

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, January 26, 2021, 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
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
Kristen Trucco	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
Chris Tarase	Inframark, Management 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. Filak indicated public comments are three minutes per speaker and are provided at the beginning and the end of the meeting.

Ms. Cherrief Jackson from Clarke Mosquito Control provided an update regarding taking the place of Mr. Pete Deglomine who just retired, introduced the staff serving Celebration, described the services provided, and invited residents to reach out if they have questions.

Discussion ensued regarding management of mosquitoes generally looking consistent over time.

Mr. Filak indicated his request for staff to schedule all vendors to appear before the Board at least once a year.

FIFTH ORDER OF BUSINESS

Administrative Matters and Announcements

Mr. Filak expressed thanks for staff working on the audio to be better heard by everyone participating via communications media technology.

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.
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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 December 15, 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.

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. McLaughlin made a MOTION to approve the consent agenda, as presented. Mr. Collins seconded the motion.

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

EIGHTH ORDER OF BUSINESS

Action Items for Approval

A. Agreement for Use of Lakes

Mr. Moyer reviewed the request from a company that desires to put paddle boats in Lake Rianhard, explained the policy from previous Boards (1) not to permit any for-profit vendor to use the esplanade to sell commodities or services and (2) all ponds are for drainage purposes solely not recreational, described previous requests for paddles boats one of which was approved through a concession agreement in 2002, other recreational requests for kayaks in the lakes which were denied, and described the application received for paddle boats.

Discussion ensued regarding experience of the current applicant, failures of previous vendors to succeed using paddle boats, liability exposure to the District, possible indemnification from the operator, monitoring, comparison to Orlando's swan boats, other public entities with a similar operation, compensation referenced in the original agreement, desire not to have recreational activities in the District's ponds, concerns of pollution and bacteria and other issues, the email sent to the Board members, desire for the passive nature and aesthetics of Lake Rianhard, boat storage, and non-profit catch-and-release fishing being permitted.

Mr. McLaughlin made a MOTION to affirm the previous policy that District ponds are not intended for recreation and not to permit businesses to operate on the ponds.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to affirm the previous policy that District ponds are not intended for recreation and not to permit businesses to operate on the ponds.

B. Celebration News Article for March 2021

Mr. Filak requested Mr. Moyer to prepare draft articles for the Board's consideration. Mr. Moyer described a suggested article on goals and objectives, staff's articles every month related to the District's activities and maintenance work program, Mr. Collins previously providing articles on behalf of the Board, and the purpose of the article being from the Board to give the Board's perspective as opposed to the daily maintenance activities staff performs.

Discussion ensued regarding the request should not have gone to Mr. Moyer but to the Board, the article from the Board will be the voice of the Board and should not be

provided by the management company but from the elected Board members, suggestion that the article should be provided by the Chairman, suggestion to rotate the articles among the Board members for the areas they serve as liaison which Ms. Cruz Millheim will coordinate, and discussion of due dates for the agenda and the *Celebration News*.

C. One-Way Alley Request for Honeysuckle, and Island Village Alleys

Mr. McLaughlin made a MOTION to deny the request to make Honeysuckle alley one way.

Mr. Collins indicated a desire to have a policy in place first.

Mr. McLaughlin withdrew the MOTION to deny the request to make Honeysuckle alley one way.

Discussion ensued regarding a policy of receiving 75% support from all residents on the alley before considering to make it one way, getting input from the District's engineer and County if applicable, opinion that traffic control or safety not be a consensus vote for residents along that alley but should be recommended by a traffic safety engineer for any alley, and configuration issues likely on other alleys.

Mr. Collins made a MOTION to approve a policy of receiving 75% support from residents on an alley before the Board will consider the one-way request, in consultation with the engineer and Osceola County, if applicable.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given to a policy of receiving 75% support from residents on an alley before the Board will consider the one-way request, in consultation with the engineer and Osceola County, if applicable.

Discussion ensued regarding a policy for alleys in Island Village which are designed for two directions with stop bars and signage at each end, which has been approved by Osceola County.

Mr. Collins made a MOTION to keep alleys in Island Village pursuant to the existing plans, as described.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding setting a precedent for previous alleys being changed to one way in Celebration Village.

Upon VOICE VOTE, with all in favor, unanimous approval was given to keep alleys in Island Village pursuant to the existing plans, as described.

D. Pond Aerator Proposals

Mr. Simmons reviewed the proposals for aerators to address issues with duckweed and recommended installing the aerator at the pond on Oak Pond Drive, taking other ponds on a case-by-case basis.

Discussion ensued regarding aerators in other ponds and their effectiveness, and reasonableness of the price.

Mr. McLaughlin made a MOTION to approve the proposal from Sitex Aquatics to install an aerator on Oak Pond Drive, in the amount of \$4,444.00.
Mr. Collins seconded the motion.

Discussion ensued regarding installation of electricity, and proposals for North Village ponds to repair or replace existing aerators.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Sitex Aquatics to install an aerator on Oak Pond Drive, in the amount of \$4,444.00.

Discussion ensued regarding weirs being eyesores and improving the aesthetics, and staff pressure washing them.

E. Resolution 2021-07, Enrollment in E-Verify System

Mr. Filak read Resolution 2021-07 into the record by title.

Mr. Moyer reviewed the memorandum regarding the E-verify system, which has already been handled at the recommendation of legal counsel. Mr. Moyer described the E-verify system where the District signed a memorandum of understanding that the District will contact the Department of Homeland Security and verify any employees through the E-verify system, as well as adding language to all vendor contracts that they prove to the District they have gone through the E-verify process. This requirement also applies to a contractor's subcontractor.

Discussion ensued regarding the timing of the Statute, purpose of the system to check status of legal and illegal immigrants, the District not needing to perform enforcement, and no need to amend current contracts since the law applies going forward.

Mr. McLaughlin made a MOTION to ratify actions by staff and the Chairman and to execute Resolution 2021-07 regarding enrollment in the E-verify system.
Mr. Collins seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify actions by staff and the Chairman and to execute Resolution 2021-07 regarding enrollment in the E-verify system.

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: CROA has adopted a tree program in cooperation working with the District, major holiday events and decorations including Jeater Bend, and jurisdiction of the District and other entities.

Discussion ensued regarding decorations, and coordinating among various entities.

Further discussion ensued related to a joint meeting with CROA, the District, and possibly CNOA, and The Celebration Company, with the option for CROA and the public to participate via communications media technology. A proposed date is February 16, 2021, perhaps meeting at 851 Celebration Avenue.

Mr. McLaughlin made a MOTION to schedule a joint meeting with CROA and perhaps others for Tuesday, February 16, 2021, at 6:30 p.m. at 851 Celebration Avenue, Celebration, Florida.
Ms. Starks seconded the motion.

Discussion ensued regarding how to provide agenda items, Mr. Moyer will work with Mr. Bresnahan on agenda items, suggested agenda items being a trail system and technology and connecting Island Village to the rest of Celebration, bicycle lanes, a joint workshop for brainstorming versus a joint meeting to make decisions, joint meetings occurring regularly, and use of County money.

Upon VOICE VOTE, with all in favor, unanimous approval was given to schedule a joint meeting with CROA and perhaps others for Tuesday, February 16, 2021, at 6:30 p.m. at 851 Celebration Avenue, Celebration, Florida.

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.

Ms. Cruz Millheim provided an update regarding sheriff's staff working with the District, commercial scooters, and providing code enforcement information in CROA's *Friday Flash*.

TENTH ORDER OF BUSINESS

Regular Reports

A. District Manager

Mr. Moyer introduced Mr. Tarase, who introduced Ms. Montagna as the manager to work and transition with Mr. Moyer who will continue to be a resource for Inframark and the District, timing to be determined.

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 timing for certain invoices.

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.

Mr. Simmons discussed the seven cypress trees in Aquila Loop for removal and stump grinding for about \$9,700, replacement trees for just under \$6,000, and replacement options of winged elm or magnolia or crepe myrtle.

Mr. Collins made a MOTION to remove, stump grind, and replace cypress trees in Aquila Loop, in the amount of approximately \$15,700, as discussed.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to remove, stump grind, and replace cypress trees in Aquila Loop, in the amount of approximately \$15,700, as discussed.

Discussion ensued regarding the field matrix which tracks field activities and shows manhours of progress, sidewalk cleaning cycle and schedule, aggressive schedule will require more staff, sidewalk cleaning machine and its repairs and four months of down time, purpose of the machine for the 8-foot sidewalks, opinion that the sidewalks look good, suggestion to clean all the curbs and related challenges, suggestion for CROA to require home owners to clean their curbs, and cleaning only District property versus cleaning all the community.

Mr. Filak made a MOTION to request staff to provide a proposal identifying resources to clean all District sidewalks in the District once a year.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding cleanliness being a staff resource issue, intent to clean sidewalks once annually, amount of time needed to clean all sidewalks and boardwalks, expectation that the District should be more proactive and not wait for a resident to make a request, and setting a standard for maintenance and cleanliness.

Upon VOICE VOTE, with all in favor except Mr. Collins, approval was given to request staff to provide a proposal identifying resources to clean all District sidewalks in the District once a year.

ii. Resident Requests

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

C. Attorney

i. Incorporation of Community Development Districts

Ms. Carpenter reviewed the memorandum regarding incorporation, threshold for population tracked by the Department of Economic Opportunity (DEO), and the process for holding a referendum.

Discussion ensued regarding other CDDs going through the process after meeting the threshold such as Poinciana CDD, the example of the City of Weston being incorporated, DEO tracking the threshold annually, recent communications with DEO, census data possibly needing to include undocumented workers, timing of getting census information on the November 2022 ballot, how DEO addresses this with other communities, Florida Statutes requirement of DEO to monitor annually, minimal interest in incorporation,

uncertainty if the District will meet the conditions, alternative to go through the University of Florida that tracks population, and directing staff to continue to research and discuss the process.

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 items that occurred during the past month, including the site plan for the Island Village school for 1,000 students and the car-stacking loop for 200 cars, anticipated 70% of students coming from outside Celebration and perhaps bussed to the school, the three-way stop intersection, School Board advised Mattamy Homes would provide the traffic study but the land has been deeded to the County, and continued conversations with the County regarding the traffic study.

Discussion ensued regarding a letter to be sent regarding the District's concerns regarding traffic at the Island Village school.

Mr. Vincutonis reported on the Water Street canal with sycamore leaves accumulating, and discussed four options for the blocked storm inlets.

Discussion ensued related to pros and cons and effectiveness of all the options.

Mr. Filak made a MOTION to proceed with option 3 to remove the grates and add some fencing outside the structure.

There being no second, the motion dies.

Mr. McLaughlin made a MOTION to proceed with option 4 to fabricate grate forms and raise the grates four to six inches.

Mr. Collins seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given to proceed with option 4 described to fabricate grate forms and raise the grates four to six inches.

E. District Liaisons

i. West U.S. 192 Improvement District

Mr. Collins reported on conversations and plans for the improvement district, including sidewalk and trail connections throughout the County.

ii. Commissioner Peggy Choudhry

Ms. Starks reported her next conversation with the Commissioner will be February 1, 2021, to include zones, rail system, boardwalks, and District money paid to the County.

Discussion ensued regarding the road repaving schedule, washouts at intersections, areas of flooding, repairs needed, list of roads the District would like repaired, requested reimbursement from the County for services the District is providing that is the County's jurisdiction, and description of microsurfacing.

iii. CROA

Mr. McLaughlin reported on conversations and interactions with CROA on joint issues, including CROA's more frequent use of the civic corridor, discussion of a traffic signal or a traffic circle at Celebration Boulevard and Campus Street in front of the library, timeline for any intersection improvements, noise barrier for the train going along I-4, and making a request of Mattamy Homes which phase of development might trigger a traffic circle at the library.

iv. County Staff and Sheriff

Ms. Cruz Millheim reported on conversations and activities with the sheriff's department.

v. Island Village

Mr. Filak reported on development activities in Island Village, including a drive-through, an overview of the sales plan by Mattamy Homes, site plans, traffic related to the new school, infrastructure already constructed, model homes, and a public meeting either with CROA or the District for the residents on how Island Village will incorporate with the community and designs and so forth.

vi. Management

Mr. Filak reported on conversations and activities with management staff.

ELEVENTH ORDER OF BUSINESS

Updates and Discussion Items

Discussion ensued regarding holiday decorations which will not be part of the broader conversation with CROA, holiday policies, and whether or not to continue doing decorations with Lexin or other third party.

Mr. McLaughlin made a MOTION to contract with Lexin to provide Christmas holiday decorations on the esplanade for storing, decorating, repairing, and replacing, as discussed at previous meetings.
Mr. Filak seconded the motion.

Discussion ensued regarding District staff not spending time to store or put up decorations, reasonableness of the price from Lexin, discussing the issue further for other holiday decorations, related issue of traffic safety for major events, need for a written agreement with Lexin for terms and pricing and related provisions, question of getting other proposals for holiday decorations, comparison of decorations at Baldwin Park being fairly costly, and continued conversations between Mr. Moyer and Mr. Mike Nunez regarding details.

Upon VOICE VOTE, with all in favor, unanimous approval was given to contract with Lexin to provide Christmas holiday decorations on the esplanade for storing, decorating, repairing, and replacing, as discussed at previous meetings.

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

There being none, the next order of business followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

- *The next meeting is scheduled for Tuesday, February 23, 2020, at 6:30 p.m.*
- *The next workshop is scheduled for Tuesday, March 9, 2021, at 3:00 p.m.*

On MOTION by Mr. McLaughlin, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 9:20 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman