

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, April 25, 2023, at 6:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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| 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:

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| Angel Montagna | Manager: Inframark, Management Services |
| Jan Carpenter | Attorney: Latham, Luna, Eden & Beaudine |
| Mark Vincutonis | Engineer: Hanson Walter & Associates |
| Brenda Burgess | 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.

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| Mr. McLaughlin made a MOTION to approve the meeting agenda, as presented. Mr. Hulme seconded the motion. |
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| Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as presented. |
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FOURTH ORDER OF BUSINESS **Public Comment Period**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Third-Party Reports and Presentations

A. Celebration Residential Owners Association (CROA)

Mr. Hays expressed gratitude for the joint meeting with CROA and the District at Town Hall.

B. Incorporation

Discussion ensued regarding waiting numbers from the sheriff's department, potential turnover from parks and recreation from CROA to the District if incorporated, pending conditional vote from CROA, impacts to the entities and community if incorporated, vote not required if financially unfeasible or other requirements unmet, feasibility study, further conversations to be held, staff will request final report with the financial information, and Mr. Hulme to contact CROA attorney if CROA is willing to turnover assets to the District in order to incorporate.

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 March 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.

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.

SEVENTH ORDER OF BUSINESS

Public Hearing Regarding the Rule Governing Roadways/Verges

A. Proposed Rule

Mr. Touzin made a MOTION to open the public hearing for rulemaking governing roadways/verges.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for rulemaking governing roadways/verges.

Discussion ensued regarding elimination of the \$1,000 fine, leave fining up to CROA, wording could be “reimbursement of costs up to \$1,000” instead of “fine” and reimbursement of attorneys’ fees, process for replacements and irrigation, instances of homeowners who have turned off irrigation, right and responsibility for maintenance of trees, requirement of homeowners to irrigate and maintain newly installed tree replacements, District trims trees over the roadway and sidewalk for safety reasons and emergency vehicle access, examples of replacements after a hurricane, aesthetics are outside the District’s jurisdiction and within the purview of CROA, example of crepe myrtle trimming, crepe myrtles are exceptions to the rule, instances when the District will and will not pay for a tree replacement, checklist provided to homeowners when trees are replaced on their lot that has to be signed and returned to the District, proposed changes to the end of 3A and 3C, homeowner responsible for replacement of sod and anything installed by the homeowner such as stepping stones or leadwalk, requirement for tree rings the jurisdiction of CROA, and sod may be replaced as determined by the District.

B. Public Comment

Mr. Gary Hudspeth commented the revised rule is more clear than the previous version, suggested language that the District only trims trees over roadways and sidewalks for safety and emergency vehicle access, include language that did not change for hurricane replacements, other utilities located in the easements near the trees, encouragement not to change what is being done but reinforce it, and recommended no action until the changes have been incorporated and can be reviewed again.

Mr. Paul Rashkind commented on the conversation being helpful, encouraged no action to be taken until the rule has been revised as discussed, example of tree trimming at his house, expressed aspects he feels are unfair, suggested publishing a checklist for homeowner responsibilities, and definition of common areas in community documents.

C. Resolution 2023-08 Adopting the Rule Governing Roadways/Verges

Mr. Filak read Resolution 2023-08 into the record by title.

Mr. Hulme made a MOTION to continue the public hearing to adopt the rule governing roadways/verges until May 23, 2023, at 6:00 p.m.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to continue the public hearing to adopt the rule governing roadways/verges until May 23, 2023, at 6:00 p.m.

EIGHTH ORDER OF BUSINESS

Public Hearing Regarding the Rule Governing Root Barriers

A. Proposed Rule

Mr. McLaughlin made a MOTION to open the public hearing for rulemaking governing root barriers.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for rulemaking governing root barriers.

Discussion ensued regarding limiting to new installations, repair costs for irrigation for replacements of older or mature trees, how root barriers work, question of definition of “adjacent,” cost of root barriers, enforceability, and intent was for development of Island Village.

B. Public Comment

Mr. Hudspeth commented on ARC not requiring root barriers because no ownership of the property or infrastructure, and suggestion ARC include the root barrier rule for future requests.

C. Resolution 2023-09 Adopting the Rule Governing Root Barriers

Mr. Filak read Resolution 2023-09 into the record by title.

Mr. Filak made a MOTION to approve Resolution 2023-09 adopting the rule governing root barriers.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-09 adopting the rule governing root barriers.

NINTH ORDER OF BUSINESS

Business Matters

A. Approval for June Article for the *Celebration News*

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

Upon VOICE VOTE, with all in favor, unanimous approval was given to the June article for the *Celebration News*.

B. Proposal from Sound F/X Entertainment Systems for Speaker Renovation Downtown

Discussion ensued regarding the proposal and cost to the District.

Mr. McLaughlin made a MOTION to approve the proposal from Sound F/X Entertainment Systems for speaker renovation downtown on the esplanade, in the amount of \$5,183.00.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Sound F/X Entertainment Systems for speaker renovation downtown on the esplanade, in the amount of \$5,183.00.

C. Proposal from Service Works Plus for Roof Repair

Discussion ensued regarding the proposals for \$7,050 due to improper installation and patching or \$27,000 to repair the roof, proposal from engineering firm to inspect for \$12,500, Arnco is willing to make any repairs, options (1) to request Arnco to contribute \$7,050 or \$27,000 for the District to make repairs to the roof or (2) have Arnco make the repairs at their cost, warranty period, routine maintenance, prefer to have third-party inspection, request warranty for work performed, previous calls for service result in Arnco sending a different contractor, request proposal from Arnco to rectify and compare to Service Works, scope of services has been provided to Arnco, request they provide those repairs as identified and pay for an engineer to inspect repairs, timeframe to complete, lack of responses from Arnco, challenges getting proposals from other companies, request Arnco to pay \$7,050, provide scope of repair work to Arnco, and request Arnco make repairs identified by Service Works Plus.

Mr. Hulme made a MOTION to approve Arnco making repairs within 30 days and providing a warranty, with staff providing proposals.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding lack of confidence in Arnco, and discussion of scope of work to be performed.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given to Arnco making repairs within 30 days and providing a warranty, with staff providing proposals.

D. Request to Extend the Boundary Fence Behind 905 Spring Park Loop

Mr. Hulme made a MOTION to approve the request to extend the boundary fence behind 905 Spring Park Loop.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding logistics and history of the fence, chain link fence, and situations happening in the area.

Upon VOICE VOTE, with none in favor, the above motion failed.

E. Proposal from GOGov as Replacement for CeleService

Mr. McLaughlin made a MOTION to approve the proposal from GOGov for citizen request management, citizen notifications and alerts, and integration to the County’s ESRI GIS system, in the annual amount of \$16,860.
Mr. Hulme seconded the motion.

Discussion ensued regarding pushback from CROA who does not believe CeleService has any problems and should be working for the District, advantage of the community using a single tool for a complaint system, appreciation for the District benefitting at no cost from CeleService but the District needs a product that works better, tickets were delivered to the District Monday morning dating back several weeks, inefficiencies of CeleService for the District being managed by CROA, District providing an agreement for CROA if they want to participate, ability for Enterprise to cost share, clarification of term, and termination provisions.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from GOGov for citizen request management, citizen notifications and alerts, and integration to the County’s ESRI GIS system, in the annual amount of \$16,860.

F. Resolution 2023-10 Approving Electronic Signatures

Mr. Filak read Resolution 2023-10 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2023-10 approving electronic signatures.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-10 approving electronic signatures.

G. Tri-Party Agreement Among Celebration CDD, CROA, and Lexin for Downtown Details

Discussion ensued regarding ability to table, no answer from Lexin or CROA, cap discussed of \$10,000, and Lexin is amenable to the agreement.

Mr. Hulme made a MOTION to approve the tri-party among Celebration CDD, Celebration Residential Owners Association, and Lexin for downtown details, in substantial form, delegating final authority to the Chairman to make non-material changes.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the tri-party among Celebration CDD, Celebration Residential Owners Association, and Lexin for downtown details, in substantial form, delegating final authority to the Chairman to make non-material changes.

TENTH ORDER OF BUSINESS Regular Reports

A. District Manager: Digitization of District Records

Discussion ensued regarding the cost of \$18,000 to digitize all paper records including maps and drawings, details of how information is stored in the cloud, number of boxes, documents are searchable, and request of Enterprise CDD to cost share.

Mr. Touzin made a MOTION to approve the proposal from Inframark to digitize all District records, pending interest to cost share from Enterprise CDD, in an amount not to exceed \$18,000.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Inframark to digitize all District records, pending interest to cost share from Enterprise CDD, in an amount not to exceed \$18,000.

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 dying trees in Island Village that were replaced, a few replacements are dying, installation vendor will not warranty the trees once a homeowner owns the property, Ms. Carpenter will investigate with staff, warranting turf on Celebration Boulevard, vendor performing well, cannas probably installed in May, and aerator proposals to be provided at the May budget workshop and the next meeting.

C. Attorney

Discussion ensued regarding eminent domain issue, the revised engagement letter, and impacts to drainage they will have to address.

Mr. Filak made a MOTION to accept the revised engagement letter from Gray Robinson to represent the District regarding eminent domain.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to accept the revised engagement letter from Gray Robinson to represent the District regarding eminent domain.

D. Engineer

i. Monthly Field Management Report

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 Reedy Creek Improvement District (“RCID”) request for spreader swale for the Eastlawn berm but no response, anticipated date to restore by May 15 if no response received, Island Village Phase 1A nearly complete and punch list provided, repairs made to esplanade steps that are draining better, and skimmer repair behind the school.

ii. Proposal for Land Surveying Services

Discussion ensued regarding the proposal for survey for the area behind K-5 school, RCID said not an option to use easement property, possible County contribution for capital improvements but not maintenance, previous surveys from CROA showing outdoor areas, what can fit in that area, non-resident fee for use of facility if it is part of the County parks and recreation system, locations of gas line and power line easements, pursue without RCID piece, timing of the project, option #1 is \$5,500 for District tract, option #2 is for the RCID tract which is not an option, and ask Allen & Company to split out the ground penetrating radar proposal for the District’s tract.

Mr. Filak made a MOTION to approve the proposal from Hanson, Walter & Associates for land surveying services for option #1 land surveying services in the amount of \$5,500, and for Allen & Company to provide ground penetrating radar services on the District’s tract, not to exceed \$10,135, coded to the general fund.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Hanson, Walter & Associates for land surveying services for option #1 land surveying services in the amount of \$5,500, and for Allen & Company to provide ground penetrating radar services on the District’s tract, not to exceed \$10,135, coded to the general fund.

E. Liaisons

Mr. McLaughlin discussed operational crosswalk test in North Village by sheriff's department.

Mr. Filak discussed meeting with Mr. Ray Stangle regarding parks, urban planner consultant regarding trees in the long term, street cleaning and potentially offsetting some costs to the District, traffic signal in front of the library, and the District's authority over parking in the PUD if requested of the County. Discussion ensued regarding enforcement of parking, and pros and cons of the District getting involved in parking.

Mr. Filak discussed the evaluations from Supervisors for the Inframark agreement, which comments will be included on the May agenda, similar evaluations will be done for all vendors annually, staff to provide evaluations for vendors, and number of complaints for services.

ELEVENTH ORDER OF BUSINESS Discussion Items

A. Island Village Recreation Park Updates

This item not being discussed, the next item followed.

B. Proposed Budget for Fiscal Year 2024

Discussion ensued regarding continued reviews, and Board member project requests.

TWELFTH ORDER OF BUSINESS Other Business, Updates, and Supervisor Comments

Mr. Filak commented on potential community center in the future, requesting conversations with CROA, previous conversations regarding a community building, how the District can regulate access, setting non-resident user fees, and the District welcomes another joint meeting to discuss civic center.

Mr. Hulme asked about remediation that has been done for roof leaks.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hulme, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 9:23 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman