

MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, March 9, 2005, at 8:30 a.m. in Town Hall, 690 Celebration Avenue, Celebration, FL.

Present and constituting a quorum were:

Richard Quinn	Chairman
Peter Crow (By Phone)	Vice Chairman
Steve Katz	Secretary
Linda James	Supervisor

Also present were:

Gary Moyer	Manager: Severn Trent Services
Cheryl Stuart (By Phone)	Attorney: Hopping Green & Sams
Ariel Lovera	District Manager's Office
Brian Smith	District Manager's Office
Gillian Walker	District Manager's Office
J. Vance Carper Jr.	PBS&J Surveying and Mapping
Matt Forbes	Walt Disney Imagineering
Joe Harless	Celebration Independent
Jerry Newland	St. Joe
Members of the Public	

Introduction

Mr. Quinn called the meeting to order. He noted the goal of the workshops are to discuss items that need to be approved at the regular Board meetings. Therefore, he said the Board should only have workshops when they are needed.

Discussion Regarding Artisan Park Townhomes Phase II Plats

Mr. Carper said the CCDD needs to sign the plat because they have a lien jurisdiction for special assessments over all of Celebration property. He noted that no parcel within the plat is being given to the CCDD. Mr. Katz asked whether any alleys or lights will be dedicated to the CCDD at a later date. Mr. Carper explained that they are dividing one tract into five town home lots; therefore there will not be any changes to the common areas. Mr. Newland explained that the alleyways were already built.

Update Regarding Videography Services

Mr. Moyer explained that the District received a proposal for videography services from Monkey Fist, which is the company that works with Orange County and Osceola County. Mr. Quinn noted that the deadline to the RFP is March 29, 2005. He asked when the notice was published and Ms. Walker said two weeks ago.

Mr. Quinn said the purpose of seeking videography services was to provide a more accurate record of the meetings and share the content of the meetings with the community. Therefore, he noted the District does not need the \$1,000 option on the Monkey Fist proposal. Mr. Crow said considering the District's financial status with regard to the alley repairs and the hurricane expenses, he feels videotaping the meetings are an inappropriate expenditure. Mr. Quinn said staff should ask CROA if they are interested in videotaping their meetings because the District may be able to share the cost with them.

Update Regarding Status of CCDD Webpage Development

Mr. Quinn noted he provided Mr. Lovera with an example of the type of website he would like to see. Mr. Moyer explained that Severn Trent has an IT department that provides webpage services. However, he said the price of the service was not reasonable, so he feels the District should go through a proposal process. He said he believes the webpage does not need to be too technical and should be fairly inexpensive to create and maintain. Mr. Quinn agreed and said there are probably many people in the community that would be willing to provide that service.

Update Regarding List of All Current and Pending District Contracts Showing Project, Contractor, Origination Date and Termination Date

Mr. Quinn asked whether the list was complete. Mr. Forbes noted that he revised the handout that he provided to the Board at the last workshop. Mr. Quinn requested staff compile the District Manager's list and Mr. Forbes' list into one document. Mr. Katz noted the street sweeping contract is on a month to month basis. Mr. Smith explained that the District is continually expanding the scope of work provided by the street sweeping service agreement, as new areas are brought on board. Therefore, he said eventually the work will be bid out as one whole package.

Mr. Quinn inquired about the status of the rewrite for the weed control RFP. Mr. Smith explained that he is waiting to receive a map identifying all of the CCDD ponds and to find

out what the volume and acreage is for some of the new ponds. Mr. Quinn said potential bidders should be able to realize they are bidding on multiple contracts. Mr. Smith and Ms. Stuart confirmed that the language in the RFP was clarified. Mr. Katz said the District should not take on “more ponds than what is in the original contract.” Mr. Smith explained that Mr. Katz was referencing water quality testing, while the RFP Mr. Quinn referenced is for aquatic weed control. Mr. Moyer noted that the water quality testing contract should be added to the list. Mr. Smith agreed that it should be added when once it has been bid. He explained that the agreement was originally with the “construction side.” However because that agreement has ended, he said the responsibility now falls onto the District.

Mr. Quinn said he is not aware of any traffic signals within the CCDD, although he noted there is an ECDD signal on Mr. Forbes’ list of contracts. Mr. Forbes explained that before the contract was awarded, staff recommended using an existing CCDD contract to do services outside the CCDD boundaries for economies of scale. He added that it is funded by the ECDD and noted that Celebration CDD has a signal at World Drive. Mr. Crow asked why the CCDD has the construction contract for the traffic signal at Water tower Place. Mr. Quinn pointed out that the contract originated in 2003. Mr. Forbes said there was a need for a series of signal improvements, and they were all consolidated into one CCDD contract to be managed by the respective districts. Ms. Stuart said it was under a contract with the county because the price was already bid through their existing contract. Mr. Moyer said in 2003, the CCDD was the contract manager for nearly all of the contracts, although the payment for the services came from the appropriate district. Mr. Crow asked whether this was a onetime occurrence. Mr. Katz said there will not be any more signals constructed on Celebration Avenue, so the contract will not apply in the future. Mr. Moyer noted that it would not be a difficult task to combine Mr. Forbes’ contract list with the one compiled by the District Manager’s Office.

Update Regarding Lease Agreement for Use of The Celebration Company Compound

Ms. Stuart said Mr. Smith identified the area that is being used solely by the CCDD, which is illustrated in Exhibit A of the agreement. Mr. Smith said all of the buildings, containers and materials stored on that property are owned or leased by the CCDD. He added that all of the buildings are moveable. Ms. James suggested visiting the site before a meeting.

Mr. Crow asked how much land is needed for this purpose. Mr. Smith said the land mapped in Exhibit A is 2.1 acres, which is sufficient. Mr. Katz asked whether only one acre would be sufficient. Mr. Smith explained that a majority of the property holds CCDD transplant trees. Mr. Katz asked whether the District pays Davey Tree to maintain the trees. Mr. Smith said Davey Trees maintains the trees as part of their contract with the District. Mr. Katz asked whether the trees could be moved to Davey Tree's property. Mr. Smith said the trees are owned by the CCDD; therefore putting the trees on Davey Tree's land might pose a problem if Davey Tree decided to vacate the property. He added that the area holding the trees will probably be cleared out soon because the trees will be planted throughout the community. He said he could work with as much land as the Board decided they wanted to use, whether that is one acre or a half of an acre.

Ms. James asked whether the concern about the size of the land was related to the liability, noting the cost for leasing the property is less than \$100. Mr. Katz said leasing The Celebration Company property is only a temporary solution and suggested moving the CCDD materials to the CCDD's one acre property referenced in ISSA Homes' request, which is across from The Celebration Company property. Ms. Stuart asked whether the property that ISSA Homes requested to purchase is sufficient to use as the CCDD compound, and Mr. Smith said he could work with any property chosen by the Board. Ms. Stuart asked whether it is possible to vacate The Celebration Company property and move to the land ISSA Homes wants to purchase and Mr. Smith confirmed. Mr. Crow asked whether Mr. Smith was familiar with the property. Mr. Smith said he was familiar with the property, and he noted that the property would need some modifications if the Board chose to use it as the compound area.

Mr. Katz said the lease agreement topic should be placed on the next agenda. Ms. Stuart suggested placing the ISSA Homes request on the agenda and asked the Board to take formal action on the request. Mr. Moyer suggested the District negotiate a trade with The Celebration Company, offering the land referenced in ISSA Homes' request for a piece of land that is more appropriate for the District's needs. Mr. Quinn said he does not want to set a precedent of selling CCDD property to private entities because he feels it would create a slippery slope.

Ms. James asked whether the property referenced in ISSA Homes' request is the best land to use for a storage area. Mr. Quinn said he believes it is the best land because it is

isolated on all sides and poses no risk of being near a home. Mr. Smith noted that the property would need a fence or screen for an enclosure.

Mr. Katz agreed with Mr. Quinn that the Board should not create a policy of selling District property. Ms. Stuart said regardless of the Board's decision, the Board should respond to ISSA Homes' request out of courtesy. Mr. Crow asked whether ISSA Homes' request was to lease the space or purchase it. Ms. Stuart said the request was to purchase the property. Mr. Katz said he would like a report at the next meeting regarding the feasibility of using the property, and he suggested the Board respond to ISSA Homes' request after receiving that report. Ms. Stuart said feels the Board members are being unclear because they have said that they do not want to sell the property, while also suggesting postponing the decision until they research the feasibility of the using it. She suggested the Board clarify their position.

Mr. Crow noted that there was a third option of swapping the land with The Celebration Company. Ms. Stuart pointed out that prior to The Celebration Company's decision to split up their land and lease it to the individual vendors, the District asked whether they had any other land that was more ideal for the District's use, and The Celebration Company said there was not. However, she said she is not sure if the answer would be the same now that the District is seeking a smaller portion of land. Mr. Quinn said he would like Mr. Smith to make a presentation regarding the feasibility of using the CCDD's land referenced in ISSA Homes' request as a compound area, adding that he would like to defer all further discussion until after that presentation is made.

Update Regarding Plan to Replenish Reserves and Fund the Tree Replacement

Mr. Smith explained the hurricane expenses portion of the handout that was provided to the Board. He noted that there is still some work that has not been done, adding that FEMA has agreed to reimburse \$207,000. He said the District is appealing FEMA's decision with regard to not reimbursing the costs associated with the standing of the trees, with the hopes of receiving reimbursement for the remaining expenses. He noted that FEMA originally said they would reimburse the standing of the trees and later reversed that decision.

Ms. Stuart asked how much money FEMA has promised in writing. Mr. Smith explained that he does not have anything with regard to the reimbursement amount in writing, adding

that the numbers in the handout are based on a telephone conversation he had with a FEMA representative. Ms. Stuart said several Districts are proceeding with a similar appeal. She asked whether accepting the number for the reimbursement would prevent the District from appealing the decision regarding the standing trees.

Mr. Quinn noted that because the District may be involved in an appeal, the District will not receive a reimbursement any time soon. Ms. Stuart said it will definitely be several months before the District receives a reimbursement. Mr. Smith noted that FEMA is expecting the appeal. Mr. Quinn pointed out that the District must function without the reimbursement from FEMA until at least next year.

Mr. Katz said he has spoken with Mr. Moyer and the underwriter to review a plan to refund the bond issues. He explained the 1994 bond issue can be refunded and the savings on the debt service could be used for capital projects such as replacing the trees. He said the underwriter estimated \$450,000 to \$500,000 of savings from refunding the bonds. He requested the Board allow the underwriter to present their ideas to the Board at the next Board meeting, adding that he believes there could be a bond closing by June if the Board begins the process now. Mr. Quinn said that he believes Mr. Katz's suggestion is a good idea. Mr. Moyer pointed out that it is in the Board's best interest to complete this process quickly because interest rates will begin to rise.

Mr. Alex Morton noted that the District removed the trees that were on Celebration Place where the church construction began. Mr. Smith explained that those trees were transplanted to another location. He said the District is transplanting as many trees as possible. Mr. Quinn pointed out that those trees belong to the ECDD, not the CCDD.

Mr. Morton suggested asking homeowners to volunteer donating their trees, so the District can transplant them to areas that lost trees during the hurricanes, adding that he would be willing to volunteer a tree. He then asked why the trashcans were removed from Golfpark Drive. Mr. Smith explained the trashcans are in the process of being rotated and repainted. He said staff regularly rotates the trashcans throughout the community based on how much the trashcans are used. He said during that rotation process, staff repaints the trashcans. Mr. Smith added that staff has a list of homeowners who want to donate their trees. However, he said he must wait until the Board makes a decision on the tree replacement so the trees can all be moved at once. Otherwise, he explained, the residents would complain that the process is

unfair. Mr. Morton added that there is a certain time of year that is ideal for transplanting trees. Mr. Smith disagreed and said it is more difficult to transplant a tree during the spring than in the summer because it rains less in the spring, noting that it rains every afternoon during the summer.

Mr. Quinn requested Mr. Smith provide the Longmeadow residents with two options of a species of tree and chose to plant the species that is desired by a majority of the residents. He added that both choices should be oaks. He said the Board should know where the funding will come from before that decision is finalized, although until then, staff should work on resolving which species to plant along Longmeadow Street. Mr. Smith said he is waiting to hear back from the landscape architect who has also been working with CROA. Mr. Katz said on the next agenda there should be a plan to finance the trees and an update on the final cost estimate of the Beak Street repairs. Mr. Moyer confirmed.

Mr. Crow asked whether FEMA would give the District the \$200,000 before the appeal is concluded, and he inquired about the total amount of reimburse the District requested. Mr. Quinn said the District asked for \$1,233,889.81. He said the District may not want to accept a check for the \$200,000 before the appeal is concluded for fear that it would prevent the District from pursuing the appeal.

Mr. Quinn said he would like to know the following in reference to Beak Street: What is wrong? Why is it wrong, and how much will it cost to fix it? He said he would like more than an estimate of how much it will cost to fix it. Mr. Katz added that the question 'why is it wrong' includes who should share the cost, and the question 'how much will it cost to fix it' includes how much each party should pay. Mr. Quinn said he would also like to know how the repairs will be funded. Mr. Katz asked if there was any money left in the 1997 bond issue, and Mr. Lovera said about \$130,000. Mr. Katz said that money should be used toward the North Village trees, noting that Mr. Forbes said the only project left within Celebration is the Beak Street project. Ms. James requested a list of all of the open bonds. Mr. Lovera said he will work with Mr. Forbes to create that list.

Mr. Crow asked Ms. Walker to provide him with copies of all documents that were distributed to the Board at this meeting. Mr. Katz requested the joint workshop with the ECDD be informal like a lunch meeting. Mr. Moyer added that there would not be a set

agenda and Mr. Katz confirmed. Ms. Stuart said it would still be noticed, although it would be informal.

Discussion Regarding March 24, 2005 Meeting

A. Quorum

B. Agenda Items

- **District Manager's Office**
- **Attorney**
- **District Representative**
- **Supervisors**

Ms. James said she will not be at the March 24th meeting.

The meeting adjourned at 9:45 a.m.