

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, April 27, 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
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
Stephen Bloom	Inframark, Accounting Services
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. Filak 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.

Mr. Floyd McCollum read a prepared statement regarding Mr. Filak's inconsistencies regarding length of time and Board responses to audience comments, and requested Mr. Filak be removed as Chairman.

Mr. Joe Growney commented on the appearance of the community; election of Board members; preferred platform for an elected Board member regarding maintenance, curb and sidewalk cleaning, overall cleanliness, sheriff presence, tree trimming, frequent street cleaning, and boardwalks; suggested an increase in the non-ad valorem assessments with the first installment of \$200 annually; and discussed the current assessment levels compared to a higher level to maintain the community.

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. Akey made a MOTION to approve the meeting agenda, as presented. Mr. McLaughlin seconded the motion.
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Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as presented.
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SEVENTH ORDER OF BUSINESS

Contractor and Third-Party Reports

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

Mr. Brian Kensil raised the following issues, which were further discussed by the Board: management request for proposals process with six finalist companies, using the month of June to analyze the proposals and the month of July to evaluate the proposals and interview the finalists with a decision anticipated in August.

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.

Mr. Akey reviewed items on the report, communications with sheriff personnel, report templates for deputies to provide to the District, and directed anyone with questions to contact Ms. Cruz Millheim or himself.

Discussion ensued regarding the District's radar sign in North Village, as well as on Eastlawn, to be moved every 45 to 60 days.

C. Island Village/Mattamy Homes

Mr. Moyer reported representatives from Mattamy Homes will attend workshops if they have any items for the Board's information or consideration.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of February 23, 2021, Regular Meeting, March 9, 2021, Workshop and March 23, 2021, 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. Akey made a MOTION to approve the minutes of the February 23, 2021, regular meeting, the March 9, 2021, workshop, and the March 23, 2021, regular meeting, as presented.
Mr. McLaughlin seconded the motion.

Mr. Collins suggested a correction for February 23 minutes page 7 to clarify not that the machine will clean 190,000 square feet of the larger sidewalks and 80,000 feet of the smaller sidewalks, but that the District has that many sidewalk panels.

Mr. McLaughlin requested a correction for the March 23 minutes on page 2 for Ms. Hadden, not Ms. Haydn.

Mr. Akey amended the MOTION to approve the minutes of the February 23, 2021, regular meeting, the March 9, 2021, workshop, and the March 23, 2021, regular meeting, as amended.
Mr. McLaughlin seconded the amendment.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the minutes of the February 23, 2021, regular meeting, the March 9, 2021, workshop, and the March 23, 2021, regular meeting, as amended.

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.
Ms. Starks seconded the motion.

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

NINTH ORDER OF BUSINESS

Action Items for Approval

A. 2021 Holiday Decorations Proposal

Mr. McLaughlin reviewed previous discussions regarding decorations, contacted Lexin for a proposal which includes decorating and storing at a cost of \$8,032 annually, and recommended approval of the proposal.

Mr. Akey made a MOTION to approve the proposal from Lexin for holiday decorations, in the amount of \$8,032 annually.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding management's opinion of the proposal which management prefers since Lexin will take care of everything with no burden on District staff, recommendation for the agreement that the District does not agree to a continuing obligation beyond 2021, details of when decorations (e.g., flags) are put up and taken down with clarification to be received from Lexin, number of flags at 52, suggestion to approve the proposal be a not-to-exceed amount if one of the dates can be eliminated, and request to include this cost in the budget for fiscal year 2022.

Mr. Akey made a MOTION to approve the proposal from Lexin for holiday decorations, in an amount not to exceed \$8,032 annually.
Mr. McLaughlin seconded the motion.

Upon individual VOICE VOTE, with all in favor except Mr. Filak, approval was given to the proposal from Lexin for holiday decorations, in an amount not to exceed \$8,032 annually.

B. Acceptance of Fiscal Year 2020 Audit

Mr. Moyer presented the fiscal year 2020 audit, which was reviewed by the audit committee this afternoon at 5:00 p.m.

Mr. Collins mentioned the committee members including Mr. Gary Hudspeth, Mr. McLaughlin, Mr. Mike Jackson, and himself with one vacancy that will be addressed at a future Board meeting. Mr. Collins reviewed the audit, which was a clean audit opinion with no concerns, some minor housekeeping items related to the wording that will be changed, with a recommendation by the audit committee to accept the fiscal year 2020 audit.

Mr. Collins made a MOTION to accept the audited financial statements for fiscal year 2020 and to authorize staff to file with the appropriate governmental agencies.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding appreciation to the committee members, things the auditors did not check for but acknowledge they did not find negative instances, what is standard for the auditors to check, should the District increase the services requested, the District already engaging the auditors to perform the most thorough auditing services that can be provided, disclosures always made in light of any potential lawsuit, management's comments and concerns about fraud or misrepresentations, and compliments to the auditing staff.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to accept the audited financial statements for fiscal year 2020 and to authorize staff to file with the appropriate governmental agencies.

C. Resolution 2021-08, Approving Limited Engagement of McIntosh Associates
Mr. Filak read Resolution 2021-08 into the record by title.

Mr. Moyer reviewed Resolution 2021-08 related to engaging engineering services with McIntosh Associates for Island Village in providing engineering reports for a future bond issue, since Mattamy Homes switched from Atkins Global to McIntosh Associates.

Mr. McLaughlin made a MOTION to approve Resolution 2021-08 approving the limited engagement of McIntosh Associates for engineering services related to providing engineering reports for a future bond issue for Island Village.
Ms. Starks seconded the motion.

Discussion ensued regarding cost of engineering services being included in the bond issuance costs which are passed onto the property owners in Island Village, possible reasons Mattamy Homes switched firms, McIntosh Associates being qualified to perform this work, and Hanson Walter & Associates will continue to review and oversee plans for the project.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-08 approving the limited engagement of McIntosh Associates for engineering services related to providing engineering reports for a future bond issue for Island Village.

D. Proposals for Replacement of Celebration Boulevard Sidewalks

Mr. Simmons reviewed unit prices for replacing Celebration Boulevard sidewalks, 51,000 square feet on both sides of the roadway, from the library to the high school: Camcor Site at \$9.34 per square foot, Terry Roberts Site Work at \$8.75 per square foot, DMI Paving & Sealcoating at \$7.26 per square foot, and K and D Concrete at \$6.00 per square foot. The proposals are not for every sidewalk panel but only for the ones previously identified by the engineer as cracked and needing replacement.

Discussion ensued regarding qualifications and experience of each contractor, sod repairs if necessary, staff will handle maintenance of traffic, different structure among the proposals, uniform statement of work provided to each contractor so each firm bid on the same scope, legal counsel will provide the contract with terms and conditions upon the Board's approval of a proposal, staff has no recommendation but is comfortable with any of them, possible piggybacking with Osceola County or other governmental contractors for pricing, current construction projects will replace broken panels they damaged pursuant to certificate of occupancy process with Osceola County, average cost of proposals being about \$350,000 or \$3750,000 which is approximately the entire capital projects budget for fiscal year 2022, suggestion to table consideration of these proposals while pursuing other governmental contracts and incorporating it in the capital projects budget for fiscal year 2022, suggestion to replace the panels in portions, timeframes of completing the work about two or three months, monies being available in fund balance to do the work in the current fiscal year or a future fiscal year, every panel broken at 1480 Celebration Boulevard, prioritizing which panels to replace, possibly performing the work in stages at a slightly higher cost or all at once at the proposed prices, contractors

getting busier, suggestion to have K and D Concrete replace the panels at 1480 Celebration Boulevard where every panel is broken, and no proof as to who caused the damage.

Mr. Akey made a MOTION to approve the proposal from K and D Concrete for sidewalk panel replacement on Celebration Boulevard at a unit cost of \$6.00 per square foot, or a total cost of \$306,000, as discussed.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding starting them at 1480 Celebration Boulevard, stopping the project if staff observes problems, proper language in the contract, requiring an inspection of 1480 Celebration Boulevard replacement work before proceeding with other sidewalk panels, and using that location as a trial that must be performed to staff's satisfaction before proceeding.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the proposal from K and D Concrete for sidewalk panel replacement on Celebration Boulevard at a unit cost of \$6.00 per square foot, or a total cost of \$306,000, as discussed.

E. Event Use Application from CROA for Independence Day Parade

Mr. Moyer reviewed the event use application from CROA for the Independence Day Parade on July 3, 2021, which is an annual recurring event.

Mr. Akey made a MOTION to approve the event use application from CROA for the Independence Day Parade on July 3, 2021.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding a safety plan of action not being included, estimated attendance being for people in the parade and not bystanders watching, past events have always gone extremely well with no issues, suggestion that approval of the application have the condition that a safety plan of action be provided within ten days, and staff will bring any other issues back to the Board if necessary.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the event use application from CROA for the Independence Day Parade on July 3,

2021, with the caveat that a safety plan of action be provided within ten days.

F. Event Use Application from Florida Hospital Celebration Health for Pink on Parade 5K Fun Run and Walk

Mr. Moyer reviewed the event use application from Florida Hospital Celebration Health for the Pink on Parade 5K fun run and walk on October 10, 2021.

Mr. McLaughlin made a MOTION to approve the event use application from Florida Hospital Celebration Health for the Pink on Parade 5K fun run and walk on October 10, 2021.
Ms. Starks seconded the motion.

Discussion ensued regarding this being an annual recurring event.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Florida Hospital Celebration Health for the Pink on Parade 5K fun run and walk on October 10, 2021.

G. Distribution of Proposed Budget for Fiscal Year 2022 and Consideration of Resolution 2021-09 Approving the Proposed Budget and Setting a Public Hearing Thereon

Mr. Moyer read Resolution 2021-09 into the record by title.

Discussion ensued regarding the budget being discussed further at the May workshop and May and June regular meetings, same process as previous fiscal years if non-ad valorem assessments are not being increased, process to increase assessments by mailing written notice to every property owner, language of the written notice provided by the Florida Legislature that is not always well received by property owners, desire of staff not to increase assessments when possible, fund balance being available, receiving assessment revenues from Island Village with no expenses until this year, expenses being higher than revenues without considering fund balance and reserves, suggestion to consider an increase in the upcoming fiscal year or following fiscal year, significant increases in certain budget line items due to Island Village maintenance, minimal maintenance issues with the ponds since they are new, increased maintenance for landscaping in Island Village, future phases anticipated to provide sufficient assessment revenues to cover the expenses within Island Village, suggestion to get caught up on maintenance items and look at the entire community, suggestion to include monies for an

independent reserve study to look at the assets and infrastructure to be discussed at the May 11 workshop, capital expenditure project ideas from Board members to be provided at the upcoming workshop, and this starts the 60-day requirement for providing the budget to Osceola County and scheduling the public hearing.

Mr. Akey made a MOTION to approve Resolution 2021-09 approving the proposed budget for fiscal year 2022 and setting a public hearing for July 27, 2021, at 6:30 p.m. at the District Office.

Mr. McLaughlin seconded the motion.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-09 approving the proposed budget for fiscal year 2022 and setting a public hearing for July 27, 2021, at 6:30 p.m. at the District Office.

H. Agenda Packages Distribution

Mr. Moyer reviewed the Board's previous conversation about receiving agenda packages through electronic format rather than printed hard copies.

There being no objections from the Board, staff is directed to proceed providing agenda packages in electronic format.

I. Celebration News Article for June 2021

Mr. Filak reviewed the proposed article written on behalf of the Board for the June edition of the *Celebration News*.

Mr. Akey made a MOTION to approve the *Celebration News* article for the June 2021 edition.

Mr. McLaughlin seconded the motion.

Discussion ensued regarding Mr. Moyer not having a hard date for transitioning, sharing with the community how important management is for the community and the District, and recognizing Mr. Moyer's tenure and Ms. Montagna's transition.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the *Celebration News* article for the June 2021 edition.

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 collection of non-ad valorem assessments at 92% as of March 31 and being on schedule as in past years, anticipating to be 100% collected.

Mr. Akey made a MOTION to approve the financial statements as of March 31, 2021, as presented.
Mr. McLaughlin seconded the motion.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the financial statements as of March 31, 2021, as presented.

ii. Comments on Audited Financial Statements for Fiscal Year 2020

Mr. Moyer reviewed the numbers provided in the audit, \$800,000 the District collected in revenues over expenses which goes to fund balance to be used for capital projects, which has already been paid by property owners and should be factored into the Board's decision on capital projects and discussion on assessment levels.

Discussion ensued related to sources for extra revenues.

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 related to the street light outage report, staff's response to street light outages, low number of calls, broken irrigation heads and repairs, street sweeping schedule to be published on the website and sent on the *Friday Flash*, USA Seal & Stripe's request for the District to reduce the insurance requirement, Cyclone report showing the machine was used four days in March and the days it was not being used due to needed repairs, proposals received for Cyclone repairs, no curb cleaning being performed, performance at about 18% usability for the Cyclone, suggestion to purchase the pump to get it repaired, suggestion not to have legal counsel send a letter since it is out of the warranty period, correction for number of sidewalk panels for March being 293 for grinding, status of hiring the new employee who has been working with Mr. Franklin Hall, purchase of a new mule, request for staff's 60-day evaluation at the next meeting, and a request for a totals column for sidewalk and curb cleaning spreadsheets by month.

The record will reflect Mr. Akey left the meeting.

ii. Action Items List

Ms. Cruz Millheim reviewed the action items list included in the agenda package and available in the District Office for public review during normal business hours.

Discussion ensued regarding conversations with CROA regarding the tract next to the District Office, CROA does not want to do anything with it at the current time, request from the mosquito vendor to be more involved in the community for education and possibly participating in the farmer's market, recommendation for a mosquito-related article in the monthly *Celebration News* or a *Friday Flash* which is already provided, staff to provide the articles from previous editions of *Celebration News* for them to supplement if needed, and a request for an additional column on the report for expected completion dates.

iii. 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.

Mr. Simmons reviewed a request from a resident related to the street sweeper not starting at 5:45 a.m., which is done during the heavier leaf-fall months, and staff will request the street sweeper to begin at 6:00 or 6:30 a.m.

Discussion ensued regarding cars being parked on the streets, and the time can start later since leaves are not as heavy as before.

Mr. Simmons discussed request #1 for additional pedestrian crosswalk signs. Discussion ensued regarding limiting crosswalk signs to the commercial area.

Mr. McLaughlin made a MOTION to deny request #1 for additional pedestrian crossing signs.
Ms. Starks seconded the motion.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to deny request #1 for additional pedestrian crossing signs.

Mr. Simmons discussed request #2 for the resident to replace sod with artificial grass at 917 Towhee Court. Discussion ensued that artificial grass is not approved by the architectural review committee.

Mr. McLaughlin made a MOTION to deny request #2 for the resident to install artificial grass at 917 Towhee Court.
Mr. Collins seconded the motion.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to deny request #2 for the resident to install artificial grass at 917 Towhee Court.

Mr. Simmons discussed request #3 for an aerator system to be installed in the pond behind 105 Acadia. An aerator was in that pond years ago, but a different one was installed to reduce the phosphorus level, which pump did not work well and is no longer usable. The resident wants to address the midge problem in the pond. Midges have a short lifespan, but they swarm in large numbers and can get inside houses. No other complaints have been received regarding midges. Aerators can help move the water so midges do not breed along the edge.

Discussion ensued regarding installing fish to reduce the midge counts, and the suggestion to receive proposals or recommendations from the aquatic weed control contractor.

Mr. McLaughlin made a MOTION to table request #3 for installation of an aerator system behind 105 Acadia.
Ms. Starks seconded the motion.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to table request #3 for installation of an aerator system behind 105 Acadia.

C. Attorney

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

Ms. Carpenter reviewed items that occurred during the past month, including sale of the roadway to Unicorp for Celebration Pointe, incorporation and suggestion for special counsel to handle this matter, two firms with this kind of experience – Nabors Giblin, and Jo Thacker with Nelson Mullins, Ms. Thacker's experience as Osceola County attorney during the Poinciana incorporation process, a local attorney who worked with the Celebration group previously, and a request for direction from the Board.

Discussion ensued regarding proceeding with the process, suggestion of contacting the two attorneys mentioned and not the attorney from Celebration to avoid any perception of a conflict, needing the report from a university that analyzes all the items required, process the incorporation attorney would go through in providing all the documents and meeting with the legislative group that will propose this to the

Legislature, possibility of getting proposals with hourly rates for the workshop or May regular meeting to include in the budget, suggestion that \$50,000 for legal fees is probably reasonable, need for political lobbying, and the example of Poinciana going through the process where the legislative group refused to bring it to the Legislature.

Ms. Carpenter suggested holding a brief training session for new Board members to discuss things such as the Sunshine Law, ethics, and public records, perhaps at the upcoming workshop on May 11.

Discussion ensued regarding existing rules of procedure dated 1999 which are outdated, needing to update them pursuant to current statutes and executive orders, process for a public hearing to adopt rules, suggestion to hold the rulemaking hearing at the same time as the budget hearing if assessments are not increasing, and direction to staff to update the rules of procedure to bring to the Board possibly at the June meeting.

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.

Discussion ensued regarding the sidewalk at Celebration Avenue and Campus Street review.

E. District Liaisons

i. CROA

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

Mr. McLaughlin discussed an email from Mr. Stephen Fraunfelter related to technology and a solar panel at Lakeside Park in Lake Rianhard. Discussion ensued on Supervisors not in favor of the suggestion.

Further discussion ensued related to progress on the joint resolution for cleanliness and community standards, Mr. McLaughlin will meet again with Mr. Kensil and Mr. Jackson Mumey, and a draft of a holiday planning proposal.

ii. Commissioner Peggy Choudhry

There being no further updates, the next item followed.

iii. West U.S. 192 Improvement District

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

iv. Management

Mr. Filak reported on conversations and activities with management staff, including the incorporation study.

Discussion ensued regarding the incorporation feasibility study and university personnel being contacted at Florida State University and University of Central Florida, requirement of holding a referendum upon reaching certain population thresholds, requirement of providing the legislative delegation a report on the charter in September but does not indicate when, difficulty in going through the process of developing the study and the charter and engaging with the residents in four months, recommendation to proceed in a normal business-like fashion, procuring consultants, minimal exposure to the District if not proceeding by September, no requirement for the referendum to be in a particular election cycle, suggestion to continue moving forward and documenting what steps are being taken, and suggestion for public comment to occur after receipt of the study and the charter prior to going to the Legislature so the legislative delegation will know if the community supports incorporation or not.

Mr. Filak further discussed vendor contracts that are not current or need to be updated, working with legal counsel and staff to update them, and bringing them to a future Board meeting before making any changes. Ms. Carpenter clarified the intent is not to change existing contracts but to make sure new contracts and any annual renewals include current language.

Mr. Filak reported on previous discussions with management related to recommendations for employee retention and positive recognitions or bonuses or things of that nature to recognize the District's employees.

Discussion ensued regarding adding this topic to the upcoming workshop agenda on the role of Board members and the management company, if the Board should get involved with management staff to that degree, staff change and turnover, using some budgeted dollars for staff to come up with ideas to boost morale and provide incentives, for the Board not to dictate specific measures but to approve a budgeted dollar figure, and examples of monthly or quarterly or other frequency to recognize and incentivize staff.

v. County Staff and Sheriff

There being no further updates, the next order of business followed.

vi. Island Village

There being no further updates, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

A. Discussion of Directional Signs

Mr. Moyer discussed signs in the community that direct people to certain locations such as the hotel and other locations in Celebration, asked if Mattamy Homes should be included on the signs which has been done with other developers and builders in the past, and suggested Mattamy Homes would pay for the fabrication of the sign. Ms. Carpenter recommended the District enter into a license agreement to make sure the signs are maintained and come down in a certain time period.

Discussion ensued regarding the signs for Stetson, The Celebration Company's recommendation to CROA that directional signs be fully utilized with all spaces filled, and request for locations to be included.

Mr. Filak made a MOTION to direct staff to determine locations to be included on the white directional signs, with legal counsel providing a license agreement for Mattamy Homes, as discussed.

Mr. McLaughlin seconded the motion.

Upon individual VOICE VOTE, with all in favor, unanimous approval was given to direct staff to determine locations to be included on the white directional signs, with legal counsel providing a license agreement for Mattamy Homes, as discussed.

B. Other Discussion Items and Comments

Mr. McLaughlin reported on his recent ride-around with Mr. Simmons, complimented his knowledge and prompt attention addressing items raised at the meeting, and expressed his thanks.

Mr. Collins echoed Mr. McLaughlin's comment about the attentiveness of staff to address issues.

Mr. Filak requested the management company contact CNOA to have CCMC better enforce covenants in the easement areas in front of businesses downtown, such as grass, leaves, mulched beds, and so forth.

Mr. Filak further mentioned an area coming toward the catholic church from the fields on Celebration Avenue on the left that is owned by The Celebration Company for about 100 yards, which needs to be addressed. Mr. Simmons clarified that area is owned

and maintained by the District, which gets no sunlight. Jasmine was installed previously but was eaten by deer. Staff will try confederate jasmine next, and Mr. Tom MacCubbin will also provide some suggestions. Alternatively, the District could just keep it mulched, but both sides should match.

Mr. Collins suggested Mr. Filak call CNOA directly and not have staff involved in their enforcement issues, and Mr. Filak indicated he would make that phone call.

Discussion ensued related to other easement areas, suggested plant material, dead leaves along Campus Street, and conversations with other entities in town.

TWELFTH ORDER OF BUSINESS **Public Comment Period**

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

- *The next workshop is scheduled for Tuesday, May 11, 2021, at 3:00 p.m.*
- *The next meeting is scheduled for Tuesday, May 25, 2020, at 6:30 p.m.*

On MOTION by Mr. McLaughlin, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 8:30 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman