

# Avalon Park West Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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July 5, 2022

Board of Supervisors  
Avalon Park West Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Avalon Park West Community Development District will hold a Special Meeting on July 12, 2022, at 10:00 a.m., at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resoluton 2022-09, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
4. Presentation of Supplemental Engineers' Report
5. Presentation of Supplemental Special Assessment Methodology Report
6. Consideration of Resolution 2022-10, Delegating to the Chairman of the Board of Supervisors of Avalon Park West Community Development District (the "District") the Authority to Approve The Sale, Issuance and Terms of Sale of Avalon Park West Community Development District Special Assessment Revenue Bonds, Series 2022 (2022 Project Area), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the Series 2022 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept The Bond Purchase Contract For The Series 2022 Bonds; Approving a Negotiated Sale Of The Series 2022 Bonds To The Underwriter; Ratifying The Master Trust Indenture and Approving the Form of Third Supplemental Trust Indenture And Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent And Registrar for the Series 2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the

- Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District To Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Series 2022 Project; and Providing an Effective Date
7. Resolution 2022-11, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2022 ("Series 2022 Bonds"); Making Certain Additional Findings and Confirming and/or Adopting A Supplemental Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2022 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
  8. Consideration of FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure
  9. Update: Monuments and Future Connection
  10. Acceptance of Unaudited Financial Statements as of May 31, 2022
  11. Approval of April 22, 2022 Regular Meeting Minutes
  12. Staff Reports
    - A. District Counsel: *KE Law Group, PLLC*
    - B. District Engineer: *Stantec Consulting Services*
    - C. Operations Manager: *Access Management*
      - Update: Spa Rates
    - D. District Manager: *Wrathell, Hunt and Associates, LLC*
      - I. 3 Registered Voters in District as of April 15, 2022.
      - II. NEXT MEETING DATE: July 22, 2022, *immediately following the adjournment of the Silverado CDD Meeting, scheduled to commence at 10:00 A.M*

• QUORUM CHECK

MARYBEL DEFILLO	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
ROSS HALLE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MARY MOULTON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
TY VINCENT	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
CHRISTIAN COTTER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**