

**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 25, 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
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
Teresa "Terry" Castillo	Chair, Osceola County School Board, District 1
Captain Fred Hinderman	Osceola County Sheriff's Office
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. Akey made a MOTION to approve the meeting agenda, as presented.  
Mr. McLaughlin seconded the motion.

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

**FOURTH ORDER OF BUSINESS                      Administrative Matters and Announcements**

There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS                      Public comment Period**

Ms. Jenny Bosch commented on a tree knocked down during Hurricane Ian, requested a replacement be in a different location or no tree at all, commented on installing a leadwalk and requested the process, which staff answered. Mr. Perez will investigate her tree request.

Mr. Roger Fox discussed the Terraces at Celebration; thanked Mr. Simmons for his efforts before, during, and after Hurricane Ian for a drain cleaning by Westpark Way which saved units on the end that would have been flooded; thanked Mr. Vincutonis for his efforts using a backhoe to create a drain; previously submitted work orders; asked for help fixing or redesigning the drain so it does not clog again; requested repair of the berm; offered suggestions for repair of the drain; staff will continue to discuss; and commented on bad aquatic weeds on the pond on Waterside Lane.

**SIXTH ORDER OF BUSINESS                      Contractor and Third-Party Reports and Presentations**

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

Mr. Jim Hays commented that CROA will be discussing incorporation at their meeting tomorrow. Discussion ensued regarding a joint meeting with all parties, letter summarizing the District’s workshop regarding incorporation, upcoming meeting with Mr. McLaughlin and Ms. Montagna, and thanks to Mr. Vincutonis for work after Hurricane Ian.

Discussion ensued regarding proposed work on Tract B, some work will require a construction use permit as it affects the District.

Further discussion ensued regarding potential joint meeting, lack of report from the consultant, topics to discuss with CROA including parks and recreation, suggestion to wait until new Board members are seated in December, desire to share information with the community, need for consultant to attend, and communications with Mr. Thomas Slaten.

**B. Incorporation**

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

**C. Osceola County School District**

The school district update and presentation are included in the agenda package and available for public review in the District Office during normal business hours.

Ms. Castillo provided an update on the school in Island Village, including the principal, K-8 school on the westside coming in 2024 with some Celebration students rezoned to that school, and discussed the presentation regarding the penny infrastructure tax renewal on the November ballot.

**D. Osceola County Sheriff's Office**

Discussion ensued regarding coverage for Halloween and traffic patrol for Jeater Bend.

**E. SOLitude Aquatics**

Discussion ensued regarding progress since the contract start date of October 1, final invoice to previous contractor not yet paid with the amount to be determined based on work left undone and failures, ponds have been treated but take 10 to 14 days to show progress before being retreated, possible adverse reactions in treating ponds, and impacts of current weather and temperature leading to condition of ponds.

**F. Clarke Mosquito Control**

Ms. Cherrief Jackson discussed activity after Hurricane Ian, eco-friendly measures implemented, and possible change in style of monthly reports.

**SEVENTH ORDER OF BUSINESS Consent Agenda**

**A. Minutes of August 16, 2022, Regular Meeting; September 13, 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.

**C. Financial Statements**

The financial 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.

**EIGHTH ORDER OF BUSINESS Business Matters**

**A. Request to Widen the Alley Behind Starling Drive**

Discussion ensued regarding ruts caused by commercial trailers in the alley, staff's recommendation to widen the alley slightly due to tight turning radius, and minimal cost.

Mr. Filak made a MOTION for staff to proceed to widen the alley behind Starling Drive using asphalt, as discussed.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given for staff to proceed to widen the alley behind Starling Drive using asphalt, as discussed.

**B. Ratification of Juniper Landscaping Proposal for Island Village**

Mr. McLaughlin made a MOTION to ratify the addendum from Juniper Landscaping for maintenance of Island Village, in the amount of \$5,556.90, as presented.  
Mr. Akey seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the addendum from Juniper Landscaping for maintenance of Island Village, in the amount of \$5,556.90, as presented.

**C. Event Use Application from Town of Celebration Marathon and Half Marathon**

Mr. McLaughlin made a MOTION to approve the event use application from the Town of Celebration Marathon and Half Marathon, January 29, 2023.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from the Town of Celebration Marathon and Half Marathon, January 29, 2023.

**D. Ratification of Tri-Party Succession Agreement with U.S. Bank and U.S. Bank Trust Company**

Discussion ensued regarding agreement related to the bond trustee revised as approved by legal counsel, had to be signed by October 23, no changes to terms of the bonds, and the trustee is simply changing its name.

Mr. McLaughlin made a MOTION to ratify the tri-party succession agreement with U.S. Bank and U.S. Bank Trust Company.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the tri-party succession agreement with U.S. Bank and U.S. Bank Trust Company.

**E. Consideration of 900-909 Pondview Court Request for Removal and Replacement of Trees**

Discussion ensued regarding a request from residents to remove the remaining sycamore trees and select a different species, ISA-certified arborist to verify health of the existing trees, no current disease or pest infestation of the trees, one tree fell from wind, age of the trees 25 years or more, and current removal and replacement policy for property owners to provide report from an arborist at their cost regarding the health of the tree.

Mr. Stephen Fraunfelder discussed sidewalk mitigation and cutting roots caused the tree to die and fall, and residents requesting risk mitigation due to potential failure of the trees causing damage. Discussion ensued regarding history of sidewalk repairs and replacements including cutting tree roots that have not caused trees to die, current process for sidewalk repairs and replacements, long-term conversation to replace large tree with smaller ones, and trees are part of the site development plan so cannot simply be removed.

A Resident discussed a replacement tree from Hurricane Charley.

**F. Assign Fund Balance as of September 30, 2022**

Mr. McLaughlin made a MOTION to assign fund balance as of September 30, 2022, as presented.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to assign fund balance as of September 30, 2022, as presented.

**G. Resolution 2023-01, Recognizing the Contributions of Cliff Akey**

Mr. Filak read Resolution 2023-01 into the record, recognizing the contributions of Cliff Akey.

The Board, sheriff's department, residents, and staff expressed gratitude and thanks to Mr. Akey, appreciation for his involvement and dedication to the community and the District, diligence and love for the community, character and respect and integrity, and great care for the staff. Mr. Akey expressed appreciation for previous Board members, present and former staff, CROA members, residents, members of law enforcement, and the dedication everyone shows to the community.

Mr. McLaughlin made a MOTION to approve Resolution 2023-01, recognizing the contributions of Cliff Akey.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-01, recognizing the contributions of Cliff Akey.

**H. Resolution 2023-02, Recognizing the Contributions of Paul Collins**

Due to Mr. Collins not being present at the meeting, this item will be on the November agenda.

**I. Resolution 2023-03, Adopting a Records Retention Policy**

Mr. Filak read Resolution 2023-03 into the record by title.

Ms. Carpenter reviewed the purpose of the records retention policy.

Ms. Starks made a MOTION to approve Resolution 2023-03, adopting a records retention policy.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-03, adopting a records retention policy.

**NINTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager**

Discussion ensued regarding tract D information coming to a future meeting.

**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 kudos to Mr. Simmons and staff for extraordinary efforts after Hurricane Ian, follow-up conversation with CROA for emergency efforts and potential improvements, September site audit not performed due to staff's involvement in hurricane cleanup, conditions of trees prior to and after Hurricane Ian, stump removal causing some damage to property owners' irrigation systems, boardwalk repairs, FEMA reimbursement applications, District removing street and storm drain debris which is County jurisdiction, possibility of grant money for future mitigation for the pond by the high school, and possibly including stormdrain by the Terraces in the grant request.

The Board gave consensus for Mr. Filak and Ms. Montagna to discuss further with Osceola County.

**ii. Ratification of Proposal from Juniper for 2022 Hurricane Season**

Mr. Simmons reviewed work Juniper provided after Hurricane Ian at virtually no cost.

**iii. Discussion of Rush Court Cul-de-Sac Landscaping**

Discussion ensued regarding conditions of parking in the cul-de-sac, suggestion to install pavers on the inside of the curve, and having further discussions with residents.

This item will be included on the November agenda.

**iv. Storm Update**

Discussion ensued regarding cleanup activities.

**v. Roof Issues**

Discussion ensued regarding history of roof issues, warranty work, leaking, builder for the facility unable to locate a qualified roofer to complete warranty work, staff continuing to investigate, and direction for staff to find a roofer.

**C. Attorney**

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

**D. Engineer**

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 Island Village overall community punchlist items including esplanade steps holding water and leaning light poles, walk-through with Mr. Jim Parker and Ms. Kacey Lothor related to turnover of the pond and recreation tracts, potential maintenance solutions to punchlist items, upcoming turnovers and related punchlist items.

Discussion ensued regarding the Eastlawn pond and sidewalk washout, proposals received, The Celebration Company allowing access over their tract, proposals potentially provided at the next meeting, and work completed about 30 days later.

**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 for Ms. Montagna to be the liaison for the County and sheriff's department for the time being.

**ii. Commissioner Peggy Choudhry**

There being nothing to report, the next item followed.

**iii. CROA**

Mr. McLaughlin discussed traffic flow for Christmas and Halloween, and CROA identifying new board members due to resignations.

**iv. Management**

Mr. Filak indicated conversations the past month were primarily related to the hurricane.

Ms. Starks commented residents did not know what to do with debris piles or who to contact, and requested more detailed information for residents.

**v. Island Village**

There being nothing to report, the next item followed.

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

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

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

There being none, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS** **Other Business, Updates, and Supervisor Comments**

Mr. Filak requested staff meet with County regarding vacuum trucks to clean leaves, and asked how Harmony handles leaf fall season.

Mr. McLaughlin discussed campaign signs in District easements. Discussion ensued regarding the signs are being removed, inability to fine the candidate, recommendation to call the candidate, other signs in District easements, communicate to District staff to remove, signs were held at the District office in the beginning, update on the Cyclone which is working well, and the curb attachment will be done after Celebration Boulevard is complete but not at residences.

**TWELFTH ORDER OF BUSINESS** **Public Comment Period**

Mr. Hays commented on SOLitude's one-time cleanup to bring condition of the ponds up to date, which staff replied is being done now that water levels have come down. A suggestion was to provide social media updates.

Discussion ensued regarding two alligators in Lake Rianhard, Mr. Bruce Carlson drew two tags and wants to remove them, and his request needs to go to Florida Wildlife Commission once a report has been made.

Mr. Fox questioned what the plan is if treatment does not work on Waterside Drive. Discussion ensued regarding follow-up sampling and treatment as required, recommended Facebook update regarding the ponds are being treated but it takes time and patience, and complimented staff and their responses.

Celebration CDD  
October 25, 2022, meeting

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. McLaughlin, seconded by Ms. Starks,  
with all in favor, the meeting was adjourned at 8:00 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman