

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, March 22, 2022, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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| 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:

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| Angel Montagna                      | Manager: Inframark, Management Services |
| Kristen Trucco                      | Attorney: Latham, Luna, Eden & Beaudine |
| Mark Vincutonis                     | Engineer: Hanson Walter & Associates    |
| Brenda Burgess                      | Inframark, Management Services          |
| Brett Perez                         | Inframark, Field Services               |
| Russ Simmons                        | Inframark, Field Services               |
| Ray Stangle                         | Osceola County, Community Development   |
| David Tomek                         | Osceola County, Community Development   |
| 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. Akey 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**

Ms. Marie Dwyer discussed the appearance of the Water Street canal with no ducks, leaves, and lack of flow. Mr. Simmons reported the cause of the flow is a damaged pump in the alum vault, which is in the process of being repaired. Ms. Dwyer also discussed vehicles not stopping at the stop sign and requested additional patrols for this area. Discussion ensued regarding calling the non-emergency phone number at the time of violations, and Ms. Dwyer not having a positive experience. Residents should request an incident number upon calling. Further discussion ensued regarding number of citations with recent details and getting more patrols.

Mr. Tom Touzin discussed ownership and maintenance of the plastic stop signs on Celebration Avenue downtown, which was the result of a previous discussion to increase safety downtown but not provided by the District or maintained by the County.

#### **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**

Mr. Jim Hays introduced himself as the new liaison with the District. Discussion ensued regarding trespassing, sidewalks, jurisdiction of sidewalks, District maintenance of CROA-owned sidewalks, conversation between Mr. Filak and Mr. Jackson Mumey if the District would be interested in cost sharing sidewalk maintenance, staff's inspection to analyze if the District can more cost effectively clean the sidewalks, description of a cost-sharing agreement for the District to provide the service as a subcontractor to CROA, staff will provide a map of locations and pricing, question if District incurs liability for maintaining CROA sidewalks, current status of maintenance for District-owned sidewalks, purpose for the District performing the work, suggestion for hiring a third-party vendor instead of using in-house staff, suggestion for CROA to contract with the District's third-party vendor, and recommendation for the liaisons to discuss over the next 30 days.

Ms. Montagna discussed the informational meeting this week with CROA staff and District staff on March 29 at 11:00 a.m.

**B. Incorporation**

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

Discussion ensued regarding timing for SWOT (strengths, weaknesses, opportunities, and threats) analysis at the next meeting, feasibility study complete in another 60 days, not-to-exceed contract billed on time and material basis, timing of presentations with the community, survey sent to community leaders as part of the SWOT analysis, informative feedback received from the survey, and questionnaire to be provided to the Board.

**C. Osceola County**

Mr. Tomek introduced Mr. Stangle, who will be assuming Mr. Tomek's duties upon his retirement. The Board expressed its thanks for Mr. Tomek's service and responsiveness through the years.

**EIGHTH ORDER OF BUSINESS**                      **Consent Agenda**

**A. Minutes of the February 22, 2022, Regular 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.

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| Mr. McLaughlin made a MOTION to approve the consent agenda, as presented.<br>Ms. Starks seconded the motion. |
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| Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, as presented. |
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**NINTH ORDER OF BUSINESS**                      **Action Items for Approval**

**A. Resolution 2022-11, General Election Qualifying Period**

Mr. Filak read Resolution 2022-11 into the record by title.

Discussion ensued regarding typographical error in the advertisement to be two seats, not three.

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| Mr. McLaughlin made a MOTION to approve Resolution 2022-11, general election qualifying period, as amended.<br>Mr. Collins seconded the motion. |
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Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2022-11, general election qualifying period, as amended.

**B. Resolution 2022-12, Designating New Assistant Treasurer**

Mr. Filak read Resolution 2022-12 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2022-12, designating Ms. Montagna as Assistant Treasurer and removing Ms. Trumaine Easy.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2022-12, designating Ms. Montagna as Assistant Treasurer and removing Ms. Trumaine Easy.

**C. Acceptance of Fiscal Year 2021 Audited Financial Statements**

Mr. Collins reviewed the audit committee meeting to review the draft audit, clean audit opinion, no non-compliance or internal control issues, a note that all bonds will be paid after this year except Artisan Park and Island Village, which instruments the funds are invested in, and recommendation from the committee to accept the audit as presented.

The Board expressed its gratitude to the committee members for their service and knowledge in reviewing the audit.

Mr. Collins made a MOTION to accept the audited financial statements for fiscal year 2021 and to direct staff to file with the appropriate State agencies.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the audited financial statements for fiscal year 2021 and to direct staff to file with the appropriate State agencies.

**D. Discussion of a District Social Media Page**

Discussion ensued regarding parameters for having a social media page, staff person to manage the page, third party would archive all posts in the event of a public records request, comments can be made to the admin for the page but not a public comment, legal counsel's recommendation not to have a social media page and for Board members not to comment on the social media page, potential issues with a third-party host, page would be distinct from the website, benefits for a social media page, redundancy of a social media page,

reliance on CROA currently to share time-sensitive information such as the Friday Flash, limitations of who receives CROA information, limited traffic on the District's website, public comments turned off, all posts will need to be backed up, suggested items that would be included, potential impact to the management contract based on hours involved, will not be linked to the website because then it would need to be ADA compliant, cost for Archive Social economy plan is \$249 monthly to archive data, length of time data is backed up, support to follow legal counsel's advice, desire to know the costs for Archive Social and management costs, precedent with other CDDs having a social media page, data archived into perpetuity, direction to Board members not to "like" any of the posts, parameters of who can sign up for the social media page or leaving it open to the public, counsel's and management's recommendations to leave the page open to the public at large, Ms. Celia McFadden's comment in support of a social media page, information posted should not prompt conversations, question of Facebook advertising that the District cannot control, reason for Ms. Montagna's meeting with new CROA staff regarding jurisdictions and general information, partnering with CROA, question of a joint page with CROA, try the social media page for 60 days or some other specified length of time to decide whether or not to keep it, previous challenge with CeleService, and possibility of linking social media pages between CROA and the District for certain topics.

Mr. McLaughlin made a MOTION to approve a social media Facebook page on a trial basis for 90 days, utilizing Archive Social for data archive, and the parameters as provided and discussed.  
Mr. Filak seconded the motion.

Discussion ensued regarding all posts would be directed by the Board, information posted in the interim will be pursuant to adopted parameters, staff already having a full work load, reticence of Board members to proceed, limited staff time involved to post occasional information, and posting Enterprise CDD or Osceola County information.

Upon VOICE VOTE, with all in favor except Mr. Akey, approval was given to a social media Facebook page on a trial basis for 90 days, utilizing Archive Social for data archive, and the parameters as provided and discussed.

**E. Discussion of Tree Removal at Celebration Pointe**

Mr. Perez discussed the shopping center at Celebration Pointe and a sign at the west entrance on Celebration Boulevard, original request to trim the tree which is not feasible, tree was original to the design, and the 30-foot oak tree should be removed for the sign.

Discussion ensued regarding aesthetics of the sign and approval for the sign, location of the sign in relation to the power line easement, 50-foot sign, tree is blocking visibility for the sign's location, request for a smaller sign, existing landscaping, and compensation for the tree or other landscaping.

Mr. Kyle Ruperto from Celebration Pointe replied to questions, willing to pay to remove the tree, will install landscaping including 25-foot sabal palms, looking for an oak tree for the front of the site, and other mature landscaping.

Further discussion ensued regarding precedent in telling residents they cannot remove trees in the right-of-way, this tree not being considered part of the original development plan, importance of having the sign, request for a written landscaping plan which is submitted to Osceola County but not yet installed, Mr. Ruperto to provide the landscaping plan to Ms. Montagna, suggestion to table which will negatively impact their timeline, and a request to plant an oak tree.

Mr. McLaughlin made a MOTION to approve  
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval  
was given to

**F. Event Use Application from CECF Wish Foundation for the Exotic Car Show**

Discussion ensued regarding the event use application for this repeat, annual event.

Discussion ensued regarding no car washing, and indemnification.

Mr. Akey made a MOTION to approve the event use  
application from CECF Wish Foundation for the exotic car  
show, April 7-10, 2022, subject to no car washing being  
done.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval  
was given to the event use application from CECF Wish  
Foundation for the exotic car show, April 7-10, 2022, subject  
to no car washing being done.

### **G. Discussion of Street Sweeping**

Discussion ensued regarding complaints from residents, frustrations, vendor submitting a termination notice, further conversations with staff and withdrawal of his termination, current street map, certain areas that are not included in the contract, each additional sweep is \$2,000, condominium associations pushing leaves into the street, suggestion for for staff to have a conversation with that association, challenges to getting roadways swept at times due to amount of leaves or parked cars, resident offenders not being enforced by the County, continued education with the community, previous communications with condominium associations with limited success, Mr. Tomek's comments regarding County staff and a request for offending landscaping companies be addressed with them directly, previous week's sweeping efforts done on a different day due to rain, issues with Juniper and Yellowstone which staff will address, complaints from residents that can be refuted with time/date-stamped pictures proving it was performed, comprehensive street sweeping program, Osceola County having a vacuum truck used for cleaning storm drains but not streets, contact road and bridge if the storm drains are clogged, County no longer provides any proactive street sweeping anywhere in the County, education campaign, suggested revisions including twice weekly sweeps during winter months, topic suitable for the new Facebook page, additional \$500 to sweep Celebration Boulevard, suggested solutions, contacting another entity through the management company due to potential legal issues, Carlyle parking lots, requesting assistance from other associations and the vendors, Ms. McFadden's multiple conversations with condominium associations regarding blowing leaves in the street, Water Street condominiums a big contributor to the problem, request for Mr. Stangle to discuss with County staff perhaps for an ordinance to help with enforcement, including 200 feet from Campus Street to the hotel, areas with parking spaces, no need to pay \$500 for Celebration Boulevard, a lot of street sweeping work done gratis, and staff will discuss further with the vendor.

### **H. Construction Access Easement for Entry Columns in Island Village**

Discussion ensued regarding the last-minute request from Mattamy Homes to construct entry columns and other hardscape consistent throughout the community, to be turned over to the District, requesting access for construction which would require an access easement agreement, and continued frustration of last-minute requests from Mattamy Homes.

Mr. McLaughlin made a MOTION to approve a construction access easement with Mattamy Orlando for entry columns in Island Village.  
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to a construction access easement with Mattamy Orlando for entry columns in Island Village.

Discussion ensued regarding requesting Mattamy Homes to provide future requests in time to be included in the agenda package and not last minute.

**TENTH ORDER OF BUSINESS**                      **Discussion Items**

**A. Sheriff's Department Budget and Details**

Mr. Akey discussed the budget reduced 28% to use details, some days details do not sign up, some days are reduced to stay within budget, suggestion to review the budget to potentially increase the amount for this line item, sheriff's department increase for their off-duty hourly rate, importance of safety and cleanliness, and reduce details to three or four days per week to stay within budget.

Discussion ensued communicating challenges dealing with the sheriff's department, sheriff is an elected official, community is not happy with services being provided, commissioners are also elected officials, suggestion to send a formal letter for Sheriff Marcos Lopez and Commissioner Peggy Choudhry to attend a Board meeting, continued complaints, issues at the school, responses from the sheriff are profiling, the District wants a zero-tolerance policy, not receiving services the community is paying in County taxes, and how County funds are appropriated throughout the County and not one individual community.

**ELEVENTH 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.

**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 the Cyclone machine, not been used because sidewalks have not needed it, and sending a staff member for training shortly now that their classes resumed. Material for the golf course railings material is received and work will begin this week. Cameras were installed a week ago and activated. Further discussion ensued regarding broken sidewalks, legal counsel to write a demand letter, certain area where water is coming from Duke Energy box and covering the sidewalk, discussion to complete item 23 for dirt under the sidewalk, item 32 is another entrance to Publix, and a sign installed 120 feet in is being monitored for now.

**C. Attorney**

**i. Consideration of Resolution 2022-13, Adopting a Policy Confirming the Authority of the Board**

Ms. Trucco read Resolution 2022-13 into the record by title.

Ms. Trucco discussed the policy regarding authority of Board members and the District manager, which is standard in other CDDs, reasons for adopting the policy, highlighted responsibilities for Board members and the District manager, and the recommendation by legal counsel to adopt the policy as a precautionary measure.

Discussion ensued regarding staff performing routine items but getting approval for new items, direction to vendors to go through the District manager as opposed to Board members, Mr. Collins's previous comments regarding street sweeping where he contacted Mr. Simmons who brought the vendor to the conversation but did not initiate the conversation, Mr. Jeff Jarzombek being offended at the conversation and felt his integrity was attacked and questioned which led to wanting to terminate the contract, the manager or staff and not a Board member engaging with a vendor to discuss a problem, and staff may bring new items to the Board to be proactive or for safety concerns for the Board to consider without being directed.

Mr. McLaughlin made a MOTION to approve Resolution 2022-13 adopting a policy confirming the authority of the Board.

Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2022-13 adopting a policy confirming the authority of the Board.

**D. Engineer**

**i. Monthly Report**

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

Mr. Vincutonis discussed alley repairs in Lake Evalyn and Spring Lake over the next month, which are included in the budget.

Discussion ensued with Mr. Tomek regarding a potential connection through Island Village extending Celebration Boulevard to Osceola-Polk Line Road, the connection being included in the County's comprehensive plan, need for a feasibility study, Poinciana Parkway connection by I-4 and S.R. 429, other future roadways, current problems at K-8 school and future Island Village school, traffic studies being done, purpose for connections for emergency services as well as to disperse traffic off other roadways, gravity model looking at how roads are designed and built, timing and priorities of roadway construction, preliminary design to involve community input, and roadway network should alleviate heavy traffic issues.

**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.

**ii. Commissioner Peggy Choudhry**

There being no further update, the next item followed.

**iii. CROA**

Mr. McLaughlin discussed a meeting requested by South Village townhomes, perhaps related to street trees not allowing grass to grow, requested approval to discuss community overlay issues with Mr. Tomek related to certain vehicles parking on roadways overnight, the overlay being between CROA and Osceola County, requesting authority from the County to allow CROA to enforce, jurisdictions, ordinance to reduce weight limit and other issues, and conversations to discuss what the community wants with community input.

The Board had no objection for Mr. McLaughlin to discuss further with CROA and Osceola County.

**iv. Management**

Mr. Filak discussed attending a Celebrators meeting, requested attending a meeting to educate more about the District, discussion with staff regarding the reserve study and the numbers staff will present at the next workshop, suggestion for the audit committee to

review the reserve study once received for their comments, and including The Celebration Company in incorporation conversations.

Discussion ensued regarding The Celebration Company ready to leave as developer.

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

There being no further update, the next item followed.

**vi. Island Village**

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

**TWELFTH ORDER OF BUSINESS**

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

Discussion ensued regarding palm tree pruning on Celebration Boulevard, and replacing Washingtonian palms at a cost of approximately \$24,000 or \$2,000 per tree.

Trees will be on next workshop agenda.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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| On MOTION by Mr. McLaughlin, seconded by Mr. Akey,<br>with all in favor, the meeting was adjourned at 9:05 p.m. |
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Secretary/Assistant Secretary

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Chairman/Vice Chairman