

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, April 26, 2022, 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
Julius Brown	Nabors Giblin
Brenda Burgess	Inframark, Management Services
Brian Fackler	Sitex Aquatics
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 and Roll Call**

Mr. Filak called the meeting to order at 6:00 p.m.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

Mr. Collins was not present at roll call.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS **Approval of the Meeting Agenda**

Mr. Filak reviewed the meeting agenda and requested additions or changes.

Staff requested to move the Mattamy Homes report earlier on the agenda, to administrative matters.

Mr. Collins joined the meeting.

Mr. McLaughlin 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.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Tom Bogucki commented on palm tree trimming on Celebration Boulevard, trimming being done at 2:45 a.m. and requested a later time, speeding issues on Celebration Boulevard, and request for more traffic patrols.

Discussion ensued regarding recommendation to continue to communicate with Mr. Akey and report complaints to the sheriff's office, palm trees are trimmed overnight to save money and for safety because less traffic, hours tree trimming is done, maintenance of traffic done during trimming, staff will inquire with the vendor regarding impacts to change trimming hours and other options, trimming is once or twice a year, and dial 9-1-1 if calls are not answered at the sheriff's non-emergency number.

FIFTH ORDER OF BUSINESS

Administrative Matters and Announcements

Ms. Lotter discussed Phase 2 and comments received from Mr. Jose Santiago at Osceola County affecting District tracts related to sidewalks and alleys.

Discussion ensued regarding sidewalk requirements and right-of-way trees, portion has a retaining wall on one side of the street meaning sidewalk has to be ten feet on the other side, crepe myrtles could be used in the right-of-way which will not be consistent with the rest of the community, letter from the District if amenable to one five-foot sidewalk on one side of the road is acceptable to the County, roadway portion is a neighborhood road, situation similar to Roycroft, and the Board agreed to provide a letter regarding one five-foot sidewalk.

Further discussion ensued regarding directional signage on alleys meaning they will be one-way alleys, Phase 1 alleys not signed, curious why alleys in Phase 1 not signed, desire to keep phases consistent, District can provide a letter to the County if desire is not to sign alleys and stay consistent with Phase 1, alleys will be owned by the District, drivable shoulders, desire for the District not to make traffic decisions, District's jurisdictions, and preference to defer the decision to the County for alleys.

SIXTH ORDER OF BUSINESS

Contractor and Third-Party Reports and Presentations

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

Mr. Jim Hays discussed meeting with Mr. McLaughlin, reinstituting monthly meetings, resident Mr. Mike Smith reported an issue with irrigation behind Academy Row running continuously for days, and District staff not been made aware by email or phone call.

Discussion ensued regarding CeleService and its communication replacement, continued meetings on this issue with the technology committee, estimated three to six months for a resolution, continued training with District staff, new management company finding unresolved issues from 18 months ago, No Trespassing signage at Spring Park, and Fusus network system the sheriff's department discussed.

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 dissolution of Reedy Creek Improvement District ("RCID"), effective one year from June 1, special district to be formed with limitation on powers RCID previously held, report provided on EMMA from RCID possibly indicating they may challenge the decision, SWOT strength previously mentioned being associated with Disney might no longer be a strength, proceeding with incorporation study and add special districts later, including a private entity such as CROA and merge with the public entity, requirements of dissolving an entity that has debt associated with it, two-thirds of residents need to give approval, and District's obligations for the municipality.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of March 22, 2022, Regular Meeting and April 12, 2022, Workshop

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

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

EIGHTH ORDER OF BUSINESS

Action Items for Approval

A. Event Use Application from CROA for Independence Day Event, July 4, 2022

Mr. McLaughlin made a MOTION to approve the event use application from CROA for an Independence Day event on July 4, 2022.

Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from CROA for an Independence Day event on July 4, 2022.

B. Event Use Application from CROA for Parade, July 4, 2022

Mr. Akey made a MOTION to approve the event use application from CROA for a parade on July 4, 2022.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from CROA for a parade on July 4, 2022.

Discussion ensued regarding bunting the Board previously approved, and other decorations.

C. Construction Use Application from Summit Broadband for Fiber Installation

Discussion ensued regarding length of fiber, and construction time should last one day.

Mr. McLaughlin made a MOTION to approve the construction use application from Summit Broadband for fiber installation.

Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the construction use application from Summit Broadband for fiber installation.

NINTH ORDER OF BUSINESS

Discussion Items

A. Sitex Aquatics

Discussion ensued regarding ponds having issues with algae and duckweed, six priority ponds (two on Eastlawn, North Village, Lake Rianhard, two on Old Blush and Oak Shadows), three have had aeration systems that are no longer working, included in fiscal

year 2023 capital projects budget but funds available in fiscal year 2022, Wilde Drive could benefit from an aerator but challenge for electricity, staff's recommendation to replace aerators on Eastlawn, \$21,000 for Eastlawn, delay North Village, \$5,500 and \$5,200 for Old Blush and Oak Shadows, reasons aerators were not repaired or replaced, useful life is 10 to 15 years, five-year warranty from Sitex plus service for one year, repair or replace existing aerators but wait to install new ones, staff's recommendation to replace Eastlawn now but wait on North Village, complaints being received for both ponds, and discuss other ponds next month with staff's recommendations.

Mr. Filak made a MOTION to approve replacing the aerators in the ponds on Eastlawn in the amount of \$21,247.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to replace the aerators in the ponds on Eastlawn in the amount of \$21,247.

B. Radar Signs and Maintenance

Discussion ensued regarding four District-owned signs, two owned and maintained by the County, solar panel has battery backup, staff to review all four, signs have been inspected, need to be sent out for repair, cost of \$2,000 to \$3,000 each, two definitely need to be repaired, and direction to staff to maintain District-owned signs.

TENTH ORDER OF BUSINESS

Regular Reports

A. District Manager

i. Acceptance of 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. Akey made a MOTION to accept the financial statements, as presented.
Mr. McLaughlin seconded the motion.

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

Discussion ensued regarding information received regarding the elections, which the District has no jurisdiction regarding elections, previous issues resolved and adjudicated because outside the District's purview, and resolution related to proper conduct.

ii. Consideration of Juniper Pressure Washing Addendum

Discussion ensued regarding Inframark providing pressure washing and Juniper to maintain the esplanade and fountain, maintenance of Market Square Park fountain, and level of service.

Ms. Starks made a MOTION to approve the proposal from Juniper for pressure washing services for the fountain in the annual amount of \$15,120.
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Juniper for pressure washing services for the fountain in the annual amount of \$15,120.

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 leak on Lake Evalyn sidewalk longer than a month, Duke Energy issue, probable leak somewhere, issue needs to escalate to the next level and for legal counsel to send a letter to Duke Energy, staff cannot open Duke Energy's panels, high-traffic sidewalk, staff has been communicating with Duke Energy with no response, trees behind Eastlawn are on District property, recommendation for legal counsel to send a letter to the resident, other trees this resident cut down to be addressed in the letter, and stop sign assigned to the County to replace the sign which has been completed.

C. Attorney

Discussion ensued regarding easement for Mattamy Homes, cease-and-desist letter in conservation area, and disclosure of public financing was recorded.

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 the cease-and-desist letter for wetland area that was cleared by a resident.

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.

Discussion ensued regarding services provided by the County, continued conversations with the sheriff's office, contact County Commissioners, zones for Celebration, community service officers, current and suggested locations of County's speed signs, suggestion for details hired by the District to have zero tolerance policy for perhaps 30 or 60 days, complaints about traffic issues, jurisdiction of the District, and example of Windermere.

ii. West U.S. 192 Improvement District

Discussion ensued regarding the continuing project, and impacts on traffic.

iii. Commissioner Peggy Choudhry

Discussion ensued regarding tour of One Courthouse Square, Publix substation will take years.

iv. Management

Discussion ensued regarding conversation with Mr. Page Pierce about incorporation and impacts to CNOA or CJC.

v. CROA

Discussion ensued regarding possible use of the theater, possible expansion of Celebration Boulevard extension, current traffic levels, and further updates after meeting May 12.

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 budget workshop scheduled for May 10, possibly include incorporation but nothing else, suggestion to limit discussion to the budget, move workshop to May 17, Facebook page is ready, request hours for trimming downtown overnight one or two nights, not dictate hours for vendor to complete tasks, Mr. Akey to ask the County regarding where federal grant monies went, and temporary stop lights and poles.

TWELFTH ORDER OF BUSINESS

Public Comment Period

Ms. Celia McFadden questioned if records for traffic violations show resident versus tourist demographic information, Mr. Akey will ask if they track that information, previous conversations indicating most violations are by residents, and the light pole leaning going north Celebration Avenue from 851 Celebration Avenue to the school.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Akey, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 7:35 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman