

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, January 23, 2024, 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	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Angel Montagna	Manager: Inframark, Management Services
Jay Lazarovich	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Brenda Burgess	Inframark, Management Services
Kerry Satterwhite	Inframark. Field 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.

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.

Ms. Montagna requested to consider Resolution 2024-02 prior to public comments.

Mr. McLaughlin made a MOTION to approve the meeting agenda, as amended. Mr. Hulme seconded the motion.
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Upon VOICE VOTE, with all in favor, unanimous approval was given to the meeting agenda, as amended.
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**FOURTH ORDER OF BUSINESS                      Public Comment Period**

Mr. Barry Barboza commented on the radar speed sign placed directly in front of his home, questioned the placement, and requested it could be moved.

Discussion ensued regarding rationale behind locations used, non-permanent signs are moved quarterly, data analyzed by the sheriff's office, consideration of another location near the bridge, locations follow the data, and sometimes locations will be a temporary inconvenience.

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

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

Discussion ensued regarding damage in the fields, request for a joint meeting regarding sheriff details, and potential future meeting.

**B. Incorporation**

Discussion ensued regarding phone call to be scheduled with outside counsel, counsel's comments to the consultant's report, Mr. Hulme interested in participating in the call, next steps to be provided, a town hall meeting possible, and requirements to be met.

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

Discussion ensued regarding Captain for West U.S. Hwy 192 introduced himself, addressed recent issues, monthly crime statistics, thoughts about levels of crime shared on social media, license-plate recognition cameras, damage at the ball fields, scooters and other traffic issues, and drafting guidelines for scooters.

**SIXTH ORDER OF BUSINESS                      Consent Agenda**

**A. Minutes of December 19, 2023, Regular Meeting and January 16, 2024, 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.  
Ms. Starks 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. Resolution 2024-02, Recognizing the Contributions of Mr. Franklin Hall**

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

Discussion ensued regarding recognizing members of staff, and comments from each Board member of appreciation for Mr. Hall and all his efforts.

Mr. McLaughlin made a MOTION to approve Resolution 2024-02, recognizing the contributions of Mr. Franklin Hall.  
Mr. Touzin seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to Resolution 2024-02, recognizing the contributions of Mr. Franklin Hall.

Mr. Hall expressed his gratitude and commitment to serving the community.

**B. Celebration News Article for March**

Mr. Touzin made a MOTION to approve the *Celebration News* article for March.  
Mr. McLaughlin seconded the motion.

Discussion ensued regarding availability of Board members for proposed dates, desire to have more time between workshops and meetings, revised March 5 workshop, April 17 workshop, May 14 workshop, hearing scheduled for July 30, and proposed budget due June 15.

Further discussion ensued regarding community center charette schedule and proposal due date, possible workshop date, move proposal due date to February 5 with a special meeting on February 7, and include discussion of recreation park/baseball field proposals on the February 7 agenda.

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

**C. Event Use Application for Farmer's Market Music on the Esplanade**

Discussion ensued regarding the recurring farmer's market with the addition of music on the esplanade.

Mr. McLaughlin made a MOTION to approve the event use application for music on the esplanade for farmer's market.  
Mr. Hulme seconded the motion.

Discussion ensued regarding annual event with the additional request of music on the esplanade, concerns in allowing music, variables with volume level and type of music performed, and perhaps get permission from downtown residents and Town center condominium residents.

Upon VOICE VOTE, with all opposed, the event use application was denied for music on the esplanade for farmer's market.

**D. Construction Use Applications from Duke Energy**

- i. 1100 Celebration Avenue #1**
- ii. 1100 Celebration Avenue #2**
- iii. 2319 Celebration Boulevard**
- iv. 768 Celebration Avenue**
- v. 807 Oak Shadows Road**
- vi. 1640 Resolute Street**

Discussion ensued regarding requests on Mattamy Homes property that have been referred back to Mattamy Homes, and temporary closure of sidewalks.

Mr. McLaughlin made a MOTION to approve the construction use applications from Duke Energy for all locations except for 2319 Celebration Boulevard, which is still owned by Mattamy Homes.  
Mr. Hulme seconded the motion.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the construction use applications from Duke Energy for all locations except for 2319 Celebration Boulevard, which is still owned by Mattamy Homes.

**E. Discussion of Liaisons**

Discussion ensued regarding liaison structure tied to functions, to continue as follows:

- Mr. Filak: management and Osceola County
- Mr. Touzin: maintenance
- Mr. Hulme: incorporation and Mattamy Homes
- Mr. McLaughlin: CROA
- Mr. Starks: Commissioner Peggy Choudhry

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. My Celebration Implementation**

Discussion ensued regarding staff continuing to work on implementation, everything to be finalized Monday morning, updating the community through the website and social media, all CROA information is included, and start date anticipated to be February 1.

**ii. Cameras**

Discussion ensued regarding renewal of cameras, three-year renewal, and will be on the February agenda.

**iii. Community Center Charette**

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

**iv. Juniper Landscaping**

Discussion ensued regarding discussions with Mr. Jose Nova that equipment is being pulled out January 25 or 26 and Juniper contract concludes January 31, United Land Service (“United”) starting February 1, deduction can be made for to prorate remaining days from Juniper’s invoice, United can provide a skeleton crew for about \$7,500 during the non-growing season, crews really not needed between January 26 and February 1, United equipment will start moving in Friday and Monday, and the Board gave consensus for United to start February 1.

**v. Contractor Evaluation**

Discussion ensued regarding evaluations for contractors will be provided to the Board next week with Supervisor comments and feedback included in the February agenda.

Discussion ensued regarding a request for SŌLitude Lake Management (“SŌLitude”) to be onsite next week, previous proposals for additional aerators, question if those aerators are needed, separate contractor provided proposals for aerators, proposal for \$26,000 for dredging, same location needs dredging again with a \$7,000 proposal, staff indicated the proposal would not be presented to the Board, contractor disagrees with staff, email explanation from SŌLitude shared with the Board, waterline is not being maintained, and staff will investigate the ponds and which may need aerators.

**vi. Digitization**

Discussion ensued regarding digitization complete except for maps, staff will be cleaning out old records in the coming weeks, organizing and accessing construction data, and providing access for Board members.

**vii. Roof Inspection**

Discussion ensued regarding engineer evaluating roof on January 30, no cost to the District, and no leaks during the last rain event.

**viii. FEMA**

Discussion ensued regarding skimmer request reimbursed last month, Eastlawn pond request still in final process, and debris removal was stored on CROA property that made it ineligible.

**ix. Video Links**

Discussion ensued regarding meeting videos posted on YouTube, which is not maintained by the District with no comments permitted.

**x. Mules**

Discussion ensued regarding too expensive to license mules to be street legal, will confer with United on the equipment they are having delivering, get quotes on new vehicles, laydown yard provided by Mattamy Homes behind the school, and gasline easement supposed to allow civic use.

**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 poinsettias looked nice, light fixtures painted, all the ones needing the lift will be complete, Eastlawn bridge replacement, new furniture placed on the esplanade, old equipment being sold, need release from purchasers, the District served today from an injury on a chair, all solid wood furniture replaced, minimal budget left, cutting roots for sidewalk panel replacements, Market Square Park pump replaced, minor damage, fountain covers being replaced, Artisan Park alley paving complete but looking at a couple locations, schedule for roadway resurfacing for North Village north of Celebration Boulevard, some areas will be milled and resurfaced and other areas just sealed, process and schedule changed at Osceola County, signal at S.R. 417 and Celebration Avenue, sign at Lake Rianhard not to feed alligators “harass” is misspelled, notifying residents when doing sidewalk repairs, doorhangers would need to be ordered, including information on Facebook for certain work items, staff has never previously notified residents of sidewalk grinding or other work being done, challenges having to notify residents and the time of repair being increased, permissible working hours 7:00 a.m. to 5:00 p.m., schedule can be changed depending on emergencies, consensus from the Board no changes needed for notification, Cyclone machine, curbs that need to be power washed, parts still not received, concerns about the machine’s reliability, consideration during the next budget cycle, attachments available for other current equipment, request for total repair costs, used only four or so months during the year, original purchase price about \$165,000, potential resale value maybe \$80,000, can only be used on eight-foot sidewalks, and unknown if equipment is available for four-foot sidewalks.

**C. Legal Counsel**

**i. Update Regarding Duke Energy**

Discussion ensued regarding Enterprise administers the right-of-way utilization agreement which is up for renewal in 2025, Duke Energy remits 6% of gross receipts, can be one combined agreement for both Districts or a separate agreement for each District, and consensus from the Board being okay with one joint agreement, depending what Enterprise CDD says.

**ii. Root Barriers in Island Village**

Discussion ensued regarding root barriers around the pond area, their arborist indicated root barriers were not needed on a slope, inspection report is needed, this is the only item not completed, cypress trees need to be located near the ponds, staff believes they understand the requirements for future phases, lights have not been accepted, question to Mattamy Homes how to inspect the lights, and staff to discuss further.

**iii. Signs on Easements**

Discussion ensued regarding potential policy to ban altogether or permit upon request, voting signs allowed, and current policy of no signs yet they show up.

**iv. Policy on Donations**

Discussion ensued regarding potential policy for private donations, a couple instances of receiving donations in the past, limitations, use of existing assets for memorials, standardized plaques and language to be purchased and installed by the District, and counsel will draft a policy.

**v. Eminent Domain**

Discussion ensued regarding no new update or information.

**vi. Disney**

Discussion ensued regarding unknown if Disney has exited, suggestion to have a conversation now prior to their exit, Board will talk with Mr. Jim Parker, Mr. Page Pierce, and Mr. Todd Rimmer.

**vii. Social Media Presence**

Discussion ensued regarding most districts do not have social presence, some have private individuals hosting social media, risks for Board members posting or commenting on private social media including Sunshine law and public records law violations, management staff will not monitor private social media, My Celebration will offer media blasts, and current social media presence.

Further discussion ensued regarding example of certificates to Osceola County officers not in the District's jurisdiction and was not voted on, people are watching, not everything gets voted on such as budgeted items, increase in ethics violations being reported, examples of executive closed sessions, certificates were discussed with no vote and no objection, a CDD has very limited partners, jurisdiction of Publix was outside the boundary of the District, suggestion to ask counsel if an action is proper or appropriate, previous and vague accusations made against Board members, example of Board member giving direction to staff that requires expenditure and increased time is potentially an ethics violation, and responses to accusations and examples given.

**D. Engineer: Monthly Report**

**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. Report from BDA on Feasibility of Baseball Fields**

Discussion ensued regarding report provided that evaluated parcels for alternative sites for baseball fields, map identified several locations owned by the District that are big enough but all are under conservation or wildlife management easement, swaps would be necessary, language a little vague, master permit might need to be reissued, Disney is permit holder and probably will not agree to modify the permit, conversations can be held with Disney, look at other options in Island Village and elsewhere, brief review of consultant fees, comments from Celebration Little League, desire for three fields, playgrounds, lighting of the fields, orientation of the fields, artificial turf, and possible swap with area near World Drive that Disney plans to use for stormwater.

**E. Liaisons**

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

**NINTH ORDER OF BUSINESS**

**Discussion Items**

**A. Conversations with Osceola County**

Mr. Filak reviewed conversations with the County, including mosquito letter sent to the County prior to end of the year, no response received regarding street sweeping, and will continue to discuss the nine items on the list.

Further discussion ensued regarding resident wants to purchase District-owned land behind their house, resident who continues to complain about noise issues while staff or vendors are working and CROA sends them to the District, and street sweeping schedule is posted on the website.

**B. Community Center**

Discussion ensued regarding charette was discussed, meeting Mr. Filak has in the morning, conversation with Orange County how they build things, dates in February or March for a field trip to review existing community centers, the field trip to be advertised as a workshop, and Ms. Montagna to poll the Board for dates.

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

Discussion ensued regarding no new conveyance requests being received, and a short punch list received.

**TENTH ORDER OF BUSINESS**

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

Ms. Starks requested the names of the people Mr. Filak spoke with at Orange County.



Celebration CDD  
January 23, 2024, meeting

**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 Ms. Starks, with all in favor, the meeting was adjourned at 9:15 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman