

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, July 25, 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
Cassandra Starks (<i>via Zoom</i>)	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
Captain Hinderman	Osceola County Sheriff's Office
Captain Wilkerson	Osceola County Sheriff's Office
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 6:01 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. Touzin made a MOTION to approve the meeting agenda, as presented. Mr. McLaughlin 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 **Third-Party Reports and Presentations**

A. Celebration Residential Owners Association (CROA)

Mr. Jim Hays commented on the technology committee discussing possibility of participating in GOGov system.

Discussion ensued regarding resident user interface, similarities and differences, focus groups, functionality, GIS system, ability to select appropriate entity, integration complete, participation of Enterprise CDD, request questions from CROA to allow them to decide if they want to participate, anticipated beta implementation on Friday, and CROA to potentially discuss at their meeting tomorrow.

The District will be discussing the master plan and possible community center during a workshop on August 8, to which CROA is invited to attend.

B. Incorporation

Discussion ensued regarding if any CROA assets would be involved in incorporation, Ms. Carpenter to reach out to CROA's attorney Mr. Tom Slaten, could CROA hold a provisional referendum to turn over assets to the municipality, need to determine if CROA is interested in turning over assets, and potential future joint meeting.

C. Osceola County Sheriff's Department

Discussion ensued regarding radar sign information that was emailed, speeds on Celebration Boulevard recorded in kilometers, request for blotters, frequency of reports, crime statistics, license plate camera results, electric bicycles and scooters, legalities of driving electric vehicles on the roads, dirt bikes doing wheelies and resulting fines, downtown details on weekends, and response time from tag readers.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Minutes of May 17, 2023, Workshop; May 23, 2023, Regular Meeting; June 13, 2023, Special Meeting; June 27, 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. Hulme 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. Approval of September Article for the *Celebration News*

Discussion ensued regarding no article provided for September. Staff will provide a list for Board articles for the remainder of the year, with reminders sent prior to the agenda deadlines.

B. Discussion of Proposed Budget for Fiscal Year 2024

Discussion ensued regarding emailed comments provided, Mr. Joe DeLosa's email read into the record, second email received from Mr. DeLosa, responses provided to all his questions, direct questions and emails to Ms. Montagna for a response, previous staff errors on the budget that were corrected and a new template provided, Ms. Leah Popelka to provide all amendments at the budget hearing, new budget formats to roll out January 1, and concerns expressed to Mr. Chris Tarase.

C. Inframark Agreement Evaluations

Discussion ensued regarding format of evaluation template to be used for all vendors, timing of urgent items, staff doing a great job but needs to do better on the budget process, utilizing the template for other vendors, preference for the Board not to evaluate vendors but have staff do the evaluation because that is the role of management, have evaluations done by May 2024, have preliminary evaluations in August, comment that the templates and evaluations overstepping into the role of management, communication and feedback to vendors, and staff to include contractor compliance issues in the regular monthly reports as opposed to an annual evaluation.

D. Development Agreement with Osceola County

Discussion ensued regarding District has ability to put up parking signs or meters that the County will enforce, issues CROA can address and enforce, signs have to meet DOT requirements for the County to enforce, commercial vehicles and recreational vehicles, goal to enforce CROA covenants and restrictions, suggestion to table for a workshop, discussions with CROA, and recommendation to get an ordinance to address all issues.

EIGHTH ORDER OF BUSINESS Regular Reports

A. District Manager

Ms. Montagna will distribute the budget to everyone, as well as Ms. Popelka's contact information, and incorporation consultant to provide information.

Discussion ensued regarding hurricane preparedness, FEMA reimbursement status, having pumps and generators available in the event of a hurricane, work efforts that will be performed after a hurricane, previous hurricane cleanup efforts, develop communication plan to residents, debris pickup schedule, roof still leaking, contractor been notified and scheduled to come out for the repair, documents upstairs protected from leaks, status of records that have been digitized, Harmony CDD willing to sell two trailers for \$2,000 each, debris on Lot B is not the District's, and suggestion to call Code Enforcement for debris.

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 alley repaving bids, Artisan Park to be split into two projects to fall in two fiscal years and well under the threshold, proposal received from USA Seal & Stripe for \$220,000, piggybacking onto another governmental contract will not yield a lower per-yard price, scope to be provided, and elements included in the bid package.

Mr. McLaughlin made a MOTION to approve the proposal from USA Seal & Stripe for alley repaving for Artisan Park, part #1 for fiscal year 2023, in the amount of \$97,632.00.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from USA Seal & Stripe for alley repaving for Artisan Park, part #1 for fiscal year 2023, in the amount of \$97,632.00.

Discussion ensued regarding dredging, obtaining proposals, ability of SŌLititude to provide dredging at a cost of \$26,500 for three ponds, turnaround probably a couple weeks, not to exceed \$26,500 unless cheaper price by Wednesday, suggestion to include Lake Rianhard, SŌLititude could perform the work August 21, shallow spots in some locations, dredging multiple ponds, mobilization, details of dredging process, analyze all ponds to determine priority ponds that need to be dredged, scope of work, other options including mechanical raking which is more expensive, and staff to coordinate analysis.

Proposals will be included on the agenda, including a price per pond.

Discussion ensued regarding interactive fountain/splash pad repairs, solar lights and Mr. Todd Kendall troubleshooting, question if items have been turned over to the District, non-working alley

poles that Mattamy Homes installed in Island Village, electrical engineer needed to troubleshoot the alley poles, issues with the lights, indemnity and/or warranty bond, request for information and conversations with Mattamy Homes, and street trees.

ii. Proposal from Clarke Mosquito Control for Midge Control

Discussion ensued regarding complaints in Island Village and at the hotel downtown, effects of midge control, midges have three-day life cycle, and limited number of complaints.

C. Legal Counsel

i. Memorandum Regarding Ethics Training

Discussion ensued regarding training required as of January 1, 2024, for ethics, sunshine law, and public records law within the first six months of the year to be able to report it on the annual Form 1; and two hours of ethics, one hour for sunshine law, and one hour for public records law.

ii. Memorandum Regarding Sunshine Law and Public Records Law

Discussion ensued regarding sunshine law and public records law, encouragement not to text because records are not kept, and suggestion to stay off Facebook and other social media.

Discussion ensued regarding firearms still prohibited from public meetings.

D. Engineer

i. Monthly Report

The engineering monthly report is included in the agenda package and available in the District Office for public review during normal business hours.

ii. Annual Inspection

The engineering annual inspection report is included in the agenda package and available in the District Office for public review during normal business hours.

iii. Island Village Park Tract

Discussion ensued regarding the survey complete, to be discussed further in a workshop.

E. Liaisons

Mr. McLaughlin discussed GOGov meeting on Friday.

Mr. Touzin discussed meeting with Mr. Simmons, pictures related to Juniper and SŌLitude, and kudos to Mr. Simmons with good things happening the past two months.

Mr. Filak discussed conversations with Mr. Tarase related to Mr. Brett Perez's departure to be filled the first of the year, internal candidate to fill that position which is support to Ms. Montagna and the rest of the field managers, to be introduced in the next two weeks to districts, and will be based out of the Celebration office three to five days a week.

NINTH ORDER OF BUSINESS

Discussion Items

Mr. McLaughlin commented on the white sign downtown, Mr. Lee Moore suggested it be a digital sign, and suggestion to do away with the sign.

Mr. Filak made a MOTION to remove the white sign downtown on the esplanade.
Mr. Hulme seconded the motion.

Discussion ensued regarding repairs needed, preference to remove it, and take pictures before removing it.

Upon VOICE VOTE, with all in favor, unanimous approval was given to remove the white sign downtown on the esplanade.

TENTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

Mr. Hulme commented on responses regarding the budget, consistent theme of issuing request for proposals (“RFP”) for management services. Discussion ensued regarding the history of previous RFP, counsel would issue the RFP for management and field services, term of current contract that can be extended, timeline to initiate RFP, term of the contract, pros and cons of RFP process, caution of changing management companies because losing history with a new company, limited number of companies that could handle a district of this size, possibility of discussing with other companies as market research to determine what else is available, special districts not required to go out for RFP for management services, if unhappy with services then put management on notice, evaluations just came back with great service, motives for people requesting an RFP, do request for information (“RFI”) instead of RFP, attorney can request qualifications from interest firms to be brought to the Board,

Discussion of possible RFQ will be added to the September agenda.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McLaughlin, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 9:26 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman