

MINUTES OF MEETING
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Tuesday, February 21, 2017 at 2:00 p.m. in the Bella Trac Clubhouse, 8411 Riverdale Lane, ChampionsGate, Florida.

Present and constituting a quorum were:

Phillip Montalvo	Chairman
John Lambert	Vice Chairman
Ron Root	Assistant Secretary
Larry Arseniadis	Assistant Secretary
Darin Tennyson	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Mark Vincutonis	Hanson Walter
Yvonne Shouey	RIDA Development
Marc Reicher	RIDA Development
Commissioner Peggy Choudhry	
39 residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 2:00 p.m. and called the roll.

THIRD ORDER OF BUSINESS

Discussion with County Commissioner Peggy Choudhry

Commissioner Choudhry stated I'm excited to be here today and want to compliment your Board. Some are more active than others and this is one that is truly active in looking out for the best interests of the community. I'm your newest county commissioner and I am the only rookie on the Board right now and I'm learning as I go. I started right after the election and it has only been a couple of months so I'm still learning.

I live in Indian Ridge currently and I also own property in Happy Trails, I'm very familiar with ChampionsGate and I know some of the parents here because their children attend the same school that my daughter attends. I have heard great things about ChampionsGate and

the growth and the things that are happening as well in the community and some of the leaders that participate in many different committees. Prior to becoming a county commissioner I am a business owner as well so I do have two jobs, mostly hospitality. I used to own my small hotel, I ran that hotel every single day, seven days a week for almost ten years. I recently sold it and I became a county commissioner but I still have my business in marketing and sales with hospitality as well as consulting and so forth and my own projects.

I decided to run for office because like many people here I am very active around the community and it seemed that we needed a change to try and get more of a voice for the constituents that are wanting to have more of us participate in the process of government and decision making. Because I was very active in my small business I have seen a lot how our local government affects our day-to-day lives. They are the ones who put in all the rules and regulations that we have to follow. We collaborate with the sheriff's office, the clerk of the court and so forth. I thought we needed a bit of a change and that is why I'm here today. I'm looking forward to listening to you. I have my business card and my assistant's card, her name is Elaina she is a wonderful person and she also gets back to a lot of the constituents for me.

I have already made the initiative of having my first town hall meeting. I am going to have several more throughout the year because the first year I want to listen. Sometimes people forget to do that and I think if I listen I can find out the main priorities overall in my District. One of the similar priorities that every community is facing is it traffic, is it lights, is it too much congestion, or is it too fast. At the first town hall, there were probably 18 different communities represented, and we had a total of about 60 in attendance. We had a great town hall and we did round tables of no more than 10 people and were able to discuss with some of the leaders of the round table the things they wanted to see change for their safety, security, home life and way of living in their community. That was really great and we were able to speak about each of those issues and start looking at a priority list. Of course every community is different, every community does need key things they are facing or looking to change or better and that is why I like to visit HOAs and CDDs separately so I can also get that feeling of it. I'm here to listen, I may not know the answers to all your questions but I'm happy to listen.

One of the Board Members asked that I tell you a little bit of what is happening in our area. As you all probably know there is a lot of growth happening in our area. One of my platforms in running for office was I understand growth will happen but I want us to grow

responsibly. We want to make sure that when we are growing that our infrastructure is properly put in place, roads and lights so that our normal day to day living isn't so much affected. Those are some of the things that I have already put in my head as far as the things that we need to start doing. I need the constituents help so if one of you say we need a speed bump on this specific street let's see how we can do that. I can never guarantee anything but I will try my best to get what I can for you. I will need your assistance, I can't do it by myself so if something like that goes for a vote then I sure hope I can see all these faces at that meeting because I'm going to say to my county commissions look at all these faces that want it. Numbers help.

A resident asked with the influx of apartments that are going up, at certain times of the day such as 5:00 p.m., what is going to happen on Exit 58 and I-4 when all these people and thousands more now are trying to exit at the same time. They will be stacked up way back on I-4 and it is going to cause an unbelievable hazard for people trying to get off the exit.

Commissioner Choudhry stated I would have to look up exactly how that is being addressed but I can tell you when there are developments that go up there are stipulations that the county makes sure they complete and do, whether it is adding more roads or adding another lane or adding stoplights and so forth. It doesn't mean that it is the best recommendation but if they follow those recommendations and they are able to do these, and are able to grow and do the things they want to do as investors and complete apartments and so forth. With that said, however, if there are developments going up that you have concerns about especially with congestion those are things we could look at and one of the things that I learned that the county does first is they do studies. They have to do studies to make sure that whatever is happening if there is truly a need for something to be implemented then the county will do the study. After the study, they put it in the budget and after the budget they plan for it to happen at some point. It doesn't mean right away and I'm learning the government takes forever. The number one step is to know your problem, realize it is true and it is happening and then take steps from there. It is not the best answer but that is how things do work.

Ms. Ryan stated I work and I cannot get out at the light and turn. Many nights coming home I'm sitting on I-4 in the travel lane trying to get off. It is already bad and I understand what you are saying about a study but that intersection right up there by I-4 is bad and no one is in any of these units yet.

Commissioner Choudhry stated just so you know Happy Trails and many communities around you have brought the same issue to attention, not just there but in many different areas around you. Unfortunately there is more growth coming in this area. MargaritaVille is coming and it is going to be a huge project. We also have a winery coming across the street from the end point of MargaritaVille. There are more projects in the works to come so growth is not going to stop but responsible growth should be looked at more carefully. If the CDD doesn't mind writing this down in an email that will help me get answers from the appropriate departments and get back to you and we can start that process of information back and forth and see what we can do.

A resident stated for years we have been working to get speed bumps on Masters Boulevard so we don't get killed when driving out in our car or walking across.

Commissioner Choudhry asked do you have a specific location for the speed bumps?

A resident stated yes, right where our crosswalks are.

Commissioner Choudhry stated that would be something else on an email that I can find out.

Mr. Montalvo stated we have commissioned some studies already and I believe those are already at the county.

Mr. Vincutonis stated the study has been submitted to the county.

Mr. Montalvo asked how do we shine a spotlight on this issue amongst all the issues? The problem is not only at 58th and all the accidents and things that happen at that cloverleaf over there because of congestion it happens a lot but also out here is a disaster waiting to happen. One of the things we would like you to try to do for us is to figure out a way we can call attention to the right people so the squeaky wheel does get oiled.

Commissioner Choudhry stated if there are accidents, that is a factor that we look at. If you can put that in an email all these points are very critical and as to shining a light on it I can then be the person who asks why isn't this happening, what is going on and at least get you answers.

Ms. Coons stated all this growth happening in our community happened well before you took office. I would like to know if the five commissioners did some studies because a road would have helped and hopefully, someone like you can make a difference and get this issue to the forefront. It is extremely serious.

Commissioner Choudhry stated that is what I'm hearing from your voices today. This is a concern, key areas are a concern, safety and security is a concern, speed bumps you would like to have those implemented. I'm asking the Chairman of the CDD to collectively put these issues on the email so I can get them officially and direct each of those points to the proper department and follow-up with those departments on what was done and if it was done when was it done. Also realize traffic changes and now with the growth you have more traffic than you had five or ten years ago. We need to keep those things in mind. Maybe they did one and at that time it was the appropriate decision but now it might be a different one and that may initiate another study. I need to do some research on it and I'm happy to do that. I am here to represent you and these are your concerns and I would like to address them one point at a time.

Mr. Ferdico stated through Happy Trails there is a shortcut that can get you over to Sinclair and residents have put up signs that say it is private. Are those private roads you can't go across or are they roads that we can use?

Commissioner Choudhry stated there is a portion of private road so they have a right to put that sign there. How it is enforced I don't know, I have not spoken with them directly I will be meeting with that Board soon. I met with the HOA in general but I haven't had an opportunity to meet with them one on one. They do have major concerns about safety because some are on horses, some joggers, and walkers and there has been a huge amount of traffic including construction trucks driving at 60 and 70 mph on those roads. Those are concerns I am going to bring forward. There is a private area but there is also county within the same road so it gets a little confusing. The Happy Trails HOA is fighting that battle. They have the right to put up signs because they have a private road.

A resident stated it perplexes me that ten years ago when I bought here even the planned shopping showed growth and to me looking at what is going by now you have put the cart before the horse. We had so much potential growth and way back before Lennar came in we had all that traffic. All those apartments that are going up across from Publix, was there any way they could have paid towards the improvement of ChampionsGate Boulevard?

Commissioner Choudhry stated when any new construction is being done they have stipulations they have to meet with the county. The county puts demands on the developer for the infrastructure around that project. They do have to do that and I'm not sure in that specific project what was done and what wasn't and what should have been done. They do put in streets

and roads, signs and lights. I can look into your specific situation and Marc Reicher and others have helped develop ChampionsGate and understands it very well whom I can speak with and get you more information.

A resident asked how long will this take? People are trying to get on and off of I-4.

Mr. Montalvo stated I'm not sure you can answer that question at this point.

A resident stated I want to continue to beat the same dead horse because it is really an important item. You said there are certain conditions that have to be met and I can envision for instance before we put up 3,000 apartments down the road somebody has to make sure that the sewer line goes somewhere where it can be processed and that the infrastructure is in place before they can build those 3,000 apartments. That has to have taken place. What nobody seems to say is there a place for these people to get out on the roads. Within the last couple of years when the growth started hitting I have seen times that our intersection is a major roadblock to I-4 in both directions, getting on and getting off. Especially when you get on to go eastbound I have seen the traffic backed up for three miles beyond 27 simply because of how heavy things are getting on our road here. Only the year before last did the westbound traffic start to become really bad, starting down on 417 and they back up I-4 for miles and they didn't used to do that. Now we have opened up the Poinciana Parkway and I don't think anyone realizes how many people are coming from Poinciana to this intersection to get onto I-4. Huge numbers. Yesterday I came from Providence Golf Course and you could see the traffic pouring out of the Poinciana Parkway heading our way. This intersection has become a pivotal point and it is causing miles and miles of backups already and we are still allowing 3,000 apartments to go in.

Mr. Thompson stated I am a Municipal Engineer and I want clarification on one thing. Both I-4 and the interchange are controlled by FDOT. Aren't they establishing priorities? Where does it stand in their priority list of things to do and what input does the county have in that process? You say you are going to look into these things and provide us feedback. What is the mechanism for us to receive that feedback from you?

Commissioner Choudhry stated the mechanism would be back to the Chairman of the Board so we will be in communication and come to these meetings so that you can get the answers from your Board. We do have a voice at the table when decisions are made by FDOT. We recently had a strategic planning meeting and the biggest thing I talked about is transportation, traffic, all of 192 and I-4 and how are we meeting our demands and whether or

not we need to start looking at different types of mass transit transportation. We are going to have a workshop just the commissioners with the public if you want to join in and the workshop will be focused on transportation and traffic.

Mr. Montalvo stated Marc Reicher could shed some light on this.

Mr. Reicher stated this is a CDD meeting and we are mixing a bunch of issues, which is fine because I know this Board doesn't typically meet in this type of forum. The CDD has been formed since the beginning of development in 2000 so this meeting is really about CDD issues but I can address the I-4 issues. You are right it is actually not a state issue I-4 is a federal highway and right now if you travel north towards Orlando or east towards Orlando you will see there is an I-4 alternate plan that is going on. There is beyond I-4 alternate if you go to the Florida DOT site you will see the plans for this intersection but it is a pretty good distance off in fact it is currently unfunded, it is in design and there was a public information hearing six or eight weeks ago and ultimately it becomes a very intricate interchange but it is a long way off from being done. It is not funded but we will be looking at these issues that we have today very much like the issues that you have as you travel through downtown, Winter Park, Maitland and Seminole County if that gets funded by the federal government going forward as an I-4 plan.

A resident stated I have heard this is on the planning stages for 2024. Can you confirm that?

Mr. Reicher stated that sounds right but again it is an unfunded initiative by the federal government. They haven't finished the first stage of I-4 yet and I think they are looking to finish that before they start the second phase.

A resident stated then they aren't going to do anything with the exits making two lanes from one.

Mr. Richer stated we would have to have someone from FDOT talk to us about that but I believe you are right.

Mr. Montalvo stated thank you Marc I appreciate that.

Mr. Reicher stated the internal traffic the CDD is an equal funding mechanism and those parcels of land also funded the infrastructure that was in place so it was designed to be shared and there used to be something in the county called concurrency that actually counted the number of trips based on the intensity of development it doesn't necessarily calculate some of the offsite trips that have come along. The Poinciana Parkway opening up was not contemplated

in 1999 when we built the infrastructure. Obviously there is a natural growth that comes but the master plan has been in place for a very long time and the roads that are here were designed to handle the master planned growth. In Osceola County ChampionsGate is pretty close to being built out. There is not very much left in the village, there are a couple acres that are left and we are under negotiation with a couple of last retailers to come online and then we will start to develop the Polk County side, which is the stretch of ChampionsGate Boulevard that goes out towards the parkway but we are pretty far along. We have a little bit of acreage left next to the hotel where we are building the expansion of the hotel there is about 12 acres there that is currently undesignated for any particular development.

A resident asked with all the construction of the apartments would the CDD fees go down?

Mr. Montalvo responded no. Your CDD fees will go down when the bonds are paid off, which is probably going to be in the next three years, May 2020. Our CDD boundaries are well defined. A lot of development you see is outside our boundaries they may have their own CDDs it is not ours. We are within a defined area and will be built out fairly soon. Once the bonds are paid off we will still have operation and maintenance expenses, which will be ongoing into the future.

Thank you Peggy so much for taking the time to come to our meeting. We will get back to you. Also representatives of the sheriff's office are with us.

Captain Yuberky Almonte stated I am the new District Captain in this area. On behalf of Sheriff Gibson he had to go to another engagement. I will get with you later and as to the traffic issues we can do a short term juggling of traffic light component and I will go there today and ask questions of the engineers to see if they can synchronize the traffic lights to stay green 30 more seconds and that may alleviate some of that problem. It is a very complex situation. We are aware of it and I'm trying to get more deputies in this area. Osceola County is in the top 10 in the nation for growth. When Sheriff Gibson took over the office we were over 40 deputies short and we are trying to hire deputies. We pay attention to this area a lot. Our mission is to have a whole squad of deputies in this area permanently. We are very involved in ChampionsGate, Reunion, MargaritaVille and that area.

Mr. Montalvo stated the CDD pays for an off duty deputy to patrol the area on a monthly basis and your CDD dues goes towards that and we do not announce when that deputy is here. We do own and maintain some of the traffic lights.

Ms. Shoucy stated the ones that back us up are the ones on the interchange they don't go in sequence.

Mr. Montalvo stated we will work cooperatively with everybody on that.

A resident stated my wife and I walk every morning between ChampionsGate and Bella Citta and we see patrol cars going up and down and we also see the cars going faster than the patrol cars and I never see a patrol car stop a speeder.

Mr. Montalvo stated we have requested in the past and they have complied to provide enforcement actions on Masters and we have had success with that. The problem is they don't have enough deputies at this point. He will note our point.

Mr. Flint stated let me mention for the benefit of the audience. There are copies of the agenda in the back. At the beginning of the meeting there is a public comment period and if any members of the public have any comments on anything on the agenda we want to take those now. We don't take it as we go through the agenda on each item. The Board is required to take public comment before they vote on anything and the way the agenda is set up is that we take public comments at the beginning of the meeting. If any members of the public have comments on any agenda items we would like to take those now.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of December 12, 2016 Meeting

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor the minutes of the December 12, 2016 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2016 Audit Report

Mr. Flint stated the next item is review and acceptance of the Fiscal Year 2016 audit report. The CDD because it is a government entity is required to have an independent audit performed annually. There is a selection process the Board had to go through to select that independent auditor. Grau & Associates was selected to perform the audit and this audit is transmitted to the State of Florida Department of Financial Services and the auditor general's office once the Board reviews and accepts this report. The report to management is on the last page and you will see there are no current or prior year findings and recommendations. You will also see that we met all of the provisions of the auditor general that they are required to review. It is a clean audit with no findings.

Mr. Root moved to accept the Fiscal Year 2016 audit and direct staff to submit it to the State of Florida and Mr. Lambert seconded the motion.

Mr. Root stated the question came up earlier about debt service and Phil said it would be done with in 2020 and the budget is about 2/3 payment toward that amortization schedule, our annual operations budget is in the \$700,000 range and the debt service is about twice that. Is it fair to say that our assessments would go down by 2/3 assuming that there were no other improvements that require debt service at that point?

Mr. Flint stated that is about right. I don't have the specific numbers in front of me but that is logical. It will actually be paid off sooner than that because we have one year of debt service reserve and we are hoping that in advance of 2020 we will be able to retire those bonds. Now that the community is almost built out we are going to be looking at the method for the O&M assessment and commercial properties and make sure that those assessments are correct going forward. Everything that was planned may not have been constructed exactly the way it was planned so you review that annually during the budget process and our hope would be that it wouldn't be a change there but we will talk to you about that in May. We will look at the levels of maintenance reserves at the time the debt is paid off to see if there should be an offset.

Mr. Root stated we did discuss the fact that the CDD is different than the HOA and this Board has the right to do a special assessment if there is something that pops up that we haven't planned on such as a roadway that needs substantial work.

Mr. Arseniadis stated we know what it cost us for ChampionsGate when we took the pavers up and with the increased traffic on all the roadways we are probably going to have repaving sooner rather than alter.

On voice vote with all in favor the motion passed.

SIXTH ORDER OF BUSINES

Ratification of Proposals

A. Proposal from All States Lighting to Replace Faulty Step Down Transformer

Mr. Flint stated we have a couple of proposals we are asking the Board to ratify. The first one is from All States Lighting to replace a faulty step down transformer at the ChampionsGate arch. I think we talked about this at the last meeting that the transformer went and the lights were out on the arch for a period of time and because there wasn't a meeting in between and the work had to be done we did get proposals from at least two contractors and All States Lighting do a lot of work for us but they were also the low bidder.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor the proposal from All States Lighting to replace faulty step down transformer in the amount of \$2,885 was ratified.

B. Proposal from Fausnight Stripe & Line, Inc. to Install Thermoplastic Crosswalk and Stop Bar

Mr. Flint stated the next one is for Fausnight Stripe & Line, Inc. for thermoplastic crosswalk and stop bar at the intersection of Laura Lane and Legends Boulevard on the east side there wasn't a crosswalk striping and this was to install the crosswalk.

On MOTION by Mr. Root seconded by Mr. Lambert with all in favor the proposal from Fausnight Stripe & Line, Inc. to install thermoplastic crosswalk and stop bar was ratified.

SEVENTH ORDER OF BUSINES

Consideration of Agreements/Proposals

A. License Agreement with AMW Properties, LLC and MNO Properties, LLC Regarding Ale House Monument

Mr. Flint stated the next item is a license agreement between the District and AMW Properties, LLC and MNO Properties, LLC regarding the ChampionsGate monument.

Mr. Clark stated this is related to the monument sign by the Ale House that we discussed at the last meeting that was to be maintained by us but not on our property. This is a license agreement that was originally done by the property owner, they made some changes that I requested and it is ready for approval today.

Mr. Flint stated in lieu of an easement this license agreement gives us the right to go on the property and maintain the monument, which I think is in the best interests of the community.

On MOTION by Mr. Lambert seconded by Mr. Tennyson with all in favor the license agreement with AMW Properties, LLC and MNO Properties, LLC regarding the Ale House Monument was approved.

B. Proposal from Control Specialists to Provide Retrofitting of Traffic Lights

Ms. Shouey stated this proposal is to retrofit the traffic lights to LED lights. If you notice going down Masters or ChampionsGate some of the lights are LED and some are real light and you can't see them so it is to retrofit everything and bring everything up to date. They asked me two years ago to do this and I held off on it and now it is not looking that great.

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the proposal from Control Specialists to provide retrofitting of traffic lights in the amount of \$8,248 was approved.

EIGHTH ORDER OF BUSINESS

Discussion Items

A. Update on Directional Signage

Mr. Flint stated the last substantive conversation we had about this we talked about the fact that the community wasn't fully complete and it might be beneficial to wait to do the directional signage until the apartments and the commercial area was complete and that is why we held off. At the last meeting this was discussed and the gentleman who was spearheading this with us had moved to another company. The Board needs to give us some direction on the priority on this. If you want at the May meeting when we are talking about the proposed budget we can come back with something for formal action at that point but we have somewhat held off on it. I know there are also issues from the developer's perspective about the location of the signs.

Mr. Montalvo stated we have seven signs and we have identified the locations.

Mr. Reicher stated they are basically the same locations.

Ms. Shouey stated the little ones we eliminated.

Mr. Montalvo stated if we have the locations and the design and the cost unless there is a compelling reason to do otherwise as I recall these signs are adaptable so they can be changed so I would like to put this on the next agenda for action.

Mr. Reicher stated we have also embraced this design for the new shopping center and we will be carrying it forward with this design based on where we think we need to go to update it and the conversations we have had with this Board.

Ms. Shouey stated Luke is back and I want to give him the opportunity to rebid this plus I want you to see what they are doing at the shopping center because you may want to follow suit with that. I think I sent it to you.

Mr. Montalvo stated our next meeting is going to be in May so let's get everything out to the Board between now and May and I would like to have this on the agenda for action in May.

Ms. Shouey stated I will send everything to George and he can distribute it to the Board Members.

B. Speed Tables for Masters Boulevard and Links Boulevard

Mr. Flint stated the CDD owns Masters Boulevard but CDD's do not have traffic regulation authority the county is the one that has the traffic regulation authority. The county has a requirement that you do what is called a warrant study, which would be a study that would demonstrate whether the speed tables are warranted. The CDD commissioned a study with a Traffic Engineer and that report has been received the results of the speed study do not trigger or trip the threshold the county has for speed tables; however, the combination of the results of that study along with safety issues our traffic consultant has recommended to the county that speed tables be allowed. At this point the staff person at the county who is heading this up has the study, they have the recommendation as of last Thursday we were in communication with the consultant that was hired and we are waiting for a response. It is possible that the discussion today and an email to Commissioner Choudhry could help push that process along.

C. Traffic at Legends Boulevard at Laura Lane

Ms. Shouey stated we did a crosswalk there and that is about all I can do, a stop bar and cross walk and it has lowered the rate of accidents at that intersection.

D. “Adopt a Road” Related to Litter Control

Mr. Flint stated we had a request for the Board to discuss potentially creating an “adopt a road” program. I’m not sure if this was in relation to Masters or Legends or both.

Mr. Lambert stated it is in relation to all. This is a request that was brought to me by residents what would like the opportunity or asked us to discuss the opportunity of adopting a road. One is a local business owner and I believe they would be receptive to sponsoring at least one of the roads and they asked me to bring this forward to see if this is something that would be acceptable to the CDD and how would they go about getting that done.

Ms. Shouey stated it is so dangerous trying to pick up on ChampionsGate.

Mr. Reicher asked are they funding this for our personnel to pick it up or what does it entail? I see the signs on highways all the time and I think that means someone made a donation.

Mr. Arseniadis stated the organization that sponsors it provides volunteers on a periodic basis to pick up trash. We know that Weber does it.

Ms. Shouey stated our guy does it, Weber does it a little but we have a guy that goes around and picks up.

Mr. Lambert stated I think some of it comes from the standpoint that some litter actually gets into the brush and I know it would be a limitation in regards to an individual being able to get in there and pull it out but I think there are ways to possibly obtain a pole that they can go in and clean it.

Ms. Shouey stated we do that, we have a pole that picks it up out of bushes or wherever. You cannot keep up. You can go around and go back and find litter.

Mr. Root stated you hate to turn down volunteers at any time but we do pay for this service. I travel Legends to get home and my observation is that they do as good a job as can be done. Adopt a Road is an infrequent thing and as Yvonne said they have to be on it all the time. I would think this is an effort that would duplicate something that is already being done as well as it can be done. I would not recommend that we do this. There is a problem in Bella Citta and that is not under our authority and if anybody wants to adopt a roadway that is a good one. I have actually done it myself before it became Bella Citta. Goodman after it intersects with Bella

Citta going north is starting to look like a trash can. That is still a rural area there and I travel that most days and the litter is starting to build up there and that would be a dangerous roadway to police. That is where the need is it is not on Legends, Masters and ChampionsGate.

Mr. Flint stated those are county roads and the county may already have an “Adopt A Road” program.

E. Establishing “Earth Day” Activities

Mr. Lambert stated I will have to get more information on this.

F. Discussion of Installation of Pedestrian Crossing Signs at Legends & Links Boulevard

Mr. Flint stated this was a request to have something similar on Legends and Links Boulevard as we did on Masters as far as a crosswalk sign in the middle of the road.

Mr. Montalvo asked do we need to get permission from the county on this?

Mr. Flint stated we probably do.

Mr. Tennyson stated in a meeting with the sheriff’s office they think one of the things that is most conducive to changing behavior is the speed signs that show your speed.

Mr. Flint stated we will start with the crosswalk sign in the middle not a flashing light.

Ms. Shouey stated if it is the little sign in the middle of the road I don’t have to get permission to do that.

Mr. Flint stated we will do that.

Mr. Montalvo stated another place is by the Omni.

Mr. Reicher stated there is a landscaped median there and we are very careful not to let the landscaping get too high.

G. Discussion of Masters Boulevard Island Irrigation Issue

Mr. Montalvo stated this is for information only. We have discovered in the last month because there was a leak that the two islands that were turned over to the CDD a year ago at that time we thought the watering had been switched over to the CDD and it wasn’t.

Ms. Shouey stated we were watering and you were watering.

Mr. Montalvo stated we have discovered that the master association has at least three feeds into that system. There is still another feed we haven’t discovered because they shut off

those three feeds and still have running water. We will get to the bottom of it and work with the CDD to cap off any connection that may come from Bella Trae to those two islands. By the next meeting we will get to the bottom of it.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis stated as an update we are still working on trying to generate that ownership map. I have gone back and pulled all the parcel ID numbers for what we know at this point and sent that to the county so they can update their initial draft of that map and I will circulate that when I get it back.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the check register from November 28, 2016 to February 14, 2017 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated you also have the balance sheet and income statement through January 31st.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint stated each year we have an arbitrage rebate calculation report prepared and it is basically a requirement of the internal revenue code and it is a calculation to determine whether the District has earned interest in excess of interest paid and you can see we have a negative rebate arbitrage of \$2.9 million.

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor the arbitrage rebate calculation report was accepted.

TENTH ORDER OF BUSINESS

Other Business

Mr. Montalvo asked Mr. Reicher to give the residents an update on development.

Mr. Reicher stated I am the developer of ChampionsGate and we have owned this land since the late1980s. In terms of what is going on today we are just about complete with our village. The shopping center across the way is about 80% leased. That should add some additional services and restaurants. That leaves us with two vacancies, one is a small non-restaurant use and the end cap we are looking for a local restaurant and the apartments that are going in called the Gate have commenced their leasing. When that project is fully built out there will be 308 apartments. The first two buildings are complete and C.O.d. As you go into Polk County behind the office building there is an assisted living facility going in with 223 units of which a good component of it is active adults and the rest are between assisted living and a small memory care component. It is a lease project you are not buying into that it will be a lease. We are not the developers of that but it is a nice balance and we think it will fit well into the community. The last major construction that is going on is the expansion of the Omni, which is currently underway and there will be 23 four bedroom villas that are being built in the second villa building on the golf course along with about 100,000 square foot expansion of meeting space of which 65,000 square feet is indoors and then there is an upper lawn that is very large programmed for weddings and things like that. We just completed about a \$1 million restoration on the south course of the International Golf Course and we will be putting some money into the National Course, the north course shutting that down probably in early summer. The goal is to by 2018 have a totally restored resort and hopefully we are adding services that will be of value to the community and serve the fulltime residents as well.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being none the next item followed.

TWELFTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the meeting adjourned at 3:46 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman