

# Avalon Park West Community Development District

## OFFICE OF THE DISTRICT MANAGER

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

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

March 21, 2025

### ATTENDEES:

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

Board of Supervisors

Avalon Park West Community Development District

**NOTE: Delayed Start Time of 10:30 AM**

Dear Board Members:

The Board of Supervisors of the Avalon Park West Community Development District will hold a Public Hearing and Regular Meeting on March 28, 2025 at 10:30 a.m., or as soon thereafter as the matter may be heard, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Vacant Seat 2; *Term Expires November 2028*
  - Administration of Oath of Office to Appointed Supervisor, *(the following to be provided under separate cover)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligation and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consider Appointment of Qualified Elector to Fill Vacant Seat 5; *Term Expires November 2028*
  - Administration of Oath of Office to Appointed Supervisor
5. Acceptance of Resignation of Josh Tepper [Seat 4]

6. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
  - Administration of Oath of Office to Appointed Supervisor
7. Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date
8. Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement
  - A. Affidavits of Publication
    - Notice of Rule Development
    - Notice of Rulemaking
  - B. Consideration of Resolution 2025-08, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date
9. Discussion: Reporting of Speeding in Major Crossroads
10. Consideration of Project Completion Resolutions
  - A. Resolution 2025-09, Recognizing Contribution of Infrastructure
  - B. Resolution 2025-10, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [2020 Project]
  - C. Resolution 2025-11, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [2022 Project]
  - D. Resolution 2025-12, Authorizing a Requisition for Remaining 2022 Project Funds
  - E. Resolution 2025-13, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [2023 Project]

F. Resolution 2025-14, Authorizing a Requisition for Remaining 2023 Project Funds

11. Ratification of Atlas Towing Service, Inc. Towing Services Agreement
12. Acceptance of Unaudited Financial Statements as of February 28, 2025
13. Approval of January 24, 2025 Public Hearing and Regular Meeting Minutes
14. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Stantec Consulting Services*
  - C. Operations Manager: *Access Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 25, 2025 at 10:00 AM

○ QUORUM CHECK

SEAT 1	JOHN WIGGINS	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARY MOULTON	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

15. Board Members' Comments/Requests
16. Public Comments
17. 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*

Cindy Cerbone  
District Manager

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

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

**PARTICIPANT PASSCODE: 131 733 0895**