

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, August 24, 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:

Angel Montagna	Manager: Inframark, Management Services
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Nick Brenneman	Reserve Advisors
Brenda Burgess	Moyer Management Group
Cherrief Jackson	Clarke Mosquito Control
Brian Kensil	CROA
Kacey Lothar	Mattamy Homes
Brett Perez	Inframark, Field 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

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 item 9J for the license plate readers to be the first action item.

Mr. McLaughlin made a MOTION to approve the meeting agenda, as amended.
Ms. Starks 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

Ms. Rachel McIntee from the property appraiser's office presented an invitation to a luncheon event November 2, 2021, at the Windsor Hotel on a panel with other Celebration stakeholders. Discussion ensued regarding attendance, Sunshine Law requirements, and Mr. McLaughlin being able to attend to represent the Board.

Ms. Jackson provided an update on utilizing Merus in the community, first treatment to be done on Friday dependent on trap counts, working with Mr. Perez on communications. Discussion ensued regarding communicating with the community, potential effectiveness, feedback from residents, kinds of questions and complaints received, product being scalable to the community's needs, and discussing further with Mr. Perez.

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

There being nothing to report, the next item followed.

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.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the July 27, 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.

Ms. Burgess discussed non-substantive changes to remove "unanimous" from the motion box on page 7 and to correct the numbering of the last four orders of business on pages 12 and 13.

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, minutes as amended.
Mr. Collins seconded the motion.

Discussion ensued regarding the invoice approved for mildew and roof leak.

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

NINTH ORDER OF BUSINESS

Action Items for Approval

A. Implementation of License Plate Reading Cameras for the District

Discussion ensued regarding information received and submitted to the Board for review in advance of the meeting.

Mr. Filak made a MOTION to approve the proposal from Flock with the following conditions: install eight cameras, Ms. Carpenter to provide a resolution for the next meeting governing the use of license plate readers in the District, and Ms. Carpenter to work with the sheriff on a memorandum of agreement.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding having questions not able to provide in advance of the meeting, wanting more time to gather and digest information, liability concerns, ownership of the information and the system, preference for the District not to own the information, persons who would or should have access to the information, an interlocal agreement would bind a future Board, exceptions of the information from the public records law, lack of money at the County to own the server or information, asking Osceola County to purchase the cameras, changes in the budget for security based on historical numbers, grant funds, differences of the proposals, requesting the County for funds, number of cameras a grant could purchase, County not wanting to set a precedent for other communities in the County, locations for the cameras, and movable cameras.

Discussion ensued with Vetted Solutions for Vigilant. Mr. Ryan Barnett discussed the proposal, custodial requests, data ownership, contract term, prorated pricing, what the

quote includes, grant monies being available only through the Vigilant system, additional costs for electric and sim cards, process for implementing the camera system contingent upon receipt of the grant, linked cameras with other locations around the State or the nation, fees, total turnkey cost, pricing for leased system, a little under \$37,000 for the first year some of which will be waived, further discussions needed with the County attorney, and budgetary considerations.

Discussion ensued with Flock Safety. Mr. Todd Troutman discussed the proposal, patrolling with neighborhoods, cost of \$2,500 per camera per year which includes everything, one-year contract, the District would own the data, preference for the District not to own for liability and records reasons, the sheriff's department could own the data with a memorandum of understanding and the District would still have access, and differences between an HOA and the District.

Further discussion ensued related to receiving input from Osceola County and the sheriff's department, Osceola County recipient of a federal grant, liability issues, no access by the District to the data, and local law enforcement jurisdiction would use the data as an investigative tool.

Mr. Filak rescinded the above MOTION. Mr. McLaughlin seconded to rescind the motion.

B. Series 2021 Bond Issuance Matters

i. Final Pricing of Series 2021 Special Assessment Bonds in the Amount of \$7,545,000

Ms. Carpenter reviewed the bond issuance process and pricing.

ii. Resolution 2021-20, Finalizing Special Assessments for Series 2021 Bonds

Ms. Carpenter read Resolution 2021-20 into the record by title.

Ms. Carpenter discussed the clauses of the Resolution.

Mr. McLaughlin made a MOTION to approve Resolution 2021-20 finalizing special assessments for the Series 2021 bonds. Mr. Akey seconded the motion.

Discussion ensued regarding non-substantive changes made.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-20 finalizing special assessments for the Series 2021 bonds.
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iii. Resolution 2021-19, Conveying Celebration Boulevard Extension Improvements to the District from Mattamy Orlando LLC

Ms. Carpenter read Resolution 2021-19 into the record by title.

Ms. Carpenter discussed the process of conveyances after bonds are issued.

Mr. Vincutonis discussed the inspections performed and the punch list prepared.

Discussion ensued related to authorizing a Board member to review after the punch list is complete, comparison to issues discovered in Spring Lake such as drainage, responses from Mattamy Homes, one-year maintenance bond, landscape being on Maxicom, approving the punch list upon the engineer's signed certificate, and previous issues with Comcast in Spring Lake.

Mr. Filak made a MOTION to approve Resolution 2021-19 conveying Celebration Boulevard extension improvements to the District from Mattamy Orlando LLC, pending approval from the engineer.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding the punch list process.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-19 conveying Celebration Boulevard extension improvements to the District from Mattamy Orlando LLC, pending approval from the engineer.

C. Event Use Application from CROA for 5K Fun Run/Walk

D. Event Use Application from CROA for Founder's Day Event

E. Event Use Application from CROA for Founders and Veterans Parade

Mr. McLaughlin made a MOTION to approve the event use application from CROA for 5K fun run/walk on November 11, 2021; the event use application from CROA for a Founder's Day event on November 13, 2021; and the event use application from CROA for the annual Founders and Veterans parade on November 13, 2021.
Mr. Collins seconded the motion.

Discussion ensued regarding including safety plan of action for all use applications.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from CROA for 5K fun run/walk on November 11, 2021; the event use application from CROA for a Founder's Day event on

November 13, 2021; and the event use application from CROA for the annual Founders and Veterans parade on November 13, 2021.

F. Construction Use Application from Comcast to Provide CATV Facilities to Residents

Discussion ensued regarding the area included for this construction use application, monitoring during construction, and a request for Celebration green-colored boxes which would make the boxes too hot.

Mr. McLaughlin made a MOTION to approve the construction use application from Comcast to provide CATV facilities to residents, with boxes being Celebration green.

Mr. Akey seconded the motion.

Discussion ensued regarding painting the boxes Celebration green, infrastructure not available for other vendors to use the same conduit, and Comcast point of contact.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the construction use application from Comcast to provide CATV facilities to residents, with boxes being Celebration green.

G. Property Damage Release

Discussion ensued regarding payment to the District of \$8,632 for property damage.

Mr. Akey made a MOTION to approve signing the property damage release, as described.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to sign the property damage release, as described.

H. Jeater Bend Traffic Pattern

Discussion ensued regarding the pattern being approved by the County, who requested approval from the District, appropriate action for the District not to approve but simply not object.

Mr. Filak made a MOTION to not object to the proposed traffic pattern as prepared by Osceola County.

Ms. Starks seconded the motion.

Discussion ensued regarding residents' comments for previous events, jurisdiction of the District, appropriateness of County-related items being on the District's agenda and the reason they are, and previous issues the County discussed with the District.

Upon VOICE VOTE, with all in favor, unanimous approval was given to not object to the proposed traffic pattern as prepared by Osceola County.

I. Re-Survey of Parcel 07-25-28-2803-TRAC-0020, the District Quitclaiming Appropriate Portions to Adjacent Home Owners

J. Charleston Townhomes Forming Their Own Association, the District Quitclaiming Parcel 07-25-28-2777-TRAC-1130 to that Association

Discussion ensued related to the location of District property that makes more sense for CROA or the home owner to own, tracts originally deed to CROA and then subsequently deed to the District, possible maintenance agreements attached to the property, quitclaim the yellow section, and further discussions to be held with CROA.

Mr. Filak made a MOTION to approve Mr. McLaughlin further discussing with CROA for the District to quitclaim parcels 07-25-28-2803-TRAC-0020 and 07-25-28-2777-TRAC-1130 to CROA.

Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Mr. McLaughlin further discussing with CROA for the District to quitclaim parcels 07-25-28-2803-TRAC-0020 and 07-25-28-2777-TRAC-1130 to CROA.

K. Resolution 2021-21, Designation of New Assistant Secretary

Ms. Montagna read Resolution 2021-21 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2021-21 designating Ms. Montagna as Assistant Secretary.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2021-21 designating Ms. Montagna as Assistant Secretary.

TENTH ORDER OF BUSINESS

Regular Reports

A. District Manager

i. Financial Statements

Ms. Montagna reviewed the financial statements included in the agenda package and available in the District Office for public review during normal business hours.

ii. CROA Technology Committee

Ms. Montagna discussed conversations with the technology committee regarding a future cell phone tower. Discussion ensued regarding attendance at future committee meetings, cell service providers not approaching the District, potential location in Artisan Park which has no land available, The Celebration Company more than likely not approving a cell tower, suggestion to let CROA discuss details with Verizon and then come to the District if they are looking at property owned by the District, aesthetics and location, lack of cell service in parts of the community, Mr. McLaughlin available to attend the technology committee meetings, onus on Verizon and CROA to come to the District, CROA is willing to entertain the conversation as long as the District is willing to lease land to the provider, and the District is open to the conversation at the current time.

Further discussion ensued regarding smart LED lighting, and any deal must have a cost savings.

iii. Incorporation

This item will be included on the next workshop agenda for an update on the process.

iii. Workshop Topics

Discussion ensued regarding workshop topics, including incorporation, and the management contract scope.

Further discussion ensued regarding agenda items for the regular meeting, including rules of procedure and the public speaking policy.

iv. Pressure Washing

Discussion ensued regarding pressure washing scope of services under the Capital Land Management contract, which is not being done, request for staff to provide an update on what they are doing versus what they should be doing, and should this line item be removed from their contract.

B. Field Operations

i. Monthly Field Management Report

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

Mr. Simmons discussed tree trimming, scope of trimming services, Lake Evalyn aerator working, dead and diseased trees to be removed on Celebration Boulevard, estimated replacement costs not including maintenance of traffic, height and size

preferences, for a difference of \$100 the Board prefers to replace with the same size as the existing palm trees, setting a policy for future replacements, staff making landscaping installations or replacements as provided within budget, general comments about the field inspection report, and the residential service log.

ii. Resident Requests

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

Discussion ensued regarding a request for a fence on District property, not able to put private improvements on District-owned public property. Further discussion ensued regarding different plants that the District would have to maintain, and Mr. Simmons will discuss with the resident further.

Discussion ensued related to the resident's request.

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.

E. District Liaison Updates

i. Commissioner Peggy Choudhry

There being nothing to report, the next item followed.

ii. 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 leasing 50 feet of property on either side of the District Office from CROA to be used for parking and storage.

Discussion ensued regarding CROA requested a lease proposal from the District. Enterprise CDD will pay most of it, Capital Land Management will use part of the area, moving the fence line, and additional landscaping and screening.

Mr. Filak made a MOTION to approve Mr. McLaughlin discussing a lease proposal with CROA for use of property on either side of the District Office, up to \$100 per month, as discussed.

Mr. Akey seconded the motion.

Discussion ensued regarding utilizing 60 or 70 feet, and other details.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Mr. McLaughlin discussing a lease proposal with CROA for use of property on either side of the District Office, up to \$100 per month, as discussed.

iii. West U.S. 192 Improvement District

There being nothing to report, the next item followed.

iv. Management

Mr. Filak reported on conversations and activities during the month with management, including the reserve study, and information from incorporation professionals.

v. 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 discussed getting a new contact person with the sheriff's department, inviting Sheriff Lopez to a future meeting, reports from details on hold, managing details to the budget including rate overrides, previous rate override being canceled, any changes need to be approved by the Board, searching previous meeting minutes, keeping changes within the budget, and questions related to and directed to the sheriff's department.

vi. Island Village

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

ELEVENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

Discussion ensued regarding the sign downtown with Lexin, which information will be provided to the Board when obtained.

Further discussion ensued regarding jurisdictions for changes in the community, parking spaces for example, email from Mr. Todd Rimmer dated April 27, 2021, parking designations in the development order, and authorizing staff to discuss further.

TWELFTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McLaughlin, seconded by Mr. Akey, with all in favor, the meeting was adjourned at 9:10 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman