

MINUTES OF MEETING
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Tuesday, March 19, 2013 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Dennis Smeltz	Chairman
Ron Root	Vice Chairman
Thaddeus Kallini	Assistant Secretary
Phillip Montalvo	Assistant Secretary
John Lambert	Assistant Secretary

Also present were:

Jason Showe	Assistant District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Yvonne Shouey	On-Site Manager
Marc Reicher	RIDA Development
Teresa Viscarra	GMS
Ariel Lovera	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the January 14, 2013 Meeting

Mr. Showe stated the next item is approval of the minutes of the January 14, 2013 meeting. Those minutes have been provided as part of your agenda package and we can take any corrections or changes to those at this time.

A few amendments were made which will be incorporated into the final document.

On MOTION by Mr. Montalvo seconded by Mr. Smeltz with all in favor the minutes of the January 14, 2013 meeting were approved as amended.
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THIRD ORDER OF BUSINESS

Review and Ranking of Proposals for Roadway Renewal and Replacement Project and Selection of a Contractor to Perform Services

Mr. Showe stated the next item is review and ranking of proposals for roadway renewal and replacement project and selection of a contractor to perform services. We collected the bids from the Engineer and distributed them to the Board. The Engineer will present the bids and the Board can discuss how you want to move forward.

Mr. Vincutonis stated we had eight contractors pick up the bid package and four submitted bids. We summarized each line item with a total at the bottom and Jr. Davis Construction is the apparent low bidder with a base bid of \$356,666. Middlesex wasn't too far behind him at \$14,000 higher the other two were considerably higher. As you might recall we had alternates in this bid, we wanted to have a base bid, which was repaving the whole thing, taking out the pavers except for the crosswalks. Alternate 1 was replacing the existing design with the existing design that is out there now the circular cut. You see some variance with the contractors. I expected that to be more expensive than Alternate 2, which is basically replacing the emblem with a simpler checkerboard type pattern. Jr. Davis' price is less than \$1,000 difference. He basically gives you a credit. I suspect that is because of all the demo work involved. The third alternate was adding binder to the asphalt across the board, which isn't necessarily required but it does complement the asphalt a little bit and you get a little more wear out of it. It might add a year or two or three at the tail end, it depends on the traffic and the load. It does tighten up the asphalt a little bit.

As far as base bid goes our recommendation would be Jr. Davis as low bid, he is qualified. As far as alternates 1 or 2 that is up to you and what you want. If you stick with Jr. Davis then it is obviously a little cheaper. It boils down to do you want the pavers or do you want the maintenance that comes along with those emblems. The binder is a tough call it is roughly 10% of the cost but it might get you a couple more years out of it.

Mr. Kallini asked what is the estimated life without the binder?

Mr. Vincutonis responded on a one entry surface probably 8 to 10 years if you add the binder maybe you get 10 to 12 years.

Mr. Root stated which is where we are about now; this is about 12 years old.

Mr. Reicher stated the final coat went on in August 2000.

Mr. Vincutonis stated you will get a little more life out of your original road because we are just resurfacing the top inch so we are leaving the 1 ½ inches that are there. If it is 14 years old today and we put an inch down you may get another 10 years out of it.

Mr. Montalvo stated the binder may be money well spent. If you are saying the expected life is 10 to 12 years if you can add 2 more years with a binder then proportionately per year you are saving money. If it adds a couple years it is going to pay off.

Mr. Root stated 20% of the life for 10% of the cost.

Mr. Kallini asked how long was the original road supposed to last?

Mr. Vincutonis stated I think 13 to 14 is average.

Mr. Showe asked is the Board comfortable with the recommendation of Jr. Davis and doing the binder? Then you just need to decide on the alternates.

Mr. Vincutonis stated that is if you want to keep the two emblems at the two intersections that Jr. Davis actually drops the cost for. The demo work associated with pulling it all out and re-basing it and bringing it back up to be able to pave it, all of that work doesn't have to occur when you just swap out the pavers. That is where the savings come from. As part of the replacement you would be pulling up the sand and re-sanding it.

Mr. Montalvo stated the current emblem has a little recession to it.

Mr. Vincutonis stated there is a valve and water settled around the valve can so you have an odd penetration through that section.

Ms. Shouey stated it is not the emblems we have had a problem with it is just the crosswalks, they just come up.

Mr. Root asked are you replacing the pavers at the crosswalks?

Mr. Vincutonis responded yes.

Mr. Reicher asked you are putting an emblem in, right?

Mr. Vincutonis responded we either match the design that is there or we go with a checkerboard pattern that kind of matches what you have at the crosswalks now a little simpler design.

Mr. Root asked alternate 1 is using the existing emblem?

Mr. Vincutonis responded the existing design, yes.

Ms. Shouey asked alternate 2 is going with the new one?

Mr. Vincutonis stated alternate 2 is going with a checkerboard pattern.

Mr. Smeltz asked are you going to approve their maintenance of traffic plan?

Mr. Vincutonis responded we prepared one to deal with I-4 and submitted that and received a DOT permit for that.

Mr. Smeltz stated the reason I asked is Marc brought up access to the businesses at the last meeting.

Mr. Vincutonis stated they will have to try to keep the driveways open as long as possible. There will be times when they are closed and are right in front of it with equipment but as soon as they pass by they should be able to reopen the drive.

Mr. Reicher asked what window of construction we are thinking about starting and finishing?

Mr. Vincutonis responded I think last time we looked at end of April beginning of May to get past the peak season.

Mr. Reicher asked what is the duration of the project?

Mr. Vincutonis responded 60 days.

Ms. Shouey asked is there a time limit they will hold these prices?

Mr. Vincutonis stated we had a certain time period to give notice of award and then we have a certain amount of time to give to proceed. I think we had 60 or 90 days.

On MOTION by Mr. Smeltz seconded by Mr. Kallini with all in favor the contract was awarded to Jr. Davis in the amount of his low bid for the base bid, alternate no. 1 and alternate no. 3.

Mr. Showe stated with that is direction to the Engineer to get the contract and then to Counsel for review.

Mr. Clark stated the contract form was in the package so unless we stumble on the way to do that we should be able to get it signed pretty quickly. Is there any direction we want to give about the start date?

Mr. Vincutonis stated if June 1st is a date everyone is comfortable with we can do that.

Mr. Montalvo stated in our community most of the people are out of here by the end of April.

Mr. Vincutonis stated earlier is better from the standpoint of rain.

Mr. Montalvo stated I would say any time after May 1 would be okay.

Mr. Reicher stated business starts falling off towards the second or third week of May. We will coordinate staging with Jr. Davis because there will be materials and equipment that will need to be housed.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2012 Audit Report

Mr. Showe stated the next item is review and acceptance of the Fiscal Year 2012 audit report. We provided that to you as part of your agenda package and we provided the board with bound copies. On pages 26 and 27 is the report to management and that is a summary of the entire process. We have the same recommendation and finding that we had the previous two years, which is in regards to the reserve requirement on the bonds. You can see the District has taken steps and entered into a forbearance agreement to catch that reserve fund up and we anticipate that will be completed in May. All the other items they show that the District has complied with all the provisions so other than the notes they have made there everything else is clean.

On MOTION by Mr. Smeltz seconded by Mr. Montalvo with all in favor the Fiscal Year 2012 audit was accepted and staff was authorized to provide it to the State of Florida.

FIFTH ORDER OF BUSINESS

Consideration of Agreements

A. Consideration of Proposal from Weber Environmental to Remove and Replace Materials on Masters Boulevard

Mr. Showe stated the next item is consideration of proposal from Weber Environmental Services.

Ms. Shouey stated this agreement is to redo all that is dying and dead on Masters Boulevard. I sent pictures to show what we were going to replace and where we were going to replace. It is just old, tired landscaping, it has been there for 12 or 13 years. The price to do that is \$3,195 and that will get us through down Masters Boulevard.

