

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

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, May 11, 2021, at 3:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak	Chairman
Paul Collins ( <i>via Zoom</i> )	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
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 workshop. The full workshop 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 and Roll Call**

Mr. Filak called the meeting to order at 3:00 p.m.

Mr. Moyer called the roll.

Ms. Starks was not present at roll call.

### **SECOND ORDER OF BUSINESS**

#### **Pledge of Allegiance**

Mr. Filak led the *Pledge of Allegiance*.

### **THIRD 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 workshop.

Mr. Tarase advised the Board about the potential for not transitioning to Ms. Angel Montagna as manager. Management is looking for alternatives and options in the event she leaves the company. They are still communicating to address the situation.

Discussion ensued regarding the Board's appreciation for Ms. Montagna and the value she brings, willingness to accommodate whatever can reasonably be done to retain Ms. Montagna, and the Board's desire to strengthen the management team.

*The record will reflect Ms. Starks joined the meeting.*

#### **FOURTH ORDER OF BUSINESS**

##### **Presentation by Captain Molina**

Captain Ivan Molina introduced day shift supervisor, Sergeant Brian Boise.

Discussion ensued regarding Mr. Akey's list of items, continued conversations, experience of officers serving the zones on U.S. Hwy 192, recap of zones 21 and 22 which is based on population and size, description of areas a deputy will cover, about 20 deputies short, staffing allocations in various departments, deputy-to-resident ratio, more deputies allocated to the western part of the County, school resource officers, estimated timeline moving into the old Publix, information provided with calls for service, license plate cameras, investigate solutions for cameras, hosting camera information, home security or private business cameras, privacy concerns, previous discussions that the Board did not want to be responsible for hosting and accessing the data, when the sheriff's department would review data, who would have access to the data, Mr. Filak will have further conversations with the sheriff's department to be presented at a future meeting, and Mr. Akey will coordinate detail call logs and reports.

#### **FIFTH ORDER OF BUSINESS**

##### **Presentation by Capital Land Management**

Mr. José Marrero expressed his dedication to the Celebration community and to make the landscaping more beautiful. Mr. Josh Burton asked for concerns and feedback to provide better services, and introduced Mr. Juan Nova.

Discussion ensued regarding Mr. McLaughlin's tour of the community with Capital Land Management and Inframark personnel, landscape enhancements and timing for them, tree replacements, suggestion to use a different grass for cordgrass that is thinning out, maintenance activities in winter versus summer, options for eco-friendly practices and equipment options, best management practices for pest control and fertilizer, request for more eco-friendly options at a future meeting, staff providing information from Reedy Creek and the water management district regarding water quality, chemical practices around the water's edge, being certified through the County for safe practices around waterways and stormwater ponds, company training for landscaping crews, mulching deck on the mowers to recirculate and mulch debris, pickup of leaf and other heavy

debris instead of blowing it, crew members who were hit on Celebration Boulevard are doing well, and appreciation for the work Capital Land Management is doing.

## **SIXTH ORDER OF BUSINESS**

### **Presentation by Island Village**

Ms. Kacey Lothar reviewed the following, as further discussed with the Board, stacking issues at the elementary school, proposed stacking of 130 vehicles compared to 24 cars at the K-8 school on Campus Street, expected enrollment in year 1 of 948 with 15% from Island Village Phase 1 and 85% from outside Celebration, certain information that the school board has to provide, original traffic study with 1,000 students, zoning map from the County, traffic study analysis for the project, additional questions from Mr. Vincutonis to their engineer, ultimate enrollment split of 40% from Island Village and 60% from outside Celebration, peak hour trips morning and afternoon, if deputies would be posted at peak hours, arrival times for staff and faculty, Board members preferring only to raise issues and not give any approvals but merely acknowledge receipt of information, the District appreciates the information but has no authority to approve or deny anything related to the school, drawings showing portables which are still in design and have not been reviewed by The Celebration Company, townhomes have been sold, single-family home sales opened last weekend, replat for the school site for the lots that were shifted, the District acquiring an open space tract of about three acres which will be a buffer for the school, laydown yard for the District planned for Phase 2, advantage of the District owning that open tract to maintain upgraded landscaping, access to Celebration Boulevard from the school site, and approval of the replat to be done by resolution at a future meeting.

Further discussion ensued regarding Atkins Global as the engineer of record preparing the engineering report for the bond issuance, going through the assessment process on F1 area, Mattamy Homes has since acquired all the property and switched engineers to Donald W. McIntosh Associates who will prepare the master engineer's report, Mattamy Homes prefers to levy debt assessments on all properties instead of by phase, master reports and resolutions to be provided at the next meeting to set the hearing to impose debt assessments on all of Island Village instead of doing each phase separately, the amount of Island Village bonds being within the amount validated at the inception of the District, maintenance assessments being levied when each phases is platted through the budget process, and the timeframe when various reports are needed.

Additional discussion ensued related to the landscaping plan for Celebration Boulevard extension where The Celebration Company required trees be moved closer to the sidewalks in some instances which was done without root barriers, trees ten feet away from the sidewalk do not need root barriers, hardwood trees need to have root barriers, Ms. Lothar to investigate how many trees were installed without root barriers which will not be all the trees and not all were oak or maple trees, root barriers can be installed after a tree is installed, and the District does not want the same situation affecting sidewalks and will want root barriers installed on the sidewalk side.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Safety and Osceola County Issues**

Discussion ensued regarding requests being sent to Osceola County for roadway issues from back-of-curb to back-of-curb, Mr. Todd Rimmer's intent to amend the previous developer agreement with the County which allowed The Celebration Company or the District to determine parking issues within the community to now give solely to the District the ability to determine parking issues, working with the County on previous roadway issues, available parking downtown, the District offering input but final decisions being with the County, how previous parking and turn lanes were handled, and continued discussions regarding safety.

#### **B. Community Cleanliness (Mr. Akey)**

Discussion ensued regarding Spring Lake, Celebration Boulevard, and downtown rights-of-way which Mr. McLaughlin will investigate.

#### **C. Personnel Organization Chart (Mr. Akey)**

Discussion ensued regarding the new employee who is pressure washing sidewalks and assisting where work elements are behind, and evaluating in a couple months if one person is enough.

#### **D. Repainting Utility Boxes (Mr. McLaughlin)**

Discussion ensued regarding Comcast boxes installed a couple years ago that were not painted Celebration green, other utility boxes that are not painted, location of various utility boxes, and requesting the other utilities paint their utility boxes.

#### **E. Replacement of Damaged Fence Posts Along Celebration Boulevard in North Village (Mr. McLaughlin)**

Discussion ensued regarding work efforts in replacing posts, suggestion to ask the golf course to make the repairs, some need caps replaced or railings, and Mr. McLaughlin to contact the golf course.

**F. Installation of Irrigation System Around the District Facility and Resodding**  
*(Mr. McLaughlin)*

Discussion ensued regarding weedy areas, areas that were resodded, maintenance should conform to the rest of the community, if irrigation should be recommended, the building being designed as a green LEED-certified building, being environmentally friendly when possible, not having irrigation installed was intentional when the facility was constructed, limited numbers of the public along this corridor, type of turf, bahia is not irrigated, bahia was recently resodded and should be maintained better, mowing is generally provided by Capital Land Management not under a contract, Inframark staff provides weeding and plant installation, staff will ask Mr. Tom MacCubbin for suggestions, staff using a firehose to water in the new sod, use St. Augustine if irrigation was installed, preference to keep LEED certification and be environmentally friendly, utilize natural weed killers, bahia lasting only about five years before turning to weeds, cost to resod not as expensive as it would be to irrigate, cost to install sod might have been \$150 plus cost of the sod, request for a proposal to see what irrigation might cost, and desire for the landscape to look better than it does now.

**G. Supervisors' Requests for Fiscal Year 2022 Budget Items**

Discussion ensued regarding potential capital projects, cost for a full reserve and asset study, distinction between normal annual maintenance and reserve/refurbishment items, current fund balance reserves, proposals for reserve study companies, eco-friendly practices for contractors notably Capital Land Management, maintaining a better appearance, expense of batteries for tools, current mosquito control chemicals being eco-friendly and governed by the EPA, previous resident outcry related to chemicals used for mosquito control and the resulting studies the District undertook, keeping the County involved in the mosquito program, willingness to listen to alternative solutions, resident complaints regarding the noise of the blowers, street sweeping starting times and productivity, sweeping schedule, sidewalk repairs on Celebration Boulevard, option to outsource sidewalk repairs and getting proposals from third parties to compare to in-house costs, advantages to hiring third parties for sidewalk replacements, concern about the accuracy of some budget numbers such as the Capital Land Management increase of \$180,000 versus \$50,000 for Island Village, premise for increasing the landscaping contract was 25% for Celebration Boulevard, numbers and financials will continue to be updated, using fund balance for shortfalls or increasing non-ad valorem assessments

which has to be noticed to residents 30 days before the budget is adopted, numbers included for the incorporation study but not for special legal counsel, length of time needed to gather proposals, and that assessments will have to increase at some point.

**EIGHTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**Supervisor Comments**

Mr. McLaughlin requested an update on the Cyclone machine. Staff will find out in the morning. Mr. Juan Flores has been designated to go to Arizona for training. Staff requested another 30 days before making an evaluation now that the pump issue has been identified.

Mr. Akey discussed Celebration Boulevard sidewalks, communicating with building owners who are damaging sidewalks, staff continuing to monitor and send letters for damages, non-repeat maintenance items come to the Board for approval, three-minute comment rule and exceptions sometimes made for larger groups or minimal attendance, and a request to reiterate the policy at the next meeting based on the public speaking policy and be consistent moving forward. Discussion ensued regarding updating the administrative rules of procedure to align with current Florida Statutes.

Mr. Filak discussed incorporation, and requested an update on proposals for special counsel which will be provided at a future meeting and for the feasibility study.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

- *The next meeting is scheduled for Tuesday, May 25, 2021, at 6:30 p.m.*
- *The next workshop is scheduled for Tuesday, July 13, 2021, at 3:00 p.m.*

On MOTION by Mr. Akey, seconded by Ms. McLaughlin, with all in favor, the workshop was adjourned at 5:30 p.m.
--

---

Cassandra Starks, Secretary

---

Greg Filak, Chairman