

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, September 26, 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
David Hulme	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
Danny Bumpus	Bumpus and 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**

Mr. Filak called the meeting to order at 6:00 p.m.

Mr. Filak asked the audience for a moment of silence in memory of Mr. Gary Moyer, who passed away last week.

Ms. Montagna called the roll and indicated a quorum was present for the meeting.

Ms. Starks was not present at roll call.

**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.

<p>Mr. McLaughlin made a MOTION to approve the meeting agenda, as presented. Mr. Hulme seconded the motion.</p>
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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**

Mr. Dane Anderson requested steps for the District to accept maintenance of street trees in Island Village, and commented on lack of tree health.

Discussion ensued regarding issues with turnover of infrastructure from Mattamy Homes, turnover process, awareness of deficiencies, replacement schedule at the K-5 school, question of CROA covenants committee jurisdiction, certificate of occupancy process, dead trees, street lights, new CROA representative appointed for Island Village, and including The Celebration Company in the conversation.

Mr. Gary Hudspeth commented on management RFQ, cautioned about the risk in losing historical knowledge and experience in selecting a new management company, and suggested an improvement plan and timeline before going out for RFQ.

Mr. Chris Dodd introduced himself as the new principal for the Celebration high school, recently designated as an A high school.

Mr. Gary Weeden introduced himself as the assistant principal.

The record will reflect Ms. Starks joined the meeting at 6:15 p.m.

Mr. Russel Stoll expressed concerns about the island in the middle of the lake.

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

**A. Celebration Residential Owners Association (CROA)**

Mr. Jim Hays thanked the Board for participating in the joint meeting, and discussed two action items: #1 engineer access to lot F and #2 approve turning over private areas to potential incorporated municipality.

Discussion ensued regarding sidewalk damages and vendors not repairing broken sidewalks, CROA repaired the ones across from Spring Lake, locations on Celebration Boulevard and Evander Square, lack of response from vendors, broken panels in Artisan Park, contractors of CROA bringing in high lifts, and suggestion for a checklist to be part of the process.

**B. Incorporation**

Discussion ensued regarding waiting on decision from CROA, which will be voted on at the CROA meeting Wednesday.

**C. Osceola County Sheriff's Department**

Discussion ensued regarding violations and enforcement for e-scooters and e-bikes, trespassing on District property, and signage requirements.

**SIXTH ORDER OF BUSINESS**                      **Consent Agenda**

**A. Minutes of August 21, 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. Proposed Use of District Office Second Floor**

Discussion ensued regarding proposal provided, occupancy load of five, and design plan.

Mr. McLaughlin made a MOTION to approve the proposal from Bumpus and Associates for design architectural services related to the District Office second floor, in the amount of \$4,500.  
Mr. Hulme seconded the motion.

Discussion ensued regarding use of space, interest of sheriff's department to use the second floor, negotiations for rent of the space, potential of other organizations to use the space, and concern about noise levels.

Upon VOICE VOTE, with all in favor except Ms. Starks, approval was given (by a margin of 3-1) to the proposal from Bumpus and Associates for design architectural services related to the District Office second floor, in the amount of \$4,500.

**B. Resolution 2023-17, Conveying Real Property and Improvements for Island Village**

Mr. Filak read Resolution 2023-17 into the record by title.

Discussion ensued regarding areas and improvements to be conveyed, Mattamy will complete punchlist items within 90 days, warranty, and no right-of-way tracts or street trees included.

Mr. McLaughlin made a MOTION to approve Resolution 2023-17, conveying real property and improvements for Phase 1A for Island Village to the District.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Filak, approval was given (by a margin of 3-1) Resolution 2023-17, conveying real property and improvements for Phase 1A for Island Village.

Discussion ensued regarding the revised resolution and agreement provided to the Board today, and directive that future last-minute requests may not be included on the agenda.

**C. Resolution 2023-18, Conveying Real Property and Improvements (by the Lift Station)**

Mr. Filak read Resolution 2023-18 into the record by title.

Discussion ensued regarding quit claiming the property to Enterprise CDD, which is already maintaining the area.

Mr. McLaughlin made a MOTION to approve Resolution 2023-18, conveying real property and improvements by the lift station in Island Village to the District.  
Ms. Starks seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2023-18, conveying real property and improvements by the lift station in Island Village to the District.

**D. Event Use Application from Lexin for Holiday Village**

Discussion ensued regarding changes from previous event use applications, change in location for Holiday Village from one shade structure toward the lake and other shade structure, request from Lexin for a ten-year agreement, considerations to the District for a ten-year agreement, annual cost of \$5,000 to the District for decorations versus \$8,500 actual cost of Christmas decorations, need for a separate agreement, Christmas tree moved to Market Street, history of Now Snowing event, deterioration of existing Santa House, and significant increase of costs and labor as well as flag replacements.

Mr. Filak made a MOTION to approve the event use application from Lexin for the Holiday Village, including a ten-year agreement to include decorations, with the annual decorations cost capped at \$5,000.  
Mr. McLaughlin seconded the motion.

Discussion ensued regarding out clauses in the agreement.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the event use application from Lexin for the Holiday Village, including a ten-year agreement to include decorations, with the annual decorations cost capped at \$5,000.

**E. Request for Radar Traffic Device on Celebration Avenue Entering Artisan Park**

Discussion ensued regarding request from a resident, cost of \$ 3,500, data for current radar signs, relocating existing radar signs quarterly, providing data to sheriff's department, request location suggestions from the sheriff's department, crime statistics, and encouragement for residents to call 9-1-1 for emergencies.

This will be included on a future agenda.

**F. Damaged Sidewalks—Vendors Not Repairing Damages on District Property**

This item already having been discussed, the next item followed.

**G. Celebration News Article for November**

Discussion ensued regarding the article provided for the November edition of the *Celebration News*.

Mr. Filak made a MOTION to approve the *Celebration News* article for November.  
Ms. Starks seconded the motion.

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

**H. Discussion of Management RFQ**

Discussion ensued regarding process, desire to check the market for management services, desire not to do an RFQ, satisfaction with current staff and work efforts, lack of other companies that can perform the scope of services, and support only for an RFQ but not to solicit proposals.

Mr. Hulme made a MOTION to approve issuing an RFQ for management services, only for qualifications and not for proposals.  
Mr. McLaughlin seconded the motion.

Discussion ensued regarding no need to proceed knowing information provided to counsel.

Upon VOICE VOTE, with Mr. Hulme and Mr. Filak in favor and Mr. McLaughlin and Ms. Starks opposed, the motion failed by a margin of 2-2.

**EIGHTH ORDER OF BUSINESS**

**Regular Reports**

**A. District Manager**

Discussion ensued regarding Mr. Kerry Satterwhite, formerly from Reedy Creek Improvement District as director of facilities, hired as director of field operations starting October 16, in addition to Mr. Leo Lluberes, working in the field division.

Further discussion ensued regarding organizational structure, and future assistance for Mr. Simmons.

**B. Field Operations: Monthly Report**

**i. 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 valve replacement, more involved repairs, memorial bench sample in the hall, volume discount, backless versus backs on the benches, difference in appearance, and the quantity that can be purchased for \$100,000.

**ii. Sidewalk Ponding Issues**

Discussion ensued regarding ponding issues on sidewalks, locations, overwatering at Georgetown, involvement of the County to possibly build up the road, and options to alleviate ponding.

**iii. Storm Preparedness**

Discussion ensued regarding possibility of renting or purchasing bypass pumps if needed during a storm event, Enterprise CDD found four-inch bypass pumps for \$34,000 if the District wants to also purchase one, and potential locations.

Purchase of a bypass pump will be added to the October agenda.

**iv. Miscellaneous**

Discussion ensued regarding homeowner responsibilities for trees to be posted on the website, issues with Juniper and a letter sent identifying cures, deficiencies for some landscaping scope of services, other issues with landscaping vendor, follow-up needed from Juniper, adding safety language to the RFP scope of services, and incidents that occurred.

Contractor report from Juniper to be added to October agenda.

Further discussion ensued regarding motorized mules being operated on sidewalks, impacts of operations if not permitted on sidewalks, potential to get the mules licensed, request for palm tree trimming to be done prior to hurricane season, and trimming being done in the evening to avoid costs related to maintenance of traffic.

**C. Legal Counsel**

Discussion ensued regarding Arnco addressing roof leaks and repairs.

Mr. Filak made a MOTION to look at the roof design issue, in the amount of \$12,500.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to look at the roof design issue, in the amount of \$12,500.

Discussion ensued regarding recommendation to have roof leaks repaired prior to modifying the second floor.

**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 little league fields, options for community center, other tracts, drainage canal, and further conversations with RCID.

**E. Liaisons**

Mr. Filak requested Mr. Hulme to serve as liaison for items related to Island Village. Discussion ensued regarding previous meetings held with staff and Mattamy.

**NINTH ORDER OF BUSINESS**

**Discussion Items**

There being none, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**Other Business, Updates, and Supervisor Comments**

Mr. Hulme requested an update on FEMA claims still proceeding, records 75% digitized, still waiting on Harmony CDD to purchase Conex trailer, and cost to purchase versus renting.

Purchase of trailer will be on the October agenda.

Discussion ensued regarding no further update on eminent domain.

Ms. Starks asked about the engineer's attendance at a meeting with the school district which was a previous discussion at a workshop, the attorney attended one meeting by motion, and desire to use District resources appropriately.

Mr. Filak requested an update on GOGov, which CROA will consider at their meeting tomorrow. Discussion ensued regarding site being live and working, and waiting for CROA to consider participating in GOGov and phasing out of CeleService.

**ELEVENTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next order of business followed.

Celebration CDD  
September 26, 2023, meeting

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. McLaughlin, seconded by Ms. Starks, with all in favor, the meeting was adjourned at 8:30 p.m.

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Angel Montagna, Secretary

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Greg Filak, Chairman