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**MINUTES OF MEETING
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, February 23, 2017 at 10:00 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, and Clermont, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman (joined in progress)
David Langhout	Board Supervisor, Assistant Secretary
Troy Simpson	Board Supervisor, Assistant Secretary
Candice Smith	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Maik Aagaard	DPFG Management & Consulting, LLC
Roy Van Wyk	District Counsel (via phone)
Gary Miller	District Engineer (via phone)
Victor Barbosa	Heidt Design (via phone)
Steve Sanford	GreenbergTraurig (via phone)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of January 18, 2017 Meeting Minutes

Ms. Comings-Thibault presented the Minutes of the January 18, 2017 Meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Simpson, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board approved the Minutes of the Meeting held on January 18, 2017 for the Avalon Groves Community Development District.

B. Acceptance of the Unaudited January 2017 Financials

Ms. Comings-Thibault presented the Unaudited January 2017 Financials and asked for comments or questions.

On a MOTION by Mr. Langhout, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board approved the Unaudited January 2017 Financials for the Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS – Business Items

41 **A. Consideration and Adoption of Revised Engineer's Report**

42 Ms. Comings-Thibault presented the Revised Engineer's Report and asked for comments or
43 questions.

44 District Engineer gave an overview of the Revised Engineer's Report.

45 On a MOTION by Mr. Langhout, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
46 adopted the Revised Engineer's Report for the Avalon Groves Community Development District.
47

48 **B. Consideration and Adoption of Revised AMR**

49 Mr. Aagaard presented Consideration and Adoption of Revised AMR and asked for comments or
50 questions.

51 **C. Consideration & Adoption of Resolution 2017-13 Amending & Restating Resolution**
52 **2017-12 2017 Special Assessments**

- 53
- 54 > Exhibit A – Bond Purchase Contract
 - 55 > Exhibit B – Preliminary Limited Offering memorandum
 - 56 > Exhibit C – Continuing Disclosure Agreement
 - 57 > Exhibit D – First Supplemental Trust Indenture
 - 58 > Exhibit D – Second Supplemental Trust Indenture
 - 59 > Exhibit D – Third Supplemental Trust Indenture
- 60

61 Mr. Sanford presented Consideration and Adoption of Resolution 2017-13 Amending &
62 Restating Resolution 2017-12 2017 Assessments and asked for comments or questions.

63 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
64 adopted Resolution 2017-13 Amending & Restating Resolution 2017-12 2017 Special Assessments for
65 the Avalon Groves Community Development District.
66

67 **D. Consideration & Adoption of Purchase & Sale Agreement and Escrow**

68 Mr. Aagaard presented Consideration & Adoption of Purchase & Sale Agreement and Escrow.

69 Mr. Harvey gave an overview. Discussion ensued.

70 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
71 adopted the Purchase & Sale Agreement & Escrow in substantial form for the Avalon Groves Community
72 Development District.
73

74 **E. Consideration & Adoption of the Uniform Method of Collection Agreement with the**
75 **Lake County Property Appraiser**

76

77 Ms. Comings-Thibault presented Consideration & Adoption of the Uniform Method of Collection
78 Agreement with the Lake County Property Appraiser and asked for comments or questions.

79 On a MOTION by Mr. Harvey, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board
80 adopted the Uniform Method of Agreement with the Lake County Property Appraiser for the Avalon
81 Groves Community Development District.
82

83 **FIFTH ORDER OF BUSINESS – Staff Reports**

84 **A. Manager**

85 **➤ District Management Contract Assignment**

86 Mr. Aagaard presented District Management contract Assignment and stated that DPFG was
87 changing corporate identity from Inc. to LLC with no other changes.

88 On a MOTION by Mr. Harvey, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board
89 approved the District Management Contract Assignment for the Avalon Groves Community Development
90 District.

91
92 **B. Attorney**

93 There being none, next item followed.

94 **C. Engineer**

95 There being none, next item followed.

96 **SIXTH ORDER OF BUSINESS – Supervisor Request**

97 There being none, next item followed.

98 **SEVENTH ORDER OF BUSINESS – Adjournment**

99 On a MOTION by Mr. Langhout, SECONDED by Mr. Harvey, WITH ALL IN FAVOR, the Board
100 adjourned the meeting for the Avalon Groves Community Development District.

101
102 **Each person who decides to appeal any decision made by the Board with respect to any matter*
103 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
104 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

105
106 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
107 meeting held on

108 *Patricia Comings-Thibault*

109 Signature

110
111 Patricia Comings-Thibault

112 Printed Name

113 Title: Secretary Assistant Secretary

108 *James R. Harvey*

109 Signature

110
111 JAMES R. HARVEY

112 Printed Name

113 Title: Chairman Vice Chairman

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