

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**September 12, 2016 Minutes of Continued Regular Meeting**

***Minutes of the Continued Regular Meeting***

The Continued Regular Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on Monday, September 12, 2016 at 6:00 pm at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

**1. CALL TO ORDER**

Supervisor Ritchie called the Continued Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on Monday, September 12, 2016 at 6:00 PM.

**Board Members Present and Constituting a Quorum:**

Kevin Ritchie	Chairman
Julie Campbell	Supervisor
Christopher Perich	Supervisor

**Staff Members Present:**

Debby Hukill	District Manager, Meritus
Andrea Cedres	On-site Personnel
Scott Steady	District Counsel
Joe McGee	Bales Security
James Calcut	Spears Security

One Resident

**2. PLEDGE OF ALLEGIANCE**

Supervisor Ritchie led the Pledge of Allegiance.

**3. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**

LMP mowing behind house and Supervisor Perich stated it will be done next week.

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2016-10; Amended Assessments**

Scott Steady went over this Resolution with the Board and also went over the savings for the District.

MOTION TO: Approve Resolution 2016-10.  
MADE BY: Supervisor Campbell  
SECONDED BY: Supervisor Perich  
DISCUSSION: None further  
RESULT: Called to Vote: motion PASSED  
3/0 - Motion passed unanimously

**B. Approve or Ratify Bond Documents if Needed**

None

**C. Consideration of Resolution 2016-11; Re-Designation of Offices**

MOTION TO: Ratify Resolution 2016-11.  
MADE BY: Supervisor Ritchie  
SECONDED BY: Supervisor Perich  
DISCUSSION: None further  
RESULT: Called to Vote: motion PASSED  
3/0 - Motion passed unanimously

**D. General Matters of the District**

**5. SUPERVISOR/STAFF REPORTS**

**A. Discussion on Security**

**i. Presentation by Bales Security**

Joe McGee went over the schedule and updates with the Board. Bales Security are ready to have the body cams and dash cams for their guards. Bales Security are also covering the night shifts at no cost to the District. They have also removed the car and stopped using the lights. Supervisor Ritchie asked about the percent of times the guards are in the clubhouse. Joe McGee stated it should be 90% out and 10% in the office. Supervisor Perich asked about the car and if they will get a discount since it is not stored onsite. Joe McGee stated he will reduce the fee.

**ii. Presentation by Spears Security**

James Calcut went over their history and background with the Board. James Calcut also went over the concerns with Avelar Creek CDD. Some of the concerns were the car left onsite, lights being used and guard sitting in office. Mr. Calcut also asked about the neighborhood watch program. Their company would work with them in the community.

The Board discussed both companies and decided to stay with Bales and see how it goes for the next 60 – 90 days.

## 6. MANAGEMENT REPORTS

### A. District Manager

#### i. Holiday Lighting Proposal

The Board discussed the proposal and thought it was too high for the District to pay. The Board will coordinate the holiday lights and try to get volunteers to help put up lights. Andrea Cedres will oversee and coordinate this. The Board did ask Management to have an electrician look at the south entrance to see what is wrong with it.

## 7. SUPERVISOR REQUESTS

Supervisor Campbell: LMP and mowing schedule

Supervisor Ritchie: pond date for maintenance and trapper for pool area

Debby Hukill asked the Board about the HOA request for security cameras at the south entrance. The Board said no because they thought the money would be better used for more security hours.

Andrea Cedres asked the Board about rental deposits and using cashier's checks all the time. This will give residents a faster turnaround on deposit returns. The Board thought it was a good idea. Ms. Cedres also asked the Board about changing her hours. The Board discussed and didn't see a problem with her changing her hours. Andrea Cedres also asked the Board about a wine tasting event at the clubhouse. The Board was concerned with insurance and liability. Debby Hukill stated she will check with the insurance company.

The Board discussed the HOA asking Andrea Cedres to handle HOA items. The whole Board agreed that the HOA should not be asking her to handle any HOA items. If the HOA has a request it needs to be sent to Management. They also discussed the cleaning that needs to be done after the HOA events. The Board decided that the CDD will charge the HOA if they need to have the clubhouse cleaned after an event.

## 8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Ritchie
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

\*Entire meeting is available on CD upon request.

\*These minutes were done in summary format.

\*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 at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 11-30-16.

Signature

Kevin B Ritchie

Printed Name

Chairman

Title:

☐ Secretary

☐ Assistant Secretary

Signature

Debby Hukill

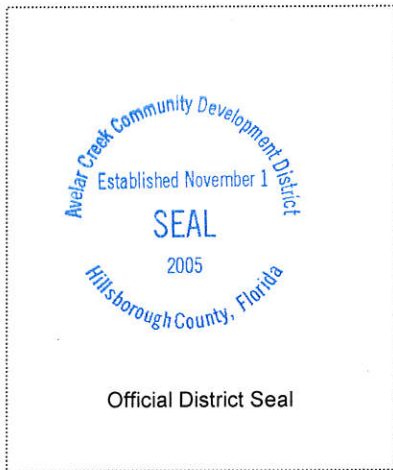
Printed Name

Asst Secretary

Title:

☐ Chairman

☐ Vice Chairman



Recorded by Records Administrator

Signature

12/21/16

Date