

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, May 23, 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 (<i>via Zoom</i>)	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
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Inframark, Management Services
Jason Jaszczak	SOLitude Lake Management
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.

Mr. McLaughlin made a MOTION to approve the meeting agenda, as presented. Mr. Touzin 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**

Ms. Debie McDonald discussed a memorial teak bench some residents would like to get to honor Ms. Patricia Schroeder, a former resident and Congresswoman, which they would provide funds to purchase with a small plaque, and the District would install and then provide ongoing maintenance. The Board had no objection.

Mr. Steve Northridge commented on aerator boxes in the ponds, which have to be covered, and requested meeting recordings be posted online, which are not due to ADA requirements but are available upon request.

Ms. Cherrief Jackson from Clarke Mosquito Control provided an update regarding midges from Lake Rianhard, and will provide a proposal for treatment.

Mr. Roger Fox commented on the drain at the Terraces that has not been complete, and staff will contact another vendor to get the grate refabricated and installed.

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

A. Celebration Residential Owners Association (CROA)

Mr. Jim Hays commented on communication sent out by the Chairman regarding a potential bond issuance and resulting assessments. Discussion ensued regarding lack of communication back to the District regarding the letter, explanation of public use of any facilities, District awarded a contract to GOGov for a reporting system, possibility of Enterprise CDD and other entities in town utilizing and cost sharing the same system, and downtown sheriff agreement in the process of being executed.

B. Incorporation

Discussion ensued regarding progress on incorporation study and including CNOA and CROA.

C. Osceola County Sheriff's Department

There being nothing to report, the next item followed.

D. Principal for Island Village K-5 School

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

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes of April 19, 2023, Joint Meeting and April 25, 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

Continuation of Public Hearing Regarding the Rule Governing Roadways/Verges

A. Proposed Rule

Discussion ensued regarding changes made since the last meeting.

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

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

B. Public Comment

Mr. Gary Hudspeth made some recommendations related to responsible parties, suggested additional wording, and pruning policies.

Discussion ensued regarding purposes for pruning, certain language is intentionally vague, refer to Osceola County’s (“County”) standards, rules will not address every possible situation but intended to clarify responsibilities, instances when a tree cannot be replaced, removal of the \$1,000 and classified as a requirement reimbursement,

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

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

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

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

Mr. Touzin made a MOTION to approve Resolution 2023-08 adopting the rule governing roadways/verges.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding review of changes to be made.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-08 adopting the rule governing roadways/verges.

EIGHTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2024

A. Fiscal Year 2024 Proposed Budget

Discussion ensued regarding the current version of the proposed budget.

REVENUES:

- Interest-Investments: increased to \$250,000.

ADMINISTRATIVE EXPENSES:

- Professional Services-Engineering: increased to \$35,000.
- Professional Services-Incorporation Study Legal: reduced to \$25,000.
- Printing and Binding: reduced to zero and future expenses coded to Office Supplies.

PUBLIC SAFETY EXPENSES:

- No changes to any line items.

Discussion ensued regarding rate increases for off-duty details.

PHYSICAL ENVIRONMENT EXPENSES:

- No changes to any line items.

FLOOD CONTROL/STORMWATER MANAGEMENT EXPENSES:

- No changes to any line items.

Discussion ensued regarding a five-year maintenance plan to restore the canal banks and estimated costs.

FIELD EXPENSES:

- Rentals-General: reduced to zero since the District will be purchasing a container rather than continuing to rent.

ROAD AND STREET FACILITIES EXPENSES:

- No changes to any line items.

CAPITAL PROJECTS:

Discussion ensued regarding priorities of capital projects, categorizing projects, or using reserves.

NON-OPERATING RESERVE:

- No changes to any line items.

ASSIGNED FUND BALANCE:

- No changes to any line items.

B. Resolution 2023-11 Approving the Budget and Setting a Public Hearing Thereon

After a brief discussion, the Board will hold a special meeting on Tuesday, June 13, 2023, at 6:00 p.m. at the District Office, with the only agenda item being consideration of Resolution 2023-11 to approve the proposed budget and set the public hearing thereon.

NINTH ORDER OF BUSINESS

Business Matters

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

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

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

B. Discussion of Issuing Bonds for Capital Projects

Ms. Carpenter reviewed a power point presentation related to the District issuing bonds for capital projects. Board members and residents asked questions regarding assessments, cost of issuance fees, non-user fees, public hearing process, involvement with CROA.

TENTH ORDER OF BUSINESS

Regular Reports

A. District Manager: Number of Registered Voters – 8,077

Ms. Montagna entered the number of registered voters of 8,077 into the record.

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 progress of roof repairs, downtown sidewalk repairs, and bollard lighting that was hit and a police report issued.

ii. Proposal from Juniper for 2023 Hurricane Authorization

Discussion ensued regarding declining the proposal.

iii. Proposal from SŌLitude Lake Management for Lake Evalyn Aeration System

Discussion ensued regarding current aerator sized too small.

Mr. McLaughlin made a MOTION to approve the proposal from SŌLitude Lake Management for an aeration system in Lake Evalyn, in the amount of \$9,041.00.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for an aeration system in Lake Evalyn, in the amount of \$9,041.00.

iv. Proposal from SŌLitude Lake Management for Nutrient Abatement Treatments

Discussion ensued regarding the proposed nutrient abatement treatments, testing levels, treatment options, and requested proposal for hand removal on a time-and-material basis.

Mr. Touzin made a MOTION to approve the proposal from SŌLitude Lake Management for nutrient abatement treatments, in the amount of \$41,440.00.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from SŌLitude Lake Management for nutrient abatement treatments, in the amount of \$41,440.00.

C. Legal Counsel

Discussion ensued regarding two-year warranty provided by Arnco for roof repairs.

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 completion of survey work, and coordination with staff on pond bank work.

E. Liaisons

Mr. Touzin discussed sod replacement with Juniper, warranty on Celebration Boulevard.

Mr. McLaughlin discussed meeting with CROA related to potential bonds and GOGov system.

Mr. Filak discussed meeting with Mr. Ray Stangle from the County regarding a traffic signal and curb-side parking enforcement, credits to be applied for GOGov based on the District's participation in CeleService since 2016 calculated for CROA at \$20,321 and CNOA at \$6,700.

ELEVENTH ORDER OF BUSINESS Discussion Items

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

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

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

A Resident mentioned an event he discussed with Mr. Stangle and Commissioner Peggy Choudhry regarding lighting the sidewalk along Celebration Place in Enterprise CDD to have an event a few times a year, information to be provided to staff for the next agenda.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. McLaughlin, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 8:38 p.m.
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Angel Montagna, Secretary

Greg Filak, Chairman