

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, July 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 (<i>via Zoom</i>)	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
Angel Montagna	Manager: Inframark, Management Services
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
James Nugent	Donald W. McIntosh & Associates
Nick Brenneman	Reserve Advisors
Brenda Burgess	Moyer Management Group
Natasha Cruz Millheim	Inframark, Field Services
Peter Dame	Akerman
Andrew Gentes	Clarke Mosquito Control
Bryce Gonzalez	Vetted Security Solutions
Dreux Isaac	Dreux Isaac & Associates
Cherrief Jackson	Clarke Mosquito Control
Brian Kensil	CROA
Kacey Lother	Mattamy Homes
Brett Sealy	MBS Capital Markets
Russ Simmons	Inframark, Field Services
Steven Swarz	Florida Reserve Study and Appraisal
Sete Zare	MBS Capital Markets
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. McLaughlin made a MOTION to approve the meeting agenda, as presented.
Ms. Starks seconded the motion.

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

FIFTH ORDER OF BUSINESS

Public Comment Period

Mr. Gary Hudspeth spoke in favor of license plate reader cameras.

SIXTH ORDER OF BUSINESS

Administrative Matters and Announcements

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Contractor and Third-Party Reports

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

Mr. Kensil discussed the two finalists for the management company, and the process.

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 meetings with the sheriff's department and community stakeholders, and traffic.

C. Board Honorary Presentation

The Board and staff expressed their thanks to Mr. Moyer for his service to the District and the community. Mr. Moyer expressed his appreciation for Board members, staff and professional staff during his tenure as District Manager.

Comments of appreciation were made by Mr. Collins, Mr. Akey, Mr. McLaughlin, Ms. Starks, and Mr. Filak.

Ms. Cruz Millheim read Resolution 2021-18 into the record.

Mr. Akey made a MOTION to approve Resolution 2021-18 in appreciation for Mr. Gary Moyer.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-18 in appreciation for Mr. Gary Moyer.

D. Clarke Mosquito Control Program Presentation

Ms. Jackson reviewed a presentation related to current integrated pest management program and beginning to utilize Merus 3.0 adulticide, and Mr. Gentes explained various aspects of the product and its effectiveness.

Discussion ensued regarding trial period, effectiveness, percentage of product, changes made incrementally, pilot program at no cost, potential cost to convert to Merus in the full community compared to slowly introducing it, current uses in other communities, and long-term cost impact.

Mr. McLaughlin made a MOTION to approve immediate implementation by Clarke Mosquito Control of the Merus 3.0 adulticide EarthRight program, as presented.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given to immediate implementation by Clarke Mosquito Control of the Merus 3.0 adulticide EarthRight program, as presented.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the June 22, 2021, 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. Akey seconded the motion.

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

NINTH ORDER OF BUSINESS

**Public Hearing to Consider Imposition of a
Special Assessment for Island Village**

**A. Presentation of Supplemental Engineer's Report and First Supplemental
Assessment Methodology Report**

Ms. Carpenter reviewed the process to issue Series 2021 Bonds.

Mr. Nugent reviewed the updated engineer's report related to proposed infrastructure, which is approximately \$35 million for the Area One Project.

Mr. McLaughlin made a MOTION to approve the supplemental engineer's report.
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the supplemental engineer's report.

Ms. Burgess reviewed the first supplemental assessment methodology report and highlighted a minor change to correct the total number of acres.

Mr. McLaughlin made a MOTION to approve the first supplemental assessment methodology report, amended as discussed.
Mr. Collins seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the first supplemental assessment methodology report, amended as discussed.

B. Consideration of Resolution 2021-13, Public Hearing on Assessments

Mr. Filak read Resolution 2021-13 into the record by title.

Ms. Carpenter reviewed Resolution 2021-10 declaring assessments adopted at a previous meeting, setting the assessment hearing for today.

Mr. Filak opened the public hearing for comments. The record will reflect no public comments were made.

Mr. McLaughlin made a MOTION to approve Resolution 2021-13 authorizing and confirming the Project and levying the assessments for Island Village.
Ms. Starks seconded the motion.

Discussion ensued regarding the assessments affecting only Island Village parcels, collection of assessments, and requirements of disclosures.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-13 authorizing and confirming the Project and levying the assessments for Island Village.

C. Consideration of Resolution 2021-14, Delegation Resolution

Mr. Filak read Resolution 2021-14 into the record by title.

Mr. Dame reviewed Resolution 2021-14 including parameters for issuing bonds, and delegations to staff to issue bonds and sign all necessary documents.

Mr. McLaughlin made a MOTION to approve to approve Resolution 2021-14, delegation resolution related to the Series 2021 Bonds.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-14, delegation resolution related to the Series 2021 Bonds.

TENTH ORDER OF BUSINESS

**Public Hearing for Adoption of the Fiscal Year
2022 Budget**

A. Fiscal Year 2022 Budget Discussion

Mr. Moyer reviewed the fiscal year 2022 budget, indicated assessments are proposed to remain the same, and highlighted the changes

Mr. Filak opened the public hearing for comments regarding the fiscal year 2022. The record will reflect no public comments were made.

Discussion among Board members ensued regarding sheriff services that does not include the rate increase just received, amending the amount for sheriff services to \$115,000 or leave it as is and consider a future budget amendment if the line item goes over budget, breaking out items related to incorporation, tracking incorporation expenses by each vendor, list of capital projects, artisan columns and steel beading, maintenance and landscaping projects, pest control, maintenance in Island Village, approving non-repeat items, making requests of staff, and dollars for engineering services.

Mr. Collins made a MOTION to reduce engineering fees to \$24,000.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to reduce engineering fees to \$24,000.

B. Consideration of Resolution 2021-15, Adopting the Fiscal Year 2022 Budget
Mr. Filak read Resolution 2021-15 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2021-15 adopting the fiscal year 2022 budget.
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-15 adopting the fiscal year 2022 budget.

C. Consideration of Resolution 2021-16, Delegation Resolution
Mr. Filak read Resolution 2021-16 into the record by title.

Mr. McLaughlin made a MOTION to approve to approve Resolution 2021-16, imposing and levying the assessments for fiscal year 2022.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-16, imposing and levying the assessments for fiscal year 2022.

ELEVENTH ORDER OF BUSINESS

Action Items for Approval

A. Resolution 2021-12, Accepting the Replat for Island Village Phase 1A

Mr. Filak read Resolution 2021-12 into the record by title.

Ms. Carpenter reviewed the replat of Phase 1A, which has been reviewed by staff with no comments on the dedications.

Ms. Starks made a MOTION to approve Resolution 2021-12, accepting the replat for Island Village Phase 1A.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding the change from Phase 1A for 30 lots that became part of the school site, a landscape tract, and the entrance road, all to enlarge the school site.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-12, accepting the replat for Island Village Phase 1A.

B. Construction Use Application from Comcast for CATV Facilities on Celebration Boulevard

Discussion ensued regarding the scope of work, boxes will be below grade, and supervision of work.

Mr. McLaughlin made a MOTION to approve the construction use application from Comcast for CATV facilities on Celebration Boulevard.
Ms. Starks seconded the motion.

Discussion ensued regarding the purpose for the request, their ability to perform work in the rights-of-way, and the 6% right-of-way utilization fee that is not charged for newer contracts such as cable services.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the construction use application from Comcast for CATV facilities on Celebration Boulevard.

C. Proposals for a Reserve Study

Discussion ensued regarding who can provide reserve study services, purpose and advantage of having a reserve study, comparison of HOAs versus CDDs performing reserve studies, desire to know costs for various asset replacements, potential assessment increase in a future year, replacement plan for certain infrastructure, and forecasting future costs.

Reserve study vendors replied to questions and described their services, purpose of having adequate reserves and regular reserve studies. Discussion ensued regarding CROA's reserve studies, experience of the firms with CDDs, and experience within the community.

Mr. McLaughlin made a MOTION to approve the proposal from Reserve Advisors to perform a reserve study in the amount of \$17,200.
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Collins and Ms. Starks, approval was given to the proposal from Reserve Advisors to perform a reserve study in the amount of \$17,200.

D. Celebration News Article for September 2021

Discussion ensued regarding the article proposed for the *Celebration News* for September, question regarding reference to Osceola County and the roadways, suggestion to remove reference to CeleService, removing staff names, and having the article be from the full Board instead of Ms. Starks.

Mr. McLaughlin made a MOTION to approve the *Celebration News* article for September 2021, as amended.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the *Celebration News* article for September 2021, as amended.

E. Fiscal Year 2022 Meeting and Workshop Schedule

Ms. Montagna reviewed the meeting and workshop schedule for fiscal year 2022.

Discussion ensued regarding correction of the December date to December 21, possibly eliminating meetings, keeping them on the schedule with the option to cancel as needed, shorter meetings or different start time, and a suggestion to start earlier either at 5:00 or 6:00 p.m.

Mr. McLaughlin made a MOTION to approve the fiscal year 2022 meeting and workshop schedule, as corrected for December 21, amending the start time to be 6:00 p.m.
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor except Ms. Starks, approval was given to the fiscal year 2022 meeting and workshop schedule, as corrected for December 21, amending the start time to be 6:00 p.m.

F. Resolution 2021-17, Changing the Assistant Treasurer

Mr. Filak read Resolution 2021-17 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2021-17, changing the Assistant Treasurer to remove Mr. Alan Baldwin and designate Ms. Trumaine Easy.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-17, changing the Assistant Treasurer to remove Mr. Alan Baldwin and designate Ms. Trumaine Easy.

G. Directional Sign Quotes

Mr. Simmons reviewed the directional signs throughout the community and the quotes received.

Discussion ensued regarding updating the 28 panels, staff relocating one of the signs from North Village to Campus Street, differences among the proposals, and optional wording for blank spaces.

Mr. Filak made a MOTION to approve the proposal from PIP Printing and Marketing, at a cost of \$2,370.42.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from PIP Printing and Marketing, at a cost of \$2,370.42.

Discussion ensued regarding staff working with Ms. Starks on wording for open sign spaces.

H. Tree Removal

Mr. Simmons reviewed dead tree removals and stump grinding and the proposal from Florida Green in the amount of \$10,040 from Florida Green.

Mr. Collins made a MOTION to approve the proposal from Florida Green to remove dead trees and grind stumps, as discussed, in the amount of \$10,040.
Mr. Akey seconded the motion.

Discussion ensued regarding no need to coordinate with the architectural review committee, overall tree policy, getting a proposal for tree replacements, not replacing the palm trees that were removed, and other tree species that are available.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Florida Green to remove dead trees and grind stumps, as discussed, in the amount of \$10,040.

I. Implementation of License Plate Reading Cameras

Mr. Filak introduced license plate reading cameras and reviewed the presentation materials.

Sheriff's department representatives commented on other license plate reading camera locations in the County, support for having cameras in Celebration, experience and success with Vigilant, potential in using Flock Systems, nationwide data base available through Vigilant and Flock Systems, and purpose for the cameras.

Discussion ensued regarding software housed by the vendor, information available, integration with the National Crime Information Center hotlist, how information is shared and handled, when the database is accessed, profiling potential suspects, patterns of residents versus visiting cars, response times, use of resources, grant money available to the County, locations for the cameras, questions to and responses from the vendors, details of how the cameras work and what they can capture, maintenance of cameras and related expenses for service, searchable criteria, providing questions to Ms. Montagna by week's end for the vendors or the sheriff's department, process going forward, and including on a future meeting agenda.

J. Bicycle Accident

Ms. Montagna reviewed the request for a bicycle accident for the District to cover what her insurance did not cover for out-of-pocket expenses.

Discussion ensued regarding getting a release, minor amount of money, condition of the alley, and setting precedent.

Mr. Collins made a MOTION to approve paying Ms. Veronica Volpe \$200 from a bicycle accident for out-of-pocket expenses her insurance company did not cover.
Mr. Akey seconded the motion.

Discussion ensued regarding not having previous claims of this nature, and admission of the claimant that she saw the hazard.

Upon VOICE VOTE, with all in favor except Ms. Starks and Mr. Filak, approval was given to paying Ms. Veronica Volpe \$200 from a bicycle accident for out-of-pocket expenses her insurance company did not cover.

K. Leasing a Portion of the Tract Adjacent to the District Office

Discussion ensued regarding tabling this item and waiting for further conversations with CROA.

L. Roofing Quotes

Discussion ensued regarding the repair being made at no cost by the current company even though it is out of warranty, problem due to the design for dormers that are leaking because they were not sealed properly, and a request for the engineer to review if needed.

M. Quote from Puga Ventures for Air Conditioning Mildew Removal

Discussion ensued regarding mildew removal.

Mr. McLaughlin made a MOTION to approve the proposal from Puga Ventures for mildew removal in the amount of \$1,726.80.

Mr. Akey seconded the motion.

Discussion ensued regarding annual maintenance.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Puga Ventures for mildew removal in the amount of \$1,726.80.

N. Special Event Policy

Discussion ensued regarding a misunderstanding in including this on the agenda.

O. Osceola County Sheriff's Office Rate Increase Notification

Discussion ensued regarding the notification of a rate increase for details.

P. Event Use Application from Corpus Christi Catholic Church for Walk for Friends of the Poor Event (November 20, 2021)

Mr. McLaughlin made a MOTION to approve the event use application from Corpus Christi Catholic Church for Walk for the Friends of the Poor event on November 20, 2021.

Ms. Starks seconded the motion.

Discussion ensued regarding written safety plan of action to be provided, and this being an annual event.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Corpus Christi Catholic Church for Walk for the Friends of the Poor event on November 20, 2021.

TWELFTH 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.

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.

Ms. Montagna introduced Mr. Brett Perez working with the field staff and providing oversight at no additional cost to the District.

Discussion ensued regarding monthly inspection report and tracking vendors, condition of the community, aerator for Lake Evalyn to be installed about August 9 or 10, street tree trimming, 395 trees needing to be trimmed, billing for trimming to be provided in October to apply to fiscal year 2022, long-term plan for tree trimming, adequate budgeting for future tree trimming, and replacement of the deck at Lake Rianhard from monies allocated from tall street light painting.

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.

D. Engineer

i. Monthly Report

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 sidewalk panel replacements on Celebration Boulevard on the south side of the roadway.

ii. Annual Report Pursuant to the Master Trust Indenture

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

E. District Liaison Updates

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 reviewed the proposal to make Jeater Bend one way Friday and Saturday nights from 6:30 to 9:30 prior to Halloween and Christmas, the white community sign on the esplanade, and investigating changing street lights to LEDs.

Discussion ensued regarding the green sign to ask Lexin if they will pay rent for the sign, possibly having Lexin pay for and maintains the sign, or remove the sign.

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.

iii. Commissioner Peggy Choudhry

There being nothing to report, the next item followed.

iv. West U.S. 192 Improvement District

Mr. Collins reported on conversations and activities during the month, and indicated there was no meeting this month.

v. Management

Mr. Filak reported on conversations and activities during the month with management, including update on Cyclone and pressure washing machines.

Discussion ensued related to getting good efficiency from both machines, specifications of areas covered by each machine, and boardwalks.

vi. Island Village

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

THIRTEENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

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

FOURTEENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

- *The next meeting is scheduled for Tuesday, August 24, 2021, at 6:30 p.m.*
- *The next workshop is scheduled for Tuesday, September 14, 2020, at 3:00 p.m.*

On MOTION by Ms. Starks, seconded by Mr. McLaughlin,
with all in favor, the meeting was adjourned at 10:15 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman