

**MINUTES OF SPECIAL MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, June 13, 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
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
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

Ms. Montagna called the meeting to order at 6:06 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. 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

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2024

A. Fiscal Year 2024 Proposed Budget

Ms. Montagna reviewed the budget process and purpose of the special meeting.

Discussion ensued regarding anticipated revenues, right-of-way utilization fees for telecommunications are zero for fiscal year 2024 due to a change in the law, rationale for calculating projected numbers, request for staff to explain rationale for projections, using \$350,000 for non-operating contribution to reserves, proposed increase, projects, painting tall street light poles at \$139 per pole plus paint, schedule and plan to repaint all poles and budgeting for a vendor to do the painting, possibility to paint electrical boxes through third-party vendor, painting the tall poles one village at a time starting in North Village through a vendor, District is not able to paint Duke Energy boxes and that is not on their schedule to do, possibility of a third-party to paint Duke Energy boxes, proposals that are needed, priorities for all projects over three years, address safety issues for the interactive fountain/splash pad immediately, material and schedule for replacing boardwalks, schedule for when Maxicom is totally phased out, interim solutions until the entire system is replaced, security issues, regular reports from the sheriff's department, additional cameras, no complaints received for street light painting and recommendation for that project to be delayed, using reserves for some projects and budgeting others as projects, desired percentage increase less than 31%, history of inflation related to current costs and use of reserves to keep assessments stable, healthy projected increases in future years due to increased maintenance costs and necessary repairs and replacements, and proposed assessment increase of 27.49%.

The following priorities and related dollar amounts were decided:

Priority 1:

- Street Light Pole Painting: \$40,000 (first year of a two-year project).
- Utility Vehicle: \$12,000.
- Esplanade Interactive Fountain/Splash Pad Repair: \$15,000.
- Furniture Replacement: \$100,000 (benches and tables).
- Bollard Repair and Replacement: \$24,500 (7 budgeted, 21 paid from reserves).

Priority 2:

- Aeration System for Nine Ponds: \$135,000.
- Street Light Pole Painting: \$40,000 (second year of a two-year project).

Priority 3:

- Dog Stations/Bat Stations: \$10,000.

- Utilities Painting for Utility/Electrical Boxes: \$40,000.
- Lake Rianhard Fountain: \$30,000.
- Workout Stations (similar to Island Village): \$45,000.
- Boardwalk Replacement: \$1,250,000.
- Maxicom Replacement: \$500,000.
- Sidewalk Extension from Stetson to Front Street: \$15,000.

Further discussion ensued regarding the following budget line items:

- Security Services-Sheriff: increase to \$200,000 to include additional cameras.
- Reserve Contribution: reduced to \$250,000.

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

Mr. Filak read Resolution 2023-11 into the record by title.

Discussion ensued regarding the budget being posted on the website, forwarded to Osceola County, and mailed notices prepared to be mailed.

Mr. Hulme made a MOTION to approve Resolution 2023-11, approving the budget for fiscal year 2024, and setting a public hearing thereon for Tuesday, August 15, 2023, at 6:00 p.m. at the District Office.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-11, approving the budget for fiscal year 2024, and setting a public hearing thereon for Tuesday, August 15, 2023, at 6:00 p.m. at the District Office.

Discussion ensued regarding canceling the June 27 meeting, an email will be forthcoming, the website will be updated, Mr. McLaughlin and Ms. Starks are not available in person for August 15, but Mr. Filak, Mr. Touzin, and Mr. Hulme will attend in person.

SIXTH ORDER OF BUSINESS

Supervisor Comments and Other Business

Ms. Montagna reported on GOGov operations, Mr. McLaughlin liaison for resident aspect, upcoming meeting, information being downloaded, including CROA in the process as much as they desire to be included, Mr. Filak to discuss with CNOA the end of June, picture to use as the application backdrop, schedule for implementation, target to go live July 7, and beta testing.

Ms. Montagna provided an update on digitizing the District's records, roof repairs, mold remediation to be done on a weekend, and a leak test.

Mr. Hulme will follow up with the consultant regarding incorporation to provide a response, and waiting on a response from CROA, and a feasibility report to determine if incorporation is feasible which needs to be sent to the State.

Mr. Gary Hudspeth commented on budget increase, recommended comparing other districts' assessment levels, but no other District is as complex as this District.

Discussion ensued regarding a *Celebration News* article describing the assessment increases, and legal mailed notice for increasing assessment will include an introductory letter explaining purposes for the increase.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Touzin, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 8:39 p.m.
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Angel Montagna, Secretary

Greg Filak, Chairman