

# CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

## Agenda

Tuesday  
October 19, 2010  
6:30 p.m.

851 Celebration Avenue  
Celebration, FL 34747

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*Welcome to our Board meeting! We appreciate your attendance and we encourage your participation. Please note the sections where the public is given an opportunity to address the Board.*

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of the Meeting Agenda**
- 5. Public Comment Period**  
*(This is an opportunity for the public to bring any non-agenda issues before the Board. It is helpful, although not required, to fill out a Speaker Request Form.)*
- 6. Consent Agenda**  
*(The Consent Agenda format is designed to expedite the handling of routine matters. The Board may approve the entire Consent Agenda in one motion or may remove items for individual discussion.)*
  - A. Minutes of the September 21, 2010 Regular Meeting
  - B. Invoices and Check Register
- 7. Action Items for Board Approval**  
*(There will be a public comment period before each of these items for the Board to hear any public input. In order to speak to any of these items, members of the public must fill out a Speaker Request Form available at the back table.)*
  - A. Consideration of Aquatic Weed Control Proposals
  - B. Delegation of Leadwalk Extension Approval to CROA
  - C. Consideration of Signs Saying “Park Closes at Dusk” for Arbor Park
  - D. Consideration of Engagement Letter from Berger, Toombs, Elam, Gaines & Frank to Perform Arbitrage Rebate Services
- 8. Staff Reports**
  - A. District Manager – Financial Statements
  - B. Field Operations
    - i. Monthly Highlight Report
    - ii. Communication and Complaint Log
  - C. Attorney
  - D. Engineer – Roadway Progress Report
  - E. Chairman – Update on Joint CDD/CROA Issues
  - F. The Celebration Company’s Representative *(report for items of interest to the CDD)*
- 9. Updates and Discussion Items**
  - A. Sheriff Services *(Dan Tomsick)*

- 10. Other Business**
- 11. Supervisor Requests and Comments**
- 12. Adjournment**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICTS**

**OPERATIONS & MAINTENANCE MONTHLY HIGHLIGHTS**

**GIRARD ENVIRONMENTAL SERVICES COMPANY SUMMARY**

**SEPTEMBER '10 – OCTOBER '10**

**4.1 TURF CARE**

4.1.1 Mowing - Mowing of grounds was completed once per week for September throughout common areas, retention ponds and easements.

Week ending 09/03/10

Week ending 09/10/10

Week ending 09/17/10

Week ending 09/24/ 10

Week ending 10/01/10

The balance of October services will be scheduled for the weeks ending 10/08/10, 10/15/10, 10/23/10, and 10/30/10. The Southern Connector Extension (417) was mowed weeks ending as noted above.

4.1.2 Edging (same as above, see 4.1.1)

4.1.3 Trimming (same as above, see 4.1.1)

4.1.4 Weed and Disease Control

a) St. Augustine and Bahia Turf – Turf areas continue to be monitored for heavy weed buildup and disease control . All areas affected are being treated at Contractor's expense due to inclement weather and consistently warm temperatures for the year. Contractor continues to spot treat areas along Eastpark Drive, Celebration Avenue, Celebration Blvd, Oak Shadows, Golfpark and North Village.

Note: All application rates continue to be adjusted by our technicians due to the warm weather in our area.

b) There are no disease concerns at the moment, but areas where weeds are dying off are scheduled for replacement .

4.1.5 Fertilization

a) Fertilization of Bermuda area completed per the scope of services. Contractor applies a custom blended fertilizer to turf areas, using a high potassium base for root development and growth.

#### 4.1.6 Pest Control

a) St. Augustine / Bermuda – Pest Control applications were completed this month as per the scope. Due to high temperatures and various areas of turf falling into drought status, the activity of chinch bugs was high. All areas of property have been treated and retreated with Cypher TC and Acephate to combat and remove any re-emergence of pest causing any damage to turf areas throughout.

b) Bahia - Pest Control follows same application as above. Our technicians continue to monitor all areas for re-emergence of insects and again provide timely follow-up of control as needed .

c) Control of fire ants on property is on-going and being monitored as needed by our 'detail' and 'trash' crews. Activity has been minimal due to our use of various products that enable us to better control and eradicate mounds throughout the property.

#### 4.2 Shrub / Ground Cover Care

##### 4.2.1 Pruning

a) All detailed work this month continues per the scope in areas of trimming, pruning and shaping of all of the shrubs, groundcovers and ornamentals. The 'Detail' crews are aggressively going through their sectional routine to address all areas of property on a monthly basis.

b) 'Detail' crews are careful to prune and shape plant material throughout the site as noted in the scope of services. All debris accumulated is thoroughly removed and dumped in designated off-site containers. They are careful to remove any debris that would pose a hazard to pedestrians and blow-off all work areas at completion of their task.

c) Our 'detail' crews are constantly being trained to think outside of the box when it comes to their responsibilities on site. They understand the need to adhere to the standards set forth by the company and Celebration standards.

##### 4.2.2 Weeding

a) Our 'detail' crews continue to maintain mulched areas of weeds by hand pulling and use of chemical means as needed to adhere to the contract. All weeding is performed in conjunction with and during the detail cycle in place. The Southern Extension Area is completed at least once per month and monitored for weed and trash by our 'trash' crews to assist if any issue should arise that require immediate attention.

b) Contractor has created sub-crews to address and help maintain areas of concerns that require more attention than others. All efforts are being implemented to ensure that nothing falls behind and we are in tune with controlling weeds on a daily basis.

##### 4.2.3 Fertilization

a) No applications were scheduled for this month per the scope, but contractor is aware and ready to roll into October to complete a full application of product throughout the property. A custom

blended granular fertilizer will be applied when needed to ensure proper nutrient for plant material within our areas of responsibility.

#### 4.2.4 Pest and Disease Control

a) All ornamental activity on property is minimal at best, with activity being noted on some Magnolias throughout property. All landscape areas are monitored continuously for any incidence of insects and disease and will be addressed as noted next month per the service calendar. Contractor is aware that treatment are high pest and disease areas are subject to reapplications and will be treated as such to keep damage to a minimal at best, ensuring complete recovery of material in question.

#### 4.2.5 Mulching

a) As noted last month, we will be addressing more of the areas that go unnoticed on property. The concerns, brought to our attention by Brian Smith, are in the retention ponds where rear beds are normally not addressed. We will focus on all areas that we are responsible for and fall back in a normal routine noted in the scope of services.

b) At present, the next full installation is scheduled for the month of November, with our responsibility to cover any remaining issues prior to this install and catching up with what we need to address the proper way to meet schedule set forth before us.

### 4.3 Tree Care

#### 4.3.1 Pruning

a) Contractor is continuing to address the need to prune and maintain trees throughout the CDD to acceptable heights and pruning practices as needed to maintain integrity of each one. In most cases, some trees are being trimmed minimally and others due to necessity, are being lifted and pruned at greater lengths to achieve needed work that may have been neglected in the past.

b) Arbor crews have been broken down into main and secondary crews to address the demand of the property and its residents. Crews are being told to prune and lift trees in an acceptable manner and to focus on safety, clearance and cleanup.

b) Contractor looks forward to completing task set forth by implementing more support staff to branch out throughout the property and address all issues of lifting trees, clearing blocked signage and branches that encroach residents property.

c) Arbor crews are still focused on addressing high profile areas as stated by the Fire Department, along with being effective enough to address and complete homeowner concerns as noted in continued emails sent by Rosemary Tschinkel.

#### 4.3.2 Fertilizer

a) Contractor notes that application will take place next month on trees throughout property, but continues to focus and prioritize completion of tree pruning as needed.

### 4.4 Irrigation System

4.4.1 General Requirements

a) Contractor continues to monitor and inspect the system at least 2 times per month. All inspections cover requirements of scope and a written report is submitted to Owner at completion of each one.

b) Irrigation crews are being more proactive and alert to solving the problems they encounter through rapid communication with respective parties and adjusting and correcting spray patterns and making adjustments needed to achieve full coverage through all zones they are responsible for.

4.5 Pressure Washing

a) Pressure Washing crews have been addressing and completing the task of cleaning off boardwalks throughout the property. We have receive a list of boardwalks to complete, and are moving through them effectively to ensure that pedestrian and bike traffic are not affected by the elements that accumulate throughout the year.

b) Contractor is careful to report any and all damages that may occur to boardwalks, fencing, pedestrian structures and site furnishings to the Owner immediately as noted per the scope of services.

4.6 Litter Removal

a) Contractor continues to make removal and monitoring of site for debris a major concern by ensuring that our staff knows what to look for outside of changing the doggie pots and garbage cans. Our 'trash' crews are required to report any issues or concerns they encounter as they move about the property on a daily basis; noting the importance of our responsibility to the Celebration community.

Work Authorizations / Unscheduled Maintenance

a) All work authorizations for the month of September have been completed and are presently being monitored as needed.

Tree Installations:	North Village / South Village	10WA – RT – 0081
	Artisan Park	10WA – RT – 0087
	North Village	10WA – RT – 0088
	Artisan Park	10WA – RT – 0090
	South Village	10WA – RT – 0091
	Aquila Reserve	10WA – RT - 0093
Turf Installations:	South Village	10WA – RT - 0089

CONTRACTOR'S NOTES:

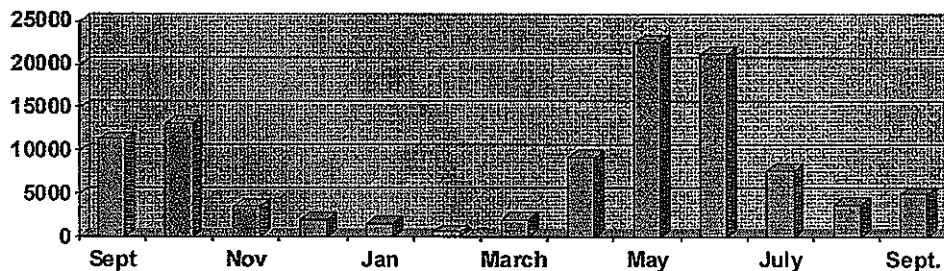
As we close out another month of service here at Celebration, we are continuously challenged through our operations and maintenance of the property. Although we are aware of the policies and procedures set

forth by the scope, we have to set our focus and responsibility to the Owner as our main goal. We , just like any other vendor, have our shares of short comings, but we learn through them to make us a better contractor for your property. We are working with our Owners and all support staff to continue to listen and address the concerns of Celebration so that we fall in line with our responsibilities and duties on a daily basis. We appreciate and acknowledged where we are and how far we have come in the last nine months. Our goal is simple, reaching it sometimes is a challenge. We look forward and thank you for your comments, your concerns, your feedback and your thanks for having us provide your property needs.



## Summary of September Services

### 2009-2010 Trap Totals



### *SURVEILLANCE*

Surveillance is a means of determining how many mosquitoes are active in the environment. Surveillance methods used include Landing Rate Counts and Light Traps. Landing Rate Counts are a way of determining how many mosquitoes are out biting in the neighborhood. Light traps are specialized traps, which are set in pre-determined locations to identify the number of mosquitoes, the species, and the threats of disease among the population.

- 136 landing rate counts were performed.
- 72 light traps were set, collected, & identified.

### *ADULTICIDING*

ULV treatments are being done as weather and trap data permit. Schedule is subject to change.

- 1,146.9 miles were sprayed in September.

### *BACKPACK BARRIERS*

The Backpack Barrier technique utilizes a water-based chemical applied to vegetation where mosquitoes rest. This treatment has a residual effect of 10-14 days, killing mosquitoes on contact.

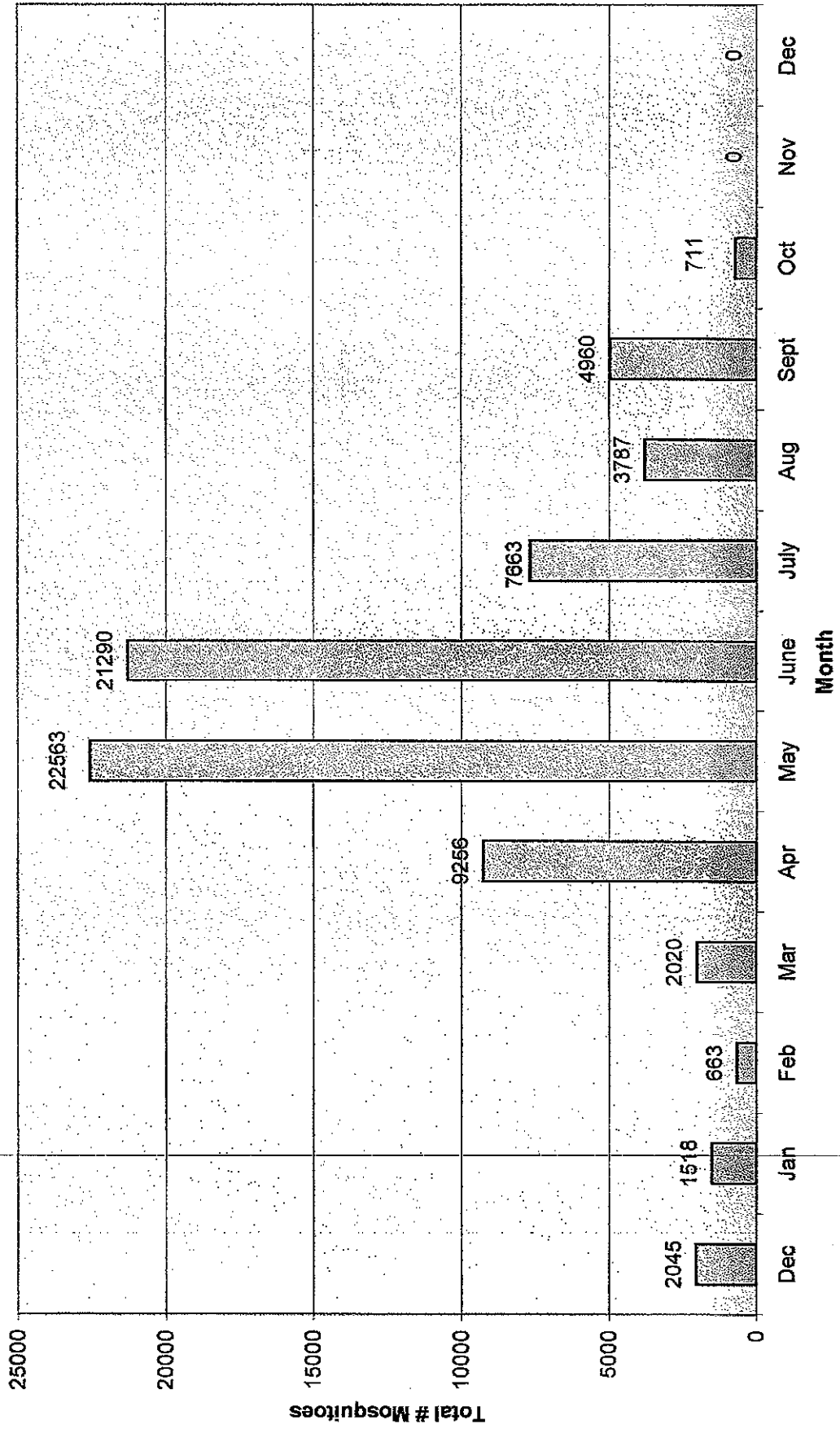
- 1 barrier treatments were applied around Lakeside Park.
- 1 barrier treatments were applied around Town Center.

### *INSPECTION & LARVICIDING*

Inspections of bodies of water occur during the summer months to determine the numbers and species of larvae present. A biological larvicide is applied to areas breeding to prevent the mosquitoes maturing to biting adults.

- 55 sites were inspected.

**Celebration Light Trap Counts by Month: Dec 2009-Dec 2010**



APPLIED AQUATIC MANAGEMENT  
Monthly Highlights for Celebration  
September 2010

Report pending.

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**  
**FIELD MAINTENANCE HIGHLIGHT REPORT**

**September - October**

**COMPLETED ITEMS:**

- 4 full reviews and repairs to street lights, alley lights, bollard lighting, boardwalk lighting and up lighting for the month of September & October.
- Replaced irrigation clock in Aquila Loop.
- Installed power for flag pole lights at the high school.
- Made irrigation repairs Celebration Blvd., replaced 3 solenoids.
- Fixed irrigation clocks at World Drive.
- Installed 80' conduit for Cluster Control Unit irrigation computer.
- Poured pad and ran conduits for Cluster Control Unit irrigation computer.
- Checked on drainage problem in East Village.
- Installed ground rod at Cluster Control Unit pedestal.
- Built temp sidewalk so we can finish sleeving at the Hospital.
- Finished piping lateral lines on both sides of entrance to the Hospital.
- Assisted with installation of flag pole at football field.
- Cleaned and treated benches on Waterstreet and Nadina Place.
- Ran electrical line to relocated pole at Fire Department.
- Installed additional lighting at Aquila Loop lift station.
- Relocated receptacles and assisted with installation of electrical under sidewalk line on Sycamore Street side of Church across sidewalk.
- Cleaned up crash site debris on Celebration Blvd.
- Installed additional lighting at North Village lift station.
- Replaced cracked reuse electrical box cover at 901 Begonia.
- Ran conduit underneath road at Arbor Circle for future boardwalk lighting.
- Trimmed trees in South Village and West Village.

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**  
**FIELD MAINTENANCE HIGHLIGHT REPORT**  
**September - October**

- Removed pull box and poured concrete around new pull box.
- Checked drain on Wilde Drive.
- Removed graffiti on light poles on Celebration Ave.
- Removed graffiti from wooden pathway at Pondview Lane to Maiden Terrace.
- Removed bike from East Lawn and Oakshadows pond.
- Cut low tree limbs over sidewalk on Waterside, Celebration Ave., SV, NV, EP, WV.
- Cleaned up eviction debris in front of George Town apartments in North Village.
- Relocated light pole from new hospital entrance to Fire Department across the street.
- Patched hole with asphalt at 806 Lake Evalyn.
- Turned irrigation meter off at 1224 Golden Canna Lane due to a main leak.
- Checked on drainage problem at East Village.
- Installed cypress trees and fill with dirt at Aquila Loop pathway.
- Celebration complaint log. (see attached).

**PENDING/ONGOING**

- Miscellaneous drainage repairs.
- Repair pot holes throughout the Celebration.
- Painting of fire hydrants throughout Celebration.
- Cleaning and Painting benches.
- Cleaning and painting light fixtures throughout Celebration.
- Set up traps and relocate hogs throughout Celebration.
- Grinding of sidewalks and concrete panel replacements throughout Celebration.
- Address complaints and continually fix street lights throughout Celebration.
- Perform irrigation review and repairs throughout Celebration.

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**  
**FIELD MAINTENANCE HIGHLIGHT REPORT**

September - October

- Pressure wash sidewalks throughout Celebration.
- Perform inspection of street signs through Celebration.