

**MINUTES OF WORKSHOP  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, January 18, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak

Tom Touzin

Jack McLaughlin

Cassandra Starks

Chairman

Vice Chairman

Assistant Secretary

Assistant Secretary

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

Angel Montagna

Mark Vincutonis

Brenda Burgess

Brett Perez

Russ Simmons

Residents and Members of the Public

Manager: Inframark, Management Services

Engineer: Hanson Walter & Associates

Inframark, Management Services

Inframark, Field Services

Inframark, Field Services

*This is not a certified or verbatim transcript but rather represents the context and summary of the workshop. The full recording 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 workshop to order at 6:00 p.m.

Ms. Montagna called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Filak led the *Pledge of Allegiance*.

**THIRD ORDER OF BUSINESS**

**Approval of the Workshop Agenda**

Mr. Filak reviewed the workshop agenda.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Discussion Items**

**A. Maintenance Plan for Fiscal Year 2023**

Discussion ensued regarding the main entrance to Celebration, regular maintenance issues for the management company and the vendor, tree trimming, sod under mature trees, Water Street, Market Square Park lights and landscape, frost effects, damage, using capital reserves, rocking chairs, boardwalks, brick wall, plant material replacements, responses

from landscape contractors, sidewalk and curb cleaning, signs, basis for fiscal year 2023 budget numbers, street light cleaning, Artisan Park, CeleService replacement and demonstration, horticultural committee to review all trees and provide recommendations, policy for future replacements, process to change the site development plan with the County, replacement experience in other communities, tree selections, addressing mature tree issues, horticulturist or arborist versus landscape designer, best tree practices, associated costs for removing and replacing trees, urban design, appropriate species for the community, radar signs needing repair, budgeted cost for radar sign repair, digital sign, possibility of sharing with CROA and related costs and content, needing The Celebration Company approval, Lexin's use of one of the signs, replacing or removing one of the signs, amount of signage already in the community, and cleaning the signs.

**B. Initiatives and Projects for Fiscal Year 2023**

Discussion ensued regarding traffic studies, downtown events and a standard use application, civic corridor, power point presentation reviewed by Mr. Filak, recreational amenities, park and recreation plan, possible use of County funding, K-5 school, gas lines, permitted uses near a school or on a gas easement, athletic fields, Island Village, issuing bonds, improving the community, conversations with Osceola County, design guidelines along fences, street tree policy, and fences.

**C. Fiscal Year 2024 Budget**

Discussion ensued regarding a budget workshop in March, estimates for fiscal year 2023 projects, progress on capital projects for fiscal year 2023, budget template available in February, current format versus suggested format, decision whether or not to increase non-ad valorem assessments, history of budget process for fiscal year 2023, suggestion to post the budget process for education to residents, possible March workshop dates, five-year budget, incremental assessments versus large one-time increase, options how to balance the budget, expectations, use of reserve study, addition of Island Village, property insurance coverage, historical decisions made regarding coverage, and potential workshop date of March 14, 2023.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Comments**

There being none, the next order of business followed.

Celebration CDD  
January 18, 2023, workshop

**EIGHTH ORDER OF BUSINESS**                      **Public Comment Period**  
There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS**                      **Adjournment**

The workshop was adjourned at 8:35 p.m.
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Angel Montagna, Secretary

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Greg Filak, Chairman