

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, March 28, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Greg Filak (<i>via Zoom</i>)	Chairman
Tom Touzin	Vice Chairman
David Hulme	Assistant Secretary
Jack McLaughlin	Assistant Secretary
Cassandra Starks	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
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Inframark, Management Services
Jim Hays	CROA
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. Touzin 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. Touzin 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**

A Resident indicated the map on website is from 2010 and does not include Celebration Pointe or Island Village. Updated maps were received today.

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

A. Celebration Residential Owners Association (CROA)

Discussion ensued regarding a future joint meeting to be scheduled, letter received from CROA's legal counsel regarding the roadway/verge rule, and the joint meeting set for April 19 at 6:00 p.m. at 851 Celebration Avenue.

B. Incorporation

Discussion ensued regarding sheriff information, and CROA has not discussed their support.

C. Osceola County Sheriff's Department

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

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes of February 28, 2023, Regular Meeting

The minutes are included in the agenda package and available for public review in the District Office during normal business hours.

Ms. Burgess reviewed a change on page 5 to amend the motion setting a public hearing for the rule governing root barriers and adding the resolution number to set the rulemaking hearing date.

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.

<p>Mr. McLaughlin made a MOTION to approve the consent agenda, minutes as amended. Ms. Starks seconded the motion.</p>
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Ms. Burgess reviewed a change on page 5 to amend the motion setting a public hearing for the rule governing root barriers and adding the resolution number to set the rulemaking hearing date.

Mr. McLaughlin AMENDED the motion to approve the consent agenda, minutes as amended.
Ms. Starks seconded the amendment.

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

SEVENTH ORDER OF BUSINESS Business Matters

A. Acceptance of Audited Financial Statements for Fiscal Year 2022

Discussion ensued regarding the audit committee meeting held March 24, clean audit opinion, no material weaknesses regarding non-compliance, and changes and clarifications discussed at the committee meeting that were incorporated.

Mr. Touzin made a MOTION to accept the audited financial statements for fiscal year 2022 and to authorize staff to file with the appropriate State agencies.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the audited financial statements for fiscal year 2022 and to authorize staff to file with the appropriate State agencies.

B. Event Use Application for Exotic Car Show

Discussion ensued regarding lateness of application, administratively approve outside of a meeting, and report under manager's report.,

Mr. McLaughlin made a MOTION to approve the event use application for the exotic car show, March 31 through April 2, 2023.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application for the exotic car show, March 31 through April 2, 2023.

Mr. Hulme made a MOTION to defer to management to administratively approve routine event use applications.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to defer to management to administratively approve routine event use applications.

C. May Article for the *Celebration News*

Discussion ensued regarding amend for percentage of sod replacement, and add aerators.

Mr. McLaughlin made a MOTION to approve the article for the May edition of the *Celebration News*.
Mr. Hulme seconded the motion.

Mr. Filak AMENDED the motion to approve the article for the May edition of the *Celebration News*, revised as discussed.
Mr. McLaughlin seconded the amendment.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the article for the May edition of the *Celebration News*, revised as discussed.

D. Discussion of Rule Governing Road Parkways/Verges

Discussion ensued regarding hearing set for April 25, 2023, minor cleanup changes, tree replacements, District not necessarily replacing additional damages beyond the tree, previous replacements, letter received from CROA regarding additional damages, kinds of damages the District will replace for sidewalk repairs, responsibility for maintenance, reasonableness, damages caused by storms, District is not responsible for the homeowner's private improvements, issue exacerbated by a fine given to a homeowner, joint meeting with CROA might not be correct forum for further discussion, what type of sod to replace with, example of Spring Lake having zoysia, reluctance to set a different precedent, homeowner being responsible for maintenance, reasons for the second letter from CROA, comments to be sent to the management company, and possible item for the joint meeting.

E. Discussion of GoGov Alternative to CeleService

Discussion ensued regarding iOffice alternative that may be viable, and recommendation to setup a demonstration with the Board and interested parties.

F. Ratification of Engagement Letter with Gray Robinson for Eminent Domain

Discussion ensued regarding engagement with Gray Robinson amended to cover part of District counsel's fees, future conversations will be held in closed executive sessions.

Mr. McLaughlin made a MOTION to ratify the engagement letter with Gray Robinson to represent the District regarding eminent domain matters for I-4.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the engagement letter with Gray Robinson to represent the District regarding eminent domain matters for I-4.

Discussion ensued regarding timeline of activities.

G. Renewal of Agreement with SŌLitude Lake Management

Discussion ensued regarding renewal with no change in scope or price.

Mr. McLaughlin made a MOTION to renew the agreement with SŌLitude Lake Management for one year with no change in scope or price.
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to renew the agreement with SŌLitude Lake Management for one year with no change in scope or price.

Discussion ensued regarding ponds looking good, aerators installed and operational, aerators scheduled to run full time, schedule for water testing and visual inspection, upcoming budget cycle, and recommendations to be included in the budget.

H. Discussion of Rule Governing Root Barriers

Discussion ensued regarding rule provided to Mattamy Orlando, meaning of “adjacent,” distance for certain types of trees, enforcement, existing homes versus new homes, installation for all new trees, challenges installing root barriers where a mature tree was removed, placement of root barriers, cost impacts for District replacements, and proposals for average replacements to be provided at the next meeting.

EIGHTH ORDER OF BUSINESS

Regular Reports

A. District Manager

Discussion ensued regarding budget to be provided, document digitizing proposal for the next meeting, and option for shared file access to hold all the documents.

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 blue reflectors to mark fire hydrants, other requests made of the County, fire hydrants would be jurisdiction of Enterprise CDD, shade structure roofing estimates, and process for proposals.

ii. Update on Eastlawn Berm

Discussion ensued regarding Eastlawn berm, Reedy Creek Improvement District's (RCID) requirement to reconstruct the swale, repair restored pursuant to the original plan, estimate of \$10,000 from Camcor, options, impacts of reconstruction, delay in RCID indicating how the berm should be reconstructed, and response to RCID.

iii. Shade Structure Roofs

Discussion ensued regarding difficulty obtaining proposals for the shade structure roofs, and the proposal received from Nash Construction.

\$32,500 from Nash

Mr. McLaughlin made a MOTION to approve the proposal from Nash Construction to replace the three shade structure roofs, in the amount of \$32,500.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Nash Construction to replace the three shade structure roofs, in the amount of \$32,500.

iv. Island Village Furniture

Discussion ensued regarding limited furniture on the Island Village esplanade, and staff will monitor and report at the next meeting.

v. Eastlawn Bridge

Discussion ensued regarding full replacement of everything except the deck, materials used, pros and cons of using composite, request for a sample, and related costs.

This item was tabled for a future meeting.

vi. Request for Traffic Mirror at Nash Drive and Celebration Avenue

Discussion ensued regarding existing mirror at Lake Evalyn for pedestrians and sidewalk use, staff's recommendation against the mirror, and Osceola County indicated they would not install a mirror.

vii. Miscellaneous

Discussion ensued regarding vendor's ability to perform turf repairs, dates for budget meetings, staff to obtain additional proposals, other capital projects, ratchet straps holding up a tree impacted after the hurricane, tree is still under warranty, and staff will discuss further with Mattamy Orlando.

C. Attorney

Discussion ensued regarding roof inspection report not yet received, and working with Arnco and the insurance company.

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.

E. Liaisons

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

NINTH ORDER OF BUSINESS

Discussion Items

A. Council of Community Development Districts in Osceola County

This item not being discussed, the next item followed.

B. Joint Meeting with CROA

Discussion ensued regarding confirmation from CROA for April 19, agenda items previously provided, and staff will advertise the joint meeting.

C. Memorial Benches and Rocking Chairs

Discussion ensued regarding the original request for a name plate on a bench, and using the District's vendor to purchase a plaque and reimburse the District.

TENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

Mr. Filak commented on the lot in Island Village behind the K-5 school, easement possibilities for an activity area, and more conversations to be held.

Mr. Hulme asked regarding the residential requests included in the agenda package, some requests are handled by staff, some are merely informational, and preference for no sign.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

Mr. Gary Hudspeth commented on replacing landscape and trees, suggested keeping precedent and standards, recommended further conversations with CROA regarding the rule for roadways/verges, and potential for a resident to be fined by both entities.

Mr. Jim Hays supported the Board's action not installing a traffic mirror.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hulme, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 8:06 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman