

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Wednesday, January 17, 2007 at 7:00 p.m. at The Jones Room, 631 Sycamore Street, Celebration, Florida.

Present and constituting a quorum were:

Peter Crow	Chairman
Cliff Akey	Vice Chairman
Paul Collins	Secretary
Richard Quinn	Supervisor

Also present were:

Gary Moyer	District Manager: Severn Trent Services
Jan Carpenter	Attorney: Shuffield, Lowman & Wilson
Larry Walter	Engineer: Hanson Walter
Brian Smith	District Manager's Office
Rick Woodville	District Manager's Office
Residents	

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Crow led the *Pledge of Allegiance*.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Public Comments

Mr. Crow stated are there any members of the public who wish to address the Board?

Hearing none, we will close the public comment period.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the
December 20, 2006 Meeting**

Mr. Crow stated the minutes from the December 20, 2006 Meeting are included in your agenda package. Is there a motion to approve the minutes?

Mr. Quinn stated I will move to approve the minutes, but I also have a comment on the minutes.

Mr. Quinn moved to approve the minutes of the December 20, 2006 meeting.
Mr. Akey seconded the motion.

Mr. Quinn stated it appears that we have gone back to a full transcript to the minutes.

Mr. Moyer stated that is correct.

Mr. Quinn stated it is fine with me, but we seem to go back and forth.

Mr. Crow stated I would prefer the shorter version.

Mr. Quinn stated I have never had a problem with summary minutes.

Mr. Akey stated I do not have a preference if you also have a hard copy in the office.

Mr. Moyer stated we can do that if that is what the Board desires.

Mr. Quinn stated the actual official copy of the minutes that is required by the State of Florida to be kept as an archives is actually the tape, so regardless of what we do with these minutes, they can always go back to the tape.

Mr. Collins stated I would prefer the summary minutes.

By unanimous vote the motion was approved.

FIFTH ORDER OF BUSINESS

**Request from St. Joe Regarding
Pedestrian Walkway**

Mr. Crow stated on the drive-thru this morning the Board looked at the walkway and we will now open up for discussion.

Mr. Moyer stated Mr. Gardiner is here to answer any questions.

Mr. Quinn stated my only concern is shared by several members of the Board, which is that the segment of the walkway that needs to be closed is not intuitively obvious to anybody at either end of the walkway that is going to be going down it and that walkway is a favorite way for students to get to the high school. After looking at the 2006-2007 Osceola School calendar I have a few questions. How long will it take to do the job and is there a time constraint on when the job needs to be started and ended. My suggestion would be to do it

during spring break or postpone the movement of the fill until after school lets out on May 21st.

Mr. Bill Gardiner stated I am Director of Planning and Development for St. Joe. We propose to put up signage starting in Roseville Corner and on Celebration Boulevard that says "walkway closed ahead." If it pleases the Board we can shut down all they way from here to here (looking at map) so people do not walk down here and have to come back. It is the opinion of your staff that perhaps people still like to walk sections of this so just one section would be closed. If it were my choice I would shut it down at the very beginning so people do not go down there and have to go back. This area of the project is a water retention area and it actually does not store water from Artisan Park, but from all over Celebration. It is designed for when the water in the wetlands builds up, which will backflow into this area and store water. There is actually no drainage that goes directly into that. In construction of the project we needed a place where we could store materials that would not be obnoxious to the residents of Celebration in a remote corner so we did not create this wetland; we actually built it and created an area for our trailers, but in preparation we dug a lake on the other side, so we over-estimated this area and built this area so the fill will come out from under where the trailers are and go across the boardwalk into a hole on the other side and our proposal is to do this over spring break. We will start two or three weeks ahead of time to get the silt fences up and the signs up for the things we are going to close in the future. On Friday the 31st we would actually start the work and work as fast as we can and if all goes well we will be able to get this done over spring break. To be honest, the boardwalk as shown on the map is actually a sidewalk and not an elevated walkway and we will mound up several feet of fill over the top of that to try to protect it so the equipment moving over it does not break the concrete, but there is always the possibility of breaking up that sidewalk and if we have to, we would come back and repair the sidewalk, which could delay us a day or two longer, but our goal is to get it done over spring break.

Mr. Quinn stated your proposed start date for the project in the letter you sent to Mr. Moyer was March 19th and the first part of that is basically prepping.

Mr. Gardiner stated if all goes well and weather permits it will be closed during spring break.

Mr. Quinn stated the 2nd is a Monday, so it would be the 30th.

Mr. Gardiner stated we would start before that putting in silt fence and starting the demobilization of the materials, stockpiling it and getting it ready to push across the sidewalk. The first thing we have to do is remove the lights and prepare for burying the sidewalk. After we are finished we will remove the dirt off the sidewalks and open it back up to the public. We will finish as soon as possible and we understand that time is money.

Mr. Quinn stated I have walked that trail a number of times and the people who are walking the trail from Roseville Corners to Artisan Park and they get to that point where the walkway is blocked off, do they have a way to exit into Artisan Park?

Mr. Gardiner stated not at this point. We stop them at this point (looking at map) where the trail does tie in. We could block it off at this point and there is way to come in through Artisan Park and back out.

Mr. Quinn stated for those people who like to walk that trail, I think blocking it off at the last possible point where they can actually make an exit into civilization makes a lot more sense than blocking it off at the beginning.

Mr. Gardiner stated you could walk through Artisan Park roadway and come out the other side; it's not like you could not get through, you would just have a detour.

Mr. Quinn stated I think at the other end it makes more sense to block it at Celebration Boulevard.

Mr. Collins stated what if a kid is going to school and they expect walk down this walkway and they can only get half way?

Mr. Gardiner stated there will be a sign that says, "Road Closed Ahead." We will also use the Front Porch and your Website and whatever we can utilize of the Celebration Communication facilities to notify people.

Mr. Quinn stated you probably also need notification to the high school.

Mr. Gardiner stated they might not be impacted at all if the weather permits and we can get it done over spring break.

Mr. Quinn stated my suggestion is, if the conditions are such that you cannot complete the project during the week of April 2nd through April 9th because of bad weather, rather than taking the next nine consecutive days to complete the project, if you cannot complete it between April 2nd through April 9th, your next opportunity to do it is the week of May 21st when school is out.

Mr. Gardiner stated I am sure your staff will be out there making sure we are working to get this completed and if there is a problem we will be glad to adjust.

Mr. Akey stated for your scheduling, April 2nd through April 9th, are you operating 12-hours a day, seven days a week?

Mr. Gardiner stated it will be seven days a week and it is on Easter weekend. We will start on Friday evening and work through the following Tuesday.

Mr. Smith stated if worse comes to worse and they do not get it done and school opens back up, they will have to figure out a way to work while the kids are at school.

On Motion by Mr. Akey, seconded by Mr. Collins, with all in favor, approval was given to the request to close pedestrian walkway from April 2, 2007 through April 9, 2007.
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SIXTH ORDER OF BUSINESS

Review of Severn Trent Contract

Mr. Moyer stated I advised the Board last month that I would not be sitting here on behalf of Severn Trent and I provided that the contract was entered into in 2003 through 2008, so there is more time on the contract than we had discussed last month. Within the contract it also identifies the primary person in charge of the engagement and that is listed as me, so as I indicated, I would still enjoy and like to serve this Board and there is a variety of ways this can be done. The scope of work includes the management component, accounting component and field management component. I have talked to Severn Trent to the degree that their services are acceptable to the District on Field Management, accounting and even management for that matter. If you want to consider one part of the contract I think they would be willing to continue on with the balance of the contract. If you desire to have the contract taken over by somebody else and in my case, for me to contract with Severn Trent so you have one entity that is totally responsible for the contract, there are a lot of ways to approach it, even to the point where the Board might say, "Severn Trent, introduce us to a new Manager" and stay with Severn Trent. There is an entire range of things you can do and I think we are all willing to work with the Board to make it as seamless and simple a transition as possible.

Mr. Collins stated I think your contractual relationship with Severn Trent changed and our contract is with Severn Trent, but you are the Manager for the District and only you can

change. It is a tricky situation and we need to know where the two firms, Severn Trent and Mr. Moyer are going and what the relationship is. It sounds to me like you would be competitive if your interest is getting into managing CDDs and Severn Trent is managing CDDs.

Mr. Moyer stated the competitiveness of the business is sort of interesting in that there are several firms in the business currently providing the scope of services that are in this contract and it is not unusual and in my case for example, for me to contract with another firm to provide accounting services. Initially I am not going to staff up with a bunch of accountants, so I will contract accounting services. I do not think any of us look at this as an all or nothing type of an arrangement. If your desire is that I work out something with Severn Trent in which I can still serve in the role as Manager, I can certainly do that.

Mr. Collins stated my secondary concern would be the level of service that we have with Severn Trent and I do not think the contract is generally specific and one thing, as part of an RFP process we could, as a Board, based on their experience, define things a little more as to services and level of services. Some of the concern I have had is the level of service. At one point in time we had a visible front office with a person there and now there are signs with arrows pointing in different directions, when you call and we discussed this before, it says if you want Brighton Lakes dial this number and at the very least I would like to raise some levels of service. I would also like to have a dedicated Operations Manager and I know some of the other Board members may not like some of the ideas I have, but I would like to revisit some of the services that we are getting in the existing contract and better define those.

Mr. Moyer stated the only way you can get to that level would probably be to go through the contract in process.

Mr. Neron stated I am Regional Manager for Severn Trent. We have heard the concerns expressed at the last meeting about a person at the front desk. It was supposed to be done yesterday, but there were some problems when they switched the phone lines with Smart City, but we are prepared to put a dedicated person back at the front desk. As far as level of services, with any contract and working with Mr. Moyer, we are always willing to sit down and talk about levels of services and staffing patterns either through Mr. Moyer or the Board directly. You define the level of service you want and we will be prepared to provide it.

Mr. Akey stated at the December meeting I think we were all in agreement about the phone system.

Mr. Neron stated we tried it as an experiment.

Mr. Quinn stated that is one of the problems I have had over the course of the past year to year and a half. I do not mind experimenting with ways to change the delivery of service; I just have a problem when it comes as a surprise and when the surprise is shared with me by a constituent, who emails me with a nasty gram saying why is it I cannot get anybody to answer the phone. That is not the way I enjoy getting surprised and one of the things the contract does state is the highest level of professional standards and delivery of services.

Mr. Crow stated this subject came up and we visited with Mr. Kelly and his Board and the best I could determine, they intend to look at this for the next month or to see what they feel would be the best for them. I cannot speak for Mr. Kelly, but I think he would be prone to keeping us working together as we presently we are. I am speaking for myself, but Mr. Moyer came on this project in 1991 or 1992 and has been very involved with it. In the couple of years that I have been on the Board, I value his expertise, knowledge, generosity and the reputation he has. I would very much like to find a way that we could continue this relationship with Mr. Moyer and have him remain as our Manager and if for some reason he becomes unavailable, we have the option to approve a manager. I do not want to move any faster forward than any of us are comfortable in doing so, but I would like to get a sense of whether or not you share my enthusiasm in finding a way to keep Mr. Moyer as our Manager.

Mr. Quinn stated I agree wholeheartedly and with what I heard earlier today and offer this as a suggestion, I think it is incumbent upon Mr. Moyer and Severn Trent to come back to the Board with a proposal on how to make it work with Mr. Moyer staying as the Manager and with the services that are continuing to be provided, elevated back to the level that has been the level of expectation that they had. I also think it is incumbent upon the Board to let Severn Trent and Mr. Moyer know of those areas where we feel that the service level and the quality of the service has slipped. We had a similar issue a year ago when we were surprised by the decision by Severn Trent to take the accounting services and move them to Coral Springs and we did not have a fulltime accountant here, but we managed to figure out a way to work through that and Mr. Woodville is here because of that. I very seldom, if ever, have seen a contract that specifies an individual in a contract, which is a very rare occasion and to have

that be part of the contract speaks volumes for the level of respect that not only the District, but also Severn Trent as for having a long history in this industry and also working with this District and I do not want to lose that, but I will go on the record as saying if I have to err on the side of losing something, I will lose Severn Trent before I lose Gary Moyer, so you guys figure out a way to make it work and come back to the Board with a proposal to make it work.

Mr. Crow stated I would like to hear from Mr. Collins and Mr. Akey.

Mr. Collins stated I am fine with Mr. Moyer and Severn Trent trying to decide what they think makes sense and whatever you decide you think would be best for managing the CDD and after six months if it does not work out and we see that it is not working out, we have 60 days to end it. I think it makes a lot of sense for Mr. Moyer and Severn Trent to come together to make a proposal. I think we, as a Board, need to decide what we want to require in terms of services, so at our next meeting we should decide what to do.

Mr. Akey stated it is up to Severn Trent to work out who they want to have as the District Manager to provide service.

Mr. Moyer stated I think I have mentioned to you individually, I am renting the Comcast space so there will be a District Management Office and for a period of time there will be a Severn Trent office. Part of my vision for that space, which is a class A, beautiful space, with a big lobby, is to make that lobby something that reflects Celebration. I know that CROA is working with Pam Shaw on a history type of deal and there is space in this office where there should be Celebration pictures and I view it as the Celebration Office. Will I manage other Districts out of that office, yes I will, but I do not see any reason why that office could not serve in the role of inviting people from the community in, which is the way we started that years ago. Our front office was really as much an information center for Celebration as any place in Celebration and I would like to see that return to the community.

Mr. Crow stated we would request that Mr. Moyer and Severn Trent sit down with this and come back to us. I am not quite certain what Enterprise will do, but from what I have heard here tonight we will revisit this issue at our next meeting.

Mr. Collins stated first we need to come up with some of our requirements.

Mr. Crow stated we could take this next 30 days to think through our individual requirements and then if everyone is willing to come and revisit this, we might be able to get a little further along with it.

Mr. Moyer stated I think we can move that ball forward pretty quickly in that regard and perhaps I will come back say there is not any arrangement, but I do not feel that is the case, but I think we can come back in 30 days and advise the Board on where we are. Mr. Collins in terms of levels of service, in terms of the Public Relations part of the Celebration Office, I am onboard with what you are saying. I'm not sure you need to detail a lot, but if you would like to go ahead and if there are other things you see in level of service let me know.

SEVENTH ORDER OF BUSINESS

Chapter 190 Florida Statutes Incorporation Requirements

Mr. Moyer stated my understanding of the question before the Board is what is the District's role under Chapter 190 of the Florida Statutes as it relates to incorporation. The law is pretty simple and straightforward and it says that when the District meets the standards for incorporation that we, the District, would call a referendum of our residents to determine if they desire to incorporate. The way we have done that in the past is and there is only one other Community Development in the State of Florida that has actually gone through the conversion and became a municipality and that is the City of Weston in Broward County outside of Fort Lauderdale, but the process when you hit that threshold is, you go ahead and work with the Supervisor of Elections and have a legitimate referendum on whether or not the public wants to incorporate. The criteria for that is in Chapter 163, which says you have to be two miles from a municipality, you have to have 5,000 residents in a County the size of Osceola County and have a population density of one and a half people per acre of land within your District. In the Celebration CDD, as you are aware, a lot of the Celebration Community Development District is conservation areas and the total acreage within Celebration is 6,548 acres, so if you do the multiplication of one and a half times 6,548 you come up with about 9,600 residents. For this Board, under the law, you have to go forward and call the referendum. We have an Incorporation Committee that is active in Celebration who has done a lot of work in that regard and they estimate the population of Celebration to be 6,606 persons. We are roughly 3,000 away from this Board having to do anything and that is monitored by DCA and the law says that DCA will notify us of when we trip that threshold, but again, DCA will probably rely on census day, which is every ten years, to make that

determination. As we sit here today as a District, we really do not need to do anything relative to a referendum for incorporation.

Mr. Quinn stated the proposal that has been sent to Tallahassee on incorporation of a municipality does not rely on the District as a _____; in fact what they did was, they pressed the boundaries of the municipality so that those 3,000 or so acres of wetlands were severed from the municipal boundary. The way the proposal was worded the District would stay an Independent District under that scheme. The question I have and I am neither for or against incorporation right now, I would love to be able to see the process be decided with all of the issues available and while it might not change the outcome of the decision, given the fact that the vast majority of the land that is part of the CDD's annexation limits are never, ever going to be developed. Is there a legal process by which the Celebration Community Development District could, whether it petitions the South Florida Water Management District or not, compress the District into two parts of this; one is to compress the District's boundaries by de-annexing the wetlands so that the District's boundaries are coincidental with the proposed boundaries for the municipality, which solves the 5,000 person problem because it eliminates 3,000 areas of swamp. Secondly, at one point in time what is now the Enterprise Development District land on the other side of 192, was part of the original Development District, which was de-annexed in the late 1990s and it would seem to me that it would make sense to do the other piece and I do not know if that is a process where the Districts could sit down to together and discuss the probability of re-annexing that piece of pie of the Enterprise District into the Celebration Community Development District. What you would end up with is a single District whose boundaries are the same as the boundaries of the proposed municipality. It seems to me that would clarify a lot of the questions that a lot of the residents of the community have about the problem with layering a fifth layer of government on top of the four that already exist, where money goes, where money comes from and whether it makes a difference in the decision, which would seem a lot more rational.

Mr. Crow stated that is a good question, but it is probably unlikely that anything regarding incorporation is actually going to come to us.

Mr. Moyer stated the law does provide for expansions and contractions, but part of that process as it relates to Enterprise and the conservations areas, you also have to factor in the

landowner equation into that process. To answer your question directly, yes, there are procedures for contraction of a Community Development District.

Mr. Quinn stated given the fact that Reedy Creek Improvement District, which is the landowner of all of the wetlands, is on record as saying they will never allow an incorporation if it includes any of their wetlands, it would seem to me that Reedy Creek would probably be amenable to it.

Mr. Collins asked in Weston was it because Chapter 190 kicked in or did they do it independently?

Mr. Moyer stated in that case it was not because of the requirements of Chapter 190; there were some significant economic drivers in Weston. Broward County established a lot of municipal service taxing units to provide municipal services through the County. To make a long story short, by incorporation, Weston saved \$2.9 million that stayed in Weston rather than going down to Broward County to use on some other location within the County that did not benefit Weston.

Mr. Collins asked does the CDD disappear then?

Mr. Moyer stated because of the depth structure, which would be applicable in this case as well, these are special assessment bonds, you have bond holders involved, these bonds were retained so there is a huge number of bond holders in which to get consent. The reality is you are not going to play with the bonds; the bonds are off the table. What they did was instead of having the District as an Independent District with its own Board, they had it become a Dependent District. They eliminated the Board and the City Council then became the governing Board of the Dependent District, which is how they handled that and left the bonds outstanding, which I strongly recommend.

Mr. Quinn stated their City Council was the standing Board. What was interesting was John Flint, who was a member of the CDD at one point in time when they were going through all of that, was on the Committee that steered that process and he is now the City Manager of Weston.

Mr. Moyer stated it is a remarkable story that unfortunately has not gotten out, but Weston, with all of its complexities, at least, until maybe a year or two ago, had three employees.

Mr. Quinn stated their organizational chart might have six people on it and everything else is contracted out.

EIGHTH ORDER OF BUSINESS

Applications for Open Seat on Board

Mr. Crow stated we advertised and invited any residents to apply for the open seat on the Board and there were three applications received. I will go ahead and close the application process. This process will take about 30 days and at the next meeting we will make the appointment.

On Motion by Mr. Quinn, seconded by Mr. Collins, with all in favor, approval was given to close the nominations for CDD Board Seat 5 and to make a decision for appointment in 30 days.

Dr. Margaret Grand stated I have a practice here in Celebration. I am an optometrist, I have lived here since the beginning and started my practice here in December of 1996. I definitely have an invested interest in this Town and have watched it grow. I also have grandchildren in school here. I have served on three different Boards, chairing two of them. I thoroughly enjoy going through and seeing all of the beautiful work the District has been doing and I want to protect and maintain it for our citizens.

Ms. Rosa Alvarez stated I have lived here in Celebration since 1998 and I have three daughters who have grown up here. I sent out a copy of some of the Boards I have sat on, whether it be the State or County and I work as a Legislative Assistant to Representative John Quinones in Kissimmee. I think the Board should reflect some of the diversity in the Community.

Mr. Thomas Sunnaborg stated I have also lived here since 1996, lived here for five years, moved away for four years and came back two years ago. We decided this was our home and where we wanted to be for a long time. How that commitment manifested for me so far is I am an elected member of Home Owners Association Board and my terms runs through in about nine months. If I am appointed here I will not run again, so I would have overlapping term. I have enjoyed being on the Home Owners Board and I have also been involved the

incorporation of the task force. If I do not run for the CROA Board again I feel like I still have a lot to offer.

Mr. Crow stated I am hopeful that I get a chance to get out and visit with each of you and chat, not so much about politics, as just getting to know one another and the way our Board works.

Mr. Moyer stated there is no problem with you meeting individually with the future Board members, but under the Sunshine Law I would still recommend that you not talk about issues that you reasonably expect to come before this Board for future action. You can talk about history, facilities and all of that, but nothing that is coming up in the future.

NINTH ORDER OF BUSINESS

District Manager's Report

A. Financials

B. Check Register

C. Approval of Invoices

Mr. Moyer stated in your agenda packets are the usual monthly reports dealing with the financials, check register and invoices. Mr. Collins asked a question last month on a \$62,000 invoice and we have included a detail of that entitled "Celebration Requisitions." The vast majority of that money was spent on either alley reconstruction or sidewalk reconstruction.

Mr. Collins asked is that the actual physical work?

Mr. Moyer stated yes.

Mr. Quinn stated relative to the invoice, I do not have a problem with the invoice for the current work, but I am curious as to why we have an almost \$3,200 balance. We owe them \$525.50.

Mr. Woodville stated because it comes before the Board and by the time we get it approved the next invoice comes out.

Mr. Collins asked what is the revenue and miscellaneous income of \$52,050?

Mr. Woodville stated I do not recall, but I can get that information for you.

Mr. Collins stated I thought they just started worked a couple of weeks ago, but we have paid \$52,050 last month.

Mr. Moyer stated the alleys are a different contract for the milling and the paving; these are the inlet boxes that are being reconstructed.

Mr. Smith stated it is also for putting curb gutters in some of the alleys.

Mr. Woodville stated I can answer your question now, we had a refund from the Tax Collector for 2005/2006 for unused fees in the amount of \$50,000 and then there was damaged street light pole and it was paid for in the amount of \$1,700.

On Motion by Mr. Akey, seconded by Mr. Quinn, with all in favor, approval was given to the financials, check register and invoices as presented.
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D. Field Operations – Monthly Highlight Report

Mr. Smith stated Mr. Collins requested a completion date on each project and on the chart they are going put a date as to when they are going to start each activity and when they are going to complete them as far as landscaping. They expected to have the pruning of the palms on Celebration Boulevard completed in about a month and a half, which was the end of January, but I think will be the first or second week of February.

Mr. Quinn asked are they concentrating on the ones that are on the end of roadway that we really care about as opposed to the other roadway where there is a lot of construction? If they are going to focus, have them focus from Sienna in as opposed to going all the way down to World Drive and coming back.

Mr. Collins stated I am not concerned about the completion of things such as the mowing; my concern is more on the trees and getting a better understanding of what is happening with our tree trimming. My thought was more along the lines of a quarterly plan of tree trimming and they have to pull them off the job for a couple of weeks, but at the end of the quarter if they have to call in three crews, this is when the plan would be completed and checked off.

Mr. Smith stated that is a good idea and we have a meeting with Mr. Girard on Friday and from that meeting we will have Davey create a tree pruning program and probably have a draft for you at the next Board meeting.

Mr. Quinn stated as opposed to after the trees have been butchered and hearing from the residents, I want to discuss this now. On the report under Tree Care, pruning, item B says crepe myrtle pruning will begin the week of January 22nd, which is next Monday and it says they are going to remove two to three feet off the branch ends. Florida is now recommending that you either do not trim the crepe myrtles at all or that you do not trim anymore off than a branch that is smaller than a pencil. The problems we have had in the past is that they have

taken of two to three feet literally and they have butchered some beautiful trees. We need to make sure before they actually go out there this that they understand what it is they need to do. I do not want to get the emails again this year about them butchering the crepe myrtles.

Mr. Smith stated they did cut them back a little more than two to three feet and for our crepe myrtles now, they are getting to the size where the two to three feet you are taking off the seedy heads and that does help it to flower better in the spring. We will probably start in Lake Evalyn where we have so many crepe myrtles.

Mr. Quinn stated we also want a good example of the difference between over-pruning and under-pruning. I live on Periwinkle and the crepe myrtle in my side yard was planted the same day that all of the street crepe myrtles were planted and all of the street ones have been pruned by your guys over the course of seven years. I pruned ours and it is a good eight to ten feet taller than yours and six to eight feet wider than yours and probably has the greatest number of flowers of any of the crepe myrtles on the street. The only difference between those and the one in my yard is we pruned very minimal on ours and they hacked the others.

Mr. Crow stated during our drive-thru this morning we looked at some of the alleys that had been milled and these will be milled and paved in sections. There is an email about this and is this online anywhere so the residents can see it?

Mr. Smith stated we have not put it online yet, but as we are handing out the door hangers we are putting that in with the hangers. We completed that yesterday and production was not where we thought it was going to be, so our original schedule was not correct. We have this schedule down with my staff, along with the guys who are doing the milling.

Mr. Smith stated last month there was a request for information as far as a threshold for spending on the operation and capital side. Through quite a bit of research in talking with Matt Forbes, there was a threshold for the capital side of \$25,000 for expenditures that were either on consent agenda or not on the consent agenda. Anything over \$25,000 was not on the consent agenda; other than that, expenditures for the operation and maintenance side was within budget.

Mr. Quinn stated not necessarily a threshold, but we need a formula that makes it make sense. If you have a \$48,000 budget line item that is going to expand over 12 months, you have a runway of \$4,000 a month. In that kind of a scenario if you have been spending more than \$4,000 in any given month or you get to the point where you are seeing the runway for

the year and if you continue at that rate, you are going to empty the budget before the end of the year. Good business sense says you brings those kinds of overages to the Board at least for discussion that while you are still technically within your annual budget you are exceeding the runway for that budget and that is an anomaly that I think needs to be discussed.

Mr. Smith stated I will get with Mr. Woodville and work out a system that makes sense on expenditures. From what I can see on the budget, for example sidewalks, it is easy to spend \$7,000 in a period of a month, depending upon the condition of the sidewalk at the time and those are emergency type issues, similar to drainage problems.

Mr. Quinn stated I am not concerned with this because those are the exceptions rather than the rule, but when you have those kinds of things that become an emergency I think you need to solve the problem; however, when that happens it would be a good idea to come back and say there was a problem you had to take care of it and with our expenditure runway for the year you needed to let the Board be aware of the situation and you still do not think you will exceed the budget.

Mr. Collins asked is it normal to have to spend \$7,000 on something.

Mr. Smith stated when it comes to concrete repairs or something like that, yes. I have a gentleman who goes out once a month and grinds sidewalks. If he gets to a place where we have grinded it numerous times and the concrete is getting too thin or if we have one that is heaved too much and there is a line of them, we may have to take out four or five panels and replace that section of sidewalk. If I get into something that is \$10,000 or so, I would generally bring it to the Board, but for something that is a one item issue and it is \$7,000 to \$10,000 I go out and try to get it repaired.

Mr. Collins stated I would like to have some level where the Board understands the options and what it costs. I would be fine with a \$10,000 threshold.

Mr. Smith stated Mr. Quinn had ask about the cost of speed limit signs for the alleys and Mr. Walter is going to talk about this as well, the signs themselves are roughly \$200 apiece and if we put at sign in every entrance to all the alleys it would be approximately 200 signs, which would be about \$40,000.

Mr. Quinn stated I have come to the conclusion that the problem is more fundamental in that if we put signs up that says "no speeding," people do not know how to read, so unless we solve the inability to read signs, they are not going to do any good.

Mr. Moyer stated we appreciate the comments about the community, but one of the reports we made today at the Enterprise CDD dealt with irrigation and what we are doing to increase the reliability and pressures. Enterprise has a multi-step program relevant to the irrigation pressures and the first step we took last year at the height of the problem and worked with Toho, they had a line where they could open some valves and give us better pressure. The engineers determined that we can almost assure the reliability if we go ahead and valve off our system so the entire system is not on all at one time and therefore we are not all competing for the same irrigation water and same pressures. They are moving forward to do that work, to valve off the system and instead of the District not having water other than the two days that are authorized, we would be permitted to use irrigation water seven days a week, but do it according to a schedule by subdivision and I think that will increase the reliability quite a bit. The reason I bring this up, is in the context of the community looking good and the reason it did not look good was because of the stress of the irrigation situation.

Mr. Quinn asked do you have an idea as to when they are actually going to start trenching on Waterside Drive because I know the survey is done?

Mr. Parker stated the survey is done, but the design is not complete yet. The goal is to have it in place by the end of March.

Mr. Quinn asked will you make sure the community is aware well in advance of that happening?

Mr. Smith asked when we start podding off the communities?

Mr. Quinn stated yes or when you start putting in backhoes along Waterside Drive. Is it going into street or is it going in the right-of-way?

Mr. Parker stated the design is not done yet, but I do not think it is going in the street. Some of it may go down between the curb and sidewalk and some of it may go in along the golf course and we may have to directional drill.

Mr. Quinn stated my concern is, there is a great number of very nice looking, very mature trees that are right in the middle of what looks like the bulldozer path.

Mr. Parker stated there is power that runs down there for the street lights, telephone that runs down the street, potable water, mains that run down there and trees, which are all

constraints that we have to deal with, which is exactly why we had it surveyed, so we could identify and put that in the drawings as to what the best design would be for that.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Trust Department of SunTrust Changing to US Bank

Ms. Jan Carpenter stated someone else or I will be here for a couple of meetings, as Mr. Basque has a medical issue, but Mr. Moyer knows the answers to most questions.

Mr. Moyer stated Ms. Carpenter is very well qualified and has been an attorney for various CDDs for a long time. The one thing that Mr. Basque ask that we inform the Board on was that we received notification from SunTrust, who is our Bond Trustee that they are transferring their Trust Services to US Bank and that is a trend we have seen a lot in the last two years. I am not even sure there is a Florida Bank anymore that has trust services.

Ms. Carpenter stated SunTrust is selling completely out of the business in Florida.

Mr. Moyer stated we are going to request our Bond Counsel to briefly look at the documents and tell us if there is anything we need to be concerned about in that regard. It is fairly typical and the duties of the Trustee are well-detailed within the Trust Indenture.

Ms. Carpenter stated and they are always designed for a successor to take over and the Acquisition Agreement between SunTrust and US Bank is supposed to be seamless, but no one would ever really see that it happens other than the name changing and the person changing.

Mr. Quinn stated as long as somebody does not hand us a big bill for transferring the Trustee from one bank to another bank.

Ms. Carpenter stated we should not get anything other than a phone call saying this is your new representative at US Bank, who is now handling your account.

Mr. Moyer stated if there is a problem I will bring it back to the Board, but I do not think there will be.

B. Engineer

Mr. Walter stated I wanted to talk about one of the more challenging things that you wanted me to do, which was look at these alley ways and signage for the pedestrian crossings. It is challenging from the standpoint that you go out and look at those ones that you noted and you figure out immediately that the problem out there is that you have the regulatory stop sign that can be ticketed and obviously folks are not just paying any attention to it whatsoever and I

am not really sure how to solve that problem. The reason we use standard uniform traffic control panels is because when you pull up to an intersection you probably do not read "STOP" on that sign, you just recognize it as a red sign and that means stop. When you have signs like that in an area where folks who live there get use to not paying any attention to it, you have lost all regulatory control of that and they will continue not to pay any attention to it. There are a number of things you can do, which are all costly, but you can put high intensity crosswalks across that glares out in front of the driver. We could put special signs there that says "slow down, our kids are crossing here," we could put in rumble strips to make drivers notice they are coming into a place where they should be aware. Rumble strips do work because when you are driving along and you hit them, you can feel it and you know immediately you need to be doing something. The unfortunate thing about rumble strips is, anybody that is close to them will complain because not only do the people in the vehicle hear rumble strips, but every resident that is in the area will hear every car that goes by. They are effective as a warning device, but they are also loud. We could paint speed limits on the pavement, we could put signs in every alley, but the problem is, if they are not paying any attention to a regulatory stop sign, they are not going to pay any attention to these; however, that does not mean that you do nothing. I think the least we should do is put in high intensity crosswalks so they can see them and also put in pedestrian crosswalks and paint a 15 mph speed limit on the pavement and all those things would be there to signify that there is something going on there. It all meets the regulatory issues, but if stop signs do not work I cannot promise you that these would do anymore to slow the traffic down. Again, you could put speed humps in there, but they are typically designed for 25 mph, so they do not work very well at 15 mph. Bumps would certainly make them slow down, but they cause other problems that you could be liable for and I would not recommend them for roads that are used for public access through that section. You could use high intensity crosswalks because you have children that are crossing there and we do need to signify that. There should be a regular maintenance program on these high intensity walks so that if they fade out they are painted on a bi-yearly or tri-yearly basis so they stay bright.

Mr. Collins stated the primary concern is that it is an area where a lot of kids cross to go to school. I cannot see doing much there because it would be a waste of money.

Mr. Walter stated at the Florida Hospital they have speed bumps, which is private property and they accept the complaints and liability. To get someone to actually stop, you need to get them slowed down to at least three or four miles an hour. The concern is someone going 20 mph with no barrier. The only people that should be back there are the residents. If somebody is coming through there and using it as a cut through or to drop off their kids, I do not care if they complain because they should not be back there in the first place. We surveyed a number of residents and everybody wants to do something about the safety issue. As far as I am concerned each of those locations should have high intensity crosswalks, so I recommend that they all be painted with the high intensity paint and I think you will get a lot more attention to those crosswalks. If the Board wants speed bumps installed, I am not saying they will not work, but when you talk about speed bumps like when you go to the store or the hospital, those are private places and you are going there to do business and they can tell you that if you do not like their speed humps you do not have to do business with them. Your situation is a little different in that you have public streets that anybody can drive on, so from that standpoint you are a little different than the hospital or the store that puts them in their parking lot. Again, I recommend the high intensity crosswalks and perhaps put in Pedestrian Crossing signs in there.

Mr. Crow stated the second issue is whether or not a stop sign does any good and if the engineer is suggesting we remove them.

Mr. Akey stated we could remove them or we could enforce them.

Mr. Quinn stated I would not remove the stop signs.

Mr. Walter stated if you are going to enforce the signs, anywhere there is a stop sign we also install a stop bar. It is a 24-inch stop bar that tells them where to stop and the stop sign needs to be about three feet on this side of the stop bar. This meets the requirement for the regulation and then they can write tickets for it and that will help solve it.

I checked into the signal timing and Don has indicated that he has checked that numerous times and that there is enough time there. For the record, when the walk light comes up there is typically five to seven seconds and then the hands on the sign flashes for 26 seconds, which totals 33 seconds to cross the roadway. When the hand on the sign comes up solid, there is a five-second delay before the opposing traffic signal comes up, so there is close to 40 seconds there. In a typical crosswalk there is between 26 and 30 seconds to cross. Don feels that the

timing to go across there is more than adequate in that the extended time will cause complications with the driver sitting there waiting. One of the things I talked to Don about that might help the crossing is to put a countdown crosser on it so that you know when you are looking at it you have to go and when the 26 seconds starts it actually counts down so you know how long you have to get across the road.

Mr. Akey stated the plan is to ask them for a countdown. Is that from Greg?

Mr. Walter stated I have been talking to Don, who is the County Traffic Engineer.

Mr. Akey stated the County Traffic Engineer that we deal with on the Safety Committee is Greg that works for Jim Murray

Mr. Walter stated Don did say that he would not have any problem with putting a countdown there, but the County does not have any countdowns on hand. They talked about \$150 for the model and the make of the countdown and I ask him to check to see if the County would spend the \$300 for the two modules that it would take. If you have another connection through the Safety Committee you can certainly ask them, but I think it would be a good idea.

Mr. Akey asked did he come out and calibrate the timing?

Mr. Walter stated he said he did.

Mr. Akey stated the Safety Committee is going to pursue that with the County. We have a meeting scheduled for January 24th.

C. District Representative

There being no report the next item followed.

ELEVENTH ORDER OF BUSINESS

Items for Future Agendas

Mr. Crow stated for next month Mr. Moyer and Severn Trent will be here for an update.
Mr. Quinn could you give another web update?

Mr. Quinn stated as I looked at the web live on the Front Porch server there is probably six pages that are on the web that I do not see a need for, so there may very well be other web pages. I am going to email the link to the web to you and it is only because I promised Tim Duncan that I would not expose the link to the web until the web was ready to be exposed to the community, so if any of the other Supervisors want to be able to get access to the web they can get it from Mr. Moyer.

Mr. Crow stated since this is going to be an ongoing we might put this back on for next month. We will be revisiting the new members to the Board and anticipate making that appointment. We have the list of contracts and I am not quite sure whether we want to have a workshop at some point or perhaps some discussion next month. Considering how much is going on around the Celebration Boulevard interconnect, we might want to have a discussion about it.

Mr. Quinn stated I think it would be worthwhile just get everybody back on solid footing about what it is, what it isn't and what the ground rules are.

Mr. Crow stated I visited with Mr. Kelly yesterday and I brought up the fact that Supervisor Katz asked Mr. Kelly in December 2005 if he would consider giving us the first chance at the property and if not, there is action going on with this and I rather doubt if they will be back with anything substantive before our next meeting.

Mr. Quinn stated there is an item on this agenda and I would be more than happy to put it off until next month, but I still have the issue of the narrow streets and fire safety, but we can deal with it next month, but it does need to be dealt with. I think we need to engage the Fire Marshall in doing this because it is one of those we are going to have work with the County on.

Mr. Moyer stated do you want to discuss as a Board before we involve the Fire Marshall or do you want me to go ahead and get the Fire Marshall.

Mr. Crow stated let's try to get some of the magnitude of it first.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests – Discussion of Fire Safety and Parking on Both Sides of the Street

Mr. Crow stated we have the opportunity to meet at Johnson Hall again. Does the Board have any preference?

The Board agreed to meet at Johnson Hall.

Mr. Quinn stated regarding the website, I met with Tim Duncan, who is the webmaster for CROA and the web prototype is loaded on the server. When loaded it and I booted up and ran it from my computer, there is a lot of little debris artifacts that I need to clean up, which will probably take a couple of days. Once I get those cleaned up my plan is to sit down with the office people and show them how to get into the web so they can start working on the

process of populating with the web pages. The one thing that Mr. Duncan ask me for that I need back from the District is, he needs to know who the District's ISP is and whether or not they have a static or dynamic ID address. The static ID address is much easier to set up the ability for the District staff to get access to just those pages on the Front Porch. If you have a dynamic IP address it is a little trickier. He just needs to know who is providing the internet service and whether or not it is static or dynamic. Once he has that we can set up the passwords.

Mr. Crow stated regarding the CDD/CROA joint meeting, my thought is it would be our meeting and we could invite CROA, since we have to notice it and so forth. We do need a date.

Mr. Moyer stated if the Board could give us some dates that you are available we will get in touch with Ms. Wasson.

Mr. Crow stated it will be a workshop and they would probably prefer to do a night meeting. Are we comfortable with February?

The Board agreed.

Mr. Crow stated we could each make a couple of suggestions on dates, although I do not know when CROA is meeting.

Mr. Quinn stated they have one at the end of this month. Any day of the week other than Tuesday is fine with me.

Mr. Crow asked do we want to do this after our next meeting or before? I think after would be better, something after February 21st, which is our CDD meeting. I think it would be a good to have an agenda.

Mr. Collins stated I could work with Bill from CROA on an agenda.

Mr. Quinn stated we already have a relatively substantial discussion from the last meeting in the minutes, so we can use that as a place to start, but if you want to sit down with Bill and get an agenda that is great.

Mr. Crow stated we can all take a couple of days to get a proposed agenda together to make sure we have the items we want and ask Bill to do the same with his Board. The agenda could end up rather lengthy and if gets too lengthy we can take a look at it and just take areas we want to discuss. I will get in touch with Bill and we will work on this.

Celebration CDD
January 17, 2007

Mr. Moyer stated we suggest that you go ahead and email it to the District Office and we will get it to you.

THIRTEENTH ORDER OF BUSINESS Adjournment

On Motion by Mr. Akey, seconded by Mr. Quinn, with all in favor,
the meeting was adjourned at 9:15 p.m.

Paul Collins, Secretary

Peter Crow, Chairman