

## **MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, December 15, 2020, at 6:30 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Greg Filak	Chairman
Paul Collins	Vice Chairman
Cassandra Starks	Secretary
Cliff Akey	Treasurer
Jack McLaughlin	Supervisor

Also present, either in person or via Zoom Video Communications, were:

Gary Moyer	Manager: Moyer Management Group
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Neil Bresnahan	CROA Executive Director
Brenda Burgess	Moyer Management Group
Natasha Cruz Millheim	Inframark, Field Services
Angel Montagna	Inframark, Management Services
Russ Simmons	Inframark, Field Services
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

### **FIRST ORDER OF BUSINESS**

#### **Call to Order**

Mr. Moyer called the meeting to order at 6:30 p.m.

### **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. Filak led the *Pledge of Allegiance*.

### **FOURTH ORDER OF BUSINESS**

#### **Public Comment Period**

Mr. Moyer indicated public comments are three minutes per speaker and are provided at the beginning and the end of the meeting.

### **FIFTH ORDER OF BUSINESS**

#### **Administrative Matters and Announcements**

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Approval of the Meeting Agenda**

Mr. Filak reviewed the meeting agenda and requested additions or changes.

Mr. McLaughlin made a MOTION to approve the meeting agenda, as presented.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as presented.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of November 17, 2020, Regular Meeting**

Mr. Filak reviewed the minutes, which are included in the agenda package and are available for public review in the District Office during normal business hours, and requested additions, corrections, or deletions.

Mr. McLaughlin made a MOTION to approve the meeting minutes, as presented.  
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting minutes, as presented.

**B. Check Register and Invoices**

Mr. Filak reviewed the check register and invoices, which are included in the agenda package and are available for public review in the District Office during normal business hours, and requested approval.

Mr. Akey made a MOTION to approve the check register and invoices, as presented.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the check register and invoices, as presented.

**EIGHTH ORDER OF BUSINESS**

**Action Items for Approval**

**A. Proposal and Draft Agreement for Street Sweeping Services**

Mr. Moyer reviewed soliciting for street sweeping services with a revised schedule, which proposals are included in the agenda package. USA Seal & Stripe proposes \$2,000 per sweep or \$66,000 annually. Facilities Pro-Sweep, the current contractor, proposes \$90 per hour, or an estimated \$65,340 annually. The amount falls below the bidding threshold, so the Board can make a choice it feels is in the best interests of the District.

Discussion ensued regarding the contractors, services required, general community cleanliness, and the request for consistent proposals.

Mr. McLaughlin made a MOTION to approve the proposal from USA Seal & Stripe to perform street sweeping services, in the annual amount of \$66,000.  
Mr. Akey seconded the motion.

Discussion ensued regarding street sweeping services, equipment, schedule, leaves and leaf blower, areas to be swept, and the possibility of contractor providing background checks and drug tests for employees.

Mr. McLaughlin amended the MOTION to approve the proposal from USA Seal & Stripe to perform street sweeping services, in the annual amount of \$66,000, requesting the contractor to perform background checks and drug tests on its employees if permitted by law to make such request.  
Mr. Akey seconded the amendment.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from USA Seal & Stripe to perform street sweeping services, in the annual amount of \$66,000, requesting the contractor to perform background checks and drug tests on its employees if permitted by law to make such request.

#### **B. Invoice for Storage of Holiday Decorations**

Mr. Moyer reviewed prior discussions of holiday decorations where Lexin requested the District pay \$5,500 to remove the decorations on the esplanade which was approved at a previous meeting, revised proposal for \$4,046 for Lexin to install/remove/store decorations on street lights for 2021, and the suggestion to renegotiate with Lexin after discussing this further in January and the Board coming up with a policy.

#### **C. Ratification of Audit Engagement Letter for Fiscal Year 2020 Audit**

Mr. Moyer reviewed the engagement letter from McDirmitt Davis to perform auditing services for the next three fiscal years in the amount of \$5,000 each year.

Mr. Akey made a MOTION to ratify the engagement letter with McDirmitt Davis to perform auditing services for fiscal year 2020 in the amount of \$5,000.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the engagement letter with McDirmit Davis to perform auditing services for fiscal year 2020 in the amount of \$5,000.

**D. Resolution 2021-06 Recognizing the Contributions of Mr. Floyd McCollum**

Mr. Moyer read Resolution 2021-06 into the record by title. This Resolution was overlooked at the end of Mr. McCollum's term of office in 2018.

Mr. Akey made a MOTION to approve Resolution 2021-06 recognizing the contributions of Mr. Floyd McCollum.  
Mr. McLaughlin seconded the motion.

The Board members expressed their thanks and gratitude for all Mr. McCollum accomplished during his terms as Supervisor.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-06 recognizing the contributions of Mr. Floyd McCollum.

**E. Celebration News Article for February 2021**

This item not being available for review and discussion, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Contractor and Third-Party Reports and Presentations**

**A. Celebration Residential Owners Association (CROA) Representative and Liaison**

Mr. Brian Kensil raised the following issues, which were further discussed by the Board, including sheriff services, details, patrols, speed limits, potential liability for various entities notably for the train and other vendors as part of the holiday event sponsored by Lexin, offline conversation with the attorney and manager and Chairman regarding minimizing District liability, insurance questions, and scooters.

**B. Safety/Security/Traffic**

The safety/security/traffic report is included in the agenda package and available in the District Office for public review during normal business hours.

Discussion ensued regarding areas outside Celebration included on the reports, providing reports to the Board in Excel, general sheriff services, previous contract with the sheriff's department and the recent change to hiring only details, suggestion to discuss

returning to a full-time deputy with the sheriff, traffic enforcement, frequency, and patrols needed in North Village.

Sheriff services will be added to the agenda for an upcoming joint meeting.

**C. Island Village**

Discussion ensued regarding including this report on the agenda on a quarterly basis rather than monthly.

**TENTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager**

**i. Financial Statements**

Mr. Moyer reviewed the financial statements included in the agenda package and available in the District Office for public review during normal business hours.

Discussion ensued regarding

**B. Field Operations**

**i. Monthly Field Management Report**

Mr. Simmons reviewed the field management report included in the agenda package and available in the District Office for public review during normal business hours.

Discussion ensued regarding trees, miscellaneous field activities, the District's work program, traffic signals, vendor contract management, landscape enhancements and replacements, staff providing a maintenance schedule for the next agenda, an accident involving District equipment, and aging vehicles and equipment.

Mr. Akey made a MOTION to authorize staff to solicit proposals for aeration of ponds. Mr. McLaughlin seconded the motion.
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Upon VOICE VOTE, with all in favor, unanimous approval was given to authorize staff to solicit proposals for aeration of ponds.
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**C. Attorney**

Ms. Carpenter reported on legal activities that occurred during the previous month, including slip-and-fall lawsuit the insurance company previously denied coverage but has since agreed to cover the lawsuit.

**i. Draft Interlocal Agreement for Scooter Enforcement**

Ms. Carpenter reviewed the interlocal agreement related to scooters, a conversation with Mr. David Tomek regarding County providing code enforcement, the situation of possibly not needing an interlocal since the County will be enforcing the ordinance and it

could impact safety and the County may request funding for this, and providing the information of the current scooter company to the County for enforcement.

**ii. Osceola County Scooter Ordinance**

Ms. Carpenter reviewed the County ordinance related to scooters, indicated it will go into effect mid-January, suggested an interlocal agreement may not be necessary if the County is enforcing the ordinance, and suggested putting the phone number for code enforcement on the District's website.

**iii. Letter to Governor Ron DeSantis Requesting Continuation Allowing Meetings to be Held via Communications Media Technology**

Ms. Carpenter reviewed the letter sent to Governor DeSantis requesting local governments be permitted to hold meetings via communications media technology, which other governments have also submitted.

**D. Engineer**

The engineer's monthly report is included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Vincutonis reported on Island Village having inspections with Osceola County for acceptance of the infrastructure, potential timeline for District acceptance of infrastructure, discussed the school site and impacts to the revised plat, and potential walk-through of Island Village with a District Supervisor and CROA members.

**E. District Liaisons**

**i. Island Village and Management**

Mr. Filak discussed his observations of management and field staff, requests made of staff, site visit of the community, and a conversation with Mr. Chris Tarase; conversations with Ms. Vanessa Winter at CROA related to CeleService, curb cleaning for other properties in the community and for CROA, and technology innovations; budgets; discussion items for the joint meeting; engaging with the District's arborist regarding street trees in Island Village to reduce potential damage to sidewalks; and a request for a District laptop.

Discussion ensued regarding the scope of the District, Island Village, agenda packages and ADA accessibility of the website,

**ii. CROA**

Mr. McLaughlin reported on conversations and interactions with CROA on joint issues, including an upcoming joint meeting.

**iii. Commissioner Peggy Choudhry**

Ms. Starks reported on her conversation with Commissioner Choudhry and will meet with her once a month.

**iv. U.S. 192 Improvement District**

Ms. Starks reported on information for the U.S. 192 Improvement District and potential changes to U.S. Hwy 192 through their updated development plan. Ms. Starks requested another Supervisor be liaison for this item. Mr. Collins agreed to be the liaison.

**ELEVENTH ORDER OF BUSINESS**

**Updates and Discussion Items**

Discussion ensued regarding community issues, proving pricing for cleaning curbs for CROA, long-term maintenance plan, possible opportunity in the Island Village replat to dedicate a maintenance area to the District, timing of Island Village phases, and the deadline to provide agenda items for the upcoming workshop.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next order of business followed.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Comments**

Discussion ensued regarding a joint workshop with CROA and potential agenda items, process regarding incorporation, and street trees.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

- *The next workshop is scheduled for Tuesday, January 12, 2021, at 3:00 p.m.*
- *The next meeting is scheduled for Tuesday, January 26, 2020, at 6:30 p.m.*

On MOTION by Mr. Akey, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 9:25 p.m.
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Cassandra Starks, Secretary

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Greg Filak, Chairman