Mr. Showe stated there are funds available in the budget for this.

Ms. Shouey stated also in front of this sign out here we have had a problem and we tried putting everything we can in there. There is a big manhole right in front of the sign so we have

to cover it with dirt and I asked them to give me a price to take that all out and start from scratch and it is \$1,266 and those are the plants they want to do it with versus what is here now.

There is one other proposal that I just got today and that is cleaning up the DOT ditches out front. The price to do that is going to be \$16,500 to clean both ditches and haul away the debris. That sounds like a lot of money but we paid double that last time to get it done. This was last done in 2006 or 2007.

On MOTION by Mr. Kallini seconded by Mr. Smeltz with all in favor the proposal from Weber Environmental for Masters Boulevard cleanup was approved.

On MOTION by Mr. Lambert seconded by Mr. Root with all in favor the proposal in the amount of \$1,266 for the landscaping in front of the sign was approved.

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the proposal for cleaning of the DOT ditches in the amount of \$16,500 was approved.

B. Consideration of Agreement with Clarke Environmental Management, Inc. for Environmental Mosquito Management Program

Ms. Shouey stated I have the agreement for Clarke Environmental, which is starting in May and we really can't do without it here. He sprays everything, he even goes in BellaTrae and sprays in there. That is \$935 a month for May through November.

Mr. Showe stated there is funding in the budget as well for that.

On MOTION by Mr. Root seconded by Mr. Lambert with all in favor the agreement with Clarke Environmental Management, Inc. for mosquito management program was approved.

C. Ratification of Proposal from Fountain Design Group for Fountain Repairs

Mr. Showe stated we also put ratification of the proposal for the fountain repair work in the package.

Ms. Shouey stated we have not done any pump repair on that fountain since 1999 so it is good.

On MOTION by Mr. Montalvo seconded by Mr. Kallini with all in favor the proposal from Fountain Design Group was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Showe stated the next item is approval of the check register for checks 3195 through 3228 for \$441,653.76 and January payroll for \$923.50 for a grand total of \$442,577.26 was approved. We can answer any questions about the invoices that follow the summary.

Ms. Viscarra stated the vast majority on the a/p is the amount of the assessments we have to transfer to the trustee as the funds are wired directly to the checking.

On MOTION by Mr. Smeltz seconded by Mr. Kallini with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

Mr. Showe stated the next item is the balance sheet and income statement. There is no formal action required by the Board. On the last page is the assessment collection report and we have collected about 80% so far.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Montalvo stated we have an irrigation well that was sanded in. Has that been repaired?

Ms. Shouey responded we are running water from the golf course for irrigation. The only thing we can do with that well is drill a new one.

Mr. Montalvo asked do we pay for that or are they giving it to us?

Ms. Shouey responded we don't pay for that water.

Mr. Montalvo asked ultimately we need to go back on the well, don't we?

Ms. Shouey responded we do if we want to drill one. This is the second well I have put in there and after a year the sand comes up.

Mr. Montalvo asked do we just have the one well?

Ms. Shouey responded no, we have four. That is the only one that has been giving me problems and then we moved it and it is on Pulte land right now it is not even on CDD property.

Mr. Montalvo stated there is one right next to the sidewalk across from the clubhouse. Is that the one you are talking about?

Ms. Shouey responded yes.

Mr. Montalvo stated I have seen people working on it and wires all over the place.

Ms. Shouey stated the pump is still there but the well is back by the wall. They have worked on it.

Mr. Montalvo asked that well irrigates what?

Ms. Shouey responded all of Masters and part of ChampionsGate going west.

Mr. Montalvo asked the arrangement we have with the golf course, is that kind of a handshake deal?

Ms. Shouey responded the first time it happened we piped it in from the golf course, the golf course guys did it so we would have water and backup. We hadn't used it until we started getting the sand again in the well to the point where every head was becoming clogged and blown off so we started using the golf course again. There is no agreement. We have an agreement with Toho for the water and since we own the golf course we piped it over here.

Mr. Montalvo asked is that reclaimed water?

Ms. Shouey responded yes.

Mr. Reicher stated you might want to look at a well, that is a temporary remedy.

Ms. Shouey stated I can look at a well.

Mr. Montalvo stated there has been a lot of discussion about the availability of reclaimed water in this area. We have been told that there is no reclaimed water to be had.

Mr. Root stated there is no reclaimed water available for BellaTrae.

Ms. Shouey stated you are right. Let me explain that. They have it all piped to go but they are dry. It is Toho's fault that there is no reclaimed water here. I thought they were in the process of charging that.

Mr. Root stated we think we have a settlement we are still waiting on some evidence on the invoices but we settled late last fall. We have been getting charged for potable water and after almost a year of pursuing the issue we finally got the break for the reclaimed.

Ms. Shouey stated we can look into doing a well if you want to do a well and get pricing on it and see where we could put it. The problem is it backs up to the wetland.

Mr. Montalvo stated the well was put there for a reason and it is no longer functioning and I'm wondering if there will come a time when there will be a reason to have a well again.

Ms. Shouey stated I would say yes. Anytime you have the opportunity to have a well you need to have a well.

Mr. Montalvo stated I think we should probably investigate that.

Ms. Shouey stated I will get several bids.

Mr. Reicher stated this could be viewed almost as a repair if it stays where it was.

Ms. Shouey stated the first one was 200 feet and the last one we went down 400 feet.

Mr. Montalvo stated there has been an issue in BellaTrae with respect to the sanitary sewers. The people from Toho raised the question as to whose responsibility those are and I'm not sure what the answer is and they said maybe it was a CDD issue. I know we have a main that goes down Legends and we have a main that goes down Masters and laterals that spin off of that. Is the CDD's responsibility strictly to the mains or are we responsible for laterals and connectors?

Ms. Shouey stated I thought the county was responsible.

Mr. Clark stated I don't think we are responsible for any of that. It is not our system.

Mr. Montalvo stated it becomes an issue of finger pointing because there may be some issues with respect to the construction of that. I was told that Toho was trying to distance themselves from that issue.

Ms. Shouey stated they collect sewer fees.

Mr. Montalvo stated I know they do but they are talking about the construction of the sanitary sewer line and issues related thereto.

Ms. Shouey stated I will contact Toho when we get out of this meeting because they are in charge of that sewer system.

Mr. Montalvo asked was bond money used to build the main sewer lines?

Ms. Shouey responded yes but it was turned over to Toho the same as the water.

Mr. Montalvo asked who built the sewer lines?

Ms. Shouey responded I will have to look that up, Philips and Jordan was the general contractor.

Mr. Clark stated it is much too late for them to come back on a construction defect.

Ms. Shouey asked do you know what the problem is?

Mr. Montalvo responded the problem is one of odor in a section on Riverdale.

Mr. Reicher stated that is a lateral issue.

Mr. Root stated you got Toho involved in that about a year ago and they cleaned the filters.

Ms. Shouey stated yes and they did really good because they cleaned filters on both.

Mr. Reicher asked Riverdale is on the loop in the townhomes, right?

Mr. Montalvo responded the actual problem is if you look at the clubhouse to the left and go down Riverdale around the first bend between the second and third building facing the fence there are times when you walk by there you will gag, it is that bad. Toho has been out there and they have been flushing out. What was told to me was you have manhole A and manhole B about 100 feet apart. This line is 4 feet below the surface, the manhole goes down 4 feet. Manhole B is 11 feet and they are saying that because of that slope that 7 foot drop in 100 feet that is excessive and what is happening is because it is a sanitary sewer the waste is not washing down because the liquid portion of the waste is going right over the top of the side.

Ms. Shouey asked how do they know one is 4 feet and one is 11 feet?

Mr. Montalvo responded they must have measured it.

Mr. Reicher stated that was probably installed by Pulte.

Mr. Montalvo stated that was my thinking too because that is on the side of the street.

Mr. Reicher stated I know that is not the District.

Ms. Shouey stated we will try to help you anyway.

Mr. Montalvo stated I'm trying to eliminate possibilities and narrow it down.

Mr. Root stated the question has been raised because we have gotten some sense from Toho that it was District rather than Toho.

Mr. Montalvo stated the CDD or the developer.

Mr. Reicher stated the developer would be Pulte in that instance and the county approved the design and Toho probably approved the design.

Ms. Shouey stated they have to approve the design.

Mr. Reicher stated those are the parties to discuss it with.

Mr. Montalvo asked but if the construction wasn't done according to specs and design, what then?

Ms. Shouey stated they test really hard on those things. They have cameras they do everything and they come out and run tests before the county or anybody else approves them.

Mr. Montalvo stated they ran a camera down there recently. They flushed it out and then ran a camera down there. My concern was Toho said they are going to have to call the CDD but we have nothing to do with that so I'm okay.

Mr. Reicher stated if you need help with Toho we can help you.

Ms. Shouey stated I have a lot of good connections at Toho.

Mr. Root stated we have had several full time residents who have been gone for a couple hours and when they walked back in they were overwhelmed by fumes. In fact we had to do independent testing on some of these units because there had been an accusation by real estate agencies that the units have been built with Chinese drywall and of course if you have this strong sulfuric smell it will tarnish copper. A casual inspection by someone inspecting for a buyer comes in and pulls down the wire and sees tarnished wire they conclude it is Chinese drywall because the units were built in 2005/2006 when the issues hit South Florida. Pulte assured us that they hadn't used Chinese drywall and the testing was adequate to determine that. But it is all part of the same issue and it seems to be right there. It is a site area issue for just a couple hundred feet.

Ms. Shouey stated I can get in touch with Toho.

Mr. Root stated hold off on that because we have active engagement with them and we are going to get a report in writing.

Mr. Reicher stated it is not a District issue and it is not a master developer issue.

Ms. Shouey stated I think you are going to have to get Pulte to do that.

Mr. Montalvo stated the fact that they have not contacted you after they said that they would indicate they figured out it is Pulte.

Mr. Kallini asked are we okay traffic-wise on Masters for the time being or is there anything else we need to be pursuing?

Ms. Shouey stated I'm not pursuing anything.

Mr. Reicher stated I think it would be nice if we trimmed those trees back.

Ms. Shouey stated I sent a letter to Adam to take one of the banners down and to trim the trees back and I don't know why Valley Crest hasn't trimmed those Crape Myrtles back. In the summer they are going to be all over the roadway if they don't get them trimmed back.

Mr. Reicher stated you want to make sure the view lines are right and I think as Manager we sent a notice to the POA and have gotten no response.

Mr. Root stated I haven't talked to Adam Smith directly but the word on the street is that Adam has resigned from Pulte.

Ms. Shouey stated his boss resigned too. I will email him and find out who is going to be in charge now.

Mr. Reicher stated that is probably why we haven't had a response.

Mr. Montalvo stated we were going to look into flashing lights for the crosswalks because people are still blowing right through them.

Mr. Reicher stated I think with the addition of the Lennar project coming online will help resolve that because more flow is better than less because the people going through there are typically people who are short cutting it and they are the ones going fast. If people feel that it is part of the community I think you will probably get more conscientious drivers as the Lennar project builds out.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

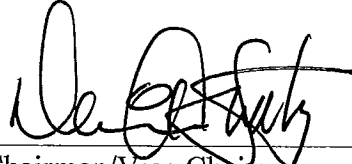
Next Meeting Date

Mr. Showe stated we will coordinate the next meeting date from our office.

On MOTION by Mr. Smeltz seconded by Mr. Kallini with all in favor the meeting adjourned at 3:00 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman