

# 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

<https://avalonparkwestcdd.org/>

April 17, 2026

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

Board of Supervisors  
Avalon Park West Community Development District

Dear Board Members:

The Board of Supervisors of the Avalon Park West Community Development District will hold a Regular Meeting on April 24, 2026 at 10:00 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, Obligations 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. Consideration of Resolution 2026-07, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2026-08, Amending Resolution 2026-05 to Reset the Date, Time, and Location of the Public Hearing Regarding the Adoption of the Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date

- 6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
  - A. Consideration of Resolution 2026-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
- 7. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
- 8. Acceptance of Unaudited Financial Statements as of March 31, 2026
- 9. Approval of October 24, 2025 Public Hearings and Regular Meeting Minutes
- 10. 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*
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - NEXT MEETING DATE: May 22, 2026 at 10:00 AM [Presentation of FY2027 Proposed Budget]

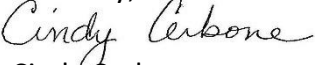
○ QUORUM CHECK

SEAT 1	WOODY HUGHES	<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	BRANDY KELLY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	CHRISTIAN COTTER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

Board of Supervisors  
Avalon Park West Community Development District  
April 24, 2026, Regular Meeting Agenda  
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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**