

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, August 15, 2016 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Yvonne Shouey	RIDA Development
Marc Reicher	RIDA Development
Teresa Viscarra	GMS
Kent Williams	Valcourt
Raul Rodriguez	Valcourt

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 May 16, 2016 Meeting

On MOTION by Mr. Lambert seconded by Mr. Arseniadis with all in favor the minutes of the May 16, 2016 meeting were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor the public hearing was opened.

A. Consideration of Resolution 2016-03 Adopting the Fiscal Year 2017 Budget and Relating to the Annual Appropriations

Mr. Flint stated the Board previously approved a proposed budget and set the date, place and time of the public hearing for today for its final consideration. That proposed budget was sent to Osceola County at least 60 days in advance of the hearing today and we placed it on the District's website as well as performed the statutorily required notices in the newspaper. You have Resolution 2016-03 in your agenda and Exhibit A to that is the proposed budget for next fiscal year. The administrative expenses and attorney expenses we have estimated to be higher next year than the current year budget and that is attributable to most of the proposed increase in the administrative costs. Those are estimates because those expenses are based on hourly and on workload so based on the current year experience we have increased both of those.

Under maintenance we have increased the irrigation system maintenance, the lighting, signage, security, which is the contract with the sheriff's office and we decreased the capital reserve from \$150,000 down to \$121,000 to balance the budget. Those are the primary changes over the current year. If you look at the capital reserve budget on page 8 we are projecting to end this year with \$271,000 in that fund and that includes over the next two months we have estimated \$25,000 for sidewalk repairs and next year we put \$100,000 in there as a place marker for the common area signage. The Board hasn't taken any final action on that but we have placed \$100,000 in there in the event you move forward with that. That leaves a fund balance projected for next year of \$392,000 after the \$100,000 for signage. You have an opportunity to amend that budget to narrow it down and define your capital projects if they vary from what we have estimated.

Mr. Reicher asked we can do that anytime during the fiscal year?

Mr. Flint responded yes.

Mr. Montalvo asked why have our revenues gone down?

Mr. Flint stated because of the Lennar project, the unit count changed from what we had initially budgeted last year. They revised their development plan. I think the original

development plan that we based the current year budget on had more units and they revised that plan with fewer units so that is why that number has gone down.

Mr. Montalvo asked do we have that information? I have not seen that.

Mr. Flint stated I will be happy to circulate what we have. I'm sure we brought that back at some point.

Mr. Montalvo stated I don't remember seeing that.

Mr. Reicher stated we are speaking of the Vistas and I think they went from 370± to a little over 300. Does that sound about right?

Mr. Flint stated that is about right. I can provide you a table that shows the original development plan they provided and what their revised development plan is.

Mr. Montalvo asked did they pay at the 370 level this year? Is that why we are over? The budget was \$748,000 we received \$755,000 and we are proposing \$732,000 for next year.

Mr. Flint stated they paid the increased amount and once they replatted they had fewer units. Part of the \$755,000 is we built in the 4% discount we have to assume everyone pays on November 1 so we have to gross up our assessments for the 4% discount. If everyone pays in March or April you are going to be over 100% collected, you have to basically budget \$106 to collect \$100.

Mr. Root stated the Pulte Veranda project that is now underway those originally were going to be 80 units in two high rises and that is not going to be happening and they have 32 unit townhomes.

Mr. Flint stated that impacts us as well. They had to pay a true-up payment on the debt service side when they recorded their final plat. The final plat had fewer units than the planned units they were originally assessed based on so they had to pay a true-up payment to pay down the principal associated with those units that are not happening. When the tax collector sends us the assessment roll the actual platted units are reflected on the assessment roll. That has an impact as well on the assessments going down because up to that point we were budgeting based on the planned units until they recorded that final plat.

Mr. Montalvo asked when those apartments come online next year after this fiscal year, what impact do they have on non-ad valorem revenue?

Mr. Flint stated they are currently paying assessments on that commercial property. I can look at how that would impact if anything on the O&M side of it. On the debt side it won't have an impact because the debt assessments are fixed.

Mr. Reicher stated all those properties are paying as bulk commercial, both debt service and O&M.

Mr. Montalvo stated on the onsite management contract we have \$147,600 budgeted but if you look at the contract with Rida those numbers are not the same. Maybe we can talk about that when we come to their contract, the contract calls for \$156,367.38.

Ms. Viscarra stated a couple years ago we reduced it by \$500 per month.

Mr. Montalvo stated when we get to that item we will show that because all it says now is that we re renewing that contract.

Ms. Viscarra stated one of the amendments did state the lower amount and I can look up to see which year but Mr. Root asked at the last meeting that the original full contract be included in the agenda when the Board would be voting on an additional extension.

Mr. Montalvo asked there is an amendment to that contract that is not in the packet?

Mr. Flint responded yes it reduced the contract for some of the landscape expenses, the maintenance of the interchange. The number in the budget is the correct number.

There being no public comment,

On MOTION by Mr. Root seconded by Mr. Arseniadis with all in favor Resolution 2016-03 adopting the Fiscal Year 2017 budget and relating to the annual appropriations was approved.

B. Consideration of Resolution 2016-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated next is a resolution imposing special assessments and certifying an assessment roll. This resolution has two exhibits, one is the budget you just adopted and the other is the assessment roll imposing the assessments associated with that budget.

I will ask if there is any public comment on the special assessment resolution and hearing none we will bring it back to the Board for discussion and consideration of the resolution.

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor Resolution 2016-04 imposing special assessments and certifying an assessment roll was approved.

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Ratification/Consideration of Proposals

Mr. Flint stated the next section of items is ratification and consideration of proposals. We have a couple of people here on item 5C and we may want to take that item out of order.

C. Consideration of Proposals for Repair and Painting of Arches, Clock Tower and Fountains

Mr. Flint stated 5C is consideration of proposal for repair and painting of arches, clock tower and fountains. We have two gentlemen here from Valcourt, Kent Williams and Raul Rodriguez and Yvonne has handed out copies of the proposals.

Mr. Williams stated we don't sub any of our work, Valcourt is out of Virginia and we have two other branches in Baltimore in the DC area and our regional office out of Bradenton. Raul is the Project Manager who would run the job and I am in the sales end and we work as a team out of Orlando. It is all our own men, we don't sub anything, we self perform all the work just like we did on the big tower.

Mr. Rodriguez and Mr. Williams reviewed the scope of work, which is detailed in the proposal.

Mr. Rodriguez and Mr. Williams left the meeting at this time.

Mr. Root asked are there any concerns about the fact that we only had one bidder on this project?

Ms. Shouey stated I had three different companies and after two of them took a look at the project they said no way that is beyond their abilities. One thing I will say about this company is they do awesome work, they are straightforward and I really like them.

Mr. Reicher stated we have done hundreds of thousands of dollars worth of work with them and it has been 100% professional relationship and there has been a lot of coordinating logistics when you are repainting and resealing the hotel.

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the proposal from Valcourt for repair and painting of the arches, clock tower and fountains was approved and Counsel was authorized to prepare an agreement to cover the work.

A. Ratification of Proposal from Creative Sign Designs to Replace Street Signs

Mr. Flint stated next is ratification of a proposal from Creative Sign Designs to replace street signs.

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor the proposal from Creative Sign Designs to replace the street signs was ratified.

B. Consideration of Proposals for ChampionsGate Boulevard & Masters Boulevard Intersection Improvements

Mr. Flint stated Mark handed out a couple of proposals for replacing one curb and filling in the back of both of the curbs with 6” of concrete. There is a quote from UCC Group, which we have a lot of experience with they do a great job and All Terrain that this District has used and they have also done a lot of other work in Osceola County. The All Terrain quote was revised and what was provided to you does not include the 6” reinforced concrete on the back and you can see their price is already significantly higher than UCC Group without that. They provided a revised proposal.

Mr. Vincutonis stated they added another \$5,400 but their quantity was quite a bit higher than what is actually there. I talked to them on the phone just before the meeting and confirmed it was just the one side and he was basing if off Google and I think UCC actually came out and took a look at it.

Mr. Flint stated there is MOT involved as well but I would be comfortable with UCC Group doing that work.

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the proposal from UCC Group for ChampionsGate Boulevard and Masters Boulevard was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreements

A. Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2016

Mr. Flint stated the next agreement is with Grau & Associates to perform the annual audit and the cost is \$4,400.

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor the agreement with Grau & Associates to perform the Fiscal Year 2016 audit was approved.

B. Discussion and Consideration of Extension of On-site Management Contract with Rida Associates, LP

Mr. Flint stated in your agenda is the original on-site management agreement, which was entered into in 2011. It was extended a couple times, the most recent amendment fixed the price at \$12,299.84 per month and that is what the renewal is based on and what the budget is based on. We will need to modify the extension recognizing the amendments that have been made since the original agreement was entered into. There is a letter attached to this and it recognizes the correct dollar amount.

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor the extension of the on-site management contract with Rida Associates, LP in the amount of \$147,598 was approved.

Mr. Root asked at what point would Rida no longer be interested in providing on-site management?

Mr. Reicher stated I think at the point we were to sell some of the assets we might be less effective but we are not at that point yet and based on our current program we plan to continue to be here and to continue to develop and expand. We are spending tens of millions of dollars improving our assets and the surrounding assets so I think our intent is to be here for a while longer at a minimum. I don't see us exiting major assets in the foreseeable future and the next couple years minimum but probably longer. The family is never here to sell a lot of things, selling is not their strength; operating long term has been what they are about. They are a long term holder of assets and under the hotel alone we are undergoing a \$50 million expansion.

C. Consideration of First Amendment to Landscape Maintenance Agreement with Weber Environmental Service

Mr. Flint stated the next item is the first amendment to the landscape maintenance agreement with Weber Environmental Service. They are proposing to extend the agreement for one year through September 30, 2017 and they have agreed to hold their price. We bid this out competitively and they were the low bidder and they have agreed to hold their price so I am confident it is a competitive contract.

Ms. Shouey stated they are having a very tough time right now because all the irrigation is 16 years old and it is failing and the joints are failing and it is one main line leak after another and they have had their work cut out for them.

Mr. Reicher stated we get a lot of attention they have an onsite guy who is here so when something does go wrong it is hours not days and when you are landscaping that is critical.

Mr. Flint stated there are synergies based on the fact that they do work at the hotel.

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor the first amendment to landscape maintenance agreement with Weber Environmental Services for a monthly fixed fee of \$11,632.24 was approved.

SEVENTH ORDER OF BUSINESS

Discussion Items

A. Update on Traffic Analysis Study for Masters Boulevard & Links Boulevard

Mr. Flint stated the Board approved a work order with Leftwich Consulting to do a warrant study for a four way stop and for traffic calming on Masters Boulevard. Mark and I both talked to the consultant today. We were in communication with him, the consultant was in communication with the County and we tried to keep John up to speed on it because he was designated the Board’s point person on this issue. One of the things was the seasonality of the traffic, the fact that school is out plus your snow birds were gone there was some question about whether the consultant should wait until after school came back in at least. School having started last week the consultant is scheduled Wednesday of this week to go out there and start their traffic counts. He anticipates approximately 30 days from the date they do their site work to have the reports.

Mr. Root asked to the point of getting a realistic snapshot of traffic is this the right time of year to do that in August when no one is here?

Mr. Reicher stated we are talking about Links and Masters; we are not talking about ChampionsGate Boulevard.

Mr. Flint stated the stop sign is driven by trips per hour and the speed bumps are driven by speed. Doing a speed study now they felt it would actually be better to do it now because the speed may even be higher at this point.

Mr. Reicher asked what is the goal? Do we want to see all these apparatus out there or do we just want a four-way stop?

Mr. Root stated I would like to see a four-way stop.

Mr. Reicher stated the speed tables are annoying.

Mr. Root stated in order to get the four-way stop you have to have a count of 300 on Masters and a count of 200 coming out of the Promenade and Masters per hour. It is not going to happen coming out of this subdivision so the four-way stop isn't going to take place but the speed possibly could.

Mr. Flint stated we talked about him setting up a camera to try to catch the side movements out of Bella Trae and also get whatever data is available from the guardhouses and that would help with the seasonality issue of the traffic counts.

Mr. Lambert stated I talked to Craig and they do capture that information in regards to how many visitors come in and record all that. I have to find out for sure if they have the number of times the gate arms go up and I wanted to see if they track the amount on the Promenade side because those arms have only been working a short period of time.

Mr. Reicher asked what would determine them recommending speed tables? Does the speed have to be over a certain nominal speed? Does it have to be a certain nominal number of trips?

Mr. Flint stated the County has a warrant threshold.

Mr. Reicher asked what is that warrant threshold?

Mr. Vincutonis stated I don't know offhand but it is probably 80% over the posted speed limit.

Mr. Reicher asked will the study take the Northbound and Southbound or will we end up with speed tables on the whole intersection? It seems that the people going south are going much quicker than the people going out.

B. Interchange Fountains Repair

Ms. Shouey stated they are still waiting on a part for the fountain. I signed it two months ago and I called last week but the part is still on order.

C. Rust Control on Masters Boulevard

Mr. Flint stated rust control on Masters is another issue and it is problematic with the new well.

Ms. Shouey stated I have been working with this guy for a while trying to figure out what we can do. He said our well is 70% more iron than the prior well. He has been out here cleaning and adjusting and increasing the chemical but if he gets it right it is going to be more money anyway.

Mr. Reicher asked can you filter the well before the water gets out?

Ms. Shouey stated that is what we are doing. Whatever we do they are going to have to increase the chemical to keep the rust off then they have to be sure they don't kill the grass with the chemicals.

Mr. Arseniadis stated I had a well on a property with a significant rust problem with the well and I had to have a two-stage process in order to get rid of it. It was a device like they have here but it also included a water softener and that had to be cleaned all the time and I'm talking about a home not the consumption you have here with the irrigation. They may have to look at something more elaborate in order to do it.

Ms. Shouey stated we have wells on Legends and ChampionsGate and we don't have a bit of rust.

Mr. Reicher asked how much do we spend a month to keep the rust off?

Ms. Shouey stated \$590 a month.

Mr. Flint stated he wants to raise it to \$700.

Ms. Shouey stated he told me he doesn't want to raise it or do anything yet until he can figure out if he can even do it.

D. Directional Signs at Laura Lane

Ms. Shouey stated the I-4 signs have been installed.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Clark stated there were a few amendments to the laws governing special Districts and CDDs this year, one of them effective October 1st requires that we publish our agenda with backup, the actual agenda package on the website seven days ahead of the meeting. A lot of that falls on George's company to have them do that but some of it also falls on staff to get materials in. The requirement is that everything that is available should be published on the website that is going to be presented at the meeting. I have been asked the question, does that mean that you can't consider it if it doesn't make the agenda and the answer is no, if something comes up the law is pretty clear through years of case law that if you properly notice the meeting under the Sunshine Law you can consider anything that you consider but I have encouraged my Districts to work harder to get everything in the agenda package so that there is no accusation that we are just coming to the meeting and not honoring the agenda that has been posted on the website.

B. Engineer

There being none, the next item followed.

C. Manager**i. Approval of Check Register**

Mr. Flint stated you have the check register from April 30th through August 7th totaling \$22,709.70 and the detail is behind the summary.

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated you have the unaudited financial statements through July 31st if there are any questions we can discuss those.

iii. Approval of Fiscal Year 2017 Meeting Schedule

Mr. Flint stated each year the Board has to approve an annual meeting notice and consistent with the current year we prepared a notice that has you meeting four times a year

noting the November 21st meeting is Thanksgiving week so we may want to consider changing that date. Typically we want to meet in November because you have swearing in of new Board members in election years. February usually you would consider your annual audit, May would be the proposed budget and August would be your final budget hearing.

It was the consensus of the Board to change the November meeting to December 12th.

On MOTION by Mr. Tennyson seconded by Mr. Montalvo with all in favor the Fiscal Year 2017 meeting schedule was approved as follows: December 12, 2016, February 20, 2017, May 15, 2017 and August 21, 2017.

NINTH ORDER OF BUSINESS

Other Business

Ms. Shouey stated I have a contract renewal from Control Specialists and it went up about 11% overall and they haven't had an increase since 2012. They are on property once a month and on call if a light goes out.

Ms. Viscarra stated for any repairs they charge the labor and truck and they will also bill for certain parts.

Mr. Flint stated we budget \$7,000 for traffic signals a year and our actuals so far this year is about \$4,800.

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the contract with Control Specialists was approved subject to District Counsel's review of the agreement.

Maintenance of Berwick and Links

Mr. Reicher stated I have an item and that is the maintenance of some of the streets, Berwick and Links haven't gotten any attention and as we get busier and start to put up businesses they are in need of some attention. There is an access and utility easement from 1998 that is in place that says the District should maintain those and keep them in good working order. We, as the developer have been slowly turning over a lot of those areas and I don't think there is going to be any more movement on those areas. The reason the developer hasn't turned those over is if we needed to change a curb cut or something like that we want to maintain the flexibility without going to the District Board. I recommend that we turn it over to this Board

and the District because there isn't much remaining for us to do. Berwick is the loop behind Wendy's and pops back out by Baskin Robins and there is also an easement that will get recorded when the shopping center is full that is a back drive that allows you to get off that loop towards Legends. They call it Calder on that side for some reason, they didn't extend the Legends name and Legends on the other. My point is it connects into the system where the easement would be in favor of but either way there is a maintenance obligation and both those roads have gotten a tremendous amount of traffic and need to be restriped in the thermals if not a re-sealing at this point in time. We would like the opportunity to bid that and bring it back to the next meeting and I will get an answer from Ira in terms of turning them over although it is not really required, the easement goes over the entire area. We want to be safe, we have seen the congestion being caused because we have a lot of first time users coming into our District who are less familiar than the residents and some of the stop bars and reflectives have slowly gone away. We want to be sure we are providing a safe environment. I would like to bid that and bring that back to the Board and the bigger question is are we going to turn those roads over in fee to the District as we have done with the other roads.

Mr. Clark stated Marc mentioned this to me and my concern was to be sure that we own or have an easement right and I'm not 100% through but going through the plats these are areas that were dedicated to the District and it was contemplated that the District would maintain these. If they need that then that is something we should review. This is the point in the history of Districts where it becomes useful to develop an infrastructure map and say here is what we own, here is what we are responsible for and that is something we need to think about.

Mr. Flint stated Scott will review the legal obligation of the District and advise the Board at the next meeting when we have the proposals. I think CG infrastructure may be the owner of those roads.

Mr. Reicher stated yes but the grant of access and utilities puts the responsibility back on the District.

Mr. Clark stated I will dig into this and we will come back with a picture.

Mr. Reicher stated in the meantime I think we need to get a bid to reseal and stripe with thermoplastic.

Mr. Flint stated the District Engineer is the one that typically puts the infrastructure map together so maybe you want to bring back a proposal for the next meeting.

Mr. Vincutonis stated what we have typically done in other CDDs is reach out to the County since they have good GIS information on what is owned by whom and they can put that together with colors and that may be the most cost effective way. If we had all the CADD files for everything that was out here we could possibly take a look at that but we don't so that makes it difficult.

Mr. Flint stated contact the County and see what the County can come up with. It is going to require some work because there are some parcels that we are not shown as the owner that we may have maintenance responsibility for.

Mr. Root stated Masters is an example the wedge at the end and these are the things that are problematic down the road if it needs to be resurfaced. That is why I think it is important that we have exactly who we are dealing with, what entity.

Ms. Shouey stated Toho also owns part of Masters.

Allstate Lighting Bill

Ms. Shouey stated I have an Allstate lighting bill that I sent to the CDD to pay because it was all the ground lights around this sign and this sign is on Bella Trae property and it is advertising for the golf course and the academy so the District wouldn't pay.

Mr. Root stated that is the wedge that came out this way and now it is cut off.

Mr. Reicher stated we have a couple of those. I found out that we don't have an easement over the first entry sign by the Alehouse that says ChampionsGate either. It was there before the property was sold and just like the Alehouse sign that is in the front that we don't have an easement for and I think we should secure it. The District built the sign.

Mr. Clark stated we need to consider those issues if it should be characterized as a private sign then we have other directional signs that relate to businesses and that is part of the discussion that we started.

Mr. Root asked when we discuss signage throughout that might be the time to address all of this? We are going to eliminate a bunch of them.

Mr. Montalvo stated Bella Trae isn't going to be real thrilled with paying that bill.

Ms. Shouey stated I'm sure they won't.

Mr. Root stated we don't care if it is lit, turn it off.

Ms. Shouey stated I'm sorry but I didn't have a clue.

Mr. Root asked why isn't the CDD going to pay for it?

Mr. Flint stated it is not on CDD property and it is not a CDD monument.

Mr. Root stated there is no adverse possession issue so it is not ours.

Mr. Flint stated it is on private property with no easement. That is why I didn't process the payment.

Mr. Reicher stated this grant of access easement in 1998 says there will be future contemplated areas. Whether or not they have been recorded as an easement and we never did that, it says are to be constructed.

Mr. Clark stated it needs to be done that is the whole point of the map and that exercise we need to have certainty about these things and we need to not spend public money on things that are private property because that can be trouble.

Mr. Flint stated I guess Bella Trae can give the District an access easement or license agreement for that sign.

Mr. Clark stated if the District wants to take the responsibility.

Mr. Root stated if the District were to do that and if that was going to be a sign that was going to remain and I don't know if that was one that was going to remain.

Mr. Flint stated I think we were talking about putting one in that area maybe replacing that sign.

Mr. Root stated I thought it was in the median.

Ms. Shouey stated in the median is what we talked about last time, it was going to be in the median there would be signs on the corner. It would go away.

Mr. Root stated we don't want to penalize the contractor.

Mr. Flint stated you need a little cover by having Board discussion on it.

Mr. Root stated I have already signed it, having no idea about this boundary stuff.

Mr. Montalvo stated it was done on behalf of the CDD so I think we need to pay it and we also have to do the work to get the easement.

Ms. Shouey asked don't you need the easement anyway?

Mr. Reicher stated I think that is not the only sign without an easement.

Mr. Montalvo stated on this specific issue let's pay the contractor.

Mr. Clark stated I think George wants a motion to recommend payment of the invoice.

Mr. Reicher stated to Scott's point I think we need to look at all of those signs or all future areas of the signs. They all tie back to this original grant of access and utility easement.

On MOTION by Mr. Arseniadis seconded by Mr. Root with all in favor the invoice from Hall Sign was approved for payment.

Mr. Reicher stated Yvonne we probably need to figure out a way to get the Alehouse to give us an easement over that entry sign because it is on their property.

Ms. Shouey stated I will get it.

Mr. Clark stated my suggestion instead of going out and getting a bunch of easements and things like that is that the Board comprehensively look at the issue and look at the map and go through and say this is what we own, this is what we want to own that we don't own, this is what we absolutely don't want to own.

Mr. Montalvo stated we started that process and when we had the sign person give us a proposal and we actually discussed it and said these are the signs that we want and location so we have already started on that. If we use that template then find out the location of those signs I think that will be a step in the right direction.

Ms. Shouey stated if you move them to the median there should be no problem.

Mr. Clark stated if we are going to move them anyway then we don't want to acquire a bunch of easements if the signs aren't going to be there. We understand the issue and we need to start getting these things real fast.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Root asked is there any further development coming in?

Mr. Reicher stated we do have some new development going in. You have the multi-family and we are starting stucco on the first building and that is 308 apartments. Construction is going extremely well on it and we think we will deliver first units first of the year. You have the shopping center going on and I have some signed tenants and I have talked to the press so I can share with you that in the building that is furthest west we have a lease out to an Asian concept called Urban Hibachi, a salon called Salon CG, which is a lady from Celebration that has operated more than 15 years and lives at Lennar ChampionsGate, she and her daughter are opening a second location. We have Le Nails, probably the number one nail guy in the

southeast, Tropical Escape Realty and a restaurant Blue Ginger Indian Grill, which is like Indian fusion and the chef is here this week from Dubai. If you cross over Calder you have Tijuana Flats, one lease left and we will be signing with Menchies, and Osterio Italian Restaurant, a concept licensed out of New Jersey that is operated by Steve Park the guy who owns ChampionsGate Liquor. We have leased out to the Wolfgang Bakery guy, the guy who makes all the dog treats and dog grooming and I have two spaces left there, one is about 2,600 square foot and one is 3,300 and we are looking for some more restaurant concepts and we are talking to general retailers. Red Robin and Alehouse are both open and they are way ahead of play. Behind here we are under construction with the assisted living facility, 223 beds, 131 are active adult, it is a little bit different model it is a lease model, there is an assistant living and Alzheimer's ward. We started construction up the hill at the hotel with a 100,000 square foot expansion of the conference center of which 65,000 square feet is roofed and under cover and 35,000 square feet of plazas and outdoor program lawns, a lot of them are synthetic that have anchor points because most people when they are in conference want to be outside. We also started construction on the 23 4-bedroom villas as part of that project and we are mobilized but haven't started construction on the expansion of the pool, which is about a \$5 ½ million expansion. It will be a wave pool and kiddy splash park. All of those projects are well underway and will complete by November 2017.

There is a lot of traffic coming from outside too, there is Callow Walk right across the highway, which is the big area that is cleared across from Reunion, it is a multi-family project. The first phase is ± 300 units they are apartments with a total of 600+ units that are currently on the plan. If you come down to the end at ChampionsGate Boulevard and 54 is 120 unit Portofino Apartments are underway, the clubhouse looks like it is built. Not our project but obviously across the way at Festival they are continuing to sell and on the highway on 54 is Champions Reserve, which is Ryan Homes 300-single family homes. One of the cool things about ChampionsGate Boulevard extension they wouldn't let us have Legends to cross the signal on ChampionsGate and Polk County said we like ChampionsGate Boulevard so much it is called ChampionsGate Boulevard West on the other side and that road actually goes all the way through and ultimately connects at Dunson Road the link up should be complete in the next three to five years. Dunson Road completes the link and gets us into where all the large industrial

stuff is taking place and behind the Ford Dealership is 1 million square foot Fed Ex facility and 2 ½ million square foot Walmart Distribution Center, Amazon is still there.

If you go down 54 you can now connect with the Poinciana Parkway and you are going to see more traffic at the intersection for Poinciana. We are going to wait until we finish all those links and then the County is going to take a survey on it and make some recommendations. In the PD there is a 60-vehicle movement max per hour on a right hand turn control such as where 7-11 is coming out of Goodman. The first thing we have done is try to put up those directive signs for I-4 and I agree that they work kind of. We are going to study it when we open so we have a full system to look at. We need to look at the traffic when it is a full system when the whole system is working and the County will make some recommendations and probably ask us to do some things.

Mr. Montalvo stated the County doesn't have to wait until full build-out they can model what 318 apartments are going to mean to the current condition.

Mr. Reicher stated they are working on it and the whole system will be up and running in December. You are going to have a seasonal shift in two weeks you are going to have less people.

Mr. Root stated I don't think these are seasonal people.

Mr. Montalvo stated the profile for Bella Trae itself is fundamentally different than it was five years ago, many more leases than there were that means permanent residents.

Mr. Reicher stated the impact of Lennar at ChampionsGate, the country club area that is fulltime people. The road connects to more places now, you can take Goodman all the way to Westside now. Finishing Westside Boulevard is going to help us grow but there is a missing link on Westside.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the meeting adjourned at 4:03 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman