

**MINUTES OF MEETING
AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Avalon Park West Community Development District held a Continued Public Hearing, Public Hearing and Regular Meeting on September 20, 2022, at 10:00 a.m., at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545.

Present were:

Christian Cotter
Mary Moulton
Ty Vincent

Chair
Vice Chair
Assistant Secretary

Also present, were:

Jamie Sanchez
Cindy Cerbone
Andrew Kantarzi
Jere Earlywine (via telephone)
Cynthia Wilhelm (via telephone)
Tirria Williams

District Manager
Wrathell, Hunt and Associates LLC (WHA)
Wrathell, Hunt and Associates LLC (WHA)
District Counsel
Bond Counsel
Access Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:03 a.m. Supervisors Cotter, Moulton and Vincent were present, in person. Supervisors Halle and DeFillo were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Continued Public Hearing on Adoption of
Fiscal Year 2022/2023 Budget**

A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2022-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez stated the budget is unchanged from the August 26, 2022 meeting.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Continued Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Continued Public Hearing was closed.

Ms. Sanchez presented Resolution 2022-12 and read the title.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, Resolution 2022-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2022-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and**

Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2022-13 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2022-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine reported the following:

- The bond pre-closing meeting was scheduled for Thursday.
- The acquisitions are ready; signatures are pending.
- The signatures for the CDD and acquisition documents will be obtained separately.

B. District Engineer: *Stantec Consulting Services*

There was no report.

C. Operations Manager: *Access Management*

Ms. Williams stated she recently received an email from Mark regarding the spa and for an electrician to be engaged.

Regarding the work at the Amenity Center, Ms. Williams stated that pressure washing and painting were completed. The spa is still in progress.

Ms. Moulton stated a road where the dirt comes in and out needs to eventually be closed off. Mr. Vincent will facilitate the road closure.

A resident stated that DR Horton recently sold two homes on Margate that need to be landscaped. Mr. Vincent will inspect those homes.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: *October 28, 2022 immediately following the adjournment of the Silverado CDD Meeting, scheduled to commence at 10:00 A.M.***

- **QUORUM CHECK**

The next meeting would be on October 28, 2022, unless cancelled. Ms. Cerbone stated, starting in the new Fiscal Year, meetings will be in the Avalon Park West Amenity Center.

SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 10:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair