

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Agenda

Tuesday
November 16, 2010
6:30 p.m.

Celebration Community Center
851 Celebration Avenue
Celebration, FL 34747

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. Administrative Matters**
 - A. Oaths of Office for the Newly Elected Supervisors
 - B. Structure of the Board, Resolution 2011-02
 - C. Information on Districts and Public Officials Responsibilities
- 5. Approval of the Meeting Agenda**
- 6. 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.)
- 7. 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 October 19, 2010 Regular Meeting
 - B. Invoices and Check Register
- 8. 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 of the room.)

 - A. Consideration of FAQ Page to the CDD Website
- 9. 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)*

10. Updates and Discussion Items

A. Sheriff Services (*Dan Tomsick*)

B. Sidewalk Closings

11. Other Business

12. Supervisor Requests and Comments

13. Adjournment

NOTES:

There is a workshop scheduled for Wednesday, December 8, 2010, at 6:30 p.m.

The next regular meeting is Tuesday, December 14, 2010, at 6:30 p.m.

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
FIELD MAINTENANCE HIGHLIGHT REPORT

October-November

COMPLETED ITEMS:

- 4 full reviews and repairs to street lights, alley lights, bollard lighting, boardwalk lighting and up lighting for the month of October & November.
- Performed irrigation reviews with Girard around Town Center Lake.
- Replaced irrigation clocks on site 5, clock 8 at East Village.
- Performed irrigation repairs on Celebration Blvd., East Village and Town Center.
- Fixed wires under main line damaged by tree roots.
- Replaced damaged irrigation clocks in Celebration Village.
- Performed irrigation reviews at 1105 Periwinkle in South Village.
- Turned off main line on Golf Park for Girard.
- Purchased a 6x10 trailer.
- Assembled emergency message boards.
- Replaced receptacle on top of Lakeside Park Entrance.
- Completed electrical conduit to Arbor Circle boardwalk.
- Installed light pole on boardwalk.
- Trimmed hedges around Market Square uplights.
- Pour concrete at Celebration Place.
- Replaced Downtown lights.
- Replaced sidewalk panels on Celebration Avenue between Sycamore St. and Cel. Blvd.
- Cleaned trash from Celebration Village to West Village and North Village.
- Concrete patch Celebration Ave. bridge & put defender coat.
- Cleaned and painted benches at Water Street.
- Trimmed trees in South Village and West Village.

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
FIELD MAINTENANCE HIGHLIGHT REPORT
October-November

- 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

October-November

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

| CELEBRATION COMMUNITY LOG | | | | | | |
|---------------------------|--|---------------------------------|-----------------------------|----------|-----------------|--|
| DATE | CONCERN | ADDRESS | DETAILS | STATUS | COMPLETED BY | |
| 11/8/2010 | streetlight out | 406--408 Campus | | | Todd | |
| 11/8/2010 | alley light out | 1228 Roycroft | | | Todd | |
| 11/4/2010 | alley light out | 914--916 Greenlawn | EV168 lamp | Complete | Todd | |
| 11/4/2010 | alley light out again | 831 Lake Evalyn Dr. | LE38 --fixed burnt wire | Complete | Todd | |
| 11/3/2010 | 2 small alligators being taunted, no fear | Downtown lake | 4 alligators removed | Complete | Todd | |
| 11/2/2010 | streetlight out | 733 East Lawn Dr. | EV23 lamp | Complete | Jeb | |
| 11/2/2010 | streetlight out | 892 Spring Park Loop | SV101 lamp | Complete | Todd | |
| 11/1/2010 | sidewalk repair | 413 Celebration Ave./Arbor Cir. | | | Nelson | |
| 11/1/2010 | sidewalk needs repair | 216--218 East Park Dr. | | | Nelson | |
| 11/1/2010 | sidewalk needs repair | 421 Celebration Ave. | | | Nelson | |
| 11/1/2010 | alley light off | 1125 Indigo | EV363 & 364 lamp & starter | Complete | Todd | |
| 10/29/2010 | sprinkler going off when kids get off school | middle school | Russ changing timing of 2E | Complete | Russ | |
| 10/29/2010 | pond has algae | Sticky Ave. | | | Applied Aquatic | |
| 10/29/2010 | streetlights | Cel. Ave--2, Waterside Dr.--1 | | | Jeb | |
| 10/29/2010 | streetlights | Artisan Park | AP100, 169, 160, & 94 lamps | Complete | Todd | |
| 10/28/2010 | street light out | 207 Redbud st | NV169 lamp | Complete | Todd | |
| 10/28/2010 | streetlight out | 1067 -- 1069 Nash | EV32 photocell & lamp | Complete | Todd | |
| 10/25/2010 | pothole in alley | between Banks Rose & Pawstand | | | Russ | |
| 10/25/2010 | stop sign leaning over against pole | Savannah Square | replaced the post | Complete | Todd | |
| 10/25/2010 | streetlight out | across from 953 Pawstand | SV263 lamp | Complete | Todd | |
| 10/25/2010 | irrigation not working | 2 islands/Tapestry Dr. | | | Davey | |
| 10/25/2010 | streetlight out | 1016 Wild Elm | EV98 lamp | Complete | | |
| 10/25/2010 | streetlight out | 1st on left coming from Nash | EV54 lamp | Complete | Todd | |
| 10/25/2010 | streetlight out | 1007 Oak Pond | EV60 lamp | Complete | Todd | |
| 10/25/2010 | streetlight out | 1020 Wild Elm | EV96 lamp | Complete | Todd | |
| 10/25/2010 | streetlight out | 1013 Old Blush | SVB47 lamp & photocell | Complete | Todd | |
| 10/25/2010 | streetlight out | 1121 Damask | SVB54 lamp | Complete | Todd | |
| 10/22/2010 | several alley lights out | behind condos on Mulberry | | Complete | Todd | |
| 10/22/2010 | graffiti on table | esplanade | | Complete | Girard | |

CELEBRATION COMMUNITY LOG

| DATE | CONCERN | ADDRESS | DETAILS | STATUS | COMPLETED BY |
|------------|----------------------------|------------------------------|---------------------------|----------|-----------------|
| 10/22/2010 | streetlight out | 860 Spring Park Loop | SV67 photocell & fuse | Complete | Todd |
| 10/22/2010 | request for mosquito spray | pumpkin patch @ church | | Complete | Clarke Mosquito |
| 10/21/2010 | alley light out | 736 Mulberry | CV872 lamp | Complete | Todd |
| 10/21/2010 | check sidewalk | 1204 Downey Place | not a problem per Brian | Complete | Nelson |
| 10/21/2010 | alley light out | 1250 Celebration Ave. | SV384 lamp, ballast, fuse | Complete | Todd |
| 10/21/2010 | request for mosquito spray | lakeside/trail of nightmares | | Complete | Clarke Mosquito |
| 10/20/2010 | pond needs treatment | East Lawn/Spring Park Loop | | Complete | Applied Aquatic |
| 10/19/2010 | curb repaired | 1109 Celebration Ave. | | Complete | Nelson |
| 10/19/2010 | streetlight out | 831 Lake Evalyn Dr. | LE38 lamp | Complete | Todd |
| 10/18/2010 | streetlight out | 1014 Persimmon | | Complete | Todd |
| 10/14/2010 | streetlight out | 1402 Stickley Ave. | | Complete | Todd |
| 10/14/2010 | alley light out | Lutyens/Ashbee | | Complete | Todd |
| 10/13/2010 | streetlight out | 624 Wisteria Lane | LE4 lamp | Complete | Todd |
| 10/11/2010 | streetlight out | 1123--1125 Indigo Dr. | EV266 lamp | Complete | Todd |
| 10/11/2010 | alley light out | 610--612 Nadina | WV109 lamp & photocell | Complete | Todd |

Celebration Community Development Districts
Operations & Maintenance Monthly Highlights

Girard Environmental

OCTOBER '10 – NOVEMBER '10

4.1 TURF CARE

4.1.1 MOWING – Mowing of grounds completed (3) times per month for St. Augustine turf, (2) times for Bahia turf and (3) times for Bermuda turf per the service calendar. These mowing covers all common areas, retention ponds and easements as needed.

Week ending 10/08/10

Week ending 10/15/10

Week ending 10/22/10

Week ending 10/29/10

The balance of November services will be scheduled for the weeks ending 11/05/10, 11/12/10, 11/19/10 and 11/24/10. The 417 Extension is maintained for turf areas defined per the scope of services and follows 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 – All areas affected by heavy weed buildup have been addressed and noted in submitted service reports for the month. We have sprayed for Crabgrass, Creeping Beggarweed, Spurge, Virginia Buttonweed, Nutsedge, Florida Pursley, Chamberbitter and Matchweed in all areas as needed. Contractor has treated turf with a blanket application containing 2 types of strong quality weed control.

b) Turf has not shown any apparent disease concerns at this time, but all turf continues to be monitored for incidences and treated as needed to control spread of turf diseases.

4.1.5 Fertilization

a) St. Augustine Turf and Bermuda Turf has been treated with a granular fertilizer to boost the color and growth in areas of responsibility. All fertilizer was applied dry and followed up with irrigation coverage behind our technicians, to ensure that all turf treated received adequate moisture.

b) All fertilizer applied in areas of service were kept out of the ponds and canals and crews assigned to blow off hard surfaces immediately after application.

4.1.6 Pest Control

a) St/ Augustine and Bermuda turf has been treated for chinch bugs and fire ants on the property. These reapplications were needed due to the turf recovering from drought status last month. All turf areas are continuously monitored and treated accordingly to control movement of insects and contractor's needed to replace affected areas as needed.

b) Bahia – Pest control is being addressed in areas with irrigation coverage as noted above. As stated previously, all bahia turf will be treated as needed to control pest throughout the property.

4.1.8 Bermuda Turf Care

a) Our Bermuda turf area was maintained (3) times this month per the service calendar, with the number increasing next month to every week as we begin to cool down for the Fall. We have prepared the Bermuda for overseeding next month as growth slows to a minimum on property.

b) As noted before, all Bermuda has been treated for weeds, insects and fertilized as per the scope of services. Any issues or concern relating to treatment are communicated to our techs and reapplications put in place.

4.2 Shrubs/Ground Cover Care

4.2.1 Pruning

a) Detailing of planted areas continues with 'detail' crews trimming, pruning and shaping all shrubbery, ornamentals and ground covers on property. All areas of detail have begun to slow down with the changes in temperatures as we enter the Fall season. The crew continues to move through property efficiently and with purpose to cover grounds completely and provide the service required of them.

b) All detail services are scheduled between Manager and crews, with changes or altering occurring due to homeowner concerns or emergency issues that require immediate attention. With the emergence of lower temperatures on property, all deciduous trees have begun to drop leaves and focus has been aimed at addressing this issue by blowing, raking and removing leaves and acorns falling from Oak trees on an as needed basis throughout property.

4.2.2 Weeding

a) Weeding of property continues in conjunction with the detailing of planted areas per the contract. 'Detail' crews continue to follow-up in all areas by hand pulling weeds or use of chemical agent (herbicide) to keep areas free of weeds.

4.2.2 Fertilization

a) Contractor has completed fertilization of shrubs per the contract for the month of October. A custom blended fertilizer has been applied to guarantee optimum growth and treatment of shrubs within our areas of responsibility.

4.2.4 Pest and Disease Control

a) Contractor has completed the treatment of insect and disease control for the month of October. All areas treated showed minimal pest activity, but nonetheless treatment applied and monitoring to continue as needed.

4.2.5 Mulching

a) All retention pond areas have been addressed this month in areas throughout the property where neglected. Although there is more 'touch-up' to do, we will fall in line with the installation next month as needed. The focus next month will be to get through property completely in anticipation of the 'Holiday' season and prioritize getting it done as required.

4.3 Tree Care

4.3.1 Pruning

a) Contractor continues to move through the property addressing low-hanging branches and raising elevation of tree canopies as requested. As noted last month, some trees are requiring more time due to minimal work performed on them in the past. The expectation requested to complete the task has taken time, but is and will continue to move forward. We are working with Maria Fuentes to document where we have been and where we are headed to ensure that the next round of Arbor work goes smoother and is more efficient in the future.

b) Contractor has implored all crew members to assist in communicating if there are any major or minor issues in terms of tree work by exposing signage and addressing homeowner concerns / issues that will and do happen on a weekly basis. Complete ownership of this responsibility has and will be all of our responsibility moving forward. We cannot express our appreciation for your patience throughout the year, but thank you for working with us to see it come to a close.

4.3.6 Hand Watering

a) Contractor has and continues to provide hand watering for all newly planted trees and turf areas that are affected by irrigation concerns. We have the use of our 'Water Buffalo' to assist in performing these task or covering emergencies that may arise. Any trees that we have under our care are being monitored and we accept responsibility to replace any trees that fail under our care.

4.4 Irrigation System

4.4.1 a) Contractor continues full responsibility to cover 42 clocks every (2) weeks throughout the CDD. As noted last month, we continue to document and address any and all issues with Russ Simmons to ensure that we are meeting the demands of the contract and his trust in knowing that all work is being done efficiently and properly on a daily basis.

b) The staff we have in place has performed to high standards in communication and documentation, along with making repairs and adjustments necessary to cover their tasks at hand.

4.5 Pressure Washing

a) Pressure washing continues with the focus concentrated on maintaining the Esplanade areas, white fencing and boardwalks. Contractor has completed more than 1/3 of all the boardwalks that need cleanup, with remaining work underway. We are communicating our completed list and addressing any and all issues related to heavy leaf buildup, hanging or fallen debris and structural deficiencies throughout the property.

4.6 Litter Removal

a) 'Trash' crews continue to stay ahead of not only emptying trash receptacles and doggie pots, but focus on looking at and reporting detail concerns, turf concerns, damaged structures and more. We make sure that they know how important they are to us by doing more than the minimum required; the concern is to stay aware and stay focused on what is important to the people of Celebration who bike, walk and enjoy the areas on a daily basis. We encourage and celebrate their continued dedication to making the site as litter free as possible.

Work Authorizations / Unscheduled Maintenance

a) None to report for the month of October. Contractor requested to complete on-going issues in the areas of turf replacement and tree elevations on property prior to release of approvals of extra work proposed on property.

CONTRACTOR'S NOTES

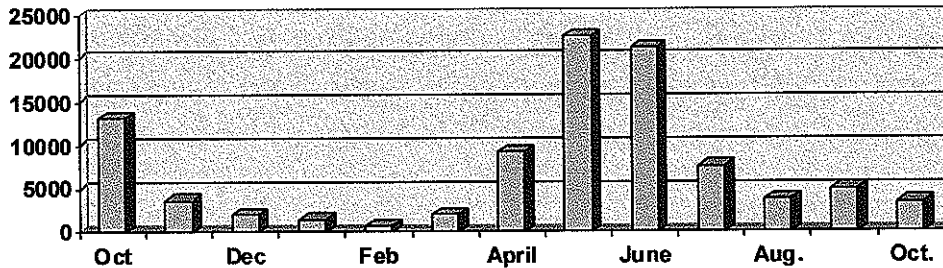
The end of another month is upon us as we see the year's end approaching. The goal has not changed in terms of meeting the demands of the property's scope and service issues. We will continue to move forward and accept the responsibilities and challenges through proper scheduling and communication within our staff and support crews. The changes we've made thus far have been noticed by the community and we want nothing more than to see that continue on a positive note moving forward. Again, we thank you for the opportunity to serve and take pride in being a part of the great community that is Celebration.



Clarke

Summary of October 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.

- 18 landing rate counts were performed.
- 56 light traps were set, collected, & identified.

ADULTICIDING

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

- 665.2 miles were sprayed in October.

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.

- 2 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

