

MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, June 23, 2009, at 12:00 noon at 851 Celebration Avenue, Celebration, Florida.

Present were:

Cliff Akey	Chairman
Paul Collins	Vice Chairman
Tom Sunnarborg	Secretary
Lee Moore	Treasurer
Bruce Carlson	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Brian Smith	Severn Trent Services
Frank Clarke	Clarke Mosquito Control
Pete Deglomine	Clarke Mosquito Control
Andrew Gentes	Clarke Mosquito Control
Roger Mitchell	Severn Trent Services, Operations Division
Residents and members of the public	

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Moyer called the meeting to order at 12:00 noon.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Akey led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Fiscal Year 2010 Budget

Mr. Collins stated I would like to see a proposal for what is expected to be paid from capital funds for the next year. I know there is a five-year plan, but I am interested in what we might need to fund in this upcoming fiscal year.

Mr. Moore stated CROA hires an outside party who provides a reserve study, which is required under Florida law. I am surprised CDDs are not required to do them because they are a helpful tool.

Mr. Sunnarborg stated I discussed this with Mr. Moyer once and his answer was that the things that we own, such as ponds, drainage structures, and alleys, which do not lend themselves to a reserve study.

Mr. Smith stated most of those facilities are very standard numbers, for example, you replace an alley every 10 years. You can spend \$40,000 for a reserve study, but the amount of information you actually get is very minimal.

Mr. Moore stated it is a good way to budget for something.

Mr. Collins stated we have a breakdown of those improvements as part of the capital improvement plan.

FIFTH ORDER OF BUSINESS

Maintenance Facility

Mr. Sunnarborg asked have we reserved funds in the budget for the maintenance facility?

Mr. Collins stated as we continue our research, it looks like it will cost less than we originally planned. If we are going to do something like the golf course facility, that will cost \$1 million. Since they are allowing us to do a basic warehouse structure, it will cost much less.

Mr. Sunnarborg stated I still have the plans for the golf course facility if you would like to see them.

Mr. Smith stated yes, I would. One thing we are researching is the cost for a lift station. If they build a lift station at the library, then we can dump into their lift station to go into the forcemain.

Mr. Sunnarborg stated for the golf course facility, we had a grinder pump that went into the mainline. But at the time, a grinder pump was all we could do.

Mr. Smith stated now we have to do a lift station. If the library builds a lift station, we can gravity feed into that.

Mr. Moore stated this will be a cost to the District. Are we going to pass on any of these costs to CROA if they are sharing the facility?

Mr. Collins stated there are three or four things that we have discussed. Some are fairly simple and others are open questions. First, who will own the facility? Do we own it or sell it to the contractor? To us, it seems the CDD should own the building and facility.

Mr. Sunnarborg stated I think we need to be prepared for the possibility that the current contractor will not always be our contractor.

Mr. Collins stated I think most of us agree that the CDD owns the facility.

Mr. Sunnarborg stated I agree, I think we own it and we have some kind of agreement with CROA that looks like a lease, something that defines our relationship so at least they are paying rent.

Mr. Collins stated originally we were looking at a cost of \$1 million. One thing we can consider is lease it to Davey Tree to recover our costs and allow Davey Tree to determine how much they want to charge CROA and the CDD. That gets us out of the business of leasing or getting into a dispute with CROA on their fair share and our fair share.

Mr. Sunnarborg stated I also thought about a lease agreement with CROA and if CROA decides years from now to go with a different contractor because it is cheaper because they have an offsite facility. Now, who is paying the rent for that part of the building?

Mr. Collins stated even at this low cost, even if we have to pay for all of it, we are probably fine. Part of this will be for Enterprise CDD. I would estimate at least \$100,000 for the initial work.

Mr. Moore stated whoever is doing the road should be doing the road for the whole area, and we are in the middle. If we are the first one to build, then we will build the road all the way out.

Mr. Smith stated there will also be utilities to run to the property and the information we distributed does not include those costs.

Mr. Moore stated that is another \$150,000, so by the time we are through, it is \$400,000.

Mr. Collins stated using 10%, it would cost \$40,000 per year to operate. If Celebration CDD is 80% of that, it is about \$30,000. The costs to CROA would be about \$10,000 per year. If we charge it to Davey, then they make the determination between the CDD and CROA.

Mr. Moore asked how are we going to finance this?

Mr. Collins stated we have money available in our capital funds, so we can pay cash.

Mr. Akey asked how much is CROA paying for Davey and how much do we pay?

Mr. Smith stated we pay about \$127,000 per month.

Mr. Moore stated CROA's annual contract for Davey is \$600,000.

Mr. Sunnarborg stated there is a big berm in this area that is the background for the 9th green. Our facility will sit to the right of that berm, more in line with the top of the driving range. There is not as much height with that berm, so the screening for this facility will be more than I anticipated. I built up this part of the driving range edge so that the shot from a right-handed slice from the back side would hit the berm and come back in, where no shots go, I did not build it up as high. That creates a bit of a view portal right to our facility. Do not cut back on the landscaping buffer because you are not behind the highest part of the berm.

Mr. Smith stated we included money for the screening. There is a berm there already that we created, and there is quite a bit of plant material available from the temporary facility that we will have to move anyway.

Mr. Collins stated we are suggesting that Davey be responsible for maintaining the facility.

Mr. Sunnarborg stated we will own it, and we will lease it to Davey for the duration of their contract.

Mr. Moore asked do we really need to charge CROA? I do not think Davey will charge them.

Mr. Collins stated that will be part of their costs to absorb.

Mr. Moore asked is Davey paying now for use of the facility?

Mr. Smith stated yes, to The Celebration Company.

Mr. Moore stated the contract that everyone will be bidding on is based on that same scenario. If we are now increasing their costs, that will increase their bids.

Mr. Sunnarborg stated you can allow them to price alternates and one can be their bid for today's existing conditions.

Mr. Smith stated I itemized all the costs on the spreadsheet that they will give us.

Mr. Moore asked where will you come up with the cost to rent the facility?

Mr. Smith stated it depends on the cost to pay it back, five or ten years maybe.

Mr. Moore stated we are talking about them absorbing it and I am not sure they are the ones who should be.

Mr. Sunnarborg stated think of the reasons why we are doing this. We are building this facility because our contractor has been telling us over the years that they need someplace to work from. That should translate into lower costs for them.

Mr. Smith stated it is cheaper for them to be onsite than if they had to mobilize.

Mr. Sunnarborg asked why would we build the facility and increase our costs?

Mr. Moore stated I do not know.

Mr. Collins stated we are providing a nice working environment for our vendors because it is pretty bad back there right now.

Mr. Moore stated we are just generating more income to them. If we increase their costs, the nicer place is not that important to them unless it increases their efficiency or gives them another benefit.

Mr. Collins stated if I am Davey and that property is going away, I will want to know if I will even have a place or if I have to be someplace 10 miles away. They will then pass that cost onto us.

Mr. Smith stated the contract states that we do not provide them with a place to stage.

Mr. Moore stated things would be priced differently if they did not have a place.

Mr. Smith stated I see the prices going down anyway. When we bid landscaping in other communities, there is a lot of competition, and Davey knows that.

Mr. Sunnarborg stated if we do the land swap, the land they are on will become ours so everything is even. If we build a facility, we have increased our costs. If we charge them enough rent to compensate our costs amortized over 20 years, their costs went up so their bid will go up.

Mr. Moore stated they will have to account for that in their bid.

Mr. Sunnarborg asked where is the benefit?

Mr. Collins stated the benefit is providing a work environment for their employees you have to provide a basic environment. They do not even have bathrooms where they are now. If they have to add in an annual cost of about \$30,000 to a \$2.5 million contract, it is a very small amount. When you talk to the crew members, they are excited that they will finally have a place they can call home. The cost to them will be negligible compared to what it provides in terms of a home base and a nice complex. It will now meet the standards of Celebration. Our current site is rather embarrassing.

Mr. Sunnarborg stated I am wondering if we can reduce it to a simple justification for our constituents. We cannot say that we are going to build this facility and the contractor will give us a discount so that our landscape fee will be reduced commensurate with what it will cost.

Mr. Collins stated we do not have a choice of keeping it the way it is now. There will be a library and a park, so the choice is doing this or Davey finding a facility offsite. The cost of that will be ten times greater than having the facility here.

Mr. Moore stated the service level would also drop if they moved offsite.

Mr. Sunnarborg stated the sell to the community is that we are avoiding higher costs.

Mr. Collins stated that is correct.

Mr. Moore stated since we have this money available, I think we need to be careful in how we pass this on and if we are going to amortize this over 20 years or so. I do not think we should try to get back our investment in five years of rent.

Mr. Collins stated I agree.

Mr. Moore stated I am looking at the plans and thinking about location of the bathrooms.

Mr. Smith stated there is a floor plan with the bathrooms and a concession area for the ball fields that will be separate from the maintenance facility. We can charge CROA for use of the bathrooms.

Mr. Moore stated the groups will be using them and it will at least pay for the bathrooms and maintenance, especially since it will be open to the public.

Mr. Collins stated we are working to get some of our language on the term sheet. Lately they have started to be not as cooperative. They are telling us that we have to move our current facility because it is on library property, and yet I do not see the library progressing.

Mr. Sunnarborg stated perhaps they have sold the land.

Mr. Moore stated I do not think so because the plan has to go through the County for approval before they can sell the land.

Mr. Collins stated I think they are frustrated by the whole development of this property and they would rather be done with it.

Mr. Moore stated to do it all at once and have The Celebration Company do all these tracts would be the smartest thing for them to do, as opposed to each entity having to do our own property. They should do the road and improvements.

Mr. Collins stated that is how they have done the rest of the development.

Mr. Smith stated they are geared up to do it, but they are not cheap and we will have to pay them.

Mr. Sunnarborg stated the cost of their dirt stockpiled by the high school versus bringing it in from someplace else is not even comparable.

Mr. Smith stated we could do it ourselves and have their engineer, PBS&J, put together a design scope and put out an RFP and have Jr. Davis put in the road and utilities.

Mr. Sunnarborg stated we should ask them if we can purchase their dirt from them at wholesale. The cost is in transport. Anywhere offsite will be a lot more.

Mr. Moore stated the library will have to do the same thing.

Mr. Sunnarborg stated maybe we go in with the golf course.

SIXTH ORDER OF BUSINESS

Mosquito Control Services Presentation and Discussion of Recommendations from Michael Page

Mr. Akey stated staff has a meeting scheduled on Thursday with Sherry Burroughs and members from Clarke Mosquito Control. Part of our discussion will be how we interact with the community in keeping them abreast of issues. I think we as a community are going through different stages in our life cycle. We discussed having a conference call on a Tuesday evening with the vendor and anyone who wants to dial in with a question may do so. We also discussed having a meeting in October for another mosquito presentation that Clarke will give for the benefit of the community. Mosquito issues will continue to be raised year after year. We have the objective that the Go Green group wants to get to, and I am not sure we will ever get to where they want us to be, but we can take steps to try to reach a common ground.

Mr. Moyer stated Mr. Page provided several recommendations when they made their presentation to the Board in May, which was provided in the agenda package. One of the issues he identified was the need to coordinate the applications between the CDD and Osceola County. I think everyone's initial reaction was that if we are already out here doing the program and Osceola County is only coming out here eight times a year, the easiest way to coordinate the program is to say to Osceola County that we will be responsible for mosquito control within Celebration. The *quid pro quo* to doing that, since we are relieving Osceola County of some of their responsibilities is related to another of Mr. Page's recommendations, and that is to train a CDD Board member or staff member to be the mosquito expert. The suggestion is to use Sherry Burroughs at the County, who has that expertise to be an advisor to the Board. We will receive value from

the County providing that service as an offset to them not doing mosquito control. If a member of the Board wants to be the mosquito expert, that is fine, but if we can use Ms. Burroughs, I think that addresses that issue. Periodically she can come to the Board and provide updates on new technology or where the County is with their mosquito control program, which also goes back to the coordination issue. The third suggestion is to develop treatment protocols that are agreeable to the citizens of the CDD and to come up with standardized criteria for surveillance. Mr. Clarke and his staff can address that as part of their presentation.

Mr. Akey stated when we discussed the issue of tree trimming, we went to the County, and Jennifer does provide a coordination role and we seek her advice and counsel. I think having Ms. Burroughs do this is a good idea. She is in this field and we do remit taxes to the County for this service.

Mr. Sunnarborg stated I think it is a good idea, also. I think asking the County to cease spraying in our community is the first step. It answers the question of over application that some people have. The tradeoff with them of asking Ms. Burroughs to be the expert is a great idea. I wonder, in return for them not spraying since I am sure they will not give us a tax credit, if we can ask them to continue to test and share their testing results with Clarke and get them to do something that they do in the rest of the County that might be helpful to us.

Mr. Moore stated my only concern in going to the County and not having Mr. Smith or someone be the expert is that person could change again. Then we will not have someone representing the District.

Mr. Moyer stated the reality is Mr. Smith is the expert but there is a group of people in Celebration who think that no one in Celebration is the expert any more so than they are. I tend to believe that bringing in someone from the County adds credibility. I think it is another phase of independent oversight. I think sometimes we get accused that these are our systems and we become defensive that this is "our turf" when that is not the case, but not many people believe that statement. I think a third party helps the situation.

Mr. Moore stated I agree. I know if we depend on the County, they will be blaming the County. If we depend on Mr. Smith, they will blame Mr. Smith and they will want an independent expert.

Mr. Clarke stated I am one of the third-generation members of this business, and I have been with the Celebration CDD since the beginning of the contract, and that is why

I am here. I moved from Chicago to Orlando to open our first office to serve Celebration. We also worked with the staff from RCID and Disney many years ago. Pete Deglomine has been your representative for the past eight years, working with Mr. Smith. Andrew Gentes is our Florida Supervisor for all our Florida offices. Brian Bader supervises our Kissimmee office, and you are one of our anchor accounts managed from that office. At one point, I was the only contact person for this contract, but now this is the team that is focused on your community and deals with the daily details of mosquito control. The purpose of today's presentation is to share some history of our company, where we fit in the industry so that you will understand the depth of our experience and our company, the sustainability efforts here and within our organization, where the industry is going, and what your program entails and why it is so important to the residents of Celebration.

The power point presentation from Clarke Mosquito Control is available on the Celebration CDD website and is also included in the official proceedings of this meeting.

Mr. Moyer asked do you have a toxicologist on staff?

Mr. Clarke stated we have a number of staff people who are chemists, but I cannot say if they are a toxicologist. We contract with a number of them over the years.

Mr. Collins stated you use frequent low-dose applications for adulticiding. Is that more effective for eliminating mosquitoes? Is it safer because you are putting out a lower rate of the chemical? Can we tell the community that we do it as frequently as we do is because it is safer and we are putting out less dosage than we might with a typical program? I have heard a lot of comments that our program is very expensive compared to what other communities do. What do we received from that and why is it so expensive?

Mr. Clarke stated regarding the dosage rate, if you can put out less, it is safer from an exposure standpoint, than putting out more. Even though we are doing it repetitively, it breaks down in the environment so quickly by design, so that there is not an ongoing residual build up of chemical.

Mr. Collins stated the State was looking at the total that is sprayed out over the year, not how much you spray each time you are here. Why did he look at the full year instead of a smaller increment of time?

Mr. Clarke stated the reason they shifted to looking at the whole year is EPA made changes about a year ago. The new labels only allow you to apply so much of an active ingredient per acre over a year's time period. That is an easily quantifiable thing for the

Department of Agriculture and Consumer Services (DACS) to look at. That is why they focused on that, to be sure we did not over apply during that calendar year. Two years ago, they would have looked at our overall application rates. The reason we apply at such a low level is the broods of mosquitoes all hatch and migrate at the same time. Once they are adults, you can use a higher dosage to kill the entire population of mosquitoes and would eliminate the problem for another two weeks unless you have a rain event. We use that method in the Midwest quite often. In this community, mosquitoes come out every night because there are many different mosquito species and broods happening with all the rain events and the water tables in the marsh. It would not do any good to boost the rate of application and put out more chemical because there will be a new batch of them the following day.

Mr. Collins stated it sounds like this lower rate is safer than perhaps what they do in Indiana where they hit them with higher doses at one time.

Mr. Clarke stated that is correct, although from the science aspect, it will not make your problem any better by applying a higher dosage rate one night a week.

Mr. Collins asked does Osceola County have a bigger problem with mosquitoes than we do in Celebration?

Mr. Clarke stated you have a much bigger problem here than a lot of other neighborhoods. The County's program is \$1.1 million for a year and the problem they have is not quite as bad. Also, the desire level of the residents in Celebration to get out and enjoy the community at night is at a much higher level than in the rest of the County. That is why the County recommended having a more intense program years ago because they recognized they would only be able to come out a few times a year.

Mr. Deglomine stated the cost per mile for ULV spraying is very low compared to just about anywhere.

Mr. Sunnarborg stated I applaud you for all the efforts you are doing and for answering all the questions we have had. There are questions about expertise. The Go Green group runs into someone from Sarasota County who explains a solution for them that is very different than what we do here. I understand that your company has a contract in Sarasota County.

Mr. Clarke stated yes, we do all the spraying for the County.

Mr. Sunnarborg stated the program that they were complimenting is your program.

Mr. Clarke stated the County has some personnel who does the surveillance, and when the population counts meet the thresholds, they tell us where to spray and what to spray. We have done that for the past six years and we do all the aerial and ground application spraying.

Mr. Sunnarborg stated that is based on specific conditions there, which are different than the specific conditions here in Celebration.

Mr. Moyer stated they have a totally different set of problems than we have in Celebration. The Go Green group met Dr. Lymon Roberts, and he said they are not spraying as much as we are in Celebration, so they immediately conclude that we are doing something wrong and Sarasota County is doing something right, when in fact, they are totally different problems and totally different programs.

Mr. Clarke stated it depends on the surveillance results and your location.

Mr. Sunnarborg stated we have talked for the last few months to come up with something similar to an audit of our financial statements. That is not a criticism of the in house accounting staff but it is having a third party take a look at the financial statements as an expert to say that everything is correct and acceptable. I think we would benefit a lot by that same kind of third-party review, not the government. You are a very large company and you work all over the country. Perhaps you can help us find someone like that. They can provide a report that everything is in accordance with the law, your research and development is great, or there are some things that should be changed.

Mr. Clarke stated I can try to find someone to assist with that.

Mr. Sunnarborg stated we have tried, and we struck out. That raised questions from the community that we are not trying hard enough. The assumption is we are “in bed” with Clarke and no one else is an expert.

Mr. Clarke stated I can understand that. For some reason, people do not want to believe this is State regulated and the State oversee all the County programs and inspect all the mosquito control operations being done. You would be hard pressed to find a better one that has the authority to come in and get into the details to be able to say they are following the letter of the law, it is a good program, et cetera. I understand this problem is not going to go away, and DACS does not have the resources for that kind of oversight.

Mr. Sunnarborg stated we are blessed to live in this place because of the standards and the expectations that were set originally. We have attracted more than our share of

environmentalists. That is the nature of our community. There are many environmentalists and that is not a bad thing, but we cannot provide the standard answers. I think a peer review is something we will have to look at doing.

Mr. Clarke stated we just started introducing this product this year into the marketplace, a new larvicide. There are seven formulations and they are all organic. It will have a natural organic certification on the label. I think we can work together to make this the most sustainable type program we can, with electric vehicles and electric applicators, and organic control products. We have been waiting to make some announcements because we want to capture the opportunity as best we can to say that Celebration is going green with their mosquito program and outline the steps and promote it. Once we complete the inspection, we can work with the media on how we showcase the changes that the Board and the community have requested.

Mr. Carlson stated we receive a lot of questions from the community about the types of chemicals that are used, which prompted the question of whether or not you have a toxicologist on your staff. One of the concerns is people read things and they want to know why we are not using garlic or other things. It would be nice if there was a table that said what works and these are the tests that have been run on them and this is what does not work. There are a lot of things that people think will work but really do not control mosquitoes at all. They prefer to have something organic, but if it does not work, then it will not work. Contrary to that, people want something new and different. I personally like permethrin. It has been used and tested for 20 or 30 years, every possible test you could imagine. It has very little toxicity and it dissipates very rapidly. If you bring in something new that does not have all those things might sound great but three years later, we find out it is harmful because it was not tested as well as permethrin has been. I am not a fan to bring in something new just for the sake of bringing in something new. We have something that has high efficacy and low toxicity and is being used appropriately. I would say the same thing about organic options. Just because it is organic does not mean that it is not toxic. People want to label things as organic because they think it is good, but it may still be toxic. I have the same question for organic alternatives. Has it been tested? Has it gone through all the protocols to be sure it works well and it is truly organic?

Mr. Clarke stated we will not introduce a product that is not effective.

Mr. Moyer asked can you design a program to treat town center and the parks on a fairly routine, high frequency basis and cut back on treating the residential areas? Would that be an effective program?

Mr. Clarke stated I do not think it would be effective. You need to treat both areas because the mosquitoes will migrate a couple hundred yards to 20 miles, depending on the species. They move toward lights, so they will move into the community.

Mr. Moyer asked would you be able to have a program where you treat downtown and the recreational areas every night but not treat the residential areas perhaps only on Friday nights? Now that the Go Green people have some comfort that what you have done in the past meets all the regulations, I think they are going to start looking at the program and the cost in terms of reducing the amount of insecticide we put into the community by heavily treating the populated areas and treating the other areas much less often. What you are saying is it will not work by doing that.

Mr. Carlson stated I favor treating all our areas every night because I still have to use DEET when I go outside in the evenings.

Mr. Clarke stated that would be a last resort effort to consider. I am confident that it would not last long and you will have more residents complaining that we are not treating their neighborhoods because they cannot get out to enjoy their backyard or sit on the porch or go for a walk. You will lose a lot of the aspects of the community. I think you are right that they are going to continue to look at things and we need to have the right answers.

Mr. Collins stated I sense that the majority of people want to be comfortable sitting in their backyard or go to the pool and let children play outside. They are the majority but they are not vocal about it. They expect us to be aware of that. I agree with Mr. Carlson that I do not want to be experimenting with new products. There may be some things that are byproducts that will be hazardous or dangerous. I want to be effective but I do not necessarily want to be the leading edge in this area by experimenting with things. I think people have an expectation of their comfort level and they want to maintain that same level that we have now.

Mr. Clarke stated it has been this way for 13 years that I have been involved with this community.

Mr. Collins stated I think some people have been concerned that there have been some changes to the program, when that is not true at all.

Mr. Moore stated when Mr. Page was here, we discussed a lot about treatment and providing education. I think we all appreciate what you are doing, but all we see is the spraying. I do not know what you do in terms of preventive measures. Mr. Page confirmed that there are many things we cannot do. What I heard him say is basically the only thing we can do is spray for adult mosquitoes, which causes me some concern. It is safer if we spray less, but there is an inherent question in safety if we spray more. Is there something else we can do and anything preventive that we can do that we can share with the community? For education, I do not think we have done a good job in communicating and educating the community. If I were auditing you, I would say there is not enough education. We, as a community, do not do a great job of communication, and that is not your fault. However, you need to help us educate the residents in terms of what you do to give more value to what you do and to defend ourselves against a group that really wants a change. Maybe change is not the answer; maybe education is the answer more than change.

Mr. Clarke stated we have a lot of brochures and information on how to stop raising mosquitoes in your backyard and what you can do to prevent mosquitoes and what the community is doing. We have provided that to the District over the years. The other preventive measure is to do the larviciding where mosquitoes breed in the swales and other water areas. We can try to get the media involved more in our activities and what the public can do to help control mosquitoes. We do education as the opportunity arises. For many years, people were not concerned as long as they were not getting bit. Now there is a group who has gotten very vocal and very active. That allows us an opportunity to get back in front and explain what we do.

Mr. Moore stated I think we need to have a plan to educate residents on what you do and how you help benefit the community. I think that will help us all. We can include something in the next water bill that is mailed to the residents.

Mr. Clarke stated I think that is a good idea. We have so much literature available.

Mr. Smith stated some people will read it but not everyone will. Over the years, it has been hard to educate the residents of Celebration. We have brainstormed the best way to do that. A lot of people read the Front Porch, so we can include information on there to direct them to our website. I do not know how many will do that because when we have done that in the past, we still get phone calls. For people who have big concerns, we invite them into the office to meet with Clarke and provide them with brochures and give

them an education program. If we need to force feed them, what is the best avenue to do that?

Mr. Sunnarborg stated I think Channel 5 is watched more than people think it is. There are a lot of people on the Front Porch even though a smaller group does most of the posting. We cannot force feed them. If we do a Q and A, we can put that on the television. The last presentation was fantastic, and that was on television. We should put some of these links on the website and play them over and over on the website. We are asked the same questions by everyone, so we need to answer all of them. We need it applied at a lower rate more often because it breaks down rapidly when targeting adult mosquitoes.

Mr. Akey stated Mr. Moyer and I are meeting with Clarke and County staff on Thursday regarding this issue. We will provide the minutes for the Board. This meeting is for staff to sync up on these issues, and we will invite a member of the Go Green group to the next one.

Mr. Moore stated I think we are being reactive instead of proactive. That is why I am a little defensive on this issue. If a portion of our contract amount is dedicated to education, I think the benefit would be huge. We are going to hear about this constantly unless we have that dialogue. I wish we would have had Clarke do a presentation much sooner because you answered a lot of questions, but that is not your fault. It is difficult for the CDD to communicate to the residents because we are not a municipality. The CROA meetings are much more attended than our meetings.

Mr. Sunnarborg stated we can put information on television and provide brochures. The first thing is we have to answer the obvious question to those who want to stop spraying, which is to prevent disease. The second reason is comfort. Even if comfort was not an issue and I choose to be uncomfortable, we are not going to put the community at risk. We are not going to stop spraying. A few of our residents have gotten cancer and they are sure it is from mosquito spraying. We need to be able to say that because one rat that contracted stomach poisoning was fed nothing but permethrin for 10 years straight, that is not scientific evidence that you have cancer from this chemical.

Mr. Moore stated I know they are working on new products, and I am in favor of new products. I presume you would not use a product that has not been sufficiently tested because you would not be legally allowed to anyway. These things might be new for you but they have been in the lab for many years undergoing testing. We talk about the level

of spraying is based on the comfort level that we established. Who set this up and what is the level of service that we have? Is it much higher than Kissimmee?

Mr. Clarke stated it is substantially higher than a lot of other communities. Part of it is based on the location and it is necessary here. By the design of your community where you encourage people to sit on their front porch and you encourage activity in the community in the evening, you require a higher level of spraying. That happens more here than in Kissimmee and most communities in central Florida.

Mr. Moore stated we have a community service level. Where do we drop off if we changed it? Do you think the safety and comfort of the residents would drop? We have suggested the idea of finding someone to start from scratch and develop a program, and would that be the same as what we have today. If we want to have less spraying, would that impact the safety of the residents? If the answer is yes, that is why we have not slowed down spraying. It is not just the comfort or convenience, but it is the safety aspect.

Mr. Sunnarborg asked is there such a thing as a level of service measurement?

Mr. Smith stated Disney is more concerned with the comfort of their guests, whereas in Celebration, we are concerned with comfort as well as safety. Is the home owner able to sit on their front porch without having to spray themselves with repellent? Do we spray for safety because we want to prevent disease? I think we have to determine that.

Mr. Moore asked if we sprayed 20% less, would we be 20% less comfortable? Who sets this comfort level to what we are spraying?

Mr. Sunnarborg stated roadways have several levels of service, and if we want something higher than the County provides, we will pay for it. Is there such a thing that is measurable for mosquito control? If we want A level of service, it will cost x. If we want A- level and everyone agrees to that, it is x minus a dollar amount.

Mr. Collins stated we are not saying that more frequent spraying is a safety issue. I know some of the Go Green people do not want us to spray more chemicals. Is the issue cost?

Mr. Sunnarborg stated it is the balance of finding the level of comfort and safety while minimizing the toxicology of the environment.

Mr. Moyer stated it is my understanding from one of the presentation is there is a minimum number of trap counts before you can spray. Once we reach that threshold, we immediately spray. If 250 is the threshold and the trap has 250 mosquitoes, then Clarke

sprays the next evening. That tells me that is the top of the program and you cannot get any better than that. What happens if we move the threshold to 500 mosquitoes before we spray? What type of effect does that have?

Mr. Clarke stated the threshold is 25 mosquitoes in a trap. If you allow it to go higher than that, you will receive phone calls with complaints from residents.

Mr. Gentes stated even if we did not have 25 mosquitoes in the traps, when we had all the rains, we received phone calls requesting us to come and spray. What is not shared is the non-Go Green residents who want us to spray. We work to balance that level of service. Sometimes we are overwhelmed with phone calls and emails requesting us to come out and spray.

Mr. Moore stated I consider myself an average resident and I do not like the idea of being sprayed on. It seems like it is unnatural. I am not saying it is dangerous but I would not ride my bicycle behind the truck. I want to know what the level of service is and what would happen if we reduced it slightly. People say that all we do is spray and I want to be able to say we do other things. If we can do more of other things and less spraying and have the same result, I would be happier. If we cannot, then we have to figure it out.

Mr. Clarke stated your mosquito program probably will not ever go away. How we do it and when we do it might be able to be adjusted, which we have been able to do over the years. I agree with you regarding education. No one hears about the hundreds of calls we receive saying the mosquitoes are terrible and we need to come spray. No one hears that side, and that needs to be part of the education process. I think there are things we can do together to incorporate more education about the program. I think that will give the majority of the residents comfort by the fact that you are doing the right thing, it is worth the money, it is beneficial to the health of my community, and the majority needs to get the education. No matter how much education you provide, there will still be some who will not participate in it. There is a lot of misinformation on the internet so your experts are discredited because of that misinformation.

Mr. Sunnarborg stated you are hearing from the five members of this Board and there are some slight subtle differences, but I think we are all clear that we do not want to reduce spraying. I am convinced the majority of people are very happy with this program. We have a vocal minority that we have to respond to. When they come to a meeting or approach one of us outside the meeting and point a finger at us and say that we are

poisoning their children, we need to have a good answer. They have their “scientific” study that points out the one rat that was poisoned and is their proof.

Mr. Moore stated the other issue is that you have the patent on your product and they think you are simply pushing your product. They are checking up on what you are doing and they think the reason you are spraying as often as you are is because you own that product. That is what they are saying.

Mr. Clarke stated that needs to be part of the education process where we show the aerial picture and explain why we do what we do. Mosquitoes migrate 5 or 10 miles into the community every night, and that is why the mosquitoes will not go away and why spraying is necessary.

Mr. Sunnarborg stated these diseases are real and the reason we have not had any cases is because we have had constant vigilance over these years.

Mr. Gentes stated when Mr. Page and Steve Harrison provided their presentation, Mr. Page provided a report on the toxicity of the chemicals. That was a non-biased report and had nothing to do with Clarke. State toxicologists reviewed the reports this group provided to them. This report said the same thing, that it is a pesticide and it is meant to kill mosquitoes but when it comes down to comfort and the health of the community, you need to apply it. That report is available to the public.

Mr. Clarke stated we can prepare a public service announcement that can be played on your television channel.

Mr. Deglomine stated we welcome the opportunity to work with you and to educate the community.

Mr. Clarke stated I think the approach of utilizing Ms. Burroughs is a good idea because she can be a good check and balance. She also manages our contract with Osceola County.

Mr. Moore stated I think the Go Green group said that we pay more than all of Sarasota County does for their entire County for mosquito control.

Mr. Clarke stated their budget is \$3.1 million.

Mr. Moore stated perhaps they meant just the City of Sarasota.

SEVENTH ORDER OF BUSINESS

Discussion of Use Application for the Sidewalk along Celebration Avenue for Waterstreet at Celebration

Mr. Moyer stated I am interested in the conditions that the Board would like to place on the use application for Waterstreet at Celebration to close the sidewalk along Celebration Avenue.

Mr. Akey stated I am interested in the timeframe for this project. They have blocked the sidewalks at their will, even when we asked them not to. I do not know how many contractors they have doing the work. I would like to see a project schedule.

Mr. Carlson stated they know some of the work that they have to do, but they do not have a timeline. Where our office is, they have planned to close that sometime this year to knock off some of that façade on building 11, which is where Imagination Realty, the barbershop and other tenants are on that street. That will be the same situation as they are doing on the other side of Water Street now. They have to fix the beam problems that they have on Campus Street. Some of it is held up by legal requirements and some of it is held up by financial considerations. That Board does not have a plan, in my opinion. They have reacted to emergency situations where things have to get done today or someone will fall through the porch in that area where they closed it off now. So they work on that first. They have a lot of other areas they have to work on. Certainly there should be standards that they have to abide by if they are going to put up scaffolding. If they are going to scaffold an area to do the work that interferes with a sidewalk, they should put up the appropriate scaffolding to allow passage safely underneath.

Mr. Sunnarborg stated scaffolding seems like the right thing to do in an urban setting like this. Is that reasonable to expect them to do that? I think it is, and I am in agreement with Mr. Carlson.

Mr. Carlson stated yes, I think it is reasonable to expect that they will close it off safely. It is a public sidewalk that is owned by the CDD. It is used by residents, tourists, and people who are accessing the businesses in that area.

Mr. Sunnarborg asked are all those units accessible from the front?

Mr. Carlson stated no, not all of them.

Mr. Sunnarborg stated it must be difficult to stay in business while all that work is going on if you do not have access to your front door and not use scaffolding. They cannot just close you and other business owners off.

Mr. Carlson stated you are right, and we certainly do not want them to.

Mr. Sunnarborg stated some of the units have entry patios right off the sidewalk, and they cannot cutoff access to those.

Mr. Carlson stated some do not but probably two-thirds of the units do have access that leads out to the sidewalk.

Mr. Moore stated I think we have to be careful in mentioning that.

Mr. Carlson stated in terms of the overall situation, I will be working with their Board on that, not as a CDD member but as an owner and interested party when it comes to that.

Mr. Sunnarborg asked what about a temporary sidewalk that winds around the trees?

Mr. Carlson stated they could do that.

Mr. Moore asked is there enough room to do that?

Mr. Sunnarborg stated the trees are random. You would need to have a plan.

Mr. Carlson stated in our location, there is no grass anyway. This application does not even cover building 11. It only covers where they are now on Celebration Avenue and around the corner on Campus Street. What I said before is that there will be more projects in the future and they will be going across Water Street. Right now this application is for the existing work areas.

Mr. Akey stated they want this application to go from June 2009 to December 2009. That means if we approve it, they can block these two sections for the next six months.

Mr. Carlson stated let us start with the idea that they are not going to block the sidewalks.

Mr. Collins stated safety is the issue for walkers. Either you completely block it off but if you do not, that raises another issue. My impression is this group probably does not know how to design scaffolding where it is safe for people to walk underneath. If we approve something like that, I would be inclined to do that but we need to have some kind of inspection from the County to be sure it is a safe structure and that it is safe for people walking on the sidewalk.

Mr. Carlson stated the construction work itself has to have been approved by the County and they have to have gotten permits for the construction work. If they are going to do construction work, they will have to be permitted to do the scaffolding by the County, as well. if they are going to be permitted for scaffolding, I presume it will have to meet the safety standards and other County requirements. Our decision is whether or not to allow them to close off the sidewalk. The secondary consideration is making sure that whatever they do is safe for pedestrians who are going to use our sidewalks.

Mr. Moore stated if we decide not to allow them to build the scaffolding and we did close off the sidewalk, most people know if it is there for four months that they cannot walk in that area. It is just as safe if they close it off.

Mr. Collins stated then you setup a detour.

Mr. Moore stated that is how it is setup now. We may need to do signage better. Are we asking them to do too much? If we were in some urban area, then they could probably handle setting up scaffolding. I think these people will have a challenge doing that. Is it just as safe as closing it off? We are asking them to go to the next step, but is that next step necessary? Could we just close off the sidewalk? We could tell them important dates like 4th of July and other events.

Mr. Akey stated if they are requesting to close off the sidewalks for the next three weeks, I can live with that. But they are requesting six months, and they could close it every day.

Mr. Moore stated I think they are going to do several at once and they do not want to be constrained by particular dates.

Mr. Smith stated while they have their scaffolding up, then we should close off the sidewalk from traffic. Once their scaffolding is gone, then they only close off the sidewalks during the day when they are working. At the end of the day, they take up the barricades and they pull up their signs and open the sidewalks for the evenings and on weekends. They only close it during the time that they are actually working. I do not want to see us try to make it half open and half closed. I have been watching this every day, and I think we close the sidewalk from the building all the way to the street. What is happening is, people are walking on the grass around the closed area, so they should close it to the street only during the time they are working, unless they have that big scaffolding. At that point, we can look at the scaffolding and see if people can walk around it. If the scaffolding is taking up too much of the sidewalk, then we have to close the whole sidewalk while the scaffolding is there.

Mr. Moore stated I hate the idea of closing off the sidewalk, but yet the alternative is for them to build scaffolding and then they will have to move the scaffolding when they move to subsequent buildings. It seems like it may be more difficult for a local group to do than someone who is used to doing it in an urban area.

Mr. Smith stated it is expensive to have that kind of scaffolding where you can walk underneath.

Mr. Moore stated then that cost is passed on to those residents.

Mr. Carlson stated I agree that we can block it off during the day. If you block it off all the way to the street, people will then walk in the street. People should take caution and cross the street to the other sidewalk.

Mr. Sunnarborg stated we want to encourage this work to be complete, with an acknowledgement that this is a cost to the public. This is not their sidewalk. I am also concerned not so much about this building because there are no businesses there, but it sets a precedent for the buildings on the east side of Water Street where there are businesses. How do they expect to do that work? That is restraint of trade. You are taking away the front door of these businesses.

Mr. Moore stated this is a project of the condominium association. Hopefully they will take that into consideration.

Mr. Carlson stated the residents and business owners will have to discuss that with them. It is not something that this Board has any issue with.

Mr. Akey asked does anyone know if they have just one contractor? They could have subbed this out to multiple contractors.

Mr. Smith stated the application we received was for the roofing work and we expect another one from the contractor who is doing the front of the buildings.

Mr. Sunnarborg asked if we are going to let them block off the sidewalk, could they setup a construction fence right on the street-side edge of the sidewalk? Then we can give them a condition that they will not stage materials on the grass between the sidewalk and the curb.

Mr. Smith stated yes, you can allow that, but they will need more area on the sidewalk to stage any type of materials. If they bring in a load of lumber, I always encourage them to put it on the sidewalk.

Mr. Sunnarborg stated if we let them close it, the fence has to stay on the sidewalk and it has to go all the way to the corner so people do not start on the sidewalk.

Mr. Smith stated actually you do not need to do that. In many of these locations they are closing a small portion and there is another apartment next door that people can still access. We encourage people to cross at the handicapped ramps, but for people who need to go to their apartment or business, they only close that section of sidewalk where they are actually working so they can access their unit. Mr. Carlson brings up a good point that if the fence goes all the way to the curb, then we are pushing people into the street.

Otherwise, people who want to venture down there and walk in the grass, that is up to them, but we encourage them to cross at the handicapped ramps.

Mr. Sunnarborg stated if they just did it professionally and put up an eight-foot fence with green screening and enclosed it with proper signage, I would feel a lot better.

Mr. Moore stated I totally agree. The aesthetics do not give us a lot of comfort in their work.

Mr. Akey stated it looks sub par.

Mr. Carlson asked what is our liability for the CDD and the community in this case?

Mr. Moyer stated there is indemnification as part of their permit that holds us harmless from any liability caused under that permit.

Mr. Sunnarborg stated as far as additional conditions, the sanitary facilities will stay inside their fence. There will be no staging of any kind outside the fenced area. The limit of their construction/staging area is from the street side of the sidewalk.

Mr. Smith stated they need to use a six-foot chain link screened fence.

Mr. Sunnarborg stated they need better signage. The other alternative is scaffolding where people can walk underneath on the sidewalk.

Mr. Collins asked do they need to open the sidewalk at night and on weekends?

Mr. Akey stated yes.

Mr. Smith stated if they are not using scaffolding, they can take the fence panels and move them onto their property and clean the sidewalk to open it.

Mr. Moore stated I would like to have this begin after July 4. This should be cleaned for the 4th of July events.

Mr. Smith stated we can word it that no sidewalks will be closed during holidays, weekends, and major town events.

Mr. Carlson asked are they only working Monday through Friday?

Mr. Smith stated yes and if they are there for only two weeks with scaffolding, there will be a couple weekends that they will need to keep the sidewalk closed. This will be a bigger problem if they are there for six months.

Mr. Moore stated they have been putting cones out and blocking parking spots.

Mr. Akey stated that is also not allowed.

Mr. Moore asked why are they doing it? Is it so they can park there themselves?

Mr. Smith stated that is a County issue. I can understand them wanting to be able to pull up their trucks to unload rather than blocking traffic.

Mr. Carlson asked what is a reasonable time for this? Do we want them to come back with a new request each time they go to a new section of the property and permit it a month at a time?

Mr. Akey stated that is my preference.

Mr. Sunnarborg stated they have applied for this specific area, so this use permit will not work for the other side of Water Street.

Mr. Carlson stated they have this permit for those sections for six months. They have other balconies and enhancements they want to do in other areas and they want a permit for six months for this whole area. I would rather have them come back for other sections and the schedule for that section and what parts of the sidewalk are going to be blocked off for what periods of time. Then this Board can consider that. With an open-ended permit like this, we cannot approve it. We want their schedule and what sections they want to do at what time, and we can permit it for those periods of time. We will permit it out to the edge of the sidewalk and no further, they should be careful about constant blocking of the roadway because the County will have an issue if they do it too often, and they should have the alternative if they want to build scaffolding over the sidewalk but otherwise it will need to be removed for holidays and anytime it extends more than two weekends in a row.

Mr. Moyer stated I will put the permit duration is one month with an updated schedule when each renewal is requested. They will continually update their construction schedule and the permit will run out at the end of every month.

Mr. Moore stated there is an indemnification provision. I see that they have to provide an insurance certificate but I do not see that they have to add us as an additional insured.

Mr. Moyer stated that is a standard requirement.

Mr. Moore stated every time they renew this permit, we will want to have a certificate from their insurance company that shows us as an additional insured.

Mr. Carlson stated you are getting insurance from the Waterstreet Condominium Association because they are the ones applying for the permit. They would have to make sure that the contractor has the proper insurance because they are hiring them.

Mr. Moore stated this should indicate that the applicant has to name the CDD as an additional insured.

Mr. Carlson stated I agree. The work has to get done and we want them to get it done in the most professional and safest way possible. We do not want to give them an open-

ended agreement but we want to cooperate with them. They need to provide to us how long these sections of sidewalk are going to be closed and how they intend to close them, including appropriate signage and fencing, with a duration by section so that we have a plan that tells us what section will be closed at what time. Then we will agree to it.

Mr. Akey stated once we get to certain steps, I envision that we will have to monitor their progress.

Mr. Smith stated I have been talking with the property manager as well as the County. It does not seem that the property manager is communicating well with the contractor.

Mr. Akey stated at any time, we can revoke this permit.

Mr. Moyer stated that is correct.

Mr. Carlson stated I am available to meet with staff and the contractor if you desire.

Mr. Sunnarborg asked could we send a copy of this to the County building department and have them include our conditions within their permit conditions or add them to theirs?

Mr. Moyer stated I will send it to them, but I am not sure what they can restrict in their permits according to their land development code.

Mr. Sunnarborg stated if we get to the question of scaffolding, it will answer Mr. Collins's concern.

EIGHTH ORDER OF BUSINESS

Safety Issues

Mr. Akey stated at the joint workshop with CROA, I said I would meet with the safety committee. I did attend last night's meeting and what I conveyed to them was that anything this Board considers has to come up for a vote and then we will send it to their committee. I said we are willing to discuss these items with them but our position is that if something is raised relative to safety, we refer it back to the safety committee. They meet every month and perform various functions. We did have the meeting with Sheriff Bob Hansell and had some preliminary discussions. This item, in effect, becomes ongoing. We met with Andy Lang and discussed how to handle safety issues, what makes it more community oriented and what makes it an effective program. If we said today that the program is effective and needs no changes, that is great. The safety committee has this on their list to discuss strategic and short-term goals as well as long-term goals. One thing that came up that I have raised before, I would like to have a certain amount of money in the budget that is only a holding item and nothing can be spent from it unless it

is by motion. If the safety committee comes to us with a recommendation and a request, at least we have a source of funds. If we do not agree to anything they suggest, then we are not partnered with anything they do and they are on their own. We can call this line item security services or something to that effect that we will hold for these requests. When the crews go down the trails and pickup trash, Davey is communicating that to Mr. Smith if they find something major or significant, such as the fireworks behind Artisan Park. This Board can then have the option of supplementing what is already happening in the community. We can ask Town Hall to provide park monitoring as well.

Mr. Carlson asked how much are you suggesting?

Mr. Akey stated I was thinking about \$35,000. No expenditures can be made from that line item unless this Board has a motion that is approved. We may not even use any of it.

Mr. Sunnarborg stated I am hesitant. We had a lot of discussion on the segway that was suggested. In the end, it came down to the issue that if we are spending CDD money, we will have to be very diligent about making sure it is used on CDD property. If we were to contribute or share financial resources for security, we will probably be facing that same issue again. Our contribution will have to go toward securing our property. I might be able to be convinced if we can figure out a way to do that. Sending CDD money to CROA, I do not want to do.

Mr. Akey stated we will not be sending money to CROA. I hear and understand what you are saying and I agree with you. I would take the firm position that nothing is spent from that line item unless it is presented, documented, and approved. I am only suggesting that we reserve a certain amount of funds, just in case.

Mr. Moore asked are you suggesting an additional \$35,000?

Mr. Carlson stated it will basically be a contingency item in our budget.

Mr. Moore stated I am apprehensive about creating a contingency line item for \$35,000 for safety issues. We have money that we can spend within our budget already. I think it is hard to designate the money without a plan and it is hard for us to get setup for that. That money has to come from somewhere and it will be sitting in a budget line item. We will need to rework the budget and that will mean less money for something else.

Mr. Akey stated that is not to say that three months into the year we decide we do not need it and we get rid of it.

Mr. Collins stated we have some unique properties and the relationship CROA has with the sheriff. We do have some unique issues with our boardwalks and we have had some vandalism on them. At some point in time, it may make sense and I would support having someone to patrol that boardwalk. But we need to make sure that will happen and not that we are sending money to the sheriff's office and maybe they will get around to doing this patrol. I can see supporting that if it came up, but the issue is if we want to set aside money for it now. In general in terms of the basic sheriff operation, CROA is dealing with that. I do not know that we should add money in our budget for that.

Mr. Akey stated when I met with Sheriff Hansell, the two words came up: clarity and accountability. You have to be accountable for the things you do and you need clarity on what that is. This community was troubled with the sheriff's patrol boundaries for a number of years. The item I am proposing for the budget would just be a holding item. We can wait to see what the safety committee comes up with and consider it, and that is fine with me, also.

Mr. Sunnarborg stated I appreciate how much work Mr. Akey does for our community and how you go above and beyond. I do not want to be critical of this idea, but I think in the end, the only way we can justify it is if we are securing our own property. If that is the proposal and we have to do it, then we have to do it. CROA has the safety committee and they will have to come up with their own plan and funding. I do not want them to perceive us as the way to make up their shortfall.

Mr. Moore stated we have to come up with a comprehensive plan. If something is wrong with it, maybe we can help with it in some way. CROA is paying for the extra police coverage. My house is not their property, and they are covering more than the pools and other CROA property. They contracted for this service for the residents. I do not want to spend \$30,000 extra to do the same thing. There is obviously something that they are working on. If you came to us with a plan where they need a couple thousand dollars for a certain project to improve the community, I would consider that.

Mr. Sunnarborg stated I appreciate all of that, but it is still the issue of ownership. If we are going to contribute to their program, I would rather the CDD just take it over. We are bigger than they are. If you are making that argument, CROA is not the whole community. The only way you can justify us spending money for security is for our own property.

Mr. Moore stated the CDD is not the right entity in some ways because our CDD boundaries do not even go to some areas that should be patrolled.

Mr. Akey stated we will leave it with the safety committee. They are under CROA under their charter and we will leave all safety issues with the committee and see how they handle it. At one time, security services were under the CDD.

Mr. Carlson asked what is in our charter and responsibility for safety for the community?

Mr. Sunnarborg stated our charter is the law, and it says that we can provide security.

Mr. Akey stated I conveyed the message to them that we are willing to consider things, so we will see what they come up with.

Mr. Collins stated it sounds from what is being said that there is a lack of money for the gap between what the safety committee wants to do and what the sheriff is willing to do.

Mr. Akey stated that could be. They have not presented anything concrete yet. Let us leave it with them and when they come up with their program, they can approach us at that time.

Mr. Moore stated I hear what you are saying, and there are some trails that need to be patrolled. Some colleges have call boxes or emergency boxes. It is a long way from Artisan Park to the high school without having anyway to call for help if you need to. We need to think of those things and it may be something we want to do on our own.

Mr. Sunnarborg stated Frank Scurlock sent me an email a couple weeks ago that I forwarded to Mr. Moyer. Mr. Scurlock noticed that in Baldwin Park in their downtown, they have a smaller version of the speed sign that is permanently mounted on poles.

Mr. Akey stated we have talked about those.

Mr. Sunnarborg stated I do not know how much they cost or how far they are in their research, but perhaps we can have four or five of those in town.

Mr. Smith stated they are about \$5,000.

Mr. Akey stated we asked the County to buy them. Now that we are having a meeting with Commissioner Mike Harford regarding striping Celebration Avenue in Artisan Park, I am adding this item to the list that we would like one of those signs.

Mr. Sunnarborg stated it is a clever idea. Putting these on a pole in CDD property would be an appropriate thing for the CDD to do and would help solve CROA's problem.

Realistically our crime problem in Celebration is primarily speeding and stop signs. We occasionally have other issues. If we can make this our contribution, that is fantastic.

Mr. Smith stated we own the electric and the poles. My staff is very talented and we can move it from light pole to light pole throughout the community and own our own sign.

Mr. Sunnarborg stated if cost is an issue, maybe we buy one and next year we get the County to buy one, and in four years, we have five of them.

Mr. Moore stated maybe this is the safety budget we are discussing, helping CROA's resources. I think it is a brilliant idea.

Mr. Sunnarborg stated when you get to the point where you have some solid numbers, put it on the agenda as an action item for us to consider.

Mr. Akey stated I will provide this to the safety committee to consider.

Mr. Moore stated I would like them to also look at these emergency call boxes.

Mr. Akey stated we also need to consider some signs for that boardwalk to the high school to alert bicyclists to pedestrian traffic. I am not sure a sign will make much difference, though. I will communicate these ideas to the safety committee.

NINTH ORDER OF BUSINESS

Water and Water Pressure Issues

Mr. Moyer stated Mr. Mitchell will distribute some information he prepared. I think people have become sensitized because Enterprise CDD was forced to raise its rates because Toho Water Authority has significantly increased its rates to us. All we are doing is basically recapturing what we are paying to Toho Water Authority. To put it in perspective, prior to this rate increase, we were charging our residents \$.28 per thousand gallons and we were paying Toho Water Authority \$.81 per thousand gallons, and that went on for a couple years. We absorbed that because there were some surpluses that we were able to generate in the system. We can no longer do that because the point we are at now is we are not meeting our bond coverage requirements. Our covenant with the bondholders says we will maintain a certain amount of reserve. Some of our residents in the community thought that if they have to pay more, then they should not have these pressure changes. I think we were all aware there were some pressure issues. We have a system on Celebration Place where we receive our water from Toho Water Authority. Heretofore if there was a complaint on pressure, it was that the pressure was too high because it is close to 100 psi. What happens is, those big pumps are triggered by the flow

that is demanded within the system. During high-flow periods of the day, those big pumps are activated. During low-flow periods of the day, there is a smaller pump that comes on and will go on and off as necessary to keep the pressure between 50 and 60 psi. That is what is shown on the chart, versus when the bigger pump is on. Each of the increments on the chart is one day. There are timeframes that show you when it is happening during the day. What is important is when the big pumps are on, you have pressure of 100 to 105 psi, and when the small pump is on, you have 65 psi. That is a noticeable difference. Having said that, 65 psi is what most municipal systems run at, so we are not below a threshold. If anything, that is very good pressure on a municipal system. The issue that we are looking at is, is there a way that we can do something to bring the high end pressure down from 110 psi closer to 80 psi so that the swings are not so dramatic and people will not notice such a change in pressure and that it will be more normal. It has never been an issue that we do not have sufficient pressure.

Mr. Akey stated I was washing my car last night at 6:00 p.m. and everything was fine, but then the pressure died off, and it is not a kink in the hose. It does feel like a drop from 100 psi to 60 psi, and that is what people are experiencing. You will also see at times it goes to 105 psi and will literally break the hose. It seems like extreme swings. You do get enough water—I had enough water to finish washing the car—but it is a very noticeable drop in pressure.

Mr. Mitchell stated inside your homes, you should not have more than 80 psi. If you have a pressure reducer or a pressure relief valve, that will relieve the pressure from the mainline to inside the house plumbing. Anything higher than that, you stand a chance of the pressure blowing the seals in the plumbing for the toilet and other fixtures. The location of this valve on your house varies in the community, but in North Village, the majority of them are the pressure relief valves. Whatever it is set for, if the pressure is greater than that, it will dispense the extra pressure. They should all be above ground but we have found a few that are buried a foot from the meter. The majority is at the shutoff valve to the house.

Mr. Carlson stated one of the problems that I have seen is our builder put a pressure relief valve on the outside. When you have these pressure swings, the first thing that happens is you pop that pressure relief valve and you are running a lot of water out into the ground. So you call the builder and ask him what is going on, he says it is adjusted wrong, and he comes out and tightens it up. Now you get 110 to 120 psi inside your

house. We have had many homes in Celebration that we funded to have a company come out and cleanup the water damage that has resulted. We had a pressure relief valve and we put on a pressure reducer valve just so we could control the pressure on the inside. The pressure relief valve does not do anything except waste your water outside when it relieves the pressure. When you have this, you will blow out fixtures inside the house, and people who have relief valves will change them so they are not pouring water into the ground all the time.

Mr. Mitchell stated I spoke with Raj Singh, the District's engineer. The pumps that we have only work based on demand. It is set so that the jockey pump will furnish the demand of 700 gallons per minute. At 701 gallons per minute, the service pump will kick on and will run at maximum speed without any regard for pressure. Mr. Singh suggested that we use variable frequency drives (VFDs) and set it to work with the pressure. What we have out there now is a self start and it will pump 1,500 gallons per minute. You can set the VFD to pump at 701 gallons per minute, which will reduce the pressure a little. You can set it for a pressure that will smooth out the spikes in pressures from the high-service pump of 100 psi to lower pressures. You really do not need that much pressure, and VFDs will give you what you need to stabilize the pressure.

Mr. Smith stated we are not sure how this will impact our flow if we regulate it by pressure. We will have to work through that to see what we can do and if it will help us or not. I think we can narrow this pressure gap a little. As we build more and more, that difference in spikes will shrink.

Mr. Moore stated I have not noticed that the pressure is too high. I guess you live with whatever pressure you have. I did notice that when the pressure is low, you really notice it. Is this different than the reuse water issue? There is still not enough pressure to raise some sprinkler heads. I have eight zones and I do not have a large yard, but we minimized the zones to raise the pressure for my heads. Sometimes the pressure is so low that it does not raise the heads. It happens every year at this time and we forget about this issue when it starts raining. Lexin downtown lost thousands of dollars of plants because of not having enough water pressure. I lost \$400 worth of plants and I could have watered them by hand.

Mr. Sunnarborg stated they are two different problems and will have different solutions.

Mr. Moyer stated the first problem is the higher potable pressures are caused by higher flow demand. With the irrigation system, in 1994 when the system was designed, it was not designed to have everyone limited to a certain period during the day to turn on their sprinklers. That is the result of the South Florida Water Management District's water conservation requirements. We spent several hundred thousand dollars about 18 months to connect our system to run a line between Celebration Avenue and Celebration Boulevard down Waterside and we valved off parts of the system, so now it is split into three distinct areas for residents to water on different days. That did help some. To answer Mr. Moore's question, we know we are not there yet and we know we still have some issues.

Mr. Smith stated for reuse, we may have to go to odd-even in each zone. What happens is many people turn on their system at the same time. Early on, one of the problems we have seen was when the house was built, the reuse pressure was very high so they had too many zones on their yard, zones were too big, and they had the wrong size heads. Your system may be oversized, so that is the first thing you need to check and be sure you have the right size heads. If you can downsize each zone and run each zone separately, then you will have enough pressure. That is what we are finding very often.

Mr. Moore stated it is getting worse. I understand what you are saying, but what also happens is as the grass grows taller over the years, you actually need more pressure now so you go from a three-inch head to a five-inch head. It is not just me but 60% of residents. We are behind on this issue and we are playing catch up. We need to do something about this. A lot of plant material has died because there has not been enough pressure and it looks bad in the community. What worked a couple years ago with smaller heads is not working now.

Mr. Smith stated we are working on this issue and we are looking at every possibility we have available. You are correct that there are certain times of the year when there is no water and they are not providing the water to us so we cannot boost it enough to get pressure to everyone who is using it. We do have conservation issues and we have to work with Toho Water Authority within our system. It was designed one way and now we are using it a totally different way, so we are working through that.

Mr. Moore stated it will only get worse as the community grows.

Mr. Smith stated it is also an issue of pipe size. We have a four-inch pipe going into Artisan Park but we need a six-inch pipe to get the pressure down there, which means

adding a booster. Those are things we are looking at. We have from now until April 2010 to resolve this and get a good answer. I think we made some good changes last year that helped, and this year we will address new problems. We are working to educate the residents to get them to understand they have to get their systems designed properly and utilized properly.

Mr. Akey stated we know Enterprise CDD is the utility provider, but most residents are not aware of the Enterprise CDD. Sometimes I wonder if having one less organization would be better on some of these issues.

Mr. Moore asked what is the interest in having The Celebration Company own the water side of the CDD?

Mr. Moyer stated they own land on the west side of I-4 that is part of the Enterprise CDD.

Mr. Moore asked what about the water utility? I am not concerned about Enterprise CDD but controlling the water utility.

Mr. Moyer stated any developer will tell you they need to control the origin of the utilities until they have completed the project.

Mr. Sunnarborg stated the water company is the developer. From the residents' point of view, the developer is gone.

Mr. Akey stated perhaps we can discuss some options.

Mr. Moore stated I would rather defend myself for an increase in fees instead of Matt Kelly having to deal with that. We represent the residents and we might have a different view of it and do some things differently.

Mr. Sunnarborg stated I would like to brainstorm this idea. I am a developer and I understand why the developer needs to control the utility but they do not need to control the water utility in the developed parts of Celebration anymore. They need to control it for Island Village and Celebration Boulevard and the rest of Celebration Place and the west side of I-4. From the accountability to the residents and to answer the question of why we are getting an increase, that might be better connected to this Board.

Mr. Moore stated people on the Front Porch are already blaming us and Severn Trent anyway. Most utilities when they raise rates, they have to go to the Commission to request to raise the rates.

Mr. Moyer stated we are not governed by the Public Service Commission.

Mr. Sunnarborg stated the water company really is a pass through. We are a wholesale customer, not a retail customer. The Enterprise CDD does not have a well and you have your own permits with the State. Any change would be mostly administrative. It is worth thinking about.

Mr. Akey stated I would like to open the dialogue with the Enterprise CDD.

Mr. Moyer stated you are two governmental entities and you can contract for certain services. If it is the desire of this Board to be in the rate setting business, you can pursue that. Enterprise CDD sets the rates. What you want to charge your residents maybe something different, and if the Enterprise CDD Board is willing to pass that obligation onto this Board, and you can charge your residents whatever you choose, but you will have to collect whatever those fees are. We would just be adding another layer.

Mr. Sunnarborg stated we do not want to add another layer and we certainly do not want costs to increase. It seems disconnected that you pay your water bill to a company that you do not know and you have nothing to do with the election of those Supervisors.

Mr. Carlson stated most residents do not understand that, and the first thing is more education.

TENTH ORDER OF BUSINESS

Parking Lot at Stetson University

Mr. Carlson stated I talked with Issa and their request is really only the parking lot at Stetson, not any other parking lots. They have already turned those over to the condominium associations for Carlyle. They are asking if we are interested in taking control over that pie-shaped parking area opposite Stetson that is now part of Carlyle. We have easements associated with it. I do not know if Stetson also has easements on that parking area, but I suspect they do not.

Mr. Moyer stated I talked with Don Hempel and they do not have a June deadline.

Mr. Carlson stated we have more time but they are anxious in knowing how long it might take to bring this to a resolution, I am not sure if it is something we really want to do or not. We have the easement now. If the CDD owned it, it could be used for other things at other times. If we do not, it is just another surface parking lot area forever.

Mr. Moore stated this is a good venue to discuss this issue. Later on, we may want to have a parking garage and we do not know what we want to do in the future.

Mr. Carlson stated if we do not act now, we may never have another opportunity. If we act now, we have the opportunity, whether or not we exercise it. It will cost us a little

more liability insurance and more maintenance costs and not many other worries. I would think we want to maintain control over it.

Mr. Moore stated I agree.

Mr. Akey stated I also agree.

Mr. Carlson stated they want an answer because they want to make a decision.

Mr. Moore stated some other Board can decide to do something.

Mr. Moyer stated I will put this on the agenda so that you can take appropriate action.

ELEVENTH ORDER OF BUSINESS Other Business

Mr. Akey asked are the alleys in North Village on schedule?

Mr. Smith stated they got off schedule last week and they were going to have a subcontractor in last week, who did not show up. They were going to be back onsite today and will asphalt today and they have committed to be onsite until they are finished. Once they are here, they do a good job.

Mr. Sunnarborg stated the site where you are staging is actually owned by CROA. Do you have an agreement to restore it?

Mr. Smith stated I maintain it so I am not sure it is owned by CROA.

Mr. Sunnarborg stated one of the residents was concerned that they were running over the alley onto someone's yard. I responded that at the end, the CDD would restore everything that is damaged. According to the property appraiser's website, CROA owns it, but it is inconsistent with the kinds of things that CROA owns. It is not a park. You might want to research that, if we are maintaining their property.

Mr. Smith stated I know they own a piece out there.

Mr. Moore stated very soon we need to discuss who is going to own the community park that will be next to the maintenance facility.

Mr. Collins asked does CROA not want to own the park?

Mr. Moore stated I am not saying CROA does not want to own the park, but I am not sure we want them to own it. We pay a lot of money to do these parks. If we could have it be more of a community or County park, that would be better. We could own it and let the County maintain it or schedule it for us. In order for us to get money from the County, their parks and rec department will not give money to a field owned by CROA. I want to recoup some of the benefits that our taxes go to pay. I want to get money so that they can pay for the lights or concession stand. If it is a CROA facility, they will give us nothing.

Mr. Akey stated I thought in Harmony, the CDD owns the parks.

Mr. Moore stated that is correct, they are the parks and rec department. It is more advantageous for us to own it and have CROA manage it or schedule it. I can get money from the County if it is not a CROA facility.

Mr. Smith stated we can get a grant. I did the same thing for a District in Tampa and we got a really nice grant but it had to be publicly owned.

Mr. Moore stated that is correct; I think it would be better for us to own it.

Mr. Collins stated we should talk with CROA to see if they want to own it.

TWELFTH ORDER OF BUSINESS **Supervisor Requests and Comments**

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Sunnarborg, seconded by Mr. Collins, with all in favor, the workshop adjourned at 3:30 p.m.

Tom Sunnarborg, Secretary

Cliff Akey, Chairman