

**MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Monday, August 21, 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
Leah Popelka	Inframark, Management Services
Russ Simmons	Inframark, Field Services
Chris Tarase	Inframark, Management 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. Hulme seconded the motion.

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. Kathryn Gordy commented on sidewalks and crosswalks, traffic and speeding issues, conversation with Commissioner Peggy Choudhry, and a request to put a radar sign in a verge area for which Osceola County (“County”) is amenable with the District’s approval.

Discussion ensued regarding details scheduled for Celebration Avenue, radar signs and data, procuring signs and their locations, County needing the District’s permission, duration to determine average speed, and staff will contact the County.

Ms. Debie McDonald commented on a bench previously requested and its cost.

A Resident discussed a bench at Lake Rianhard in memory of a friend who grew up in the community and recently passed.

Ms. Elizabeth Swartz commented on a violation from CROA regarding an alley light that is leaning into the hedge, procedure for a District issue causing a CROA violation, and suggestion that the process for apparent conflicts is communicated to residents.

Discussion ensued regarding CROA contacting the District and not the homeowner. Mr. McLaughlin is the District’s liaison with CROA and can discuss further.

Ms. Kristine Harlan suggested to copy District and CROA on emails, how to make the process better, recently attended a meeting with the sheriff that had no representation from the District, and a request for history of the security process.

Discussion ensued regarding the history of sheriff details, a dedicated deputy, expiration of contract for a dedicated deputy to now use off-duty details, number of hours details are scheduled, crime statistics, how residents can petition for more details, and possible future agenda item.

A Resident commented on Stetson University parking lot not being cleaned, on the maintenance list for after October 1, and a request for a left-turn lane at the roundabout by the new Publix which is a County issue.

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

A. Celebration Residential Owners Association (CROA)

Mr. Jim Hays commented on consideration of CROA use of the District’s storage room, request for joint meeting regarding the master plan and the community center, and playgrounds.

Discussion ensued regarding GOGov system, final meeting today with small focus group, minor changes, advantages of the District using GOGov reporting and communication system, intent for all community entities to join in, Enterprise CDD is participating in cost sharing, CROA continues to discuss its participation, details of how the app works, and access is available on the District’s website.

B. Incorporation

Discussion ensued regarding waiting on CROA, who will be discussing it at an upcoming meeting.

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 July 25, 2023, Regular Meeting and August 8, 2023, Workshop

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

Public Hearing for Adoption of the Fiscal Year 2024 Budget

A. Budget Summary Presentation and Public Comment

Mr. McLaughlin made a MOTION to open the public hearing for adoption of the fiscal year 2024 budget.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2024 budget.

Ms. McDonald commented on the app not sending her to the right page but sends her to utilities, suggested reducing landscaping dollars because of poor quality, requested accountability for vendors, and feels the increase is too high.

Mr. Hays commented on older community and increased costs, and expressed his thanks for the Board addressing these items.

A Resident commented on wanting to see a physical copy of the budget, not electronic, in order to review. Staff will provide a hard copy after the meeting.

Mr. Hulme made a MOTION to close the public hearing for adoption of the fiscal year 2024 budget.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to close the public hearing for adoption of the fiscal year 2024 budget.

The Board discussed the following items and made the following changes:

- Incorporation study legal: reduced to \$20,000
- Remove \$50,000 from exhibit A to other miscellaneous revenues

Mr. McLaughlin made a MOTION to amend the budget reducing Incorporation Study-Legal to \$20,000 and removing \$50,000 from Exhibit A to Other Miscellaneous Revenues.
Mr. Filak seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to amend the budget reducing Incorporation Study-Legal to \$20,000 and removing \$50,000 from Exhibit A to Other Miscellaneous Revenues.

Discussion ensued regarding impacts of potential debt for the recreation master plan.

B. Resolution 2023-12, Resetting the Public Hearing Date

Mr. Filak read Resolution 2023-12 into the record by title.

Mr. Touzin made a MOTION to approve Resolution 2023-12, resetting the public hearing date to August 21, 2023.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-12, resetting the public hearing date to August 21, 2023.

C. Proposed Budget for Fiscal Year 2024

There being no further discussion or amendments, the next item followed.

D. Public Comment

There being no further public comment, the next item followed.

E. Resolution 2023-13, Adopting the Fiscal Year 2024 Budget

Mr. Filak read Resolution 2023-13 into the record by title.

Mr. Hulme made a MOTION to approve Resolution 2023-13, adopting the fiscal year 2024 budget.
Mr. Touzin seconded the motion.

Discussion ensued regarding objection to the level of assessment increase.

Upon VOICE VOTE, with all in favor except Ms. Starks, approval was given (by a margin of 4-1) to Resolution 2023-13, adopting the fiscal year 2024 budget.

EIGHTH ORDER OF BUSINESS

Public Hearing for Imposition and Levy of Assessments for Fiscal Year 2024

A. Public Comment

Mr. McLaughlin made a MOTION to open the public hearing for imposition and levy of the fiscal year 2024 assessments.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to open the public hearing for imposition and levy of the fiscal year 2024 assessments.

A Resident commented opposing the increase while keeping current level of reserves and does not feel it is needed.

Ms. Eva Medved expressed concerns about costs for GOGov and landscaping, increased landscaping responsibility of homeowners, palm tree trimming, and requests submitted to CeleService. Discussion ensued regarding the reasons the District engaged with GOGov, and tickets are being marked closed.

Ms. Alina Khayrulina commented on increasing 2%-3% instead of larger increases. Discussion ensued regarding history of assessment increases starting last year for the first time, future boards will discuss each year during the budget process.

Mr. McLaughlin made a MOTION to close the public hearing for imposition and levy of the fiscal year 2024 assessments.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to close the public hearing for imposition and levy of the fiscal year 2024 assessments.

B. Resolution 2023-14, Imposing and Levying the Fiscal Year 2024 Assessments

Mr. Filak read Resolution 2023-14 into the record by title.

Mr. McLaughlin made a MOTION to approve Resolution 2023-14, imposing and levying the fiscal year 2024 assessments.
Mr. Hulme seconded the motion.

Discussion ensued regarding history of the budget process this year, majority of increases due to fixed-price contracts, public solicitation of bids and proposals, future development ending with Island Village, need to catch up on the revenue side, utilizing reserves to cover increased maintenance costs, history of zero increases versus 2% or 3% over previous years, and preference for a lower increase.

Upon VOICE VOTE, with all in favor except Ms. Starks, approval was given (by a margin of 4-1) to Resolution 2023-14, imposing and levying the fiscal year 2024 assessments.

NINTH ORDER OF BUSINESS

Budget Process for Fiscal Year 2025

Discussion ensued regarding transition from Mr. Gary Moyer to Ms. Montagna; changes Ms. Popelka made to the worksheet and the process; making budgets user friendly; and critical areas of accuracy, timeliness, and usefulness.

TENTH ORDER OF BUSINESS

Business Matters

A. Ratification of Agreement with SŌLitude Lake Management for Sediment Removal

Mr. Touzin made a MOTION to ratify the agreement with SŌLitude Lake Management for sediment removal, in the amount of \$26,500.
Mr. McLaughlin seconded the motion.

Discussion ensued regarding scope of the work for the pond at Mirasol and Lake Evalyn, work has been scheduled for August 28.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify the agreement with SŌLitude Lake Management for sediment removal, in the amount of \$26,500.

B. Agreement with USA Seal & Stripe for Artisan Park Alley Repaving

Discussion ensued regarding scope of services for alley paving for Artisan Park, agreement provided by legal counsel, preference to pave just the west end, and Mr. Vincutonis provided the scope.

Mr. McLaughlin made a MOTION to approve the agreement with USA Seal & Stripe for Artisan Park alley repaving on the west side, in the amount of \$97,632.
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the agreement with USA Seal & Stripe for Artisan Park alley repaving on the west side, in the amount of \$97,632.

C. Resolution 2023-15, Recognizing the Contributions of Russ Simmons

Mr. Filak read Resolution 2023-15 into the record.

D. Resolution 2023-16, Recognizing the Contributions of Brenda Burgess

Mr. Filak read Resolution 2023-16 into the record.

Discussion ensued regarding appreciation for both Mr. Simmons and Ms. Burgess, their tenure with the District, and their history and experience.

Mr. McLaughlin made a MOTION to approve Resolution 2013-15 recognizing the contributions of Mr. Simmons and Resolution 2013-16 recognizing the contributions of Ms. Burgess.
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2013-15 recognizing the contributions of Mr. Simmons and Resolution 2013-16 recognizing the contributions of Ms. Burgess.

E. Discussion of Storage Room

Discussion ensued with Mr. Danny Bumpus and the Board regarding possible uses of the storage room above the District office, including CROA or the sheriff's department for administrative functions, what it would take to get the room up to code for office space, weight load, equipment already in the room including IT and air conditioning, after-hours access, proposal and synopsis can be provided for the next meeting, and lease with governmental entities versus private entities.

F. Discussion of Trespass and Other Improper Uses of Public CCDD Property

Discussion ensued regarding concerns for trespassing, enforcement, responsibility of the County, trespassing and other improper uses should be called to the sheriff's office, examples of reasonableness, existing ordinance on homeless camps and conditions that can be trespassed, locations where homeless people are sleeping or hanging out, desire to extend the ordinance to the District, examples of previous incidents, and communication with the sheriff's office.

ELEVENTH ORDER OF BUSINESS Regular Reports

A. District Manager: Meeting Schedule for Fiscal Year 2024

Discussion ensued regarding advertising the schedule annual which does not include workshops, and target date to start discussing the budget process for fiscal year 2025.

Ms. Starks made a MOTION to approve the meeting schedule for fiscal year 2024.
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting schedule for fiscal year 2024.

Discussion ensued regarding no workshop schedule set but will advertise each one separately, update on the roof repair and subsequent leaking during a heavy rain, mold remediation performed, status and process of records digitization and anticipated timeframe of completion, update on the purchase of the Conex trailer from Harmony CDD, information from the sheriff's office regarding motorized vehicles still not received, how school resource officer is handling motorized vehicle violations, and Terraces flooding issue resolved.

B. Field Operations: Monthly 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 sidewalk damage, standing water on sidewalks and roads in North Village causing potholes, responsibility for certain areas of standing water, slopes, liability risk for water on sidewalks, history of adding concrete leadwalk extensions to help with drainage, and request to include locations in sidewalk inspections.

Sidewalk ponding issues will be added to the next agenda.

Discussion ensued regarding cracks in the sidewalks, Georgetown sidewalk damage from the high lift, example of Spring Lake, levels of ponds considering it is hurricane season, Mr. Leo Llubes replaced Mr. Brett Perez as Area Field Director, light poles in Island Village, maintenance burden for the lights, the District has no development or zoning rights and cannot prohibit or dictate infrastructure, no more alley lights in Island Village but will be on the back of the houses, initial discussions with The Celebration Company, and other options.

The record will reflect Mr. McLaughlin left the meeting.

C. Legal Counsel

i. Public Facilities Report

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

ii. Memorandum Regarding Sunshine Law and Public Records Law

The correspondence provided to CROA's legal counsel is included in the agenda package and available in the District Office for public review during normal business hours.

iii. Eminent Domain

Discussion ensued regarding the offer received, which is still being reviewed.

D. Engineer: 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.

Discussion ensued regarding development in Island Village Phase 1A, root barriers, enforcement by the District for root barriers installed after the rulemaking hearing, and suggestion to communicate to Mattamy the District will require deeper root barriers than installed.

E. Liaisons

Mr. Filak discussed meeting with school district staff last week related to K-8 school property.

TWELFTH ORDER OF BUSINESS Discussion Items

There being none, the next order of business followed.

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

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Public Comment Period

There being none, the next order of business followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Touzin, seconded by Mr. Hulme, with all in favor, the meeting was adjourned at 9:02 p.m.

Angel Montagna, Secretary

Greg Filak, Chairman