

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, December 20, 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
Tom Touzin	Vice Chairman
David Hulme	Assistant Secretary
Jack McLaughlin	Assistant Secretary

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

Angel Montagna	Manager: Inframark, Management Services
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Jay Lazarovich	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Inframark, Management Services
Captain Fred Hinderman	Osceola County Sheriff's Office
Sean Israel	Inframark, Management Services
Brett Perez	Inframark, Field Services
Russ Simmons	Inframark, Field Services
Jason Jaszak	SOLitude Lake Management
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**                      **Administrative Matters**

**A. Oath of Office for Newly Elected Board Members**

Ms. Montagna administered the oath of office for Mr. Hulme and Mr. Touzin.

Mr. Hulme waived compensation.

Mr. Touzin elected to receive compensation.

**B. Resolution 2023-03, Designation of Officers**

Ms. Montagna read Resolution 2023-03 into the record by title.

Ms. Montagna indicated Ms. Cassandra Starks wanted to nominate herself Chairman.

Ms. Starks made a MOTION to designate herself as Chairman.  
Mr. Filak seconded the motion.

Upon VOICE VOTE, with Mr. Filak in favor and Mr. Hulme, Mr. McLaughlin, and Mr. Touzin opposed, motion failed to designate Ms. Starks as Chairman, by a margin of 1-3.

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Mr. McLaughlin made a MOTION to designate Mr. Filak as Chairman.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given to designate Mr. Filak as Chairman, by a margin of 3-1.

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Mr. Filak made a MOTION to designate Mr. Touzin as Vice Chairman.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to designate Mr. Touzin as Vice Chairman.

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Mr. McLaughlin made a MOTION to adopt Resolution 2023-03 designating Mr. Filak as Chairman; Mr. Touzin as Vice Chairman; Mr. Stephen Bloom as Treasurer; Ms. Montagna as Secretary; and Mr. Hulme, Mr. McLaughlin, and Ms. Starks as Assistant Secretaries.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-03 designating Mr. Filak as Chairman; Mr. Touzin as Vice Chairman; Mr. Stephen Bloom as Treasurer; Ms. Montagna as Secretary; and Mr. Hulme, Mr. McLaughlin, and Ms. Starks as Assistant Secretaries.

Mr. Filak made a MOTION to designate Mr. McLaughlin to chair the audit committee, with the rest of the members continuing to serve on the committee.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to designate Mr. McLaughlin to chair the audit committee, with the rest of the members continuing to serve on the committee.

**FOURTH 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.  
Mr. Hulme 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**

Mr. Paul Patterson distributed information and discussed alleys in Lake Evalyn, strips of grass, and requested a No Outlet sign.

**SIXTH ORDER OF BUSINESS**                      **Business Matters**

**A. Event Use Application from Corpus Christi Conference**

Discussion ensued regarding unreadability of the application, and summary of event timeframes and date.

Mr. McLaughlin made a MOTION to approve the event use application from Corpus Christi Conference for the Walk for the Poor on March 11, 2023.  
Mr. Filak seconded the motion.

Discussion ensued regarding noise level when people are arriving, concern about DJ who should be on CROA property, and jurisdiction of the District only for the sidewalk.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Corpus Christi Conference for the Walk for the Poor on March 11, 2023.

Discussion ensued regarding event use applications for all activities. Ms. Montagna will remind CNOA and Lexin to submit applications for events.

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

Mr. Filak read Resolution 2023-02 by title into the record.

Mr. McLaughlin made a MOTION to approve Resolution 2023-02, recognizing the contributions of Mr. Paul Collins.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-02, recognizing the contributions of Mr. Paul Collins.

**C. Resolution 2023-04, Approving Dedications for Island Village, Phase 2A**

Mr. Filak read Resolution 2023-04 into the record by title.

Discussion ensued regarding the District's previous approval of the language of the plat, and the pond is sized appropriately for that area.

Mr. McLaughlin made a MOTION to approve Resolution 2023-04 approving dedications for Island Village, Phase 2A.  
Mr. Hulme seconded the motion.

Discussion ensued regarding Phases 2 through 4 and traffic on the roadway, requested Mr. Vincutonis and Ms. Carpenter discuss with Osceola County planning staff of previous and anticipated issues with traffic and the roadway to be constructed, request for a current road study, and request for a map of Phases 1 and 2 showing District boundaries.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-04 approving dedications for Island Village, Phase 2A.

**SEVENTH ORDER OF BUSINESS**                      **Third-Party Reports and Presentations**

**A. Celebration Residential Owners Association (CROA)**

Mr. Jim Hays asked if Corpus Christi application makes clear they need CROA approval, questioned if exercise stations are to be turned over to the District, and requested doggie pot stations on Celebration Boulevard from the bridge to Island Village. Staff will review and recommend locations for doggie pot stations.

Discussion ensued regarding doggie pot stations throughout other neighborhoods in the community, including Spring Lake, number of stations already in Island Village, and directing staff to work with Mr. Touzin to determine locations for new stations.

Mr. Filak made a MOTION to direct Mr. Touzin and Mr. Simmons to determine locations for new doggie pot stations. Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to direct Mr. Touzin and Mr. Simmons to determine locations for new doggie pot stations.

**B. Incorporation**

There being nothing to report, the next item followed.

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

Captain Hinderman summarized recent activities, and electric bicycles.

Discussion ensued regarding use of electric bicycles on sidewalks, vandalism, Halloween volume of traffic, Jeater Bend traffic for holiday lights, dollars provided by incorporation consultant for security and law enforcement, costs for various scenarios of coverage, progress on Publix which is anticipated 24 months to move into the building, and Ms. Montagna to work with the sheriff's office going forward.

**EIGHTH ORDER OF BUSINESS                      Consent Agenda**

**A. Minutes of October 25, 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.

**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. Mr. Touzin seconded the motion.

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

**NINTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager**

Discussion ensued regarding Ms. Montagna interfacing with the sheriff's office, keeping similar schedule for details as previously, and possibility of re-establishing a part-time or full-time community officer.

**i. Liaison Roles**

Discussion ensued regarding continuation of liaison roles or discussing as issues arise; suggestion of areas to be incorporation, maintenance and operations, management, CROA, and Island Village; involving CNOA; recommendation to continue meeting with Osceola County and Mr. Ray Stangle under maintenance or management; and the following liaison roles were discussed:

- Mr. Hulme: incorporation.
- Mr. Touzin: maintenance and Osceola County.
- Mr. Filak: management.
- Mr. McLaughlin: CROA.
- Ms. Starks: Commissioner Peggy Choudhry.

The Board will confirm liaison roles at the January meeting.

Staff will provide incorporation information to Mr. Hulme. Discussion ensued regarding process thus far.

**ii. Budget Process**

Discussion ensued regarding beginning the process in February, budget workshop in April, recommended projects and budget items, comments from previous assessment increase and desire of residents to see results and further improvements, suggested 2% or minimal increase each year, maintenance items not performed regularly such as power washing light poles, prioritizing maintenance projects, and discussing expectations.

A workshop will be scheduled for January 10, 2023, at 6:00 p.m. to discuss initial budget and initial priorities for fiscal year 2024, including capital and non-capital.

Further discussion ensued regarding the audit committee to review budget and provide recommendations, and a discussion to be held at the January 10 workshop.

**iii. District Devices**

Discussion ensued regarding purchase of District devices for Board members to use during their tenure, reasons to use District devices, District email addresses, and type of devices to be at each Supervisor's choice.

Mr. Filak made a MOTION to switch District email addresses from RackSpace to Microsoft.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to switch District email addresses from RackSpace to Microsoft.

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Mr. Filak made a MOTION to provide electronic devices to Board members, in an amount not to exceed \$1,000.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to provide electronic devices to Board members, in an amount not to exceed \$1,000.

## **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 bollards that are breaking and on backorder, total \$50,000 replacement cost for 23 replacements, maintenance around the bollards, provide priority list, proposals for shade structures, replacement tree locations, sidewalk review, number of panels to grind, plan whether or not to outsource panel replacements, process for grinding and replacing, health issues related to grinding, options regarding tree roots and panel replacements, dollars available in reserves, request for Mr. Tom MacCubbin work with staff related to trees and root barriers, trees reinstalled after Hurricane Ian, common area trees being trimmed by Juniper, sidewalk panels damaged by contractors and how they are being replaced, locations of sidewalk damage including Catholic Church and Artisan Park condominiums, notifying entities in town regarding sidewalks and any damage they cause, CeleService replacement, County street sweeping services, leaf removal, vacuum truck, request for County to provide other services for what the District does, storm debris and FEMA reimbursement process, and mosquitoes versus no-see-ums and midge flies.

### **ii. Discussion of Rush Court Cul-de-Sac Landscaping**

Discussion ensued regarding landscaping being destroyed by trucks and other vehicles, proposal for pavers and landscaping, issues of cul-de-sac design, option includes concrete band instead of landscaping or doing nothing, and staff can provide proposals for concrete.

**iii. Discussion of Maintenance Issues**

Discussion ensued regarding roads under street sweeping contract.

**iv. Proposals**

**a. Camcor Site Proposal for Sidewalk and Berm Repair**

**b. Grove Construction Proposal #2168 for Storm Pipe Repair**

Discussion ensued regarding staff providing scope to vendors, previous experience with Camcor, working with Reedy Creek Improvement District, and staff's recommendation for the proposal from Camcor Site.

Mr. Filak made a MOTION to approve the proposal from Camcor Site for sidewalk and berm repair, in the amount of \$65,055.  
Mr. McLaughlin seconded the motion.

Discussion ensued regarding start date in January, work timeframe about 30 days for completion, notification to nearby homes of the work to be done, sidewalk review, and mitigation from damage during the work.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Camcor Site for sidewalk and berm repair, in the amount of \$65,055.

Discussion ensued regarding alternates, process, and notification to residents.

**c. SŌLitude Pond Proposals for Eutrosorb Treatments**

Discussion ensued related to tabling this proposal.

**d. SŌLitude Proposals for Aeration**

Discussion ensued regarding current conditions and progress of treatments, majority of ponds should be back to normal by February, water quality reports for ponds that are stratified and recommended aeration, levels of ammonia, how eutrosorb works, vendor's recommendation for eutrosorb and aeration, feasibility of implementing aeration first and then gradually adding eutrosorb, five to ten years effectiveness from eutrosorb, maintenance for aerators could potentially be provided by staff, aeration system designed specifically for each pond instead of generic system, minimal humming from aerator systems, phased implementation beginning with aeration, success with aerators already installed, impact for success takes eight to ten months before being noticeable, prioritizing the worst conditions, use of reserves for aerators, and suggestion to do all aerators at once.

Mr. McLaughlin made a MOTION to approve all ten proposals from SŌLitude Lake Management for aeration in ponds 15B, CV2E, LV2, LV3, LV5, LV9, NV1B, SV9, SV12, and SV27, in the total amount of \$112,628, to be funded from reserves.

Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to all ten proposals from SŌLitude Lake Management for aeration in ponds 15B, CV2E, LV2, LV3, LV5, LV9, NV1B, SV9, SV12, and SV27, in the total amount of \$112,628, to be funded from reserves.

Discussion ensued regarding counsel incorporating proposals into contract addendum, how maintenance will be provided and what is entailed, system will be ordered and installed, and availability of electricity.

**e. SŌLitude Addendum to Annual Services Contract**

Discussion ensued regarding addition of Island Village ponds and two additional ponds to be maintained.

Mr. Hulme made a MOTION to approve the proposal from SŌLitude Lake Management for maintenance of additional ponds, in an annual amount of \$9,462.

Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for maintenance of additional ponds, in an annual amount of \$9,462.

**C. Attorney**

Discussion ensued regarding parking agreement for Stetson University, interested property owner wanting to know number of parking spaces available, Mr. Stephen Fraunfelter's request from Commissioner Choudhry to override the District's decision not to remove and replace the sycamore trees, District's current policy for an arborist's review of the trees, inspection report provided to Mr. Filak, Mr. Fraunfelter's clarification to request the plat can be changed to replace with a different tree that has not been answered, further clarification from Ms. Carpenter, certified arborist document is a report instead of a proposal, request from certain residents for a different species of tree to be installed, issue of roof repairs, and seeking recourse from the general contractor Arnco for the roof.

**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.

Discussion ensued regarding flooding from rain and Hurricane Ian, details of structure damage and options for repair, steps at Island Village lake, maintenance bond for Celebration Boulevard, design and previous maintenance of the ditch, and flooding from Hurricane Ian.

**E. Liaisons**

**i. CROA**

There being nothing to report, the next item followed.

**ii. Management**

Mr. Filak discussed the annual evaluation for management contract in January or February with Mr. Chris Tarase, Vice President of Inframark, to be in attendance at an upcoming meeting.

**TENTH ORDER OF BUSINESS                      Discussion Items**

**A. Update on Trail Walkway in East Village**

This item having been discussed earlier in the agenda, the next item followed.

**B. Discussion on Maintenance Status**

Discussion ensued regarding many outages at Stetson which have since been addressed, and blinking lights on Celebration Boulevard.

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

Discussion ensued regarding Mr. Patterson's earlier request for a No Outlet sign in Lake Evalyn at the alley, precedent for signs, and County jurisdiction.

Mr. Filak made a MOTION to approve the resident's request for a No Outlet sign in Lake Evalyn.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with Mr. Filak and Mr. McLaughlin in favor and Mr. Hulme and Mr. Touzin opposed, motion for a No Outlet sign did not pass, by a margin of 2-2.

Staff will investigate other signs in the community.

Discussion ensued regarding Board members providing to Ms. Montagna top three items, initiatives, or budget items for fiscal year 2024 to be discussed at the January workshop, or the next meeting.

**TWELFTH ORDER OF BUSINESS                      Public Comment Period**

Mr. Gary Hudspeth commented on assessment increase for fiscal year 2023 and requested the Board provide before and after pictures to show what the increase has accomplished.

**THIRTEENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Filak, seconded by Mr. Hulme, with all in favor, the meeting was adjourned at 9:53 p.m.
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Angel Montagna, Secretary

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Greg Filak, Chairman