

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, July 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
Brenda Burgess	Inframark, Management Services
Sean Israel	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 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.

**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.

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.
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**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Administrative Matters and Announcements**

Ms. Montagna discussed complaints regarding the ponds, conversations with Sitex, and introduced Solitude.

Mr. Jason Jaszczak submitted an unsolicited proposal for aquatic weed control based on their review and inspection of the ponds in Celebration, 20 ponds per month which translates to each pond quarterly, 10 ponds for water testing once each year, initial cost of \$15,000, one-year savings \$18,000, and annual price would be \$129,000.

Discussion ensued regarding process by which this proposal was received, current contract set to renew September, termination provisions, amount is under the bidding threshold, below par service level, staff's recommendation, contract language, this month's inspection report, deficiencies noted in June that were to be addressed, challenges are normal this time of year, contractor should be more proactive, length of time for algae and other growth to clear up within maybe 10 to 14 days, current scope of services, expectations, how treatment works and timeframe, Sitex is being reactive instead of proactive despite numerous conversations and inspections, possibility of soliciting RFPs, success of a contractor depends on the account manager, options for limiting these seasonal issues, water quality testing, recommendations for aerators or other solutions, tailoring proposal to a unit price for pond testing, future maintenance cost of aerators, and staff to provide details to Solitude.

This proposal will be an action item for the August meeting.

**SIXTH ORDER OF BUSINESS**

**Contractor and Third-Party Reports and Presentations**

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

Mr. Jim Hays discussed technical committee and advisory groups, demo for CeleService replacement, timeframe for implementation anticipated to be beginning of 2023, roadway parking issue update from Ms. Carpenter which was included in the agenda package, and details involved in making an enforcement request with Osceola County.

**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 cost proposals, previous case law regarding sheriff's department additional cost issues, millage rates, any future involvement with The Celebration Company, suggestion to discontinue services with the current consultant and choose the other proposer, questions should wait until after the September 12 workshop, recommendation not to change things (e.g., sheriff's cost issue) with the County due to unfavorable feeling about Celebration currently, option to petition the State of Florida, and associated costs with all options.

**SEVENTH ORDER OF BUSINESS**                      **Consent Agenda**

**A. Minutes of May 10, 2022, Workshop and May 24, 2022, 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.

**C. Ratification of Top-Air Hearing & Air Conditioning, Repair Option #584-1**

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.
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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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**EIGHTH ORDER OF BUSINESS**                      **Action Items for Approval**

**A. Event Use Application from the Democrats of Celebration Club for Voter Registration**

Ms. Carpenter reviewed election laws, no campaign signage permitted on any District-owned property and management may remove signs, cannot pay funds for campaign events, no fund raising in a District building, sheriff's department can remove candidates campaigning without permission on District-owned property, process for registering voters, and applicant appears to satisfy all election law requirements.

Ms. Anne Gunderson introduced the event use application, limited number of volunteers (2), its purpose, its process, and currently conducting activities at the library.

Discussion ensued regarding no events scheduled during the requested timeframes, limited number, any complimentary activities, and staff needs to confirm if other events will conflict.

Mr. Akey made a MOTION to approve the event use application from Democrats of Celebration Club for voter registration.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Democrats of Celebration Club for voter registration.

## **B. Mosquito Control Service Requests for Proposal**

Ms. Montagna reviewed the RFP process, two vendors responded, staff conducted a pre-bid meeting, pricing page was inadvertently omitted but since corrected, RFP included traditional program as well as green (optional) program, budgeted figure for the proposed budget anticipated some green initiatives, and the budget number can be reduced based on the contract award.

### **i. Clarke Environmental Mosquito Management**

Discussion ensued regarding identification of Ms. Cherrief Jackson as account manager, Meris test results, current program is fairly green (water-based products), scalable options to go more green for 30%, and organic options.

### **ii. Vector Disease Control International**

Discussion ensued regarding delivery of chemical applications virtually mirror image of what Clarke already provides such as ULV, use of conventional products, use of green products would increase perhaps 50% per mile, comprehensive program, larval treatments, trap counts, species identification, comparison of Meris (Clarke's trade product) to pyrethrin, green options include larvicides and mosquito fish, drone program to apply BTI in wetland areas if permitted by South Florida Water Management District or barrier treatments, and identification of Ms. Caroline Efstathion as account manager.

### **iii. Discussion of Presentations**

Discussion ensued regarding VCDI representatives who attended the meetings and did inspections were not present, all Clarke personnel attended the meeting, differences between the proposals in trap counts, term length, issue regarding use of drones, Clarke does include some gas-powered equipment that could be switched to electric, and 10% green options with Clarke proposal is net zero to current cost.

Mr. Filak made a MOTION to approve the proposal from Clarke Environmental Mosquito Management, option 1, with 10% Merus application, in the amount of \$249,029.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Clarke Environmental Mosquito Management, option 1, with 10% Merus application, in the amount of \$249,029.

Ms. Montagna thanked the contractors for responding and informed both parties of the Board's award to Clarke Environmental Mosquito Management.

## **NINTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Garden Club**

Discussion ensued regarding the garden club request, identifying common areas where a plaque would be appropriate, notification to the Board of locations chosen, annual event to honor persons or organizations, trees will be donated and the District will maintain them, they will work with the District on size (e.g., 30 gallons) and species, they will pay for the tree and its installation and the plaque, the Board prefers the garden club maintain the plaques, the District will facilitate irrigation, upon installation District staff will inspect and accept the tree to begin maintenance, and the District will not replace a tree that dies or is damaged.

Ms. Starks made a MOTION to approve the proposal for the garden club to install trees, species and locations to be coordinated with the District, for the District to irrigate and maintain but not replace if dead or damaged.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal for the garden club to install trees, species and locations to be coordinated with the District, for the District to irrigate and maintain but not replace if dead or damaged.

#### **B. Fiscal Year 2023 Budget**

Discussion ensued regarding investment options to direct staff regarding revenues.

Mr. Collins discussed the following budget items:

- Interest—investments: increase to \$160,000

- Right-of-Way Utilization Fees for Electricity: revenues should increase during the summer when utility bills are higher, recommended 5% increase to \$950,000.

Discussion ensued regarding estimated revenues based on historical numbers, anticipated development, and increased utility costs. The increase is based on a 5% increase. Staff has requested an audit from Duke Energy to be sure all revenues are accounted for.

- Other Landscape: includes tree removal that is in another line item, recommended decrease to \$75,000
- Sidewalks: recommended decrease to \$35,000
- Pest Control: reduced based on the contract award
- Public Safety: recommended to decrease to \$140,000
- Assessment Discounts: follows a formula based on assessments being lower
- Reserve Contribution: recommended to decrease to \$100,000

Ms. Montagna requested additional changes from Board members.

Discussion ensued regarding anticipated assessment rate percentage increase, staff will provide options based on Supervisor comments and suggestions, previous years' budgets, and if per-unit assessments had been increased in 2007 an increase would probably not be necessary this year.

## **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.

This item will be included in the consent agenda on future agendas.

Ms. Starks made a MOTION to accept the financial statements, as presented. Mr. McLaughlin seconded the motion.
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Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the financial statements, as presented.
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**ii. Investment Options**

Discussion ensued regarding investment options based on current interest rates, options to layer \$5 million in certificates of deposit (up to 2%) or treasury bills (3%) within certain parameters to keep a portion very liquid, recommendation to choose investment options prior to the budget hearing, and recommendation to ladder six- and 12-month options.

Mr. Collins made a MOTION to direct management to invest available funds in instruments up to 12 months.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to direct management to invest available funds in instruments up to 12 months

**iii. Trash Cans**

Ms. Montagna reviewed a resident request for trash cans along Water Street, which currently has only benches but no trash cans.

Discussion ensued regarding precedent, concrete pad installation on which to install the trash cans, whether or not people will use the trash cans, and staff will monitor.

**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 current activities, painting, Island Village second roundabout anticipated to open in ten days, tree trimming on elms, cyclone will begin probably next week, priority areas for tree trimming to stay within budget as much as possible, and surplus equipment to be removed.

Enterprise CDD is pouring driveways around lift stations at their cost but needs approval to access Celebration CDD property.

Mr. McLaughlin made a MOTION to allow access to Enterprise CDD around the lift stations to pour driveways.  
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to allow access to Enterprise CDD around the lift stations to pour driveways.

Discussion ensued regarding landscaping around the District Office.

**C. Attorney**

There being nothing further to report, the next item followed.

**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 concrete weir repair at Siena mid August, skimmer repair at K-8 school, Island Village K-5 school approved and will go through another FDEP submittal, and meeting with the County regarding the Stetson building.

**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 new liaison for the District, license plate cameras, and lack of reports being provided.

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

There being nothing to report, the next item followed.

**iii. CROA**

Discussion ensued regarding CeleService replacement, and community overlay.

**iv. Commissioner Peggy Choudhry**

There being nothing to report, the next item followed.

**v. Management**

Discussion ensued regarding letter Mr. Filak sent to the County regarding the connector road, back and forth conversations, request from Mr. Ray Stangle to meet with staff for a working relationship with the District, documents related to the roadway will be on the website, and the County will respond to questions.

**vi. Island Village**

There being nothing to report, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS**

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

Ms. Starks reviewed the new resident presentation for community connections. Changes will be made to be more visual and informative to residents for all the entities in the community. Meetings are anticipated to be held monthly.

Mr. Filak discussed sidewalk cleaning around the K-8 school, which has been started. The District has performed this activity previously.



Mr. Akey discussed lightning that hit a tree on Golfpark and thanked Mr. Perez for addressing it so quickly.

Mr. Filak asked staff to check a tree on Lutyens that had a house fire.

**TWELFTH ORDER OF BUSINESS      Public Comment Period**

Mr. Paul Rashkind discussed Supervisors who are hard to hear due to not speaking into a microphone, Board members talking over each other, paperwork distributed at the meeting he believes could be a Sunshine Law violation because he was not privy to that paperwork during the meeting. He has made a public records request for that document.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Akey, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 8:46 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman