

MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, January 11, 2022, at 4:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak	Chairman
Paul Collins	Vice Chairman
Cliff Akey	Treasurer
Jack McLaughlin	Supervisor

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	Manager: Inframark, Management Services
Brenda Burgess	Inframark, Management Services
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 workshop. The full workshop 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

Mr. Collins called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Montagna called the roll.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Collins led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Public Comments

Mr. David Arena commented on general landscaping issues, tree trimming possibly being overly aggressive, requested aesthetic considerations when trimming as opposed to hard-and-fast trimming heights, suggested more trees along the alleys, and indicated poor trimming by some landscape contractors.

Discussion ensued regarding ownership of alley trees, tree planting programs in other communities, right-of-way easement areas in front of homes, tree issues at Carlyle that were approved to be removed because they were so close to the buildings, budgetary impacts of trimming frequency and scope, and options.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Tree Trimming

Mr. Perez discussed current scope for street trees, palm trimming schedule, uniform pruning standard, moving forward with tree trimming budgeting, options included in the agenda package, dividing the community into quadrants which correspond to when those trees are trimmed, current requirements for trimming of 15 feet over roadways and 8 feet over sidewalks and 5 feet away from structures, possible new trimming at 18 feet over roadways and 10 feet over sidewalks and 7 feet away from buildings, marking trees that are a priority for trimming, analysis of trees that need to be trimmed over four years, contractors must have a certified arborist on staff, option to use reserves to trim every street tree in one year ranging from \$465,000 to \$500,000 not including palms or crepe myrtles resulting in a budget of \$125,000 each year for four years, tree standards, balancing the budget to aesthetics of tree trimming, and described his background and qualifications in horticulture.

Discussion ensued regarding budgeting, advantages of trimming in four-year cycles, ongoing management for trimming, targeting live oaks and other species that need trimming more frequently, advantage of trimming 18 feet over the roadways to allow more time between trimmings, growth characteristics of trees, home owner responsibilities and obligations, including palm trees and crepe myrtles in the frequency schedule, impacts from storms, suggested palm tree trimming twice a year for Washingtonian and certain other palms, recommended pruning to 9:00 and 3:00 instead of 10:00 and 2:00, ongoing monitoring of individual tree species or certain streets, budgetary impacts for various trimming frequencies, suggested four years for hard woods, reticence of a four-year schedule related to aesthetics, pros and cons of a set four-year schedule, advantage for residents knowing the trimming schedule, separate vendor for trimming crepe myrtles and palm trees since it is better pricing, preference to obtain pricing for a four-year trimming schedule, preference not to trim all trees within one year, keeping tree trimming separate from the general landscape contractor, general landscaper will still trim for safety purposes 15 feet over roadways, difference between street trees and common area trees, crepe myrtles not recommended to be trimmed by Mr. Tom MacCubbin, proper trimming for crepe myrtles to round trim and pencil cut instead of flat topping, test trimming about 15 crepe myrtles around Lake Evalyn, and scope options for crepe myrtles for current pruning as well as round trimming.

B. Landscape RFP

Discussion ensued regarding offering staging and onsite storage for a vendor at a monthly lease amount, Girard used to pay approximately \$800 per month for onsite storage, changes in entities listed in the coordination section, amending turf frequency to be weekly April – October and biweekly November – March, amend length of St. Augustine to be more than 3 inches, bed edging can occur weekly, chemical edging is not permitted, weed and pest control should be as needed for turf health and not pursuant to a schedule, custom fertilizer required to be at least 50% slow release, no fertilization of Bahia that is not irrigated, irrigated Bahia can have two applications, spot treat weeds in turf, fire ant control in heavily used areas, how fire ant treatments work, all references to Bermuda turf deleted since the District has none, monthly trimming of shrubs instead of every three weeks, detailed monthly reporting with descriptions and pictures, quarterly attendance at meetings from upper management, Celebration is a very large signature contract for any contractor, flowering shrubs not “pruned” but “rejuvenated,” native grasses pruned three times per year, weeding as needed in the beds and along S.R. 417 all 52 weeks per year, weeds over 3 inches are pulled, shrub fertilizer amount corrected and at least 50% slow release, notification of chemical applications, shrub pest control as needed, mulching billed when provided instead of one-twelfth each month, remove required number of bales and have it be a per-unit cost, palm tree trimming removed from tree care and included in a separate tree trimming contract, pine straw listed as an additional unit price, frequency of pine straw can be twice a year, tree care removing street trees in the rights-of way in front of residences or office buildings, maintenance of street trees includes lifting up to 15 feet, tree specifications apply to trees in common areas maintained by the landscape contractor, District will provide parts for irrigation system repairs, contractor is responsible for irrigation system after the electric valve, contractor maintains and repairs all lines up to 2 inches, suggestion for dedicated contractor irrigation crews to handle all irrigation issues, suggestion for Inframark to also provide a proposal for irrigation repairs, identify number of drip and spray and rotor zones, contractor will have access to computer system if necessary, pressure washing Town Center sidewalk not needed weekly, pressure washing PVC fencing as needed, strike pressure washing from landscape scope of services since Inframark provides that service, scope included in the Inframark employee doing pressure washing, trash receptacles struck, further describe debris in beds and turf, unscheduled maintenance

includes a quantity of annuals at a cost per annual, amend boardwalk blowing to weekly instead of daily, remove filters and baskets from interactive fountain maintenance, strike maintenance and cleaning of the interactive fountain for work to be done by Inframark or a pool company, unscheduled maintenance in section 5.4 is work to be provided by proposal on a time-and-material basis and is not included in the base contract, weekend support for emergency repairs, when the contractor provides weekend emergency repairs and when Inframark provides those repairs, requesting weekend or emergency hourly labor rate, definitions of an emergency, plant material warranty is one year, raking and bagging leaves or grass clippings an exorbitant cost and not normally done, request pricing for all-electric equipment (as differentiated from “vehicles”) instead of gasoline, pre-proposal meeting with interested contractors will include ride-around through the community, a Board member is welcome to participate, drafted Inframark management contract includes pressure washing sidewalks twice a year and esplanade as needed, and providing the revised scope of services at the February Board meeting.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Gary Hudspeth thanked Mr. Perez’s detailed work on the landscape RFP, fertilizer pellets need to be blown off to avoid staining sidewalks, appreciation for *Celebration News* article encouraging residents not to blow grass clippings into lakes which should apply to the landscape contractor as well, has experience preparing landscaping scope of services for CROA, and reporting and site audits staff does with the contractors.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisor Comments

Discussion ensued regarding District use of CROA property, potential staging areas in Island Village, conversations with Mr. Brian Kensil, possible use of golf course property, suggestion for the District to install shrubs and a fence on CROA property to make it look nice at the District’s cost, Mr. McLaughlin will discuss further with Mr. Kensil, and legal counsel receiving a phone call regarding this issue.

NINTH ORDER OF BUSINESS

Adjournment

- *The next meeting is scheduled for Tuesday, January 25, 2022, at 6:00 p.m.*

- *The next workshop is scheduled for March 8, 2022, at 3:00 p.m.*

On MOTION by Mr. McLaughlin, seconded by Mr. Collins, with all in favor, the workshop was adjourned at 7:05 p.m.
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Angel Montagna, Assistant Secretary

Greg Filak, Chairman