

MINUTES OF MEETING  
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Tuesday, May 8, 2017 at 3:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Phillip Montalvo	Chairman
John Lambert	Vice Chairman
Ron Root	Assistant Secretary
Larry Arseniadis	Assistant Secretary (by phone)
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
Luke Minton	Poblocki Sign Company

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 21, 2017 Meeting**

Mr. Flint stated the next item is approval of the minutes from your February 21, 2017 meeting. Are there any additions, corrections or deletions to the minutes?

Mr. Arseniadis stated in terms of audience comments in talking about the I-4 interchange exit 58 there was a statement made that I think they said they heard it wouldn't be funded until 2024 and in the minutes it said 2014, on page 7.

On MOTION by Mr. Lambert seconded by Mr. Root with all in favor the minutes of the February 21, 2017 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Fiscal Year 2018 Budget Matters**

**A. Discussion of Operations and Maintenance Assessment Study**

Mr. Flint stated we talked in a previous meeting now that the commercial areas are developing and we are getting multi-family apartments and other uses we need to go back and reconcile the actual development to the original development plan. When we started looking at it we realized that we are not ready to do that as we sit here today. We are getting a preliminary assessment roll from the County on June 1, that will have additional information, the area is still under development so we don't have the final development plan numbers. We think it is premature as of this meeting to prepare this study and we are going to continue to monitor it when we get the information from the County on June 1 we are hoping to put something together.

Mr. Reicher asked will this study go to both capital bond and O&M as well?

Mr. Flint responded no, just the O&M.

Mr. Reicher asked on the capital bonds what is the most efficient way for us to figure out as a group what remains? The bonds run through May 2020 but we are supposed to have this hypothetical 10% reserve. How would we go about doing the math so that we know when the capital portion of the A Bonds is in position to retire? Is there a way to do a projection?

Mr. Flint stated the projection is that they will be paid off about a year in advance.

Mr. Reicher stated I have heard that for 19 years now that we are getting close to that I think everyone would love to know that their taxes are going to go down.

Mr. Montalvo asked what action do we have to take as a Board to make that happen?

Mr. Flint responded you don't have to take any specific action other than when you are adopting your budget. During Fiscal Year 2018 when you are doing the budget for Fiscal Year 2019 will be when we nail that number down and the timing on that. We can estimate what it is now.

Mr. Montalvo stated about this time next year is when we will be looking at that.

Mr. Flint stated yes.

Mr. Reicher asked will you do that for me?

Mr. Flint stated yes.

Mr. Reicher stated we are looking to do longer-term capital projects and we are trying to understand the impacts of that both positive and negative.

Mr. Clark stated in that year you have \$1,315,000 principal to pay and \$41,000 of interest so compare that to what is in the reserve. We are doing a budget that will pay debt service payments on November 2018; May 2019 will be in this budget. I don't think the reserve account amount is reflected in here it would be on our balance sheet.

Mr. Flint stated I will put a calculation together to show you based on the current reserve balance and we aren't incurring a lot of interest earnings.

Mr. Reicher stated the 10% reserve is falling in every year, the interest on the whole amount is not much. I don't think it will affect this year but it will affect next year's budget if it is over funded.

Mr. Flint stated we are not going to over fund. We will make an adjustment in the budget process during the year that they are going to be retired.

Mr. Reicher stated if you will report back offline I just want to be sure.

Mr. Montalvo asked will you share that with the Board?

Mr. Flint responded yes.

Mr. Montalvo asked what is the operation and maintenance study?

Mr. Flint responded when the assessments were originally put in place, there was an assessment methodology done based on the benefit the properties were receiving, and there were equivalent residential units assigned to condos, hotel rooms, commercial based on acreage and that was before anything was actually developed. Now we are coming close to build out and things are actually developed the product mix is different than what it was when we issued the bonds 20 years ago.

Mr. Reicher stated before we made an assessment we always said this is what is going on this property so those assessments should have been adjusting each time, they should have recalibrated.

Mr. Flint stated those apartments aren't reflected yet. That is why I said on June 1<sup>st</sup> we are getting a preliminary assessment roll from the County and at that point we can look and see

what the County is reflecting as the actual development. As we sit here in May we don't have that yet.

Mr. Reicher stated when bonds were done it went from raw acreage to a use matrix that was confirmed. We confirm it each time.

Mr. Montalvo asked how does that affect us?

Mr. Flint stated it may cause some per unit amounts to go up and it may cause some to go down and we need to analyze it and determine how that is going to happen. The amount of residential and commercial development that has actually occurred versus what was originally anticipated has changed over the last 20 years. We want to go back and true that up and put that on the agenda for you to review. To the extent it requires some to go up and some to go down the timing of that is going to be important for purposes of the public hearing because there may need to be a mailed notice that goes out.

**B. Consideration of Resolution 2017-02 Approving the Proposed Fiscal Year 2018 Budget and Setting a Public Hearing**

Mr. Flint stated Resolution 2017-02 designates the date, time and place of the public hearing. We are suggesting August 21, 2017 at 2:00 p.m. in this location, which is the date you have on your annual meeting notice. Exhibit A to the resolution is the proposed budget, which is not a binding document on the Board if you have changes we can make them up to and at the public hearing as long as the changes don't require an increase in assessments. This budget is fairly close to your Fiscal Year 2017 budget. I don't know if we have heard from Weber as to whether they are going to ask for an increase to their landscape contract if they do we will have to adjust the transfer out to capital reserves.

Ms. Shouey stated I doubt that they will because in 11 years they never increased it.

Mr. Flint stated we will probably adjust some of the line items, electric and water and sewer are coming in lower than they have in years past and we may be adjusting some of these numbers downward. We are showing a transfer into the capital reserve of \$123,408 and if you go to the capital reserve fund on page 8 you will see that transfer in and we are projecting to carry forward about \$372,000 into next year, which we will add that \$123,000 to. We just plugged \$100,000 in capital projects right now and we will need to designate what projects we are going to fund and monument signs will be one of those items.

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor Resolution 2017-02 was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion Items**

**B. Discussion of Request from Developer to Place Directional Sign on District Property at Developer's Expense**

Mr. Reicher stated we adopted this updated standard on the Downtown ChampionsGate Village so you can see what an updated way finding sign would look like. In general we have been getting a lot of great feedback that it is a much more modern and updated look.

We are now starting to develop as we go into Polk County and as a private developer for the Polk County side we would like to put a way finding sign across the street talking about what is going to take place in Polk County. I don't know if we are asking for approval or if it is information for the Board to say we are moving forward. This is a sign that we would pay for and construct and whatever maintenance is required will be done privately and it would not be a District sign per se. That is what is in your packet. As long as it is approved we can enter into a license agreement.

Mr. Clark stated we will do it similar to what we did before. Is this within the ChampionsGate Boulevard right of way or is it in a tract?

Mr. Reicher stated it is between the curb and sidewalk and when we checked the code it needed to be 10 feet off the sidewalk and this is more than 10 feet off the sidewalk. It is in Osceola County but it is way finding into Polk that is why we are saying it is not the responsibility of the District but we are making the District aware that we are doing the sign privately and it would be our responsibility to construct and maintain it.

Mr. Flint stated I think from the Board's perspective if you are okay with the design and you are okay with the concept of it being in the right of way and to the extent this is CDD right of way and we will verify that but if you are okay with it being on CDD right of way and it is being installed and maintained at the expense of someone else because it is way finding for properties that are outside the District, the concept would be a license agreement and authorize that to be there but it will put the maintenance obligation on the developer rather than on the CDD. If you are okay with that I think you can structure a motion that would be flexible enough to do that.

Mr. Arseniadis stated in terms of its ongoing maintenance does the developer sign up to do that in perpetuity?

Mr. Clark stated as long as it wants the sign to be there.

Mr. Reicher stated if we fail we get notice to maintain or remove it.

Mr. Arseniadis stated my concern isn't just in the case of Volterra if all of a sudden the developer decides to walk from it and the fact that it is on our property I don't want someone to assume that we would owe something.

Mr. Reicher stated the agreement will be in the name of the master developer.

Mr. Arseniadis stated okay.

Mr. Flint stated if they fail to maintain it the agreement will allow us to either remove or maintain it ourselves. Obviously, there is a cost to remove it.

Mr. Montalvo asked what should we call this?

Mr. Clark stated I would go with a license agreement and incorporate all the comments that were made here, they maintain it. I would want insurance certificates, since they are putting an impediment in the right of way and we will incorporate those concepts to a license agreement.

Mr. Montalvo stated the design is great.

On MOTION by Mr. Montalvo seconded by Mr. Arseniadis with all in favor District Counsel was authorized to prepare a license agreement between the District and the master developer permitting the location of a directional sign as depicted by TC-01 prepared by Pblocki with cost of installation, maintenance and insurance to be borne by the master developer.

Mr. Flint stated as part of that same item we have the signage for the rest of ChampionsGate and Luke has provided you with information on that.

Mr. Minton stated per the discussions with Marc and Yvonne it was suggested that the existing monument wall signs needed to stay in place and we needed to come up with a way we could redecorate them or use them as actual signs. The drawings we are looking at highlights the seven existing signs on subsequent pages and our concept of how to retrofit them as it relates to the directional way finding sign we just discussed. Beyond that the only thing left for discussion is if the opposite direction is being towards I-4, we need to add freestanding direction signs similar to what Marc just presented. The intent is that all these signs be internally illuminated

and we eliminate the ground-mounted lights. The advantage is that the existing budget would not be compromised, you wouldn't have to do any groundwork so the money would go towards redecorating what we have in place and these walls hide the utilities. The concept is to utilize what we have.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the proposal from Poblocki for the seven signs was approved as presented with the addition of the stone bottom in an amount not to exceed \$121,000.

**A. Discussion of Masters Boulevard Island Irrigation Issue**

Mr. Montalvo stated when the irrigation system on Masters Boulevard island was reconnected to the CDD water supply line it continued to be watered by the Bella Trae Master Association lines as well. We can't tell what proportions or otherwise but we do know because we had Weber and Floralawn look into this. Floralawn determined there are probably at least four or five laterals going into the irrigation system at the Masters from Bella Trae, which feed into the watering of the two islands in question. They shut off the irrigation line from the CDD feed and it fully watered the islands from Bella Trae. We can speculate as to how that happened, all we know is that in the beginning there was a line installed from the CDD to feed those two islands and there were only palm trees and grass at that time. After Pulte developed this property additional landscaping was added and there was a handshake agreement where Pulte paid for the shrubbery. It was memorialized at a later date. I have a letter of acknowledgement that the agreement existed. Subsequently after turnover when Pulte turned over the master it was rescinded by an agreement in September 2015 effective October where the maintenance, watering and everything else, etc., the association (meaning Bella Trae) shall suspend and connect the irrigation system to the District's irrigation system, which did take place. What we did not know was that the other continued as well and it was discovered by accident.

Mr. Reicher stated it was discovered that Bella Trae had put additional laterals in?

Mr. Montalvo stated correct. When there was a break at the northern end of the second island they shut off the water to fix it and the water kept flowing. We don't have as-builts on irrigation systems so we don't know if there are more than what was discovered. The bottom line is if Bella Trae were to close off the valve that leads to those laterals we do not know

whether others are still watering in there. We had a big spike in the water bills when the break occurred. The only way to do this is to install a new trunk line from the point of connection from the CDD feed to the end of the first island because apparently that is where the issues are. After that the Bella Trae connection to the trunk line can be shut off.

What can be done is for Bella Trae to just shut off the water completely and see what happens but there won't be any water to the islands.

Ms. Shouey stated I just had two valves lost for the ponds because of all the excavating. Weber has a device that they can go around and find every valve. They found those valves that were buried so deep and replaced them. That is a lot of money if there is no other way to do it.

Mr. Montalvo stated if you can, come up with a better way because Weber and Floralawn said that is the only way to do it to make sure and that is the way they bid it.

Mr. Reicher asked whose obligation is it, the District's or Bella Trae's?

Mr. Clark asked who owns the median?

Mr. Reicher stated the CDD has taken it over under the conditions listed in the agreement.

Mr. Montalvo stated the agreement says that the only obligation prior to termination date for the association would be to connect the irrigation services to the enhancement area. After that it says: Between the date of execution hereof and the termination date association shall continue to maintain enhancement area in substantially the same condition as exists on the date hereof and shall be responsible for any repair, replacement or maintenance of landscaping and irrigation systems located within that area.

That happened but prior to termination, the association at its expense shall connect the irrigation servicing the enhancement area to the District's irrigation system. That too was done.

Mr. Lambert stated that is the question I think. Someone went in and turned off the District's system and found that it was still irrigating but if you shut off the Bella Trae system what will you find? Will you find that it is still irrigating? Is it being double irrigated? If you shut off Bella Trae and it is not irrigating then the association has not yet complied with that sentence you just read.

Mr. Montalvo stated they have turned off the CDD valve where it connects to the system and it was irrigating with Bella Trae water.

Mr. Reicher stated so Bella Trae didn't cap their water.



Mr. Montalvo stated no because they weren't going to stop irrigating. We wanted to know what was happening if the system was disconnected again. I do not know at this point how many laterals are feeding into the main trunk. I don't think anybody knows.

Mr. Reicher stated the laterals that are feeding into the main trunk were installed by the Master Bella Trae Association by Pulte and those are the ones you want to delete now.

Mr. Montalvo stated yes.

Mr. Clark stated under this agreement I think those can be deleted but the real question is was the CDD system connected so it that it will provide the irrigation now. If it was not then that says it is still the Association's to do and if it was then we have two different systems in place watering it and if you cut off the Bella Trae system then everything would be fine.

Mr. Montalvo stated I don't think anybody knows the answer without digging up the whole system.

Mr. Lambert asked can't you just turn a switch and see if the District's system works?

Mr. Montalvo stated that is the problem. Bella Trae can turn off all their switches and if the CDD watering system continues to water it then there shouldn't be a problem but we don't know that.

Mr. Reicher asked wasn't it the obligation of the association to make sure that happened before the District took over?

Mr. Lambert stated I guess where I'm getting lost is that if I go in my irrigation system I can say cut off zone six and if I cut off zone six, which is irrigating the islands then I watch and see if the islands are getting any water. If they are getting water that means that the connection that was required by the agreement was made and everything is great. It seems like you would do that before you do any construction.

Mr. Montalvo stated the Master Association took responsibility in 2005 and they did it for ten years then the responsibility shifted over to the CDD based on this agreement in 2015.

Mr. Clark stated I think it says the association will connect the islands to the CDD's irrigation system.

Mr. Reicher stated it is silent on capping.

Mr. Clark stated it doesn't really say that they will disconnect theirs but that is fine I think it is implied.

Mr. Montalvo asked would you assume that if the Bella Trae Association is watering the island that it would continue in spite of the agreement? It is not ours we don't want to water it.

Mr. Clark stated that is what they did say that resulted in that agreement the association said we have had a deal that we wanted enhanced landscaping and we agree to pay the cost but now it is similar to what everyone's landscaping is so we think we are being unfairly treated by having to pay the cost of maintenance of the CDD's landscaping. We want the CDD to take that over and the CDD said we will but we don't want to pay the cost of connecting our irrigation because it would have been connected before but for the association or Pulte's desire to do the work in an enhanced way. The CDD just wanted to be revenue neutral on the deal, we will take it over going forward we will take the cost but we don't want to expend any capital improvement money to make the switch.

Mr. Montalvo stated let's say the trunk lines are reconnected and Bella Trae shuts off all of the feeds that are now going into the trunk line and all of a sudden there is no water going into the islands. What then?

Mr. Clark stated then the Association failed to do what it said it would do to connect it to the CDD system unless it did connect it and now it is not working. That is another possibility.

Mr. Root stated I'm hearing you say this language requires Bella Trae to connect the irrigation servicing the enhancement area to the District's irrigation system. In this particular instance since we know there are feeder lines and the language implies in your mind we do whatever it takes to switch the service from Bella Trae to the District.

Mr. Clark stated that you connect.

Mr. Montalvo stated we are not only connecting we are disconnecting.

Mr. Flint stated in my world if you are connecting the system you are also disconnecting the other system.

Mr. Root stated if we shut off the Bella Trae system then we have nothing going to the median. The implication is we are not just switching over we are actually connecting the service to the CDD as well as disconnecting our own service to those medians.

Mr. Clark stated I don't think it is implied I think it is stated. I think that sentence is pretty clear.

Mr. Flint stated you need to valve off or disconnect the Bella Trae system from the District system. You don't want that cross connection.

Mr. Reicher asked what steps did the Association take to make sure that it converted over to the District line?

Mr. Montalvo stated my understanding was that the District was disconnected at the feed point, at the top end by White Shark Drive. Floralawn and Weber found it and put a valve there and shut the whole thing off or cut it off. Someone disconnected it.

Mr. Reicher stated as it turns out after they disconnected that there were additional laterals.

Ms. Shouey stated a shut off valve is a couple hundred bucks.

Mr. Lambert stated a couple hundred bucks for five is only \$1,000 and that is a lot better than spending \$15,000 to \$18,000.

Ms. Shouey stated if you have a problem you still have the laterals there and if it is still watering the island it is going to keep watering it.

Mr. Root stated you are positive that you are getting irrigation water to the median through your system.

Ms. Shouey stated yes, it was running on our clock, I watched it run on our clock and my theory is that it is we are watering and you are watering.

Mr. Montalvo stated that means if Bella Trae disconnects or caps their laterals you should continue to have water.

Ms. Shouey stated yes.

Mr. Reicher stated it should still be there unless it broke after it was installed.

Mr. Clark stated if it was connected and broke then it is our issue.

Mr. Montalvo stated, which is really what happened. The discovery was there was a break at the tip of the second island. They went in and fixed it but the way the problem was discovered is that in fixing it they were trying to shut the water off so they could fix it and they couldn't stop it. The first place they went to was where the connection was made to the trunk. It was Bella Trae water that was coming out of there.

Mr. Clark stated this should be resolved by you capping off your lines as appropriate and then the District has to make sure we have water flow to it.

Mr. Montalvo stated the reason I wanted to bring up this discussion today is because we have a problem that has to be resolved and we don't know exactly what the problem is. We have

taken this as far as we can. What I'm thinking is the appropriate thing to do is to have Bella Trae simply shut off their laterals at this point and see what happens.

Mr. Root stated the very first question that should be asked is the one that Scott posed minutes ago and that is why can't we shut off our leads into the island and see what happens. If nothing happens or maybe the irrigation from the CDD is only covering the first island maybe it doesn't extend I don't know. That would be the first question and if they can't answer that then the only recourse we have is to cap off these lines and see what happens.

Mr. Montalvo stated the first step is to shut off those lines.

Mr. Flint stated if you turn off the master power at your house it turns off everything in your house. It seems like you go to the meter and turn the meter off.

Mr. Montalvo stated but you are turning everything off.

Mr. Flint stated yes but you are just doing it as a test.

Ms. Shouey stated if you have an irrigation clock it has to tell you what zone is running where and shut off those valves.

Mr. Reicher stated I think we can turn the zone on from the District pump that shows the area being irrigated. We can pretest to make sure that it is getting water and that takes an hour.

Mr. Clark stated if it is getting water from the District's system then our discussion is over.

Mr. Root asked what if we shut off ours and their irrigation system is working but it is only working partially through the medians?

Mr. Clark stated if one of the islands was never connected then I think that sentence would require that it be connected. In other words if one of the islands was running off the District system and one island was running off the association system then they need to be linked.

Ms. Shouey stated I think they are, I think both islands were getting watered from day one.

Mr. Root stated as far as the CDD is concerned our attorney is saying that Bella Trae Association has to perform the fix. I don't see an action for us today at this table.

Mr. Reicher stated we will do the test and turn the CDD water on and off.

**C. Update on Traffic Calming Devices at Masters Boulevard**

Mr. Vincutonis stated we finally got some feedback from Joedell and she has more or less given a favorable opinion to installing speed humps at two locations approaching the crosswalks. She wants a revised report to show some more sight triangles, the proposed location of the humps. I have been talking to the traffic engineer about where those would be and those would be prior to the road splitting and creating the left hand turn. Both directions you have a through lane and a left and the speed humps would be right where that left turn starts to peel off. This way you are just putting a hump across the through lane. The original engineer that started the project was with Leftwich Consulting, that is who the CDD's contract is with. I don't believe Leftwich has invoiced for anything up until this point. The engineer that was with Leftwich went to work for Trident and Scott Leftwich said we will keep the project and bill it and pay you, they had some sort of arrangement they are going to work. As time has progressed with the new company and for him to be able to sign and seal the final report that company has to have a contract for insurance purposes and contractual purposes so they have sent over a proposal identical in scope and verbiage as the original. They are basically asking the CDD to entertain and agree to with TPD and get a release from Leftwich to null and void the original contract so you can't get double billed.

Mr. Clark stated you want to terminate the original contract with no balance due.

Mr. Flint stated it will be subject to Scott's review on the legal terms, the prices are the same and subject to getting a release from Leftwich and our recommendation would be to approve this.

Mr. Clark stated this authorizes the provisions to the study the County wants then we would have to come back with a construction proposal.

Mr. Montalvo stated the next step is to get this signed.

Mr. Vincutonis stated yes and get Joedell to file a report for her approval and once she approves and gives us the okay to install the humps then we will get a contractor on Board.

Mr. Flint stated your next meeting is in August and I anticipate unless you have a meeting between now and then is once we got County approval we would get a proposal for the speed humps and bring it back to the Board.

Mr. Montalvo asked how do we get County approval?

Mr. Flint responded you have to approve this agreement then Sue can sign and seal a revised study that includes the sight triangle information that Joedell is asking for as well as the locations of the speed humps. Once Joedell has those two things she said she has given verbal approval contingent upon that. My assumption is once she gets that revised report she will authorize the installation of the speed humps.

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor the agreement with TPD was approved subject to Counsel’s review and determination and the agreement with Leftwich was terminated.

**SIXTH ORDER OF BUSINESS**

**Appointment of Audit Committee and Chairman**

Mr. Flint stated every three years we typically bid out the independent audit services and the statutory process for doing that is the Board appoints what is called an Audit Committee and designates a Chairman. In the past the Board has appointed themselves as the Audit Committee and my recommendation is that you do that again. We have an Audit Committee meeting advertised for immediately after the Board meeting and at that meeting you would approve the form of the notice and the scope of work for the request for proposals and the selection criteria.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor the Board Members were appointed to sit as the audit committee and Mr. Arseniadis was appointed Chairman.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Vincutonis stated I handed out a colored ownership and maintenance map that we have been working on with the County. I did have a couple questions I bounced off George and Scott and we weren’t sure what direction to go but there are a couple of parcels that are a little bit outliers the one in pink the original plat showed that being dedicated to the CDD but apparently at some point that switched over to Pulte Home Corp. Right now there is a structure and parking

lot there and without seeing the deed or getting more information or direction from the Board we just didn't want to start moving pieces and parts to or from the CDD. After the plat was recorded in 1994 there was some sort of conveyance and I don't know what that conveyance is.

Mr. Montalvo stated that pink area is held by the Bella Trae Master Association, Pulte did convey that.

Mr. Vincutonis stated considering it is developed as a parking lot and structure that someone else is using that makes sense that the CDD doesn't have anything to do with it.

Mr. Montalvo stated that little yellow strip the developer owns that.

Ms. Shouey asked how did that happen?

Mr. Montalvo stated that is part of the wetland.

Mr. Vincutonis stated when CG Infrastructure deeded over to the CDD a bunch of the original tracts from the original plat that particular tract was not included in that deed for whatever reason. It is back of curb to back of sidewalk, it is basically along the wetland. When Links was deeded to Bella Trae maybe that piece should have gone with it.

Mr. Montalvo stated it should have and was never done and this wetland is owned by CG as well.

Mr. Flint stated we are still working on it.

Mr. Reicher stated I will talk to the owner of CG Infrastructure but if legal were to prepare a change we would probably be okay with letting that go.

Mr. Vincutonis stated the west side of Laura Lane we found two deeds, a deed in 2009 from RALP to CG Infrastructure deeded Laura Lane West and in 2011 there was a deed from RALP to the CDD for the same piece of property. The County still shows it as CG Infrastructure that second deed isn't a valid deed because RALP didn't have an interest in that property anymore.

Mr. Reicher stated CG would have an interest in doing that, which was the purpose of doing the 2011 undertaking, the deed got prepared improperly and no one caught it.

Mr. Vincutonis stated the other outlier is Goodman Road north of ChampionsGate Boulevard for whatever reason the County is showing that as CDD owned. I didn't cross hatch it because cross hatching means maintenance and I didn't think the CDD was maintaining that piece. I'm not sure why the County shows that as part of Tract A and I don't know why or how.

I can go back to the County and clean up the red one, the Bella Trae piece that Ron mentioned that like other Bella Trae pieces the original plat basically says stormwater management systems or something along those lines shall be maintained by the Bella Trae HOA and the ChampionsGate CDD it gave a tri-party maintenance responsibility in the plat. Maybe at that point they didn't know who was going to maintain it but there is a large storm water pond in the blue area that doesn't have its own property line or parcel it is just inside that property, it does receive drainage from Masters Boulevard. There are also several other ponds that are not highlighted because they don't sit inside their own parcel ID that accept drainage. I would like to try to get those ponds shown on this map.

Ms. Shouey stated I have a site plan that shows all the ponds.

Mr. Clark left the meeting at this time.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the check registers were approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**III. Presentation of Number of Registered Voters – 839**

Mr. Flint stated we have to announce the number of registered voters within the District as of April 15<sup>th</sup> and that is 839.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Reicher pointed out on a drawing what DOT has proposed but does not yet have funding for and basically when you are heading westbound on the ramp and then heading towards Reunion there is a loop that brings you up on the near side or north side then crosses



over to the proper side once you cross the highway and the continuous lane gets extended, which will be very helpful to us. The helix works the same way on the other side in terms of if someone is entering the highway they come on to the near side and they are not crossing traffic to enter. I assume this is a raised elevation in order to make this happen at a certain point in time.

Mr. Flint stated the only way I have ever seen this is with an overpass.

Mr. Reicher stated it is an overpass-raised element. This is the current design. We know traffic is an issue not only from being manager but also being declarant so we are working with whoever we can work with and we will be bringing a proposal to update the signaling capacitors that are in there. They are nearing 20 years old and are outdated and we can help ourselves there. We have a new asset at the County, Tawny Laurie who used to work at FDOT and we know this won't happen for many years but in an attempt to make it a little better we are trying to talk to somebody about maybe making the ramp ingress and egresses a little bit longer or double lane the on ramp as you head east. I-4 is clearly the bottleneck and we are just the backup. We are trying to do what we can to maybe enhance it a little bit and we discovered in the process that our signaling apparatus is old and obsolete. We will bring a proposal to the next meeting for the Board to consider some better techniques and better equipment that should improve the flow for everybody.

Mr. Lambert stated the speed limit sign on Masters Boulevard near Bella Cita is still missing. The pole is there but the sign is gone. I have seen a pan handler over here many times on I-4 westbound exit and I believe he is possibly the same guy they caught at Ronald Reagan and OBT and they pushed him out of there but he has moved down here. My understanding from that information that was in the paper he gets dropped off in the day by somebody.

I see new excavation going on next to downtown? Can you share with us what that is?

Mr. Reicher stated that is fill. I had an opportunity to dispose of additional fill, that pad is low and we are contemplating doing additional retail there. The activity you see going on is actually fill.

Mr. Flint stated we will follow-up on the speed limit sign.

Mr. Arseniadis stated as a result of the meeting with the commissioner in February we were asked to document the concerns to her. Did we do that and did we get a response if we did?

Mr. Montalvo stated she got a letter on the speed tables, she got a letter on the dustbowl issue on South Goodman. I don't know that she got a specific letter on traffic.

Mr. Flint stated a lot of those issues were FDOT issues because it was I-4, which is why the CDD didn't write a letter on FDOT but we did write a letter on the speed tables. You were in communication with one of her staff members.

Mr. Montalvo stated yes and that is where we are now with this sight line study revisions that we approved earlier in the meeting.

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the meeting adjourned at 5:00 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman