

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, June 22, 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 (<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
Brenda Burgess	Moyer Management Group
Natasha Cruz Millheim	Inframark, Field Services
Patrick Dumé	CROA
Brian Kensil	CROA
Angel Montagna	Inframark, Management Services
Henry Salinas	Osceola County
Brett Sealy	MBS Capital Markets
Russ Simmons	Inframark, Field Services
Dave Tomek	Osceola County
Julie Yevich	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

Ms. Montagna called the meeting to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Montagna 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

Approval of the Meeting Agenda

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

Mr. Filak requested to move action item 9A immediately following the public comment period.

Mr. McLaughlin made a MOTION to approve the meeting agenda, as amended.
Mr. Akey seconded the motion.

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

FIFTH ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next order of business followed.

SIXTH ORDER OF BUSINESS

Action Item for Approval

A. Island Village Bond Issuance

Ms. Carpenter reviewed previous discussions related to bond issuance for Phases 1 and 2, accompanying documents describing the master infrastructure improvements for all Island Village phases, related assessments levied on benefited parcels, Mattamy Homes's change of engineer to Donald W. McIntosh Associates, the process to declare assessments, and setting a public hearing date for August to impose said assessments on all of Island Village.

i. Engineer's Report

Discussion ensued regarding the engineer's report which is consistent with the previous report and describes the infrastructure improvements for Island Village, and the total cost estimate for improvements of \$123,126,169.

ii. Assessment Report

Discussion ensued regarding the master assessment methodology report for all phases of Island Village, which follows the same methodology as previously provided for Phase 1, where the land uses are scaled based on intensity of use so smaller lots have a lower assessment compared to larger lots which receive a greater benefit, future bond issuances will follow the same methodology, construction to last approximately seven to eight years, all bond issuances will be accompanied by a supplemental assessment report detailing the bonds and related assessments to be levied against those land uses and product types, total entitlements for Island Village are 1,302 units plus commercial square footage which are the basis for the allocation of units and intensity of use, how

allocations are made to benefited properties, projected levy of assessments assuming no contribution by the developer, purpose of approving the master report being to levy maximum assessments on all the benefited properties, original estimate of \$463 million in 1994 to construct all of Celebration, bonds issued in total of about \$160 million with contributions made of certain infrastructure by the developer, annual assessments in Table 12 compared to current assessment levels, disclosure letters required related to property being within a community development district that may impose assessments or taxes, assessment amounts disclosed on closing statements, addendum provided by Mattamy Homes to prospective buyers showing annual assessments from \$1,000 to \$2,000, and the length of bonds being 30 years following the end of the capitalized interest period.

iii. Bond Counsel Engagement Letter

Ms. Carpenter reviewed the engagement letter from Akerman LLP for bond counsel services, for a fee of \$40,000.

Mr. Akey made a MOTION to approve the bond counsel engagement letter with Akerman LLP for a fee of \$40,000.
Ms. Starks seconded the motion.

Discussion ensued regarding conflicts of interest which is a standard provision.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the bond counsel engagement letter with Akerman LLP for a fee of \$40,000.

iv. Resolution 2021-10, Declaring Special Assessments

Ms. Carpenter read Resolution 2021-10 into the record by title.

Discussion ensued regarding the details of Resolution 2021-10, which will adopt the engineer's report and the assessment report and declare the assessments.

Mr. McLaughlin made a MOTION to approve to approve Resolution 2021-10, declaring special assessments.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-10, declaring special assessments.

v. Resolution 2021-11, Setting a Public Hearing on Imposing Special Assessments

Ms. Carpenter read Resolution 2021-11 into the record by title.

Discussion ensued regarding comments still able to be made on the report, and the assessments will then be levied after the public hearing.

Ms. Starks made a MOTION to approve Resolution 2021-11, setting a public hearing on imposing special assessments for August 24, 2021, at 6:30 p.m. at the District Office.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-11, setting a public hearing on imposing special assessments for August 24, 2021, at 6:30 p.m. at the District Office.

Discussion ensued regarding Mattamy Homes's expectation for the public hearing to be held in July, not August.

Ms. Starks made a MOTION to amend Resolution 2021-11, changing the public hearing date on imposing special assessments to July 27, 2021, at 6:30 p.m. at the District Office.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to amend Resolution 2021-11, changing the public hearing date on imposing special assessments to July 27, 2021, at 6:30 p.m. at the District Office.

vi. Discussion of Bond Issuance Process

Mr. Sealy further discussed the process for issuing bonds after commencement of the assessment process, the delegation resolution approving various forms of documents to issue bonds, the underwriter mailing an offering document to institutional investors and marketing and selling the bonds, parameters included in the delegation resolution, extremely low interest rates currently, and initial bond series for the first phase.

SEVENTH ORDER OF BUSINESS

Administrative Matters and Announcements

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Contractor and Third-Party Reports

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

Mr. Kensil raised the following issues: management RFP process, and events.

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 Mr. Akey's recent meeting with the sheriff's office, and conversations with the school district related to Greenbrier Avenue becoming a one-way street which will be discussed later on the agenda.

NINTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the May 11, 2021, Workshop and May 25, 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.

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.

<p>Mr. Akey made a MOTION to approve the consent agenda, as presented. Mr. McLaughlin seconded the motion.</p>
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<p>Upon individual VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, as presented.</p>

TENTH ORDER OF BUSINESS

Action Items for Approval (Continued)

A. Incorporation Study Consultant Proposals

i. Incorporation Assessment and Feasibility Study

Ms. Montagna introduced the two proposals received, one included in the agenda package and the second provided by email: BJM Consulting ("BJM"), and University of Central Florida ("UCF").

Mr. Joseph Mazurkiewicz at BJM reviewed his proposal and experience, and responded to questions and comments from the Board. Discussion ensued regarding BJM providing about 30 of these reports with five moving toward incorporation though none

being a special district, services provided, updated list of incorporation studies within the past five years, and communication with the community at-large as well as the Board.

Mr. Justin Miller and Dr. Lawrence Miller at UCF reviewed the proposal and experience, and responded to questions and comments from the Board. Discussion ensued regarding the number of proposals previously provided being one, the overall incorporation process, services provided, requirements to hold the referendum if thresholds are substantiated, feasibility study and charter, and including CROA in the meetings and conversations.

Mr. Collins made a MOTION to approve the proposal from the University of Central Florida for incorporation services, in an amount not to exceed \$99,999.
Ms. Starks seconded the motion.

Discussion ensued regarding the price of each proposal, difference in experience between the two proposers, previous proposal in 2017 from UCF, anticipated schedule and timing as soon as 45 days for BJM to get on the next legislative session or 6 to 8 months in the normal course and 13 months for UCF, and the desire not to rush the process.

Upon VOICE VOTE, with all against except Mr. Collins and Ms. Starks, the motion did not pass to accept the proposal from the University of Central Florida for incorporation services.

Mr. McLaughlin made a MOTION to approve the proposal from BJM Consulting for incorporation services, in an amount not to exceed \$40,000.
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Collins and Ms. Starks, approval was given to the proposal from BJM Consulting for incorporation services, in an amount not to exceed \$40,000.

ii. Independent Legal Counsel

Ms. Carpenter introduced the two proposals received: Nabors Giblin & Nickerson (“Nabors Giblin”), and Nelson Mullins Riley & Scarborough (“Nelson Mullins”).

Discussion ensued regarding fees for the services, timing for their involvement after the feasibility study provided, advantage of Nabors Giblin knowing lobbyists in Tallahassee, Nelson Mullins having experience and knowledge in Osceola County, difference in hourly rates with a total estimate provided by Nabors Giblin, different forms of governments, example of the City of Weston that incorporated from the Indian Trace CDD, utilizing existing charters as templates, needing lobbying efforts at the local delegation to be able to advance to Tallahassee, and competence of both firms to provide this legal counsel service.

Mr. McLaughlin made a MOTION to approve the proposal from Nabors Giblin & Nickerson for legal counsel services.

Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Nabors Giblin & Nickerson for legal counsel services.

B. Signs on the Esplanade

Discussion ensued regarding updated information provided in the agenda package, use and condition of existing signs, allowing Lexin to have a sign and who maintains it, a community sign option similar to Winter Park, option for CROA to update and maintain a community sign, who pays for the sign, range of prices, CROA's decision not to purchase the sign but is willing to update information on the sign, option for the District to purchase the sign and CROA to maintain and update it, clarification needed from Lexin on remuneration for using the sign, clarification received from The Celebration Company related to no advertising, how much to spend, option to keep the sign as it is currently or upgrade to digital, need to update community sign for Island Village information, option for one side to remain static and the other side to be digital, including in the budget for fiscal year 2022, request for input from CROA and Mr. Neil Bresnahan related to community information, and the suggestion to table consideration of this item.

The Board tabled consideration of this item until a future meeting.

C. Fountain Aeration Proposal

Mr. Simmons reviewed the proposal from Sitex Aquatics to replace the aeration system for Lake Evalyn in the amount of \$7,411.00.

Discussion ensued regarding maintenance provided with the system, previous aerator lasting 12 years, and the lake does not really need one but the residents prefer it.

Mr. McLaughlin made a MOTION to approve the proposal from Sitex Aquatics to replace the aeration system in Lake Evalyn, in the amount of \$7,411.00
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Sitex Aquatics to replace the aeration system in Lake Evalyn, in the amount of \$7,411.00

D. Celebration News Article for August 2021

Discussion ensued regarding the previous month's article delayed in order to receive comments from the attorney for the paragraph on incorporation, and the suggestion to include the consultants the District just engaged.

Mr. Filak made a MOTION to approve the *Celebration News* article for August 2021, to be reviewed and amended by counsel.
Ms. Starks seconded the motion.

Discussion ensued regarding safety, Celebration Boulevard should reference Celebration Place, and general patrols.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the *Celebration News* article for August 2021, with the correction of Celebration Place, to be reviewed and amended by counsel.

E. K-8 School Traffic Alterations

Mr. Tomek discussed the process in Celebration of receiving requests made by residents, developing a proposal to address issues, discussing among the parties (in this case, the sheriff's department and the school district), analyzing the proposal within the County, discussing recommendations with Celebration for input, and moving forward if the District and the County agree on the change operationally. Details of this recommendation include making part of Greenbrier Avenue one way, extending the left turn lane on Campus Street, and removing seven parking spaces.

Mr. Salinas reviewed further details of the requested changes in traffic, which will affect Greenbrier Avenue, Campus Street, and Mulberry Avenue. Parking is an issue for drop-off and pick-up times, and a school resource officer made suggestions to address the issues.

Discussion ensued regarding options depicted on the pictures distributed, removal of parking spaces, parking on the corner of Greenbrier Avenue and Campus Street, impact making Greenbrier Avenue a one-way street, queue starting early for pick up on Campus Street and going to the golf course in the area proposed to be a turn lane, enforcement, jurisdiction for roadways is with Osceola County but as a courtesy no major changes are made without input from the Celebration community, history of the parking issue that arose from the fire department's decision not to allow on-street parking, question if traffic studies have been done to support the proposed changes instead of based on one complaint, impact of the proposed changes, to what degree will the changes lessen the problems, impacts to mailboxes which is not a District issue, recommendation for CROA to be contacted, the County should make decisions like this since the District does not have the jurisdiction or expertise to do so, the District appreciates the County communicating this issue to the Board and community, suggestion that the school board look at making changes on its own property, the Board will not take any action, and the District is always interested in safety for the community.

ELEVENTH 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 the Celebration Boulevard sidewalk repairs, and the deck refurbishment at Lake Rianhard.

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 alley repairs and photographs to be included in future agenda packages, short-term parking of a trailer with pine straw on the CROA tract adjacent to the District office, sidewalk grinding, boardwalks, tree trimming, review with

Mr. Tom MacCubbin regarding trees, two sycamore tree removals in the Artisan Park condominiums for sidewalk repairs, recommendation to not replace those trees and also to remove the other four sycamore trees in that four-foot easement, and other long-term tree issues.

Mr. McLaughlin made a MOTION to not replace the two sycamore trees that were removed in Artisan Park for sidewalk repairs.
Mr. Akey seconded the motion.

Discussion ensued regarding a similar situation in Siena, suggestion for crepe myrtles or some other replacement, and replace them with sycamore trees but will have this same situation in ten years.

Upon VOICE VOTE, with all in favor, except Mr. Collins, approval was given to not replace the two sycamore trees that were removed in Artisan Park for sidewalk repairs.

Discussion ensued regarding the Cyclone machine, six-inch scrubber causing an issue but has been resolved, cleaning the machine twice a day but it is working better, training originally scheduled for June but now looking at July, progress of addressing the grate in the canal that overflowed, staff informing the County about the clogged storm grates on Water Street a couple times, new tracking report included in the package, and thanks to the street sweeper for the free sweep.

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.

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.

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 reported on a letter sent to a resident who was cutting down dead trees in a conservation area behind his house, and staff working with other residents who want to do the same thing for dead trees and going through Reedy Creek Improvement District.

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 Celebration Pointe and Island Village, Water Street canal obstructions, sidewalk repairs on Celebration Boulevard in front of Cube Smart that need some cleanup but look fine overall, no ponding on the sidewalk after the rains yesterday, and directing further sections of sidewalk repairs in coordination with Mr. Simmons.

The record will reflect Mr. Collins left the meeting.

E. District Liaison Updates

i. Commissioner Peggy Choudhry

Ms. Starks attended the Osceola update sponsored by the Chamber of Commerce, and reported on the road improvement project and a conversation with the property appraiser regarding the percentage of the tax roll that comes from Celebration which is 4.66% of the total County.

ii. County Staff and Sheriff

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

Mr. Akey reported on conversations and activities during the month with County staff and the sheriff's office, further discussed by the Board, including landscape companies blowing debris into the roadways and providing a letter, and communication with the sheriff's department.

iii. CROA

There being no further report, the next item followed.

iv. West U.S. 192 Improvement District

There being no report, the next item followed.

v. Management

Mr. Filak reported on conversations and activities during the month with management, including negotiations on the Inframark contract with the intent to receive a satisfactory proposal for the Board's consideration or go out for proposals, discussions regarding license plate reader cameras with prospective vendors and the sheriff's department, and a potential interlocal agreement with the sheriff's department.

vi. Island Village

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

TWELFTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

A. Fiscal Year 2022 Proposed Budget

Mr. Moyer reviewed the budget, including a suggested split with Enterprise CDD of 10% for Mr. Simmons and Ms. Cruz Millheim which is shown as a revenue in the budget, estimated mosquito control cost for Island Village of \$25,000 instead of \$50,000 for fiscal year 2022, use of \$118,000 in fund balance to keep assessments at the same level, and estimates of \$60,000 for an incorporation study and \$20,000 for a reserve study and \$25,000 savings in mosquito control.

Discussion ensued whether or not to increase assessments, unallocated monies, sidewalks, other maintenance activities, being proactive, having a reserve study, and discussing some of these budget items in January to prepare for budget season.

B. Repair of Golf Course Fencing

Mr. McLaughlin discussed the golf course fence repairs for posts and railings, discussions with the operations manager, fence owned by the District and being on District property, the golf course paying for materials, posts costing \$40.71 each and railings \$22.00 each, District staff providing labor to make the repairs, the District purchasing the materials and being reimbursed by the golf course, and timing being about a week to provide labor.

Mr. McLaughlin made a MOTION to repair the golf course fencing with the District purchasing the materials and providing the labor, and the golf course reimbursing the District for the cost of materials.

Mr. Akey seconded the motion.

Discussion ensued regarding the frequency of requesting these repairs, which the last one was probably ten years ago.

Upon VOICE VOTE, with all in favor, unanimous approval was given to repair the golf course fencing with the District purchasing the materials and providing the labor, and the golf course reimbursing the District for the cost of materials.

Discussion ensued regarding the timing of the repair, which was left to staff's discretion and scheduling.

C. Mr. Akey's Comments Regarding the District

Mr. Akey's comments were provided in the agenda package.

D. Event Planning Coordination

Mr. McLaughlin provided a draft of the event plan, discussed conversations with Mr. Kensil and Mr. Jackson Mumey related to traffic impacts, future conversations to be had with Mr. Tomek, possibility of making Jeater Bend one way on Friday and Saturday nights prior to Halloween and Christmas, and the possibly making the parking lane on Celebration Avenue a straight-through lane and the current straight lane to be a left-turn lane onto Jeater Bend.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

- *The next workshop is scheduled for Tuesday, July 13, 2020, at 3:00 p.m.*
- *The next meeting is scheduled for Tuesday, July 27, 2021, at 6:30 p.m.*

On MOTION by Mr. McLaughlin, seconded by Mr. Akey, with all in favor, the meeting was adjourned at 9:00 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman