

# MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop with the Board of Supervisors of the Celebration Community Development District ("CDD") and the CDD candidates running for election was held Thursday, October 2, 2008, at 7:00 p.m.

Present from the CDD were:

Cliff Akey	Vice Chairman
Paul Collins	Secretary
Tom Sunnarborg	Supervisor

Candidates present were:

Bill Brister	Seat 3
Bruce Carlson	Seat 3
Lee Moore	Seat 1
Herschel Smith	Seat 1

Also present were:

Kim Kirsch	Moderator, Celebration Independent
Alex Morton	Moderator, Celebration Independent
Residents and members of the public	

*This represents the context and summary of the workshop.*

## **FIRST ORDER OF BUSINESS**

### **Call to Order**

Mr. Akey called the workshop to order.

## **SECOND ORDER OF BUSINESS**

### **Candidate Forum**

Mr. Morton stated we received questions that were submitted in advance. We will ask the questions to the candidates and everyone will have the opportunity to answer each question. We will stagger the order of answering questions. We will begin with Mr. Smith, followed by Mr. Brister, then Mr. Moore, and finally Mr. Carlson. For the next question, we will begin with Mr. Brister following with everyone in the same order. We will continue that format to give everyone an opportunity to speak first, depending on how the questions are drawn. Everyone will have two minutes to speak and I have the timer. I will ask each of you to take three minutes to make your opening remarks.

Mr. Carlson stated I have been a full-time resident of Celebration since 2004 but I have been a part-time resident since about 1998. I have served on the Board for the Celebration Residential Owners Association (CROA). I have served on the Board for the Celebration Joint Committee (CJC). I served on the large grants committee for the Celebration Foundation. I have been active in a lot of community service and our

business in Celebration has been active sponsors for the Celebration classical music series, as well as patrons for the arts festival and other events in Celebration. We are members of the Celebration Veterans group. I have had a lot of experience in Celebration. I am very interested in Celebration and in making Celebration the community that we all want it to be. I want to make sure that the good work that has been done by those in the past is carried forward in the future and that we make the changes necessary to make sure that Celebration is the kind of community that we all want to live in. My past experience qualifies me to serve the CDD. I have had 30 years of experience with DuPont Companies as an executive. I have managed their business operations of about \$3 billion. I was responsible for about 50 plants around the world, and one of the last projects I recently completed was a \$2 million acquisition. I am happy to be here. I am very interested in serving the CDD in Seat 3. My opponent for Seat 3 is Bill Brister, who is a very qualified opponent, as well. I would like your vote in the General Election on November 4 and I will do the best job that I can for you.

Mr. Moore stated I am grateful the Celebration Independent is hosting this forum. I apologize that my schedule did not work out until recently for me to attend the forum, so I am grateful that I could attend. I am running for Seat 1 against Herschel Smith. For the last four years, I have been on the CROA Board. I was President of CROA. I served on the Board for the CJC. I have spent a great deal of time in Celebration. I have lived here for the last 10 years and prior to that, my office was in Celebration. I spent a great deal of time investing in Celebration, personally and through community involvement. I have three children and I am invested in what is happening in Celebration through my experience here. Mr. Carlson said one thing about wanting to shape the changes in Celebration. There have to be some changes in Celebration, but I do not want to force any changes. I think the way the CDD has been run, I think it has been running very well. I do not have a list of changes that I want to make to the CDD. I have some things that we will discuss tonight that I think we can do better. It has had great management and great Boards, but I think we need a group of people who probably have some business experience and a lot of community involvement to make it even better. On November 4, I would appreciate your support.

Mr. Brister stated I am a resident of Artisan Park in the condominiums. I have lived here for three years. Before we moved into our current home, we had to wait a year for the condominium to be built, and during that time, we came here often and got involved

and fell in love with the community. I am running for a Seat on the CDD in order to help foster the working relationship with the other entities in the community. I plan on discussing issues related to the CDD regarding home values, community upkeep and the overall infrastructure of Celebration. Since moving to Celebration, I have looked for ways on how to help this community grow and mature. Change is good. Growth is inevitable. I want to make sure that all available options to opportunities have been researched and studied so that when the time comes for us to make a decision as a community, we have all the information needed to make the best decision. I have been a voting member of CROA for two years. I helped establish and launch the Celebration Games, which my district won the first year. I was involved in the study for incorporation and the group working on the proposed Celebration Charter if we were to incorporate. I have been instrumental in adding value to Celebration. For instance, I designed and developed that additional sign underneath the Home Available signs you see in the community. I have attended to and contributed to CROA issues at workshops and meetings. The time for Celebration to reinvent itself is now. Working together with other organizations, we can set ourselves apart from other communities and designate Celebration as the leader. I think we have done pretty well so far. People from all over the world come here just to walk downtown, walk along Market Street, eat in our restaurants, and visit our events. I think now is the time that we can show the world exactly what it means to be in Celebration. I have the ability to work together, overlook differences of opinion to work together as a cohesive team to move our community forward. On November 4, I hope you will cast your vote for me.

Mr. Smith stated thank you, Mr. Morton and Ms. Kirsch, for this event this evening. I think it is important for the community that we have the opportunity to talk to the candidates and see their positions on issues, so thank you for the opportunity. I am pleased to sit at this table with the other candidates whom I call my friends. I have lived here for over five years and we moved here from Franklin, Tennessee. I went to Annapolis and spent 20 years in the Navy flying fighters. We have lived on the east coast, the west coast, and the gulf coast. We spent three years in Europe, and Puerto Rico and had a wonderful time. I retired from the Navy as a Commander and I am very fortunate to be a Captain with Southwest Airlines. I have been married for 30 years and we have three children. Our two older sons are out of college and our youngest graduated from Celebration High School and is attending the University of Florida. I have been involved,

as has everyone else running for office, since I arrived in Celebration. I was a voting member of CROA for four years. I worked with Mr. Moore and Mr. Brister on the incorporation charter task force. The proposed charter details how the City of Celebration would be organized. I have always found that most of the work is done in committees and if you want to find out what things are being done, you need to work at the committee level rather than waiting for the final product to be brought to the table. I am also a member of the veterans association and the athletic booster club. I am looking forward to an open discussion. There are a lot of issues that we can talk about and I am hoping that this forum will allow the residents to make a better decision for the election on November 4. I thank everyone for coming tonight.

Mr. Morton stated Ms. Kirsch will be asking the candidates the questions that were previously submitted.

Ms. Kirsch stated question 1: There is not currently any rule or law that requires the CCDD Supervisors to attend a certain number of meetings in order to maintain their good standing. Would you favor the establishment of a rule that would allow a Supervisor to be removed or disqualified if a Supervisor has three (or some other number of) consecutive unexcused absences, and why?

Mr. Smith stated the CCDD rules are established by Florida Legislature under Florida Statutes, Chapter 190. Regardless of how I would feel about it, unless I would petition the Supreme Court or the Florida Legislature to make a change, that change would not come from our Board but it will come from the Legislature via the Statutes. Currently, the Statutes for a Home Owners Association provide that leeway, and I think that is a reasonable request. When I am elected, I will arrange my schedule so that I can attend every single meeting.

Mr. Brister stated as Mr. Smith said, I do not really think that is my decision if the rule is passed or not at the State level. If a rule is passed, I will honor it. My commitment is to the town of Celebration and I plan to attend every meeting and to make my schedule reflect that. Unless there is an emergency or something you cannot get around, my personal opinion is that you need to attend every meeting.

Mr. Moore stated this is where you will see a difference between Mr. Smith and me. The answer is 100% there should be a rule and we should establish that rule. Over the last year there has been a dereliction of duty where the Chairman has not been here. It is wrong. It is bad for the community, and it should never go on. In addition, the Board can

establish some rules on how they govern themselves. You do not have to go to Chapter 190 or the legislature. There are some ways you can actually do that without changing the State Statutes. The reason this question came up is because we had a Chairman who has not been to the last four or five meetings. That is wrong. That person should have resigned and we should have been able to appoint someone else to the Board. I will do anything I can to change that. I will make every meeting that I can. In four years of being a voting member of CROA, a member of the CROA Board and attending safety committee meetings, I missed only one meeting that entire time.

Mr. Carlson stated I do not think any of us should be running if we do not intend to attend all the meetings. We have the commitment to be on the Board of Supervisors for the CDD and if we intend to run for a seat, we need to make the commitment to attend the meetings. There are many times that I have attended meetings by cell phone while I was out of State. You can still attend a meeting even if you cannot attend in person. I think you should attend every meeting. I do not think there is anything we can do about the Statutes unless we get the Legislature to change them. I think we should have it as an unwritten rule among the Board of Supervisors.

Ms. Kirsch stated question 2: There have been numerous occasions when certain sitting CCDD Supervisors, in an effort to be helpful, would answer questions posted on the home owners association's electronic message board and thereby (1) appear to be speaking officially for the CCDD and (2) possibly exclude other Supervisors because of the Sunshine law. Would you encourage Supervisors to continue this practice, favor a rule prohibiting this practice, or encourage CCDD staff to monitor and answer all CCDD-related questions on behalf of the Supervisors and the CCDD, and why?

Mr. Brister stated as a resident, I would want to be able to post my beliefs and opinions, if there is something that I find interesting to talk about. If there is something that could potentially come up as a vote on the CDD Board, I believe the staff for the CDD should be the ones addressing that issue. If I were to post on the Front Porch regarding an issue, I would make it very clear that I was speaking as a resident and not as a Supervisor. If it was something the CDD needs to address, I will defer to them and if it comes up at a meeting, we will discuss it at that time.

Mr. Moore stated I agree with most of what Mr. Brister said. It is difficult in a situation to have a Board member be a resident who is all over the Front Porch posting things. It puts the rest of the Board members in a difficult situation. There are Sunshine

laws. If one Board member posted something, then another Board member cannot come along and add to it or contradict what the person said. It is not like CROA; it is State law and there is not much you can do. Over the last years, you have probably seen some Board members post more than others. It has put other Board members in a position where this person looks like a spokesperson. I think that puts most people in an uncomfortable position and puts a weight on someone that perhaps is not done on purpose but it makes that person seem more important than the others. The point is, the Board itself needs to have an agreement that it publicly needs to be cohesive, and that is one of the things that I can help with, which is discussion about who should be posting and what. You cannot stop anyone from posting but I believe you should have an agreement among the Board members not to post unless they are asked to post. It looks like they are speaking on behalf of the CDD. Asking Gary Moyer to post for you is the most legitimate thing that can happen. I think we should be asking him to spend more time in being proactive in answering postings as opposed to responding once a month, and I think that should happen more often. We need to give him authorization to answer those things. I think it is confusing to some of the residents and it is probably confusing to the rest of the Board members who do not have an opportunity to actually weigh in because of State law.

Mr. Carlson stated I think all questions need to be answered so there needs to be a vehicle so that people can submit those questions and receive an answer. I think all questions need to be answered by the Board, not by individuals on the Board because of Sunshine laws. In fairness to the other Board members, it needs to be a response from the Board. We all post personal items and other issues, but as a Board, questions that are asked need to be answered by the Board, specifically by Mr. Moyer or one of the other managers.

Mr. Smith stated I concur with much of what has been said. At the same time, it is something we are all going to have to follow. Unfortunately, when we are a public servant, we are going to lose some of our personal rights as far as sharing our own opinion because it can always be construed as an opinion of the Board. As Mr. Carlson said, I think it is very important that when a resident raises a question that is applicable to the CDD, the CDD answers the question but that is why we have a staff. They should be responding to those kinds of questions. We need to encourage people to come to our meetings once a month because that is when discussions take place. We cannot have

discussions among ourselves even if it appears on the forum. The forum is a great tool but we have to be very careful about keeping everything we do out in the open. Unfortunately, people do become very cynical about government and by following the Sunshine law, we can try to maintain our integrity.

Ms. Kirsch stated question 3: As you picture what Celebration will be like in five to ten years, what is your biggest concern and what will you try to do to deal with this concern?

Mr. Moore stated my biggest concern is the void that we are starting to experience with The Celebration Company. The downtown area is another big concern of mine, making sure we keep that as an integral part of the community to make sure it thrives, making sure that whatever is built on Celebration Boulevard is part of our community. The issues of growth and management, and incorporation may come up at some point. Those are the big issues for the community. What we have experienced over the last couple years related to parking and signage issues, you see that The Celebration Company built a great product for us. They handed us the best community in the country. There are some intricacies that are very different. They created the Celebration CDD, the Enterprise CDD, CROA, the Celebration Non-residential Owners Association (CNOA), the CJC, and other entities. It is a web of craziness here and I think in the next five to ten years, we are going to have to figure out how to bring these groups together. As Celebration grows, it makes it more and more difficult for residents to understand what is going on. I think it makes it more difficult for us to function as a government body if we are in silos. In the next five years, we need to be a lot closer in groups. To have someone in Celebration, or multiple people in Celebration, to have offices in the County would be very beneficial for us. We need to focus on putting candidates into office and not fighting about who they are and in bringing candidates through the County to make sure they win the election. I think that will help the community in the next five years.

Mr. Carlson stated I think the biggest issue for Celebration is that Celebration is going through changes. The CDD has a role but it is not going to play the crucial role in our school system. Our school system has deteriorated. Our high school has deteriorated in terms of ratings we received from the County. The intent of Celebration was to be a community. It was not intended to be a retirement community. It was not intended to be a special-interest community. It was intended to be a non-gated community. Without top notch schools, we are going to see that deteriorate. What is the role of the CDD in that?

The role of the CDD is to make sure we have the infrastructure, to make sure we have the first-class facilities that are going to attract people. I think our community has to come together and work on the school system as well so that we have a vibrant community of all ages and something to offer our young people. That is one of the areas that I would like to work on that is not specifically CDD related. I agree with Mr. Moore that we have some work to do with our other governing bodies, not necessarily through incorporation, but looking at how we can work better together at making things happen and facilitating things to happen.

Mr. Smith stated I think in the next five years, the biggest thing that is going to hit us is going to be incorporation. I agree with supporting downtown and the growth on Celebration Boulevard. No one has mentioned Island Village and we have significant issues with that area. There is the problem of trying to make sure we support our public school system because that affects all our property values. I think the biggest issue that we will all have to deal with, that will change everything, is incorporation. It will be a big shift in where the responsibility lies in what we do. This issue has been addressed in the past and we have a good start on that to get the ideas, pros and cons and get that out to the community to decide. I have not decided if I support incorporation or not, but I think it is an issue that will have to be addressed in the next five years. Once we do all our homework and discuss it with the community, then we will have to make a decision.

Mr. Brister stated complacency is death. If we do not grow, we die. Growth is inevitable. We are going to grow, but do we follow the growth or do we lead the growth. I think that the CDD and those who are elected and who are not elected to lead this community need to work together. I think my personal relationships with a majority of people on every Board, as a CDD Supervisor, I can foster a good working relationship. I can cultivate growth and communication in the community. I think that the reason we all moved here was a dream or the imagination of what this community is going to be. The people who are elected to lead are the people the community chooses. As one of the people chosen to lead this community, with the relationships that I have, I can help bring everyone together.

Ms. Kirsch stated question 4: It has been proposed, albeit preliminarily, that the CCDD take over the supplemental security payments to the Sheriff's department and the management of the Community Volunteer Patrol both of which are currently managed by the home owners association. Would you favor or oppose this proposal, and why?

Mr. Carlson stated it is a scenario where we need to work between organizations. We have done a lot of good work with the people on the safety committee that work among the CDD, CROA and the County. They have done a good job of working together. We need to examine that and determine where it is most efficient to manage the activity and move it there. I will not give an answer whether we should or should not move it. It has been proposed to move it and people must have good reason for making that proposal. If it is the right thing to do and agreeable to all parties, we should make that change.

Mr. Smith stated fortunately the CDD has the opportunity to arrange interlocal agreements. Something we should arrange with the Sheriff's department is to try to get the Sheriff department to establish a substation that is here in Celebration or very close to Celebration. I talked with Sheriff Hansel a few weeks ago at a pancake breakfast at the fire station, and I suggested it would be great to have a sheriff substation like we have a fire station. If the sheriffs worked out of a substation in our community, they will naturally be in town much more frequently. The idea is to try to have a greater presence in town. If we can push them to be on this side of the County or in our community, I think that will solve a lot of the problems that we will be asked to fund. I think spending additional funds to pay someone to come in here has not been effective. I think it would be much more effective if we can establish a good relationship with the Sheriff's department and influence the primary officer in charge at that substation and let him be a permanent presence here. Then he can assign his deputies to work on this side of the County and in Celebration. It is not very effective or efficient for CROA to be dealing with security issues. The CDD should be dealing with security issues. That is something we need to look at and see if it is cost effective.

Mr. Brister stated patrolling and police presence in Celebration has been a topic for a while. I hear about it. There is a fine line. Either there is too much patrolling and police writing tickets, or there is not enough, depending on who you talk to and what day of the week it is. Who pays for it and who manages that contract and relationship? To me, I think it is Celebration as a whole. It is our responsibility to give that to the residents, to offer safety and security to residents of the community. We are dealing with CROA and entering into a conversation about where it belongs is very important as a CDD Supervisor and in my relationships with people at CROA, I know I can help develop that conversation. Right now, I do not know all the details so I do not have a stand on whether the CDD should manage it or CROA should keep it. I believe the conversation is going to

happen. Without a mutual respect and cohesive working team between the CDD and CROA, it will be very hard and difficult to come to an agreement.

Mr. Moore stated the State Statutes do say that the CDD can oversee policing, but it also further says that you have to use the same police that everyone else uses. You cannot establish your own police force. We can enter into an interlocal agreement with the County Sheriff. Three years ago, we did not have a Sheriff patrol in Celebration that I call a tax deputy; they were over-time deputies. Three years ago, I met and had lunch with the Sheriff with Pat Wasson and we discussed that we had inadequate police protection in Celebration. Sheriff Hansel was running for office so we worked with him and through the efforts of the safety committee, we got a paid Sheriff's deputy here. I was part of that. It was something I did to help do that. It is irrelevant if it is the CDD that has the interlocal agreement with the Sheriff's department or it is CROA. The over-time deputy that we would pay will be paid the same \$35 an hour whether we do it or not. They are not giving us a free deputy if we do not have the crime to justify it. We do have a tax deputy that is in this zone alone. We are paying for extra deputies. Do we want to get rid of the extra deputies or give it to the CDD? That is a good question. I am not sure how far this proposal has gotten, but it is irrelevant to me in some ways. The CDD may not be the best place for it. The CDD does not encompass all of Celebration that we think about. It does not encompass the entire Celebration community. Would we be paying for them to patrol areas outside the CDD? Those are issues that need to be discussed. Right now, CROA does it and really it is the CJC. The interlocal agreement is great but we already have one. We have already talked with the Sheriff about a substation. Matt Kelly and I have met to discuss that with the Sheriff and we have been working on this for about three years.

Ms. Kirsch stated question 5: Do you support the current CCDD proposal to videotape and replay its meetings on the Community cable television channel and streaming on the CCDD website, and why?

Mr. Smith stated the people who cannot attend the meetings will be introduced to the professionalism of the CDD Board and how effective they are. Unfortunately by watching it, they will be unable to contribute in that meeting but it will encourage them to come and sit at a future meeting. It will better communicate to the community what we are doing.

Mr. Brister stated I think the CDD meetings should be videotaped for the same reason. I think every resident should have the opportunity to see a meeting if they cannot attend for whatever reason or if they simply do not want to get out of the house and drive to the meeting. They can watch it on television whenever they want. Regarding streaming it online, I think any type of technology that we can offer the residents through any medium of technology is good. With my technology background, one of the things I am interested in is the CDD looking into improving our technology infrastructure. Technology is one of the pillars that Celebration was built on, and I think we can grow it into something that is a viable asset to every resident.

Mr. Moore stated I am in favor of it because I believe that the CDD has had anonymity for a long time, and I do not think that is the right thing. With the issues we are discussing, I think it is the best thing for the CDD to be at the forefront. When we are discussing the Sunshine laws and the Front Porch postings, a lot of those are because they do not have an opportunity to see what goes on here at these meetings. I think that might help with this issue. I voted for it in order for CROA to finance it or allow our equipment to be used for the CDD for that reason. I think we were going to pass our costs onto the CDD but we would lend our equipment for free since every person was in favor of it.

Mr. Carlson stated I am in favor of it. I believe it is necessary and it really promotes more community involvement. I think we would get a lot more input. Whether it is on television or we stream it online, I think a variety of communications and techniques can be used to bring the CDD to the residents of Celebration to help get more input from the residents of Celebration, to get decisions on issues in Celebration, and probably get better interaction among the different governing bodies in Celebration. This would be one more addition to all the other repetitive things on Channel 5.

Ms. Kirsch stated question 6: It has been proposed that the speed limit on Celebration Boulevard from Campus Street to the high school be reduced from 40 mph to 35 mph in order (a) to allow NEVs and other slow-speed vehicles to use that section of Celebration Boulevard (the only NEV-inaccessible road in Celebration) and (b) to connect the future Island Village and more fully integrate the future Island Village into the rest of Celebration, including NEV access as there is no other practical way to get NEV access to Island Village other than on Celebration Boulevard. Would you support this initiative or not, and why?

Mr. Brister stated dropping the speed limit from 40 mph to 35 mph, I would need to get more feedback. I heard it talked about but I do not have a temperature of what the community is looking for. There will be people for and against it. Right now, I think dropping the speed limit to allow NEVs might be a good idea. After further discussion with the Board and the residents of Celebration, there might be something that I am not aware of right now that would change our minds. It might be a good thing.

Mr. Moore stated I am a NEV owner and I am also a person who bought into the community of Celebration. I feel that NEVs are a part of our community. For me, I drive my NEV on Celebration Boulevard when my doctor had his office out there. I sometimes forget that I am not supposed to drive on that roadway. If the engineers say it is safe to do it, I think we should do it because it builds community. There is no reason we should have one place in Celebration from one point to another point where we cannot get there via walking or via NEV. I believe people should go to school in NEVs if it is safe. I believe if it is safe, then I am completely in favor of it.

Mr. Carlson stated I am in favor of it. If you look at our community, we were built around being able to get everywhere by walking or segways or some way. It is a long stretch of highway. People who are driving 50 mph or 60 mph when the posted limit is 40 mph will continue to drive 50 mph and 60 mph when it is posted for 35 mph. More businesses are moving into the area. We have a new set of stores and convenience stations that will be located at World Drive. We need to make that accessible to the community. When The Celebration Company finally decides what Island Village is going to be, it will be something else that will be tied into this community. If the speed limit is 40 mph, you cannot tie it in with NEVs. With the ideals of Celebration, the speed limit needs to be 35 mph to tie it in. I think 35 mph will not do much for commuting distance and time on that roadway. It may anger some people but I think it is a good thing for our community.

Mr. Smith stated I completely support the idea. I enjoy driving my NEV around town and I think it is a great way for people to get about. There are a couple reasons why I am in favor of it. One is consistency. If you are going to change it to 35 mph, then you also need to change Celebration Place up to 35 mph. Anyone coming into town and makes a turn at Celebration Place and Campus Street, they will already be used to the 35 mph speed limit rather than going 30 mph. There will be an intersection that we will have to deal with because the library will be there and children will be walking or riding their

bicycles to the library, and we will have to deal with that. I think it should be turned into a round about or a traffic circle instead of a Y intersection. Consistency also ties into the 35 mph speed limit on World Drive. It will allow Island Village access to Celebration Village by NEV, and if Island Village is going to be part of Celebration, it certainly should not be isolated. It would be nice to drive a NEV to the high school. The businesses along that roadway will be building up and there will be more traffic. Eventually that speed limit needs to be dropped down to 35 mph because there will be more traffic. Why not get everyone used to it now. If it does happen, and I hope it does, there needs to be plenty of notification, especially to the high school students.

Ms. Kirsch stated question 7: The CCDD has frequently stated, reinforced and even advertised its policy concerning no signs or decorations allowed on CCDD property or within the CCDD right of ways, period. That policy, however, is frequently ignored and occasionally abused. Please state your position concerning continuation and/or strengthening of this policy, and why.

Mr. Moore stated I am for the policy. I am a staunch supporter of the CROA covenants, which the CDD policy reflects and the two go hand in hand. CROA has been enforcing quite a bit of that by pulling up signs and making sure the CDD right-of-way remains clean and uncluttered with signs. I am not sure we should do any more. I think we have done a very good job of policing it over the last year. It was out of hand a couple years ago. We hired more people on weekends to pull up signs. As you get further out in Celebration, you see those abandoned signs that show up. I am for policing it and keeping signs out of Celebration anywhere, whether or not they are legitimately allowed in the covenants. I am not sure I am in favor of strengthening it. If there is a need to, I am, but I have not seen that to be necessary. I think we need to enforce the covenants and rules that we have right now.

Mr. Carlson stated we have the covenants and we need to enforce them. As Mr. Moore said, a few years ago they were out of hand and we are doing a much better job of enforcing that. I think we are slipping a little right now. It is very difficult because you have the CDD and CROA and signs on both. There is some work that needs to be done in how it gets policed. In terms of strengthening it, I think we have the covenants but we have to enforce them. I think we need to do that universally and not selectively.

Mr. Smith stated I do not see this as a significant problem and I am not one to want to put more restrictions on people than we already have. I think we are fairly restrictive. We

do a pretty good job of keeping them clear. Part of the problem is communicating what the rules are to the people we see abusing them. The only people I see abusing the rule are daily situations, like a church service or the Disney liquidation sale. They go up one day and are down by the end of the day. If that happens, I personally do not have a huge problem with it. If it is on CDD property, I would direct the management office to approach the entity that does put them up and ask them to refrain from putting them up on the right-of-way. The one problem we could have in the future is election signs. We have a pretty good policy with the CROA covenants allowing three signs on your own property. I think people have been pretty good about not putting election signs in the CDD right-of-way and I think that is because of the good education in Celebration that has been handled by Town Hall.

Mr. Brister stated the covenants are there to keep Celebration the way we want Celebration to be. For the CDD right-of-way, there are rules and regulations that give people who have signs guidelines on what they can and cannot do. I think strengthening the rules is necessary maybe if we have to get to that point. I am sure there will be a discussion about it. As it is now, I think the information that is provided to the people who put out signs needs to be increased. I think the covenants committee is doing a great job. The way Celebration looks is what it is supposed to be. Do I support the rules for the right-of-way? Yes, I do. Do they need to be strengthened? Maybe, but not right now. It is working the way it is.

Ms. Kirsch stated question 8: Where do you stand on incorporation?

Mr. Carlson stated we went through this in the community. I believe that eventually this community will be incorporated. I think it is too early and I still think incorporation is premature. There is a rule in Chapter 190 that says that the CDD, when the community association determines that it has the right statistics for the community, then it needs to go forward and have an election as to whether the residents want to incorporate or not. Those statistics were not met last year and as I already stated, this community is not yet ready. We have far too many people who are absentee owners. When we have a community that is 80% full-time residents rather than 40% full-time residents, then I think it is time that we go forward and take a look at incorporation. I think it will benefit our community at that time. I would be opposed to pushing it as a Board. That may be a different view than the other candidates hold. I think we need to look at the Statutes, we need to look at the demographics in the community, we need to look at the needs of the

community, and then we need to make the decision on when the right time is. Even though we are 12 years old now, we still do not have the demographics in our community that would dictate that we should be an incorporated entity. I think we have a lot of work on how we govern and how we work together and I think we have made good progress. My position is that it is premature.

Mr. Smith stated as a member of the Board of Supervisors, I would not take a position at this time on whether or not we should incorporate. As an individual, I love the idea. I love to think outside the box. This is a very interesting idea and I would like to see people look at the pros and cons of it. Once we get the ideas and fully investigate what we get out of it, what we lose, what it costs us, and we discuss it thoroughly with the community, then it will be time for a vote on it. I would like to see more information. Maybe it is good, maybe it is bad, but I am not well enough informed on the pros and cons to say that I am in favor of it at this time.

Mr. Brister stated I really do not think I can fully stand on any one side of incorporation. There has not been a thorough study done. The study that was too be done was stopped a year and a half ago. There needs to be a group of people, if incorporation is going to happen, that needs to fully get some type of study and information on what an incorporated Celebration would look like. I was involved in the incorporation effort a year and a half ago, and I spent over a year working with Mr. Smith and Mr. Moore on the charter, on the boundaries, and on other ideas of what we would want Celebration to look like. We worked with an individual at UCF who helped us put our thoughts in one direction, but that study was the starting point. I do not think we had a chance as a community to get all the information we need. I think that was prematurely stopped for whatever reason. If someone wanted to stand up and perform another incorporation study, I would support them and give them as much information as I have. I will give them 100% support and I would ask the community to team up and get all the information for making a major decision.

Mr. Moore stated Mr. Carlson indicated that in Chapter 190, Florida Statutes, that governs the CDD, it talks about incorporation and when a certain threshold is met, it automatically has to be sent to the voters. The role of the CDD is nothing more than facilitating a vote and putting together a plan. The Board and how the Board feels is irrelevant. If that threshold is met, then that is what has to happen. My personal opinion on incorporation is that I do not know enough about it. Each time you incorporate, that

day you may have a different tax structure. The tax structure has changed from what it was a year and a half ago. When we do meet that threshold, we will have to do another study, and I will be interested in knowing if my taxes go up and how that works. Until I can find that out, I do not have an answer.

Robin Malatino stated regarding the incorporation issue, I was involved in that issue and it was started in 2005. A group of us spent a lot of time and money just to determine the facts. The individual we started working with at UCF, her bill was \$20,000 just to put together a package to present to the residents of this town so that they can evaluate whether or not incorporation makes sense. Whether you are individually for or against incorporation is not important to me. What is important to me, and I will go door to door to support or not support you, is that you are willing to give the residents of the community the option to make the decision. If you are going to make the decision for them, then I look at you as Hitler. I cannot recommend that you should serve in public office for this community. If you are going to deprive the residents of this community the ability to make that decision, I have a real problem with that and you should not even be running for office, much less live here. My position is, the problem with this community is CROA is limping along and cannot even mow the grass. You have the CDD that is the only government agency in town, and people are going to look to you to be the leaders. As leaders, you have to put together whether or not we should control our destiny. Incorporation is a big issue. You want to control schools? Forget about it. If we are not incorporated, we cannot control our schools. The only shot we have is going to charter schools. If you did not do everything you could possibly do to sabotage our efforts, you would have learned that, Mr. Carlson. I have a real problem with what you did and I wish those same 250 people who were at Stetson that year were here tonight. You got up and promised these people who did not understand the issue and told them that "I will take the time," you and Dick Quinn and Steve Olson and will put together a comprehensive plan. That was February 2007 and nothing has been done.

Mr. Akey stated as the candidates alluded to, once the thresholds are met, it has to go to the voters for a referendum. The Board does not make that decision.

Ms. Malatino stated that is not my question. My question does not have to do with the number of people. I want to know if you, as individual CDD Supervisors, would support and possibly lead the effort to initiate an incorporation study.

Mr. Morton stated this has to be approved by the State legislature, and the person is Steve Precourt and the rest of the legislators. Without their approval, then nothing will go forward.

Mr. Smith stated as Mr. Brister and Mr. Moore mentioned, several of us also worked on a committee to draft a charter and I think it is a nice piece of work. I have taken pieces of it for a proposal for the CROA proposed changes to the charter. I was at that meeting and I was very disappointed that the legislators did not approve the opportunity for us to vote for researching incorporation. Either the CDD or CROA is going to have to take the lead in the future to research incorporation. It does not necessarily mean they take a side. It means they take the lead in research. I am not sure if you were here at the beginning of the meeting, but I answered a question that incorporation is the biggest issue we will face in the next five to ten years.

Mr. Brister stated yes, I would 100% support a group to research the issue of incorporation. It is very important that we get all the information. We were prematurely stopped in terms of gathering the information we need. It was not given to the registered voters of Celebration whether we do or do not. It was decided by other people what your vote was going to be. Do I support sending incorporation to a vote? Yes, I 100% support incorporation going to a vote. Do I support a group of people to investigate incorporation and do all the research we did a year and a half ago? Yes, I completely support whoever wants to stand up. I will give them 100% of the information I have and 100% of the experience I had in going through that process and all the pains that I experienced with Mr. Smith. It is inevitable. Growth is going to happen. Do we control it or do we let it control us? That is as clear as I can put it.

Mr. Moore stated this is an emotional issue for you and me because we spent such a great deal of time on it. I can tell you that I am not hiding from it. Robin and I started the issue because she is the kind of person who sees something in town and works hard to improve it. I am the same way. Look at the civic corridor at what happened when a group of people for a church got together to push something through the County. We have to work together. Things do not happen on their own. We are lucky enough that the Statute does give us the opportunity to have an incorporation come to the community for a vote when we get to a certain threshold. If we stay passive when that occurs, we will never have the right information for people to make a decision. If we do not lead the forefront of that and if we do not push that information, it will just die by the wayside and a good

idea might go away. I do not know if I would vote for it, but I was very disappointed in how that was handled last time. I was very disappointed in not giving the residents the opportunity to vote on it. I felt like it was a disservice to the residents of Celebration to not have the months to discuss and vote on it. I am still disappointed in that and I will do everything I can to give the residents the opportunity to discuss it and to give them the opportunity to vote on it. Things do not happen unless you push it and that is what I intend to do.

Mr. Carlson stated I already answered this question. We have a Statute that is the governing ordinance for the CDD. The Statute says that when we meet a threshold, which is determined by the community association division, this issue goes to the voters. We are not at that threshold. When we are required to have a vote on incorporation, we will do that after we have discussions on incorporation. While I think it is the civic duty of the CDD and CROA to help inform the citizens, it is not the duty of either body to take a biased position on incorporating or not incorporating. That is where I stand. I want to make sure the residents of the community have the information necessary to make a decision, that we meet the Statutory thresholds required for an election, and that we do not rush to judgment as I think we started to do in the past. That is where I stand and that is why I ask you to elect me to Seat 3.

Mr. Dan Tomsick stated one of the issues the CDD Board was pursuing last year had to do with the County passing a special ordinance for Celebration based on the fact that the County entered into an agreement with Buenaventura Lakes and other places where they have localized County ordinances that only apply to certain geographical areas because of the concerns of communities in those areas. Such a thing was being proposed for Celebration in terms of some issues, for example, parking and commercial vehicles, that we would stipulate some things that would only apply to Celebration that would align with our covenants and would engage the County to assist us in enforcing those. Would you be interested in revisiting that topic as new Board members?

Mr. Brister stated yes, I would be interested in discussing anything that would help Celebration move forward. Anything that is important to the residents is important to me. If someone has a passion for something, then it is my duty as an elected official to listen to them. You may or may not have voted for me, but I am here to support everyone. If there is something that arose that we, as a Board, should discuss, I will give it 100% of my attention and ask questions if I did not understand.

Mr. Moore stated I was on the CROA Board when this idea was brought to us. I have some thoughts and one thing is, the idea behind it is to be able to enforce some of the things that we do in Celebration, to be able to enforce some things we cannot currently control on the street. Right now, if you are a home owner, we can tell you that you cannot park your big rig on the street for more than an hour or you cannot park a commercial vehicle outside for a certain period of time. The only way we can enforce it is by going after the home owner. CROA is the body in Celebration that seems to be very strong cannot enforce some of their own covenants unless there are other circumstances. Could there be some special powers that we could ask the District to enforce that may help CROA? Yes, I think we should do that. There were some issues that had to do with downtown parking, and that had to do with some residential areas. It was a problem for Lexin and they were concerned about it. I am interested in enforcing some of those things that we can enforce. I hated the idea that what was told to us that in order for us to enforce this, we had to go to the County and ask if we can enforce it and then have a referendum about enforcing it. That was the most ludicrous thing I had ever heard. Then we would have to have a referendum to discuss if we can move a recreational vehicle after an hour or can we make sure there is a one-hour parking area? I agree with some of the things that were brought to us, but I do not agree with how they were brought. I would go through and try to work with the downtown people more. Some provisions had to do with one-hour parking and parking for residents. I think some of them are good ideas but I think it scared the wrong individuals. I think it is a partnership between CROA, the CDD and the downtown business district. I do not think we should be divergent. I wish we could bring this back to the table to figure out a better way to handle that. I do not think bringing this issue to the people is the right way to go. I am hoping that in the last meeting that I heard that is something that does not need to occur, but I think more investigation needs to happen before it comes to that. I love the idea of being able to enforce some of the things that we cannot enforce right now.

Mr. Carlson stated I believe we should bring all the ideas to bear upon an issue to try to bring people together to obtain a solution. As a member of the Board of Supervisors, I am willing to listen to ideas from wherever they come. You have to study them and listen to the right people to come to a practical solution.

Mr. Smith stated I do not know who said it, but a law without enforcement is just a good idea. If we cannot enforce the rules that we have, then it is just a good idea. CROA

has the rules but it is difficult to enforce them. They are a private entity. The CDD is a public entity and can have more enforcement, especially if we work with the County on some of these suggestions. There are some good points and should be looked into further.

Ms. Tracey Prever stated I have been part of the Go Green committee in Celebration in making Celebration more of a green place. The first issue that we have been working on is to make sure that the mosquito spraying that is being done by Clarke is being done the way it should be for the safety and comfort of the town. For many months, I have been in touch with someone from the University of Florida who is willing to come to Celebration for free. She is putting together something for us regarding our practices to be sure they are safe. Clarke has been here for a long time and we spend \$300,000 a year with them and I think it should be looked at. I think there is a lot of concern over how much is being sprayed, if we are spraying on a schedule that is not legal in Florida, and things of that nature. I want to know if you are open to having this free outside auditor come in with questions and make suggestions as to what is being done right and what is not being done right.

Mr. Moore stated I am completely for it. At the last CDD meeting, they voted to renew the contract with Clarke Mosquito. I was hoping you were going to be there and say something. I do not believe they are a bad company, but in the midst of this, we probably should have discussed some of those issues, and I know they have. It is not just a mosquito issue. It is not just the CDD; it is CROA and everyone and we all need to move forward instead of looking back. We need to look at what we can do for green initiatives. That is everyone—the communications committee at CROA and others, as well as the CDD. What you are doing is facilitating that and they are looking at alternatives. Without you, they may not have done that. I think that is great. I am in favor of anyone making suggestions to improve what we are doing. We cannot be doing everything right. I would love for someone to come in and tell us that if we changed something, it will save \$100,000 over five years. We do not have the capability here where we have that kind of expertise. We need to hire that out or ask for help and I wish we did more of it.

Mr. Carlson stated we need to look at the most effective solutions for our community. I have no objection to bringing in an expert to look at our practices, but I do not think they should be auditing the books of one of the contractors but they ought to be able to look at their practices and whether or not they are the best practices we can do. On one

hand, you want to limit the types of chemicals and things you are putting out into the environment. The other hand is, you do not want people to catch West Nile Virus in Celebration. You have to look at the balance of what you are doing and doing it right. At our house, we installed chrysanthemum, which is a natural insect repellent and is very non-toxic to humans, and it works reasonably well. Whether or not that type of facility would be effective on a community wide basis is the question. We do not want to have a situation where we back off our chemicals and all of a sudden we start seeing the start of West Nile.

Mr. Smith stated I was at the meeting the other day when they renewed the contract for an additional two years at no additional cost or no increase, which I thought was good for everyone because it did not cost us any more money. I think it would be crazy not to encourage someone to come in and give us the new ideas and updates on technology. Anyway we can make the community safer from pesticides but at the same time be effective is good. We can also call in the EPA or the Department of Agriculture to come in and give us ideas and take a look at what we are doing to make sure we are doing it right. That should not happen once every two or three years but on an annual basis because technology changes and there may be a better technique and we need to stay ahead on those types of things instead of doing what we have always done. You are just scratching the surface when you talk about the green capabilities we should be doing in this town. We should be doing compost. We should be encouraging all electric cars or hybrids on anyone we contract with. We should be looking at using solar power on our street lights and we should be lowering the wattage on the street lights. There are so many things and we should be the leader, not only in Florida, but in the nation, in being a green community. That will be one of my priorities.

Mr. Brister stated we are positioned as a community to be a great incubator for green initiatives. Green is in right now. A lot of companies and people are going green. It does not start at the bug spray level. It means LED lights instead of fluorescent or incandescent. Lexin has gone from incandescent Christmas tree lights to LED. They have done a study that they will save money in the long run between replacing the bulbs to the man hours spent replacing the bulbs and the whole package. The money they spend up front, over the long term, will save them a lot of money. In any initiative, there needs to be studies done and there needs to be one person to stand up to say this is how we can do it. By starting with mosquito spraying, I think we can turn Celebration into a good

initiative to where other companies will want to come in and test out or give us incentives to try new things. I am 100% in support of research in how to make the mosquitoes go away because it is safer and better.

Mr. Morton stated I will allow everyone two minutes to make a closing statement.

Mr. Carlson stated I am running for Seat 3. I am doing this, not because I have political motivations, but because I want to help our community. I believe in our community. It was voted the number-one model community in 2007 and we want to keep it that way. We have a lot of challenges in terms of the growth ahead and I mentioned some of the challenges in terms of our school system and the infrastructure that we have to maintain. I will do my best to support you and to support this community as a Supervisor for the CDD. I ask for your vote on November 4. I have told you where I stand on incorporation; I have an unbiased view on incorporation. Sooner or later, we will meet the thresholds that will require a vote and we need to make sure we have the information and that we understand the impact that will have on our community. I am not in favor of adding another layer of government or taxes without having a study that says we can do away with some of the layers of government and taxes that we have today. I would love to see us be a green community. We should be a model community. We do not have enough charging stations. Somehow as a model community we should be better at putting charging stations around town instead of only being downtown where we can recharge our NEVs. We have a lot of solutions and a long way to go in Celebration, but I think we can be the model community for many years to come. Vote for Bruce Carlson for Seat 3.

Mr. Moore stated in the spirit of the Vice Presidential debate that will be occurring at 9:00 p.m., I am running for the CDD, not because I can see CDD land next to my house, which it is, but because I have a tremendous amount of experience that I think will help the CDD. For the last 10 years, I have been involved in the Celebration community, and the last five years, I have been intimately involved, not just as someone who has sat on the sidelines. I have helped the community. I have helped lead efforts in the community. I have worked with the CDD on issues, one of them being the civic corridor and land swapping. I have spent a great deal of time working with the all the entities in Celebration. One group we did not mention, in addition to all those others, is South Florida Water Management District as well as the Reedy Creek Improvement District. We have other entities that CROA is not involved with. It is going to take someone who

can get up to speed very quickly. I have the experience to do it. I am presently working on a lot of things, including cell phone towers. I am working on the issue of the civic corridor and the land in between that has some additional usage, one of which can be some ball fields, and that could very well be a CDD issue whether it is a CROA field or a CDD field. Those are things that need to be discussed in the near future. Whether or not I am elected, I will still be working on those issues. For me, the issues are important to me and they are important to the community. I started the Celebration Youth Soccer with a group of people and we now have 200 players. I have worked with little league and churches on issues. It is not just that I want to be on the CDD but I want to help the community. The best for me to help the community is for you to vote for me for Seat 1.

Mr. Brister stated in order for us to move this town forward, we are all going to have to work together as a team. I think with my relationships with people in town, the leaders of this town, as your CDD Supervisor and representative, I can facilitate the conversations that need to happen and the issues that need to be discussed and agreed upon. I think I can foster a good working relationship with CROA and the other entities in town. There are many organizations and supposedly multitudes of people are leading this community but I really do not see them working to bring us all together. What I want to do and what I will do is foster the relationships as coworkers and leaders of this community to bring us into the next five years, be it incorporation or whatever issue that comes up. As a Supervisor and as an elected leader, I am here to serve you so vote for Brister for Seat 3.

Mr. Smith stated thanks again for sponsoring this forum tonight. I hope those of you are more enlightened as to how you want to vote. I see this election boiling down to three primary issues. First, I will be a good steward of your hard-earned tax dollars. Just because there is money in the budget, that is not authorization to spend the money. I will always look for the most cost-effective method and I will treat the money in the budget like it was my own money. Second, who has the time to do this? I am in a situation now where I have the opportunity to give time to the community. My time is your time. I will be here for meetings. I will not be calling in; I will be here. I will rearrange my schedule if I have to in order to be here. You can count on me to be present. Third, I am thorough to a fault sometimes, but when you are in a situation when you are spending people's money, you have to look at every single aspect of a decision. If you do not, then you end up back tracking on your decisions. I want to make sure the decision we make is the right

decision, that we take our time and not have to go back. I assure you that I will do that as your Supervisor. I will do my homework. I will be very thorough and I will seek as much input from the community as possible. Vote smart; vote Smith.

Mr. Morton stated we thank all our candidates for attending and the public for participating tonight.

**THIRD ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned at 8:30 p.m.

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Paul Collins, Secretary

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Cliff Akey, Vice Chairman