minutes to be taken - noticed District meetings are not required when only a single Supervisors is in attendance.

3. Clarification on Form 1 Filing and Record Maintenance

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Mr. Davenport clarified that a Form 1 is not a District record; it is submitted to the Florida Commission on Ethics and that entity is the repository for those records. The Commission also administers any disciplinary action required for non-filing. Supervisor Holden raised the matter of a former Supervisor not filing their Form 1 in a timely manner. Mr. Davenport stated this was not a District matter, it is overseen by another government entity, and is a matter between the individual Supervisor and Commission on Ethics. Supervisor Holden made a statement about the retention of a record by the District Manager.

Orders of Business 8 and 9 were addressed at this point in the meeting.

Quorum held when Supervisor Weston left the meeting at approximately 1 p.m.

4. Update on Edgemont Fence Conveyance

Mr. Beckett provided an update on the fence conveyance. Mr. Davenport advised that if conveyance of the fence is declined by the property owner, then staff will bring this matter back to the Board for further discussion on what to do with the remaining surplus property. At this point staff are still reaching out to the remaining property owners for a response.

5. Clarification on Website Postings *(Internal Working Documents and Bank Statements)*

Mr. Beckett advised that the financial statements and Minutes are posted on the website, but working documents and bank statements are not.

Supervisor Holden requested a copy of each account statement.

6. EXHIBIT 11: Discussion on Revised Minutes of the Board of Supervisors Workshop Held August 13, 2026 *(Request for Timestamps for Revision Statements)*

Mr. Beckett explained that the presented revised Minutes of the August 13, 2026 workshop included the notation of Supervisor Ruperez leaving the meeting, but the additional statements requested by Supervisor Holden at the last meeting had not been added as they could not be substantiated by the audio recording.

Supervisor Holden stated his recollection of the meeting was more important and more verified than the audio recording.

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Mastrangeli, OPPOSED by Supervisor Holden, the Board accepted the revised Minutes of the Board of Supervisors Workshop held August 13, 2026, as presented, for Avalon Groves Community Development District.

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FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 12: Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 24, 2026

B. EXHIBIT 13: Acceptance of the September 2026 Unaudited Financial Report

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Mastrangeli, OPPOSED by Supervisor Holden, the Board approved Consent Agenda – items A-B as presented, for Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A. Response to Published Resignation Letter (Holden)

This item was deferred to the next meeting.

B. Discussion on Defining Project Locations in Estimates (Holden)

This item was addressed during the III.D. Landscape Maintenance Report.

C. Next Workshop Agenda Items

- Bond discussion with Mr. Muether with the bank statement for every account of the District
- Discussion regarding Supervisor conduction (Holden/Ruperez)

Supervisor Holden introduced an app that could potentially map all District infrastructure and property for $15,000.00

- AI transcription policy

Supervisor Holden requested meeting transcripts.

D. Next Meeting Agenda Items

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

SEVENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Contact Postmaster regarding weathered condition of Goldcrest Loop mailboxes

EIGHTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK

The next *Avalon Groves Community Development District workshop is scheduled for 10 a.m. on November 12, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

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

NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

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The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on November 19, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

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

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 1:24 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 November 19, 2026.

_____ _____

Heath Beckett, Secretary _____, Chair

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