

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, October 26, 2021, at 6:00 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
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 6:00 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.
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Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as presented.

FIFTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

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 and Presentations

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

There being nothing to report, the next item followed.

B. Safety/Security/Traffic

Mr. Akey and Ms. Cruz Millheim will continue to discuss with the sheriff's department having a liaison attend these meetings.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the September 28, 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.
Ms. Starks 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. Mosquito RFP Scope of Services

Ms. Montagna reviewed the scope of services for the request for proposals (RFP).

Discussion ensued regarding success rate of green products, RFP does not include any green products, expiration date of the current contract, going month to month until a new contract is awarded, efficacy statistics, trial period of six months, possible alternate using specific green products, and solicit for bids with the current scope and an alternate.

Mr. McLaughlin made a MOTION to approve the scope of services for mosquito control request for proposals, including an alternate for using green products.

Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the scope of services for mosquito control request for proposals, including an alternate for using green products.

B. Policies and Procedures

i. Resolution 2022-02, Setting a Public Hearing on Rules of Procedure

Ms. Carpenter read Resolution 2022-02 into the record by title.

Discussion ensued regarding the process for rulemaking hearing, setting the hearing for January.

Mr. McLaughlin made a MOTION to approve Resolution 2022-02 setting a public hearing on the rules of procedure for January 25, 2022, at 6:00 p.m.
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2022-02 setting a public hearing on the rules of procedure for January 25, 2022, at 6:00 p.m.

The Board requested a copy of the rules effective in 1999 in Word format, which Ms. Burgess will provide to everyone.

ii. Resolution 2022-03, Policy of Public Comment

Ms. Carpenter read Resolution 2022-03 into the record by title.

Ms. Carpenter reviewed the policy. Discussion ensued related to allowing speakers longer than three minutes to speak, waiting until January to approve the policy and adopt the Resolution, and discuss further in January.

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.

Discussion ensued regarding payments made for sidewalk repairs, total of the sidewalk repairs, which fiscal year it will be applied to, revenue for interlocal agreement and what it is for, boardwalk and Lake Rianhard repairs, landscaping repairs, pier repairs and what \$25,000 was for, \$48,000 repair for the deck, and delaying boardwalk repairs at Arbor Circle.

ii. Resolution 2022-01, Amending the Budget for Fiscal Year 2021

Ms. Montagna read Resolution 2022-01 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2022-01 amending the budget for fiscal year 2021.
Mr. Collins seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2022-01 amending the budget for fiscal year 2021.

a. Motion to Assign Fund Balance for Fiscal Year 2021

Mr. Akey made a MOTION to approve assigning fund balance for fiscal year 2021, as provided.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to assign fund balance for fiscal year 2021, as provided.

iii. Resolution 2022-04, Designating a Registered Agent

Ms. Montagna read Resolution 2022-04 into the record by title.

Ms. Starks made a MOTION to approve Resolution 2022-04 designating Jan Carpenter as registered agent and her office as the registered office.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2022-04 designating Jan Carpenter as registered agent and her office as the registered office.

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 Water Street canal pump ordered but delayed, adding potable water to the pond to reduce fish kills, possible poisoning of Muscovy ducks, taking a water sample, accident at World Drive wall, discuss options in January for this wall and the intersection, possibly add reflectors on the planters, suggestion to add wording to the speed limit sign on World Drive, jurisdiction of various parties, reporting unsafe conditions to and requesting solutions from Osceola County, gas discovered in the

pond which was addressed immediately, crepe myrtles and other tree trimming, traffic control for current contractor, discussing tree trimming at the January workshop, benches downtown, getting proposals for a different material for the benches, possible options for materials, ability for The Celebration Company (“TCC”) to deny certain materials, including location for the pictures included in the report, request to get flower beds back at Market Square Park that are mulch currently which needs to get hooked into the irrigation system, grate installation completed, next steps with sidewalk repairs now that Celebration Boulevard is complete and discuss further at the next workshop, field staff to meet with the Board at the various locations, possibly sharing a landscape contract with CROA, history of landscaping contract and dollar savings, ownership of Celebration Boulevard extension not yet turned over to the District but requested from Mattamy Homes to start minimal turf landscape maintenance at Mattamy’s cost, positive consensus from the Board to begin turf maintenance, current landscaping company fully dedicated to Celebration, how crews would work on a joint contract in the community, timeframe for the RFP process to start summer 2022 before the budget hearing, history of why tree trimming is a separate contract from general landscaping, damaged sidewalk panels on Celebration Boulevard in front of Delamarre to be fixed at the property owner’s cost, staff to contact Delamarre, and certificate of occupancy process with Osceola County.

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. Update on Quit Claims

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, including title work for the Charleston townhomes is due shortly at which time quit-claim deed can be done for the parking area, and area in front of townhomes is one parcel and would be costly to replat but perhaps could be a single-lot split.

ii. Celebration Island Village K-5 School Site Conveyance

Ms. Carpenter discussed conversations with Mattamy Homes and the School Board, trying to get the conveyance this week, request from TCC and the District to release documents for a clear title, and release has been drafted to release assessments imposed on Mattamy Homes.

iii. License Plate Reader

Ms. Carpenter discussed working with the Chairman on the agreement with Vigilant, working with the sheriff's department on an interlocal agreement, and anticipated installation to begin November 1.

iv. Celebration Boulevard Extension

Discussion ensued regarding punch list items, status update, Unicorp is waiting on the turnover and has delayed their work, Mattamy Homes will address most of TCC's punch list items but is refusing to do some items, performance bond requirements, and process of calling in the performance bond if property is not ready to be turned over.

v. Wastewater and Stormwater Management Systems

Discussion ensued regarding the new Statutory requirement of special districts for a needs analysis and a detailed description of the number of residents served and cost and useful life, how District budgets and pays for repairs and how repairs will be paid for in the future, template available but no instructions yet, requested a proposal from the engineer on the cost of providing the information and the related scope, and deadline of June 30, 2022, going back five years.

vi. Mattamy Homes

Discussion ensued regarding future phases and progress, still processing requisitions, possible turnover of alleys within six to eight months, and roadways being conveyed to Osceola County.

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. 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 20 deputies are assigned to Celebration, adding four more deputies, various issues happening in the community, need for regular patrols even with the camera system, and request to forward any safety-related items to Mr. Akey to be added to the list.

Discussion ensued regarding a safety plan for the Now Snowing event which will be prepared by Lexin but nothing has been communicated to the District because they are not using the esplanade, number of details for Oktoberfest, other applicants still

submitting an event use application to the District when not using any District-owned property, and the suggestion for Mr. Akey to open a dialogue with Lexin for this event.

ii. West U.S. 192 Improvement District

Mr. Collins discussed hotel conversions and habitable apartments, combining two hotel rooms into one to include a kitchen, progress being made, and they will not allow hotels to become residential.

Discussion ensued regarding converting Hyatt to residential.

iii. Commissioner Peggy Choudhry

Ms. Starks discussed conversations with Commissioner Choudhry including “no” to receiving money from Osceola County for items that will benefit only Celebration such as a permanent digital speed sign, money is available to Commissioners but has to benefit the entire County and not one particular area, and her staff is looking at the best way to spend the money Mr. Akey mentioned.

iv. Management

Mr. Filak reported on conversations and activities during the month with legal counsel regarding the license plate reader system and management contract negotiation.

November agenda will include management services agreement for consideration.

Discussion ensued related to incorporation, apparently the timing of events was backwards, study is done first and then goes to the State Legislature and to the town for a referendum, brief review of revenue and expense dollars, introducing the consultant to all parties including Osceola County, Mr. Akey provided him with some contacts, Ms. Starks will also reach out to him, financial information being provided, the consultant needing to do more research due to the uniqueness of Celebration and Osceola County, concerns from Board members regarding the consultant’s understanding of the community, impacts of revenues and taxes, two cities in Osceola County and their millage rates, consultant has not engaged with Nabors Giblin yet, anticipated date of a referendum probably November 2023, including this item on future agendas, request monthly written report to be included under third-party reports, Mr. McLaughlin distributed information related to incorporation, and Osceola County is now a single district.

v. 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 fireworks area that is scheduled for maintenance this week, meeting with CROA members related to Jeater Bend, and invitation to the Windsor luncheon for \$15.

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 reviewed conversations with staff on various items, distributed pictures of a speed sign on Waterside Drive and Golfpark Drive, questions from residents to be sent to the District to be distributed to the Board, pictures of the trash cans, and sod at Rush Court being run over by a delivery vehicle.

Mr. Simmons reported he and Ms. Starks and Ms. Cruz Millheim discussed directional signs, request to move a sign onto World Drive back 50 feet, and a request to move the sign at S.R. 417 and Celebration Avenue back farther.

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. Akey, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 7:45 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman