

MINUTES OF MEETING

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, June 21, 2011, at 6:30 p.m. at the Celebration Community Center, 851 Celebration Avenue, Celebration, Florida.

Present and constituting a quorum were:

Tom Sunnarborg	Chairman
Bruce Carlson	Secretary
Floyd McCollum	Treasurer
Cliff Akey	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Colt Little	Attorney: Latham, Shuker, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Joe Craig	American Ecosystems
Jim Parker	The Celebration Company
Brian Smith	Severn Trent Services
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sunnarborg called the meeting to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll and stated a quorum was present for the meeting.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Sunnarborg led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Administrative Matters and Announcements

Mr. Sunnarborg stated for those who are new to our community or watching our meeting for the first time, please note that the Celebration CDD ("CCDD") is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. That means that we are a real, elected public government, just a special-purpose government, limited by what the law expressly allows us to do, as opposed to general-purpose governments such as Cities, Counties and States, that do as they choose except for what is prohibited by law. We are not the Enterprise CDD, which operates the water utility

company and is responsible for the infrastructure at Celebration Place, Water Tower Place, and west of I-4. We are also not the residential (CROA) or non-residential (CNOA) property owners association. Our primary responsibilities include the financing and construction of the community's streets and alleys, street and alley lighting, stormwater management systems, walking trails, sidewalks, boardwalks, and some of the passive parks, as well as the maintenance of those same facilities, including the street trees, stormwater quality, and aquatic weed control. We are also responsible for the enhancement of some Osceola County services, such as mosquito control. Please also note that you can retrieve much more information about the CCDD, who we are, what we do, which physical areas we are responsible for versus other entities, how to get in contact with us, and public records on our website, www.CelebrationCDD.org.

Mr. Sunnarborg stated I have a few announcements. One, please be careful not to over fertilize or overwater your landscape. Know that there is already plenty of phosphate and nitrogen in the reclaimed irrigation water. Two, please do not wash your landscape clippings down the storm drains or allow your contractors to do so, as that additional organic matter is a primary contributor to our water quality management challenges. Three, please remember that it is not acceptable to put up signs in our CCDD right-of-way. Our staff is authorized to remove signs placed in the right-of-way without our permission. Four, please remember that the speed limit in Celebration is 25 mph unless posted otherwise, and our stop signs really do mean stop.

Mr. Akey stated just a reminder that the alleys are not throughways. We ask that you do not drive down the alleys as a means of bypassing the roadways and regulatory signage. Mr. Smith has recently completed repaving South Village alleys. They are nice and smooth, but please drive slowly on those alleys as well as the other alleys in the community.

FIFTH ORDER OF BUSINESS

Approval of the Meeting Agenda

Mr. Sunnarborg reviewed the agenda and requested any changes.

SIXTH ORDER OF BUSINESS

Public Comment Period

A. Public Comments

Mr. Geoffrey Mouen stated the alleys look great. You did a nice job on them. At the last meeting, there was discussion on the space planning for the future maintenance facility that will be in the civic corridor south of S.R. 417. You did a great job in

analyzing the various program opportunities and ideas in the list that you created. One of the thoughts or concerns I had is how the facility will become a shared facility with CROA and how that might actually end up looking like a maintenance facility, being budgeted as a maintenance facility but actually being used by the general public and residents of Celebration. That tends to be a conflict in my mind. If it becomes a public facility, I am not sure that a metal Butler building or that type of facility will work. We have a strong tradition of great architecture in this community, and all of our public facilities look fantastic. I would hate to change that, even if this building was in a hidden location. I think it should be appropriately addressed if it will become a public facility. If CROA is not involved in the process and will not be using the facility and if the general public is not going to be there but it will be just the maintenance staff and people who do use the buildings, we still have a certain respect for the types of buildings that we install in Celebration for that use, as well. I would hate to underestimate the value and importance of the facility even if CROA is not involved. If CROA is involved and if the general public is supposed to be there, then I think it deserves the appropriate attention that all the other buildings have achieved and realized, not only buildings but the space planning of the fields and how that parcel will be used.

Mr. Sunnarborg stated Mr. Mouen raised a couple different issues, and I think it is important to keep them separate and in sequence. First, we have a lot of work to do among ourselves. We do not have consensus yet about exactly how much front-of-house, if any, will be in that facility, or how much invitation to the public there will be. My own opinion, not speaking for any other Supervisors, is that this will be purely a back-of-house facility. We have a land agreement and some covenants in that agreement with The Celebration Company (TCC) that impose some conditions. As I indicated in previous meetings, this is not an architectural challenge; it is a screening challenge. This facility is not intended to be seen. It will be screened perhaps to the extent that the golf facility is screened. It is intended to be a back-of-house facility. There is no disrespect intended for the people who will work in that facility, but I hope it does not become a place where our residents will come and pay their bills. I think that should be done somewhere else. Second, regarding CROA's involvement, we are the landowner for that parcel. If CROA is involved, it will be probably as a tenant with the same type of use that is there. This is a long time away from being complete, but we would master plan it in such a way that we

can construct another building within the same screened area for CROA's contractor to be in there, not a CROA front-of-house facility and our back-of-house compound. Its proximity to the park does not make it a front-of-house facility, either. The whole compound has to be screened from all angles. We have more work to do and we are early in the stage of space planning, which the Board will discuss further later on the agenda. That is the direction that we are moving.

Mr. Mouen stated that seems to make sense. If the public is not going to use it, then it will be treated as a true maintenance facility.

Mr. Sunnarborg stated I believe Mr. Moore at least wants to study the idea of having it more accessible and we will discuss that at a later date.

Mr. McCollum stated there is also the idea of a concession stand, and at that point, we are moving toward the concern Mr. Mouen is raising of having the public in that area. The other thing we will have to research is whether or not two or more buildings are permitted on that site. We have not done any zoning studies or any of that basic preliminary research. We have not yet scheduled a workshop for this purpose, but perhaps Mr. Mouen and other residents can attend that workshop and offer their comments.

Mr. Sunnarborg stated I do not want to mix front-of-house with back-of-house operations. If we have a concession stand, I think it should be outside the berm and outside the screen away from our maintenance activities.

Mr. Richard Joossens stated I would like the Board to come up with a couple signs regarding having people slow down as they enter the alleys. A few people have been very frightened in the Artisan Park alley behind Green Square with people driving very fast. It has blind areas and curved areas. Mr. Smith looked at it and made some comments about what could be done, so now we need to find out if trees can be trimmed in those locations. I would like you to consider portable signs that can be installed in the ground. We discussed perhaps Slow Down or Caution wording, and the signs can be moved to other locations where residents express concerns.

Mr. Sunnarborg asked the specific problem that Mr. Smith and I corresponded about during the month, was that problem solved?

Mr. Smith stated I met with Mr. Joossens and we ordered a Children At Play sign that we are going to install at that location. It is a blind curve and some plant removal will

also be helpful, but that area is maintained by Davey Tree. I have talked with them about trimming the trees when we install the sign. I think it will help that problem. A home owner near Mr. Akey put up some signs that worked in their backyard.

Mr. Akey stated someone also did that in Aquila Reserve near Mr. Carlson's house, a woman who bought a couple of those signs to please slow down. Perhaps something like that we can move around as residents call to complain about people speeding in the alleys near their home. We could leave it in that location for a week and then move it to another location. It cannot hurt anything. My neighbor put up that sign that does catch your eye. She has three or four children who stay on the sidewalk, but some of those cars drive 35 mph, which is very fast. The alleys were not built for those kinds of speeds. Those signs might be a good option in Artisan Park. They are not expensive.

Mr. Joossens stated drivers like to bypass the stop sign and keep going.

Mr. Carlson stated if there is a chronic problem in a particular location, we can install speed humps to slow down the vehicles.

Mr. Smith stated it is a problem community wide. There are a lot of children everywhere. If we install a lot of Children At Play signs, people will stop looking at them.

Mr. Akey stated I agree.

Mr. Smith stated if a home owner puts up a sign like that on their own property, I think that is fine. It does not look bad and it does catch your eye. The sign looks like a child who is playing. It is a small boy holding an orange flat that says Slow. The sign was on her property but today I noticed it was between the sidewalk and the curb. That is an area the home owner maintains.

Mr. Sunnarborg stated that countermands our policy of no signs in the rights-of-way. Many of us, me included, share an opinion that we have an aversion to signs. When signs become permanent, people stop paying attention to them. The more signs, the worse it is. I would be more in favor of fewer signs that are moved around. I would be supportive of our staff putting them in the right locations and moving them around to solve some problems. I do not want to encourage our general population to start littering the right-of-way with signs to slow people down.

Mr. Joossens stated I think that could happen.

Mr. Smith stated we might want to mention now that residents should not put up signs in the right-of-way, even if it is in front of your house between the sidewalk and the curb. Those signs will need to be behind the sidewalk, and they may need to receive approval from CROA in order to do that.

Mr. Sunnarborg stated to clarify, residents are not allowed to install signs in the CDD right-of-way, which is the area between the sidewalk and the curb. If you want to put up a sign on your own property, you need to receive permission from CROA.

Mr. Smith stated we will address the issue Mr. Joossens raised in Artisan Park, and we will order the signs.

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes of the May 17, 2011, Regular Meeting

B. Invoices and Check Register

Mr. Sunnarborg reviewed the Consent Agenda, and requested any corrections, additions, or deletions to the minutes.

On MOTION by Mr. McCollum, seconded by Mr. Carlson, with all in favor, unanimous approval was given to the Consent Agenda.
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EIGHTH ORDER OF BUSINESS **Action Items for Board Approval**

A. Work Authorization from Atkins (Formerly PBS&J) for FEMA Reimbursement

Mr. Moyer stated PBS&J was acquired by Atkins, which is a large international engineering firm, and we will continue to work with the same people we have been working with since the project began. This is what we hope is the last work effort for the FEMA close-out on the 2004 hurricanes. This has been one of the more frustrating things that we have dealt with, in that we have provided FEMA and the State of Florida Department of Emergency Management (FDEM) any number of times with the support material that they requested, only to have the person who was working on the account leave or be reassigned and they can no longer find the materials that we provided to them. The proposal from Atkins is in the amount of \$8,200. We have the opportunity, if our appeal is successful, of receiving about \$1 million. I hate to keep chasing this and I feel sometimes like that is exactly what we are doing, but for \$8,200 to receive \$1 million, I recommend to the Board that we proceed with this work authorization to pursue the FEMA reimbursement one last time.

Mr. Akey asked does this work authorization allow Atkins to proceed an additional step?

Mr. Moyer stated yes.

Mr. Akey stated I would like to consider, since this is a government agency that we are dealing with at the Federal level, I suggest we send a courtesy letter to Representative Daniel Webster, bring him up to date and ask his office to provide whatever assistance, if any, that they can provide. We did that with Mr. Ric Keller, who made a few telephone calls on our behalf. I would like to see what Representative Webster could do but at least make him aware of the issue. If they have any questions or want to meet with you to get details on the bureaucratic jungle, we can offer to meet with his legislative assistant and provide that information.

Mr. Moyer stated we have been dealing with this for seven years.

Mr. Akey stated I think this is the last opportunity to try to receive that reimbursement.

<p>On MOTION by Mr. Akey, seconded by Mr. McCollum, with all in favor, unanimous approval was given to the work authorization from Atkins to continue to pursue FEMA reimbursement, in an amount not to exceed \$8,200, and to send a letter to Representative Daniel Webster requesting his review of the case and any assistance he can provide.</p>
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B. Use Application from CROA for “Stuff the Bus” Project with the Celebration Foundation

Mr. Moyer stated I routinely approve CROA use applications for special events, and this Board has discussed what those special events are during the year so you are generally aware of what I am approving. This event is a little unique and they want to place a small school bus on the esplanade for a period of time to encourage people to bring book bags and similar items that are necessary for school to help children in transition.

Mr. Sunnarborg stated I think there is a typographical error under nature of event. I do not believe there is a concert associated with that event.

Mr. Moyer stated that is correct.

On MOTION by Mr. Akey, seconded by Mr. Carlson, with all in favor, unanimous approval was given to the use application from CROA for “Stuff the Bus” project with the Celebration Foundation, with the correction that it does not include a concert.

C. Proposal from Cardinali Painting for the North Village Light Fixtures on Celebration Boulevard

Mr. Smith stated this request is for Cardinali to continue painting the tall light fixtures in North Village. They have completed Celebration Boulevard from Campus Street to the high school, as approved by the Board. They also did Celebration Place (both roadways) and Celebration Avenue from U.S. 192 to S.R. 417, which is in the Enterprise CDD. I am asking the Board to approve them moving into North Village and do the poles on Celebration Boulevard. They are moving along fairly quickly so I want to keep up with them rather than having them remove their equipment and bring it back. They are providing a good product and we are pleased with it. I would like to get North Village complete and then look at coming down Celebration Avenue from S.R. 417 into downtown.

Mr. Sunnarborg asked this work was priced previously?

Mr. Smith stated yes, we received proposals from several firms, and they came in with the best price of \$70 per pole. They will continue at the same unit price.

Mr. McCollum stated they are doing a really great job from what I can see. It really makes a difference.

Mr. Akey asked will this complete North Village?

Mr. Smith stated yes. We are substantially complete with our work program in North Village. The only open item we still have is painting the alley poles, but they really do not need painting. Everything else is complete.

Mr. Akey stated I went and looked at everything, the street signs and poles, and everything looks great.

On MOTION by Mr. McCollum, seconded by Mr. Akey, with all in favor, unanimous approval was given to the proposal from Cardinali Painting for the North Village light fixtures on Celebration Boulevard, in the amount of \$70 per pole.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Financial Statements

Mr. Moyer reviewed the financial statements, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Moyer stated we are 97% collected on our non-ad valorem assessments, and we expect to collect the balance through the tax collector's tax certificate sale process that took place in early June. I do not have a lot of concern in terms of our revenue and what we projected. Similarly on the expenditures, we are in good shape. The noteworthy item I will point out is under general liability insurance. We usually pay about \$36,000 for our liability policy. Several years ago we started a self-insurance fund and increased our deductible, which we were able to capture in one year with just the difference in the premium, which amount was \$50,000 that we put aside for the deductible. Unfortunately, there was a personal injury case, and they called on the deductible. So in addition to what we pay for the normal premium, we also paid \$50,000 against our deductible. Everything else is in line with the budget.

Mr. Akey asked if there was a small trip and fall, would that come out of that deductible?

Mr. Moyer stated yes. If something else happens during this fiscal year, we have already paid the deductible.

ii. Website Statistics

Mr. Moyer reviewed the website statistics, which are included in the agenda package and available in the District Office for public review during normal business hours.

iii. Number of Registered Voters – 4,775

Mr. Moyer stated I received a letter from Ms. Mary Jane Arrington, the Osceola County Supervisor of Elections, with the number of registered voters within the district which we enter into the public record. This information no longer has any significance since we have already converted from landowner election to General Elections where Supervisors are elected by residents and registered voters. We have 4,775 registered voters in Celebration as of April 15, 2011.

B. Field Operations

i. Monthly Highlight Report

Mr. Smith reviewed the Field Highlight Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Smith stated we are on schedule with our work program except in Celebration Village where we fell behind on concrete work. The reason for that is my concrete staff was working for two months in South Village preparing everything for the alley paving. That saved quite a bit of money doing that work in house.

Mr. Sunnarborg asked are you including the signs that we acquired from TCC, the vehicular directional signs?

Mr. Smith stated yes. They will be part of the regulatory sign painting. As we paint all the signs in each village, we will paint those signs as well. The one at the end of Waterside Drive has been fixed and painted.

Mr. Smith stated we did not receive a report from Girard this month, and we will provide that to you in the next agenda package.

ii. Communication and Complaint Log

Mr. Smith stated Clarke provided the service request call log for the calls they received related to mosquito issues. There was some confusion about which log had to be included, so next month, we will include both communication logs.

iii. Water Quality Reports from RCID

Mr. Smith reviewed the water quality reports from RCID, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Smith stated overall we are in fairly good shape except for the phosphorus level, shown on the last page, which is the North Village ponds in the Acadias on either side of the road. There is a culvert there, so the ponds are connected. The outfall from that is high. The pond north of there has reduced levels because of the treatments we have been doing. We installed one of the pump systems and will be installing the other. We have not started it up yet, and that system will pump water out of the pond and flowing it back over the flock logs, which will treat the water on a regular basis. It is on a timer to do that. The other pond in North Village has that system and it has really helped. Before we start that, we will probably provide an alum treatment to knock it out all at one time. Another reason you are seeing these higher levels is because of the lack of rain and this is

the time of year when it is really dry and water is not turning but sitting there. People are irrigating their lawns and it is flowing into the ponds. The ponds are so low, however, that none of it is going into the outfall. We are also getting a lot of algae and the water quality has been bad because there is no flushing.

Mr. Sunnarborg stated I would be interested in Mr. Smith's opinion as to reasons for some of the other minerals in the ponds.

Mr. Smith stated there is copper in CEL-20, which is Lake Evalyn. Mr. Eddie Snell has never really been able to give me a good reason for that. He is not sure why he is seeing spots of that occasionally because it moves around. He does not know if it is a flaw in their testing or what the problem is. I have not had an opportunity to go over this report with him since he provided it to me because he is on vacation, but I will ask him that question.

Mr. Sunnarborg asked what about the fecal coliform on CEL-14?

Mr. Smith stated I will ask him about all of the high numbers. We also have some that are constantly above the limit, and I would like to know the reason for that, as well. I will follow up on these reports with Mr. Snell and have an update at the next meeting.

Mr. Sunnarborg asked does it require action by the CDD to cure these?

Mr. Smith stated I am dealing with Mr. Snell on a fairly regular basis. I just had a tour of their lab, and we talk about once a month whereas previously we talked only quarterly. I saw a presentation on floating islands with aerators and plantings and a Styrofoam float with roots that go down into the water to clean the water. We are looking into doing some of those tests here, perhaps in North Village where we are having some of these problems. We will look at each one of these to determine if we have a problem or if it is acceptable.

Mr. Sunnarborg stated I continue to be interested in this information.

Mr. Smith stated I will make sure to provide an update on a monthly basis.

Mr. McCollum asked do you have a bar chart or something where I can compare them with reference to quantity and a time schedule? I am interested in knowing if things are improving, if they are getting worse, if they are the same, and if we are seeing historical patterns. For instance, is CEL-32F historically that high? Are the higher numbers seasonal?

Mr. Smith stated CEL-20 has been high before as well as CEL-3. I will provide that information.

iv. Boardwalk in South Village

Mr. Smith stated the boardwalk in South Village that starts in Spring Park Loop and goes to Siena caught fire and burned about 35 feet, which we had to have replaced. The fire department responded to it and I spoke with them the day after it happened because I was not notified at the time it happened. One of my staff noticed it and informed me. The fire department said that by the time they arrived, it was already burning out, so they put it out completely. I asked if they could tell what happened, if it was started on the boardwalk or if it could have been caused by lightning. They said they really could not tell. It could have been someone who dropped a cigarette or anything. We immediately got proposals to get it repaired, and it is essentially complete. We did not really see any bad weather during that time period, but there was a tree next to it that looked like it had been hit by lightning and had burned down and broke. It was a fairly large tree in the center of the berm that caught fire and burned the boardwalk both ways equally.

v. Signs

Mr. Dan Tomsick stated I have a couple items of interest, one being the two Lane Narrows signs on Campus Street. Hopefully that is something that can be accomplished before it is forgotten, which is something the community did when the two-lane road became a four-lane road coming from Celebration Place.

Mr. Smith stated I was removing the trees from Yew Court and I needed to find homes for those pear trees. I planted three of them on Westpark Drive and I removed one of the signs behind the sidewalk. I want to put in the reflectors on the street because I think the trees will form a buffer between there and the golf course. The other sign location, I did not want to put trees there because it was a beautiful view of the golf course.

Mr. Tomsick stated I am talking about a different location: on Campus Street near the intersection of Celebration Boulevard where it terminates. The signs on Westpark Drive are fine. What are there now are the two signs that say to merge. When Mr. Joe Bitar from the County was out here looking at other things, I steered you to look at this. Mr. Bitar followed up on it for us to say we originally needed those signs but we do not need them now, so they can be removed.

Mr. Smith stated I believe he said he wanted to take one more look at it and provide something in writing to us.

Mr. Tomsick stated he sent an email saying that he was going to check with his staff, who said the signs were required before when it was a four-lane roadway. Now it is no longer required and he said they probably should have picked them up when the conversion was made but it was overlooked. My purpose in raising it is so that it does not get overlooked again.

Mr. Akey stated just to be sure, send another email to Mr. Bitar.

Mr. Tomsick stated in reference to signs, I hope not too much time passes before we can get all the street signs to conform to the same saturated Celebration green color that the street lights exhibit. If we get too far out of phase, by the time we paint the street signs, the street lights will have faded and they will never look good together. In North Village where that was done, everything looks terrific.

Mr. Smith stated he is moving along pretty well. The painter slowed down in Town Center because he did all the fixtures and painted everything downtown, and there is a lot to be painted. Once he moved out of there, which he has done and is now doing the streets in Celebration Village, he will move much quicker. We did North Village fairly quickly, and I expect that will happen in Celebration Village, as well.

Mr. Akey stated albeit the electrical transformer boxes in the alleys are not ours, we need to invite Mr. Gary Roebuck from Progress Energy out here and request that he paint those. They will need painting, too, at some point, but unless the CDD takes the initiative and invites him out here, they probably will not have anything in their plans to paint those boxes.

Mr. Smith stated I have had them come out to address the plastic pull boxes that are in the ground to start repairing, and they have completed some of them.

Mr. Akey stated you might want to start a dialogue with him and casually mention it. Everything else will look really nice and their boxes will deteriorate more and more.

vi. Drainage Structures

Mr. Akey asked what is the status of Spring Park Loop? Is it still with the County?

Mr. Smith stated yes. The County has their funding for that repair and a pay request has been submitted.

Mr. Akey stated thanks to Commissioner Michael Harford for his assistance in this.

Mr. Smith stated the person who is scheduled to perform the work is mobilizing and should start within the next two weeks.

Mr. Akey stated we also had an issue with one downtown that is also the County's responsibility.

Mr. Smith stated that has not gotten worse.

Mr. Akey stated they should at least level the pavement.

Mr. Smith stated that is probably what I will have them do. My staff is going to video tape that structure and provide it to the County, but we monitor it frequently and it has not gotten worse. I think it just needs to be leveled.

Mr. Akey asked will your staff do that or will the County do it?

Mr. Smith stated I will have the County do it. They have been out here doing quite a few pothole repairs. They are not doing the greatest job, but at least they are filling them in with asphalt. They are just not making clean cuts, so we will work with them to make sure they provide a good repair.

vii. Miscellaneous

Mr. Akey stated we also need to get on the County's list for painting the crosswalks. The ones downtown are really starting to fade in the high traffic areas. Invite them out to see if they can start doing a few of those.

Mr. Smith stated I will contact them.

C. Major Contractors – American Ecosystems

Mr. Craig stated right now, as Mr. Smith mentioned, there is a lot of heat, which is typical for this time of year with the heat and lack of rain. Hopefully the rains will start in the next week or so to bring the levels of the ponds up, which will help with the algae and keep it down. My staff is out constantly spraying to keep the algae down as soon as we see it, but it is a constant battle right now. It will be under control as soon as it rains. Today the levels are extremely low and the ponds are in dire need of water.

Mr. Carlson stated there are some littoral shelves in Aquila Reserve that are dry.

Mr. Craig stated I have noticed that also, and there is algae in there because the water level is so low. We try to control it with different things, including dyes, to darken the water to keep the sunlight from blasting through the water. But the lower the ponds get, the less they hold dye and in turn, let the sunlight go all the way to the bottom of the pond, which makes everything at the bottom of the pond grow and it rises to the top.

Mr. Carlson stated I have noticed in the downtown lake that we are killing the lily pads but in years past, I do not remember us doing that. They stay but the rest of the noxious plants are killed. Is that intentional that we are killing the lily pads or is it something that is a byproduct of the other aquatic weed killing that we are doing?

Mr. Smith stated I talked about that with Mr. Craig and told him that I did not care if they killed some lily pads because they will come back fairly quickly. We had a lot of algae within those lily pads and trash was getting on top of it. Occasionally we will kill that back to get the lake nice and clean, and then the lily pads will come back once we start getting the rains. At that point, we will not have all the trash and algae in among the lily pads. We are intentionally spraying back the lily pads for now.

Mr. Craig stated typically the product that we are using will burn the leaf on the lily pad but it will not kill it all the way down the root. As soon as it rains and they get some clean water, they will bloom again. They are not dying, just burning a little.

Mr. Smith stated we do not want to have too many lily pads in that lake, just little spots of them so it looks like little flower beds. At some point, the lily pads will take over the whole downtown area and then people complain that they cannot fish in the lake.

Mr. Sunnarborg stated we cannot help by providing more rainfall. Beyond that, is there anything we can do for you or to help our situation?

Mr. Craig stated no, you have aerators and native plants, which we like to see. Everything you are doing is right. We just need some rain.

Mr. McCollum asked do you have a map of the ponds that tie to the highlight report?

Mr. Smith stated yes, I will provide that for you.

D. Attorney

Mr. Akey asked have we closed the retaining wall incident at Indigo and Oak Shadows?

Mr. Little stated yes. Mr. Smith finally received a check a couple weeks ago that indicated what the wall repair cost as well as the labor provided by Mr. Smith's staff in doing some cleanup and repair work.

Mr. Akey stated in that case, our demand letter actually served a purpose.

Mr. Little stated yes, it paid off.

Mr. Akey stated when we have these kinds of issues, we need to send the demand letter sooner versus later.

Mr. Little stated unfortunately in this incident, there was a lot of languishing by the insurance company where they went out of touch for a while. Fortunately for smaller claims, it does not always make economic sense to spend a lot of energy to pursue, but it was worthwhile for this one and worked in our favor.

Mr. Akey asked have we put the pole back up on Waterside Drive?

Mr. Smith stated yes, I believe we have. I will confirm that.

E. Engineer

i. South Village Alley Repaving

Mr. Vincutonis stated the alley repaving project is more or less completed. Middlesex did a very good job getting in and out quickly. We generated an initial punch list, and they have addressed about half of the items. We are in the process of developing a final punch list for them to complete the rest of the spots that may be holding water and need to be cleaned up.

Mr. Sunnarborg stated I am hearing good things about their work.

Mr. Smith stated there are a couple minor driveway repairs where they did some minor damage to some driveways. They did a pretty good job.

Mr. Vincutonis stated they still need to get the thermoplastic stop bars down, but that will happen in the next week or two.

ii. Maintenance Facility

Mr. Vincutonis stated I have some final plans on my desk that I need to review, and I have some applications for Mr. Moyer to sign that I will forward to Mr. Moyer next week so we can submit the EIP to the County.

F. Chairman

There being nothing to report, the next item followed.

G. The Celebration Company's Representative

i. Cell Phone Tower on Celebration Boulevard

Mr. Parker stated the attorneys are still working through the language for the license agreement. There are several items relating to the same issues, even though they have made a lot of progress with them. They relate to risk management, a couple legal issues, and some insurance items. The project manager and I do not have any issues, and I know they have worked diligently. I am confident we are fairly close to being able to have it executed. At that point, things will move smoother.

ii. Bohemian Hotel in Downtown

Mr. Parker stated the hotel wants to do a modification to the 4G system, and in order to do that, they needed to raise the elevation of the rail on top of the hotel. They came to

us five or six weeks ago with an eight-foot extension that was not going to work. We moved through that issue fairly quickly, and they will do a 15-inch extension. We have told the hotel that we are fine with it, so there is no issue with TCC for that going up. The hotel has to give their approval to AT&T in order for that to happen. As soon as the hotel lets us know they have approved it, we will let them know we are fine with it and provide that to them in writing. As far as we are concerned, TCC is finished with that portion of the project.

iii. PUD Amendment for Celebration Boulevard

Mr. Parker stated TCC is going to be doing a PUD amendment with the County for a tract on Celebration Boulevard. We have received some requests from some of the buildings in that area to amend the uses to be more favorable to them and to the community. With that request, we took a look at Tract 7 which includes the buildings on Celebration Boulevard. The intent is to expand some of the uses that will better serve the community as well as some of the businesses that are already there. We are trying to show some flexibility with the economy and the things that are going on to allow the businesses to do better in that regard. This is really a responsive measure to the current building owners.

Mr. Sunnarborg asked what kind of uses?

Mr. Parker stated there will be some expanded uses for churches, daycare centers, educational services through post-secondary education, office support uses that will serve the buildings themselves, banking facility, mail room and copying center. It was an opportunity to clarify some of the things that were in the PUD, like the golf maintenance facility, where we want to limit that location only. The business center that is up there, and we wanted to limit that to its location unless it falls under a larger campus, multi-building situation. When the PUD was originally written, some of the language was specific to those uses, and now we have the opportunity to broaden some of those uses and make it more flexible.

iv. Bus Shelters on Celebration Place

Mr. Parker stated Lynx is progressing with permitting for those shelters. The agreement is finalized but needs to be executed. We are waiting for legal descriptions to be inserted.

v. C-2 Parcel on Celebration Boulevard

Mr. Parker stated I have been communicating with Willmark over the past month, and today I received an email from them indicating they have selected a contractor to restore the right-of-way up there. The right-of-way should be restored by the end of next week.

H. Celebration Joint Committee (CJC) Representative

Mr. Akey stated I believe they have a meeting scheduled in July. I am not sure of the exact date, but I did receive notification that they are planning to meet in July.

I. Audit Committee (*periodic*)

Mr. McCollum stated Ms. Burgess is trying to setup a meeting for the committee to review the audit proposals, but nothing has moved on that yet.

TENTH ORDER OF BUSINESS

Updates and Discussion Items

A. Fiscal Year 2012 Budget

Mr. Moyer stated this is an opportunity for you to ask questions or make comments on the budget. This budget is very similar to the budget we are currently operating under. It does not require any increase in our non-ad valorem assessments.

Mr. Akey stated in the fiscal year 2010 budget, we increased our resources and added the maintenance technician, we added an office support person, and we moved Ms. Maria Fuentes to supporting Celebration full time. The last document I have is dated October 20, 2010. Are we still using the same resources?

Mr. Moyer stated the budget is based on the same resource allocation.

Mr. Akey stated if you look at the budget, resources from Mr. Moyer is included in the administrative category, and all Mr. Smith's staff are included in the field items. I see Ms. Maegen Powers is listed 80% Celebration, but I thought she was going to be 100%.

Mr. Smith stated I understood from our conversation that Ms. Fuentes was going to be 100% for Celebration and Ms. Powers was going to be utilized on outside activities to fill in where Ms. Fuentes was doing other things. Basically it is ordering supplies.

Mr. Akey stated the maintenance technician is still 100% for Celebration.

Mr. Smith stated that is correct. Both of the new maintenance staff members are dedicated 100% for Celebration. Mr. José Cadeville is the painter and Mr. Nelson Alicea is the concrete supervisor. We lost Mr. Orlando Garcia about a week ago and we hired a new gentleman to fill that position. He will be starting the end of next week, and he will assist Mr. Alicea doing concrete work.

Mr. Akey stated I would like an updated sheet with the names and assignments. Some of these positions are split with Enterprise CDD or other Districts. When the invoice is received, so you split the invoice or does it come already split?

Mr. Smith stated it comes already split with the appropriate dollar amount for that portion of the employee.

Mr. Akey stated I have some other questions that I will email to you.

B. Space Planning for Future Maintenance Facility

Mr. Moyer stated this is to follow up on what we discussed and committed to, which is to schedule a workshop to discuss space planning and the maintenance facility. Ms. Burgess will poll all of you to come up with some possible dates.

Mr. Sunnarborg stated I would like to schedule this as soon as possible and I would really like all of us there, if at all possible. We need consensus on this so we can move forward.

Mr. Akey stated this is a good topic for a workshop and we can add any other items to that agenda that make sense.

Mr. Sunnarborg asked is there any new schedule or more certainty regarding the library?

Mr. Akey stated there was a project plan that I forwarded to Mr. Moyer. We had a meeting regarding the library with Commissioner Harford and a number of people. They provided us with a contact name and number for the woman doing the project planning. Our main interest is how that intersection will look, and I have a follow-up meeting this Friday afternoon with Commissioner Harford. There should be more information for next month's meeting as to how they are going and how it is progressing.

Mr. Smith stated I believe Looney Ricks Kiss has received the approval to start on some of those plans. I saw Mr. Mark Jones downtown and he asked me about what are the uses going to be and what we need. It looks like he is moving ahead with some of those designs.

Mr. Sunnarborg stated for the benefit of the audience, we are all interested in the library for our own community reasons. Our parcel is on the civic corridor, two parcels in from the library parcel. So their schedule for their improvements affects our schedule downstream. We do not want to get out in front of them or else we would be building that intersection at our cost. We will come in right behind them at the appropriate time and nudge them along. We could get our facility designed and then wait to implement it, but I

would like to stay connected with the library as best as we can. This design issue is an excellent example; it is timing but it is also coordinating the design. CROA is still an uncertainty in this process that we are trying to take out of the equation. I hope that the CDD still proceeds, regardless of what CROA does. We will accommodate them as best as we can in the way we master plan for eventualities, but we will not wait for them.

Mr. Mouen asked will they be attending your workshop?

Mr. Sunnarborg stated they are welcome to attend.

C. Government Representative

Mr. Sunnarborg stated we agreed to table this idea until Mr. Moore could articulate what he is trying to propose. Since he is not here, I think we table this item again.

ELEVENTH ORDER OF BUSINESS

Other Business and Supervisor Comments

A. 4th of July Parade

Mr. Moyer stated Ms. Burgess contacted all of you in terms of participating in the 4th of July parade. We would like to encourage the community to come and be a part of the parade.

Mr. Sunnarborg stated I have participated as a CDD Supervisor the last couple years and have enjoyed it immensely. I would like to do it again.

Mr. McCollum stated I will be joining Mr. Sunnarborg in his vehicle.

Mr. Carlson stated I will be participating in the parade but walking with the veterans group.

Mr. Akey stated I will also be joining Mr. Sunnarborg.

B. Other Comments

Mr. McCollum stated I know we approve use of the esplanade for the use of the 4th of July fireworks. The last few years there has been a concern on safety and parking. I am sure this year's application was already approved but for next year, I would like to see if we can have some purview into the parking plan, the traffic plan, and the safety plan. Living in the central part of town, it is not safe during this event, it is chaotic, and there is really no police presence anywhere beyond the downtown area. People are parking in the wetlands, on the rights-of-way, on the golf course, and it is mayhem. I do not know if Mr. Joossens is aware of anything happening with the parking committee that is supposed to be addressing this.

Mr. Joossens stated we are already looking ahead to Halloween. For the 4th of July, they are planning on having six officers in town. That is a very small number of officers.

Mr. McCollum stated I think that is something we address for next year's application.

Mr. Sunnarborg asked are you suggesting we impose conditions on our permit approval process for the use of our property to include a safety plan?

Mr. McCollum stated yes.

Mr. Sunnarborg stated I do not think we have ever done that before but it is an interesting idea.

Mr. Akey stated CROA has been very involved in this issue and established the safety committee, which is a standing committee.

Mr. Sunnarborg stated I recommend Mr. McCollum meet with Mr. Moyer to see how we make that a condition of the use application.

Mr. McCollum stated I think this Board has the responsibility to know what is going on. We are allowing the use of our property for these events, but I do not think many people outside Celebration Village understand what is going on with these kinds of events.

Mr. Joossens stated the safety committee needs to be part of the permit review process for these kinds of events, and that is not happening.

Mr. Akey asked you are referring to being proactive with the 2012 schedule?

Mr. McCollum stated yes.

Mr. Sunnarborg stated it is a bold idea.

Mr. Carlson stated last meeting we discussed lowering the speed limit on Celebration Boulevard and suggested talking with the County Commissioners. I would be interested in knowing if any contact had been made on that front or not. I have not made any.

Mr. Sunnarborg stated I have not.

Mr. Akey stated the issue has been discussed with the County before.

Mr. Carlson stated I was not certain if the issue had been raised again.

Mr. Akey stated the person we have engaged in that conversation is Mr. Greg Zetwo. He and Mr. Bitar are still with the County and we could engage them in conversation again. The issue that we ran into last time is there was a 50-50 split on what is desired. There is some inconsistency down there because World Drive from I-4 to Celebration Boulevard is 35 mph. Celebration Boulevard is 40 mph, so there is a consistency issue.

Mr. Sunnarborg stated as I was reading the minutes from last month, there was a comment that there is a minimum speed implied. When the speed limit is 40 mph, a vehicle really has to be able to drive 30 mph. Is that the law?

Mr. McCollum stated I questioned that, as well.

Mr. Sunnarborg stated perhaps that is the reason NEVs cannot be on Celebration Boulevard because they can go only up to 25 mph.

Mr. Akey stated I remembered Mr. Zetwo explaining that to me once but it never made sense. We can ask Mr. Bitar to explain it again.

Mr. Carlson stated I would like to know if it is really a restriction or if it is a fear factor.

Mr. Sunnarborg stated if we could get some clarity on that, we might not have to change the speed limit.

Mr. Akey stated I will ask Mr. Bitar and see what he says.

The Board wishes everyone a happy 4th of July.

TWELFTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Tuesday, July 19, 2011, at 6:30 p.m.

The meeting adjourned at 7:45 p.m.

Bruce Carlson, Secretary

Tom Sunnarborg, Chairman