

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 23, 2017**

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 23, 2017 at 6:00 p.m.**

Avelar Creek Clubhouse  
Located at 10125 Holland Ave., Riverview, FL 33579

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Kevin Ritchie Christopher Perich Julie Campbell Michael Finke Michael Dignan
<b>District Manager</b>	Meritus	Debby Hukill
<b>Onsite Staff</b>		Andrea Cedres
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	Landmark Engineering	Todd Amaden

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **6:00 p.m.** Following the **Call to Order** is the Audience Questions and Comments on Agenda items where the public has the opportunity to comment on posted agenda items. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment & hearing, the meeting will proceed with **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The sixth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The seventh is called **Supervisor and Staff Reports**. This section will allow Supervisors and staff to update Board on work and to present proposals. The eighth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

August 22, 2017

Board of Supervisors  
**Avelar Creek Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, August 23, 2017 at 6:00 p.m.** at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579. Included below is the agenda:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 4. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
  - E. Consideration of Resolution 2017-04; Adopting Fiscal Year 2018 Budget ..... Tab 01
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2017-05; Assessment Resolution ..... Tab 02
  - B. Consideration of Resolution 2017-06; Setting Fiscal Year 2018 Meeting Schedule.... Tab 03
  - C. Discussion on Lennar Signage Proposal
  - D. Discussion of Summer Months Pool Coverage
  - E. Discussion of Security and Pool Suspension
- 6. CONSENT AGENDA**
  - A. Consideration of the Board of Supervisors Meeting Minutes May 24, 2017 ..... Tab 04
  - B. Consideration of Operations and Maintenance Expenditures June 2017 ..... Tab 05
  - C. Consideration of Operations and Maintenance Expenditures July 2017 ..... Tab 06
  - D. Review of Financial Statements Month Ending July 31, 2017 ..... Tab 07
- 7. SUPERVISOR/STAFF REPORTS**
  - A. Supervisor Reports
    - i. Landscape Update by Supervisor Perich
    - ii. Accounting & Financing Update by Supervisor Campbell
    - iii. Security Update by Supervisor Ritchie
    - iv. Clubhouse & Pool Update by Supervisor Dignan
    - v. Pond Update by Supervisor Finke
- 8. MANAGEMENT REPORTS**
  - A. District Manager
    - i. Action Item List ..... Tab 08
    - ii. Bales Security ..... Tab 09
  - B. Field Manager's Report..... Tab 10
- 9. SUPERVISOR REQUESTS**
- 10. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.