



Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as amended.

**FOURTH ORDER OF BUSINESS                      Public Comment Period**

There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS                      Consideration of Landscape RFPs**

Discussion ensued regarding the process in ranking the RFPs, reasons staff does not provide recommendations, and briefly interviewing each firm alphabetically.

**A. ASI Landscape Management (“ASI”)**

Representatives introduced themselves, and provided a background of the company, accomplishments, and basis for elements of the bid.

Discussion ensued regarding irrigation, availability to store equipment at the District Office for a monthly fee, utility vehicles, equipment being used, hours for Saturdays after 7:00 a.m., ten-hour work days Monday through Thursday with Friday as a makeup or special project day, confirmation staff will be onsite five days per week, trading services after hurricanes, internal interface system to prepare inspection reports, work order system in the software, hand watering or use of water truck, staffing levels, monthly reports to be provided, monthly inspections and meetings with staff, Board expectations, arborist on staff, and picking up trash and debris in their service area.

Further Board discussion ensued regarding pricing, how bid is awarded, and ability to negotiate various elements of the bid.

**B. Brightview Landscape Services (“Brightview”)**

Representatives introduced themselves, and provided the rationale for providing the bid.

Discussion ensued regarding monthly rotational maintenance program, schedules, work order system that can be used for residents, use of Fridays for inclement weather, working hours Monday through Thursday on smaller projects but anticipated five-day weeks for Celebration with Saturday and Sunday as makeup days for inclement weather, project manager being the point of contact, onsite project manager will have decision-making authority, priorities with life/safety being first, resources and labor on staff in the State in case of emergencies and storms, tradeoff of services for hurricane cleanup, staffing, and equipment levels.

*The record will reflect Ms. Starks left the meeting at 7:25 p.m.*

**C. Rotolo Consultants (“Rotolo”)**

Representatives introduced themselves, described the maps they digitized from the RFP information, and services and abilities that can be provided in addition to landscaping.

Discussion ensued regarding staffing onsite, arborist available as needed, crews will be dedicated to Celebration, about 90% retention, started in Florida in 1990s and then again 2017 but in central Florida for the past 18 months, reporting system, available to start January 2, 2024, environmental issues, emergency cleanup swap for regular services, use of facility to store equipment, and staff onsite five days per week.

**D. United Land Service (“United”)**

Representatives introduced themselves, and discussed sod farms and locations nationwide.

Discussion ensued regarding staff onsite five days per week, use of maintenance facility to store equipment, rotating crews, irrigation, reports, number on crews, partner with arborist but not one on staff, hurricane protocols, safety officer, inspections, utility vehicles, parking, complaint and tracking process similar to CeleService but for their internal use, transition, availability of regional manager, problem areas, ability to negotiate special projects, and ability to pull from other areas for hurricane cleanup.

**E. Yellowstone Landscape (“Yellowstone”)**

Representatives introduced themselves, including the onsite project manager.

Discussion ensued regarding hurricane protocols, arborist on staff, pricing, staffing levels, utility vehicles, pest control, equipment, rental of the District Office area, staff onsite five days per week, staff dedicated to Celebration, and project manager has decision-making authority.

**F. Ranking of Landscape Proposals**

Discussion ensued regarding Juniper choosing not to bid on the RFP but will stick with their price, issues with Juniper, lack of performance and responsiveness, history of Juniper’s non-performance, mulch and annuals can be priced separately outside the landscape contract, preliminary ranking of firms, concerns about vendors, three-year total, comparison of bids to the District’s adopted budget, pros of each vendor, funds coming from reserves if the bid price is over budget, ability to negotiate irrigation technicians, ability of vendors to work well with management staff, second ranking narrowing to three firms, negotiating with ASI and the number to get down to, getting the job done, significantly over budget, ranking and negotiating with #2 if #1 does not work out, potential of ASI to deliver and experience that United will deliver, Brightview terminated from Enterprise CDD due to account manager, preference not to switch landscape companies during growing season, Brightview’s account manager on vacation and not able to attend the meeting, concerns about mergers and growth of the companies, feeling ASI number is too high and desire to negotiate, third ranking, conversation with ASI, their understanding of the irrigation pricing, availability to reduce total price, ASI will deliberate and come back with an

answer on the price negotiation, desire to keep three irrigation technicians, ASI could reduce overhead costs by reducing vehicles but keeping three technicians at a reduction of \$75,000 for year one, fourth ranking with a shift in preferred #1 firm, proposal numbers, concerns, discussion with United regarding pricing, structure of pricing at budget, being able to perform the work at the price provided, starting date, and final ranking.

Mr. McLaughlin made a MOTION to award the contract for landscape maintenance services to United Land Services.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor except Mr. Hulme, approval was given (by a margin of 3-1) to award the contract for landscape maintenance services to United Land Services.

Mr. McLaughlin made a MOTION to terminate the contract for landscape maintenance services with Juniper Landscaping, effective February 1, 2024.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to terminate the contract for landscape maintenance services with Juniper Landscaping, effective February 1, 2024.

Discussion ensued regarding transition meeting from Juniper to United.

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

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

There being nothing to report, the next item followed.

**B. Incorporation**

Discussion ensued regarding next step to engage outside counsel to direct next step, and final update to be provided.

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

Certificates of recognition were prepared for the officers involved in the shooting on October 11 at Water Tower Place.

Discussion ensued with Captain Wilkinson and Mr. Alexander Card, County attorney, regarding motorized scooter and electric bicycle laws, summary sheet to be provided to the community regarding these statutes, requirements for vehicles that have to be licensed and registered, Ordinance 2020-70, future conversation after the first of the year, lack of clarity on the rules, reports, possible use of second floor in the District Office, effect of additional presence in the

community if officing on the second floor, schedule of officers, and not discussing security information or camera locations in a public forum.

**D. Juniper Landscaping**

Discussion ensued regarding services provided over the past month, work orders, aeration needed for turf, and expressed hope to be able to work with the District again.

**E. SŌLitude Lake Management: Pond Maintenance**

**i. Pond Assessment Report**

**ii. Proposal to Install Aerators**

This proposal not being considered, the next item followed.

**iii. Proposal for EutroSORB Treatments**

This proposal not being considered, the next order of business followed.

**SEVENTH ORDER OF BUSINESS Consent Agenda**

**A. Minutes of October 24, 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. Hulme made a MOTION to approve the consent agenda, as presented.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the consent agenda, as presented.

**EIGHTH ORDER OF BUSINESS Business Matters**

**A. Ratification of Resolution 2024-01, Amending the Fiscal Year 2023 Budget**

Mr. Filak read Resolution 2024-01 into the record by title.

Mr. McLaughlin made a MOTION to ratify Resolution 2024-01, amending the fiscal year 2023 budget.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to ratify Resolution 2024-01, amending the fiscal year 2023 budget.

**B. Resolution 2024-02, Recognizing the Contributions of Mr. Franklin Hall**

Mr. Filak read Resolution 2024-02 into the record by title.

Discussion ensued regarding Mr. Hall on vacation. This item will be on the January agenda.

**C. Resolution 2024-03, Designating Officers**

Mr. Filak read Resolution 2024-03 into the record by title.

Discussion ensued regarding keeping the same structure, with the staff designated as noted on the Resolution.

Mr. McLaughlin made a MOTION to approve Resolution 2024-03 designating the following officers: Mr. Filak as Chairman; Mr. Touzin as Vice Chairman; Ms. Montagna as Secretary and Assistant Treasurer; Mr. Stephen Bloom as Treasurer; and Mr. Satterwhite, Mr. Hulme, Mr. McLaughlin, and Ms. Starks as Assistant Secretaries.  
Mr. Hulme seconded the motion.

Discussion ensued regarding historic reason for designating officers annually.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2024-03 designating the following officers: Mr. Filak as Chairman; Mr. Touzin as Vice Chairman; Ms. Montagna as Secretary and Assistant Treasurer; Mr. Stephen Bloom as Treasurer; and Mr. Satterwhite, Mr. Hulme, Mr. McLaughlin, and Ms. Starks as Assistant Secretaries.

Discussion ensued regarding consideration of liaison appointments in January.

**D. Discussion of Landscape RFPs**

This having been discussed earlier in the meeting, the next item followed.

**E. Celebration News Article for February**

Mr. Filak made a MOTION to approve the *Celebration News* article for February.  
Mr. Hulme seconded the motion.

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

**F. Consideration to Rescind Previous Mosquito Control Agreement**

This item was discussed under 11A.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. GOGov Implementation**

Discussion ensued regarding rolling out GOGov in January, issues running two systems together, questions answered, service level agreements, and response time for tickets.

**ii. Records Digitization**

discussion ensued regarding the digitization of records in Coral Springs is complete, working on files on the second floor, and maps will take the longest time.

**iii. Building Roof**

discussion ensued regarding the roof. Report was provided, and will look at it mid January.

**iv. Mules and Utility Vehicles**

discussion ensued regarding conversion of mules and utility vehicles to be street legal costs \$300 to \$700 for a kit to make vehicles street legal, which is only part of what is required, cannot be registered with speeds less than 40 mph, full update provided at the next meeting, and new vehicle prices provided at the next meeting.

**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.

**ii. Proposals for Eastlawn Railing**

Discussion ensued regarding other proposals received were higher, so Nash is working on it.

**C. Legal Counsel**

Discussion ensued regarding Island Village letter to developer regarding conveyance, 90-day deadline due December 25, letter of default regarding irrigation as-builts and root barriers, dead tree by the pond, bridge lights, no update on eminent domain, Disney exit and how it affects the District, and the District's interest to acquire any available property.

**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 Artisan Park alley paving, walk-throughs and punchlist inspections, courtesy inspections, alternate sites and potential land swaps, and results of usability of tracts E-1 or E-2 for potential ballfields.

**E. Liaisons**

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

**TENTH ORDER OF BUSINESS**

**Discussion Items**

**A. Conversations with Osceola County**

Mr. Filak reviewed conversations with the County, including mosquito control and street sweeping services, County not able to reduce taxes for these services, Board in 2009 asked the

County to cease mosquito operations in exchange for expert guidance which has not been received, suggestion to rescind the agreement and request the County to revisit this issue.

Mr. Hulme made a MOTION to rescind the prior agreement with Osceola County to cease mosquito control services, with counsel to draft a letter to the County.  
Mr. McLaughlin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to rescind the prior agreement with Osceola County to cease mosquito control services, with counsel to draft a letter to the County.

Further discussion ensued regarding additional conversations with the County, roads need paving, and continuing dialogue with the County.

**B. Audit Committee Members**

After the brief discussion, the Board chose to leave the current committee members as is.

**C. Street Sweeping Services with Osceola County**

This having been discussed under item 10A, the next item followed.

**D. Community Center**

Discussion ensued regarding process, start RFP to hold a charette, scope of work from Mr. Hulme, list of potential proposers, and anticipate a workshop in February.

**E. Island Village Phase 1A Conveyance**

This having been discussed under the attorney's report, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS**

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

There being none, the next order of business followed.

**TWELFTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Gary Hudspeth complimented the Board on its RFP process.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Touzin, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 10:58 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman