

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

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, September 28, 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
Brenda Burgess	Inframark, Management Services
Natasha Cruz Millheim	Inframark, Field Services
Jackson Mumey	CROA
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. McLaughlin made a MOTION to approve the meeting agenda.  
Ms. Starks seconded the motion.

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

**FIFTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Tom Hull spoke in favor of having license plate recognition cameras and commented on privacy not being an issue.

**SIXTH ORDER OF BUSINESS**

**Administrative Matters and Announcements**

Ms. Montagna reported on a meeting with the incorporation consultant.

Mr. Filak requested item 7B be moved to later on the agenda when the CROA representative is able to arrive at the meeting.

**SEVENTH ORDER OF BUSINESS**

**Contractor and Third-Party Reports**

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

Mr. Mumey discussed Jeater Bend traffic solution at a cost of \$1,000 for signage and cones that CROA may absorb, the District's request to lease space from CROA for a staging and storage area at a cost of \$100 per month, market rates for 9,000 square feet are \$10,000 per month, CROA's counter offer is \$5,000 per month, request for the District to move all items off CROA property which is mostly Enterprise CDD equipment (about 75%), timeframe to remove everything 30 to 60 days, Charleston townhomes property in North Village quitclaimed by CROA to the District in error and should be quitclaimed by the District to CROA at the District's cost, pulling a title search, explanation of the property in question, cost of platting being expensive, description of the parcels, option to quitclaim to the home owners or to CROA, estimate of \$500 to pull title and run a title search, counsel and the engineer will research further and proceed if the cost is less than \$1,000.

Mr. Filak made a MOTION to direct professional staff to pursue quitclaiming the two referenced properties to CROA, at a cost not to exceed \$1,000.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to direct professional staff to pursue quitclaiming the two referenced properties to CROA, at a cost not to exceed \$1,000.

Mr. Mumey expressed a request for a joint meeting with CROA and the District. Mr. McLaughlin will discuss further with Mr. Mumey and Mr. Brian Kensil on an agenda and proposed meeting date.

**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 will continue to work on getting a representative from the sheriff's department to attend the District's meetings.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of the August 24, 2021, Meeting**

The minutes are included in the agenda package and available for public review in the District Office during normal business hours.

**B. Check Register and Invoices**

The check register and invoices are included in the agenda package and available for public review in the District Office during normal business hours.

Mr. McLaughlin made a MOTION to approve the consent agenda, as presented.  
Mr. Collins seconded the motion.

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

**NINTH ORDER OF BUSINESS**

**Action Items for Approval**

**A. Island Village Addendum from Capital Land Management**

Discussion ensued regarding budgeted costs versus the proposal due to actual landscape installation, staff reviewed the proposal and believes the proposal to be reasonable, timing of future proposals, neighborhood areas will be in line with the rest of the villages, Celebration Boulevard extension may be hard to estimate, RFP due in June 2022, anticipated changes normal for new developments, current cost per square foot for unit prices, and requesting an estimate for build out of Island Village.

Mr. Filak made a MOTION to approve the Island Village addendum to the contract with Capital Land Management agreement for landscaping services, requesting an estimated budget for full buildout of Island Village.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the Island Village addendum to the contract with Capital Land Management agreement for landscaping services, requesting an estimated budget for full buildout of Island Village.

**B. Field/Management Scope of Services**

Ms. Montagna discussed the scope of services, keeping hog trapping separate and billed on a time-and-material basis due to liability issues, items discussed at the workshop moved to regular services except for storm drain cleaning and hog trapping, scope of services reflects current staff activities and work program, flexibility in moving staff around to various work program elements, no increase to the fee schedule, and legal counsel providing an agreement for a future meeting.

Mr. McLaughlin made a MOTION to approve the field and management scope of services.  
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the field and management scope of services.

The October agenda will include the proposal and agreement.

**C. Event Use Application from Celebration Marathon and Half Marathon**

Mr. McLaughlin made a MOTION to approve the event use application from Celebration Marathon for a marathon and half marathon on January 30, 2022, as provided.  
Ms. Starks seconded the motion.

Discussion ensued regarding annual application, detailed application, and potential traffic issue on Sunday.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Celebration Marathon for a marathon and half marathon on January 30, 2022, as provided.

**D. Event Use Application for the High School's Homecoming Parade**

Mr. Akey made a MOTION to approve the event use application from Celebration high school for a homecoming parade on September 30, 2021.  
Mr. McLaughlin seconded the motion.

Discussion ensued regarding annual application, and potential traffic issue on Sunday.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Celebration high school for a homecoming parade on September 30, 2021.

#### **E. License-Plate Recognition Camera System**

Discussion ensued regarding clarification on the Vigilant proposal, County funding available, which Board member was going to contact County personnel, two grant programs but not available for security or traffic projects which would have to go through the County, Commissioner Peggy Choudhry indicated no grant funding is available, discretionary grant funds for non-security-related projects, no clarifications on the Flock proposal, sheriff's counsel putting together a memorandum of understanding (MOU), the County does not want to have ownership of the information, other camera systems in Osceola County where the County owns the information, the District's desire not to own the information, details of the proposals and what is included, preference of Osceola County for the Vigilant system, and Mr. Akey's desire to include Mr. Don Fisher in conversations.

Mr. McLaughlin made a MOTION to approve the proposal from Vigilant for license-plate recognition system, as previously provided and discussed.  
Mr. Akey seconded the motion.

Discussion ensued regarding desire for the County to own the system instead of the District, Mr. Collins and Ms. Starks not opposed to cameras in general but not wanting the District to own the information or be involved in the system, MOU will explain details, cameras used only for investigative tools, concerns about providing access to home owners, the District does not want access to the information, direction to Ms. Carpenter to negotiate the MOU with the County, description what the system includes, and clarification the cameras are used for crime investigation and not monitoring.

Upon VOICE VOTE, with all in favor except Ms. Starks and Mr. Collins, approval was given to the proposal from Vigilant for license-plate recognition system, as previously provided and discussed, subject to acceptable terms in the memorandum of understanding and interlocal agreement.

## **TENTH ORDER OF BUSINESS**

## **Regular Reports**

### **A. District Manager**

#### **i. Financial Statements**

The financial statements are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. McLaughlin made a MOTION to approve the financial statements, as provided.  
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the financial statements, as provided.

#### **ii. Monthly News Articles**

Discussion ensued regarding Board members providing monthly articles for the *Celebration News*, desire for the Board to provide articles, Mr. Collins prefers another Board member provide them, suggestion that the Chairman provide the articles, history of all five members rotating writing the articles, not all Board members need to participate, some Board members do not want to provide them, suggestion that the staff article is sufficient, Board article should be on behalf of the Board and not an individual Supervisor, and history of Mr. Collins providing the articles that the Board approved and had published on behalf of the Board.

Mr. Collins made a MOTION to discontinue providing articles to the *Celebration News* on behalf of the Board.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Filak and Mr. McLaughlin, approval was given to discontinue providing articles to the *Celebration News* on behalf of the Board.

### **B. Field Operations**

#### **i. Monthly Field Management Report**

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

Discussion ensued regarding sidewalk replacement on Celebration Boulevard, price came in about \$16,000 under budget, damage caused that staff observed, part of the certificate of occupancy process, punch list for Mattamy Homes in order to execute

Resolution 2021-19, green boxes, request to include locations on the photos, \$3,160 per palm tree for replacement and installation, and original trees 30 feet tall.

Mr. Filak made a MOTION to approve palm tree replacements in the amount of \$12,641.56, as discussed.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to palm tree replacements in the amount of \$12,641.56, as discussed.

Discussion ensued regarding ponds on Oak Pond, treatment limitations, and conversations with Sitex on possible solutions.

**ii. Resident Requests**

The resident requests are included in the agenda package and available in the District Office for public review during normal business hours.

**C. Attorney**

**i. Monthly Report**

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 discussed issues worked on during the month with Mattamy Homes, Unicorp, personal injury claims, and sidewalk issues.

**ii. Chapter 2021-194 Legislation**

Ms. Carpenter reviewed Chapter 2021-194 regarding local governments having a stormwater plan.

This item will be included on the next agenda.

**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.

Discussion ensued regarding the Island Village K-5 school, a traffic signal at the library intersection, suggestion for a traffic engineer to explain the report that was provided, recommendation the County seeks resident opinion for their roadways and the District not get involved, history of the Best Foot Forward program initiating the conversation about the library intersection, previous Board conversations for the District not to be involved in any roadway decisions and conversations, priority of safety, and Celebration Pointe roundabout construction to begin in about two weeks.

**E. District Liaison Updates**

**i. Commissioner Peggy Choudhry**

Ms. Starks discussed having a meeting with Commissioner Choudhry on Thursday, will discuss funding sources with the Commissioner. Discussion ensued regarding signage on Celebration Boulevard and interacting with Mr. Fisher.

**ii. CROA**

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

Discussion ensued regarding the new officers serving on the CROA Board.

**iii. West U.S. 192 Improvement District**

Mr. Collins discussed bicycle lanes.

**iv. Management**

Mr. Filak reported on conversations and activities during the month with management.

**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.

**vi. Island Village**

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

**ELEVENTH ORDER OF BUSINESS**

**Other Business, Updates, and Supervisor Comments**

Mr. Akey will discuss the inspection report with Ms. Montagna.

Mr. McLaughlin asked the website be updated for meeting dates.

**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. Collins, with all in favor, the meeting was adjourned at 8:10 p.m.
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Cassandra Starks, Secretary

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Greg Filak, Chairman