

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, January 24, 2023, 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
Jim Hays	CROA
Captain Fred Hinderman	Osceola County Sheriff's Office
Cherrief Jackson	Clarke Mosquito Control
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. Hulme 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.

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.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Hulme joined the meeting.

Mr. John Van Meter commented on sycamore trees, replacement policy, and replacement schedule.

**FIFTH ORDER OF BUSINESS**

**Third-Party Reports and Presentations**

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

Discussion ensued regarding CeleService, virtual demonstration in mid-February, patrol enforcement, possibility of additional weekend evening details downtown to be shared with Lexin and CROA, increased per-hour rate for off-duty details to \$55 or \$60, and private security also onsite.

**B. Incorporation**

There being nothing to report, the next item followed.

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

There being nothing to report, the next item followed.

**D. Clarke Mosquito Control**

Discussion ensued regarding minimal to no mosquito complaints, activity over previous months, eco-friendly applications and effectiveness, and appreciation for Ms. Jackson's attendance at the meeting.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of December 20, 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. Hulme 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.

**SEVENTH ORDER OF BUSINESS                      Business Matters**

**A. Street Sweeping Proposals**

Discussion ensued regarding three proposals received, scope of services, including leaf fall vacuuming, some vendors do not own a vacuum truck, the District's equipment that might be able to perform that work, need to address leaf fall season, possible trade with Osceola County for street sweeping, code enforcement, challenges of cars parked on the roads on street sweeping days, expectations from residents, continued communication with the community, number of sweeps per year, and budgeted amount of \$78,000.

Mr. McLaughlin made a MOTION to approve the proposal from USA Seal & Stripe for street sweeping services, in the amount of \$2,750 per sweep.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from USA Seal & Stripe for street sweeping services, in the amount of \$2,750 per sweep.

**B. Rush Court Cul-de-Sac Landscaping**

Discussion ensued regarding options for landscaping.

Mr. Filak made a MOTION to approve using pine straw at the end of Rush Court cul-de-sac.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to using pine straw at the end of Rush Court cul-de-sac.

**C. Island Village Esplanade Steps**

Discussion ensued regarding work done on the steps, appearance looks rough, punchlist still outstanding, efforts to remove water on the steps, defects already showing, cracks that have not been addressed, scoring of the cement, and review of specifications.

This item will be tabled for a future meeting.

**D. Construction Use Application from Summit Broadband**

Discussion ensued regarding this application not being within the jurisdiction of the District.

**EIGHTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager**

Discussion ensued regarding devices ordered for Board members and will be arriving this week, RackSpace emails being stored, room reservations, times available, current policy and reservation form to be forwarded to the Board, included on a future agenda, comparison to library policies, hard copy document storage to be digitized, update on FEMA request for reimbursement request, office rook leaks and potential defect claim sent to contractor, Mr. Hulme to work with Ms. Carpenter regarding roof defect, and communication with sheriff's department regarding better detail sheets.

**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 crepe myrtle trimming that can be area specific, characteristics of crepe myrtles, recommendation for trees abutting houses, graffiti, theft of wreaths on the Celebration wall, vandalism of the bicycle wall design in Island Village, sheriff's responses to vandalism and graffiti calls, need for more enforcement, Lake Evalyn alley needs No Outlet sign due to sod damage when backing out, staff will provide a list of other alleys with No Outlet signs, staff's investigation of trees on Water Street, hostile phone call to staff regarding trimming those trees, and trimming to be done on schedule.

**C. Attorney**

Discussion ensued regarding the building's roof leak issue and notice to the contractor, and communication with County attorney related to the potential connection to S.R. 532 through Island Village.

**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 East Lawn, Island Village inspection and irrigation conduit, maintenance of the ditch, Mattamy Homes to provide as-builts for the ditch area, and the ten-year storm plan.

**E. Liaisons**

**i. Confirmation of Liaison Roles**

This item will be included on the next agenda for discussion.

**NINTH ORDER OF BUSINESS**

**Discussion Items**

**A. January 18, 2023, Workshop Update**

Discussion ensued regarding review of workshop discussions, and scheduling a workshop for Tuesday, March 21, 2023, at 6:00 p.m.

**TENTH ORDER OF BUSINESS**

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

Discussion ensued regarding *Celebration News* articles from the Board, letter or article from Board not an individual member, importance of communication with the community, and review of articles.

Direction for future newsletter articles will be on the February agenda.

Discussion ensued regarding the audit committee, duties, whether or not to post the open position on the website, and Board member recommendation résumés to be provided to Ms. Montagna.

Appointment of a new committee member will be on the next agenda.

Discussion ensued regarding Community Connections with CROA, Foundation, and the District; and suggestion for staff to attend those monthly meetings on the second Friday of every month.

**ELEVENTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. John Burke discussed retaining wall that is failing in Artisan Park at the amphitheater, requested it be repaired, District does not own the retaining wall, the resident should be able to make any necessary repairs subject to CROA's covenants, and a survey is needed to confirm ownership.

Mr. Gary Hudspeth addressed his appointment to the audit committee, and community standards articles in *Celebration News* that are recycled.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Touzin, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 8:09 p.m.
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Angel Montagna, Secretary

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Greg Filak, Chairman