

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 21, 2017 at 2:07 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
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
Teresa Viscarra	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Montalvo called the meeting to order and Mr. Flint stated all five members are present and we have a quorum.

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 8, 2017 Meeting

On MOTION by Mr. Root seconded by Mr. Tennyson with all in favor the minutes of the May 8, 2017 meeting were approved.
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FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of No. 1 Ranked Firm to Provide Auditing Services for Fiscal Year 2017

Mr. Flint stated next is acceptance of the Audit Committee recommendation and selection of no. 1 ranked firm to provide auditing services for Fiscal Year 2017. The Board sat as the Audit Committee just prior to this meeting and ranked Grau & Associates no. 1.

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor the recommendation of the Audit Committee of Grau & Associates being ranked no. 1 was approved and the Chairman was authorized to enter into a contract for the Fiscal Year 2017 audit.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2017-03 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations

On MOTION by Mr. Root seconded by Mr. Arseniadis with all in favor the public hearing was opened.

Mr. Flint stated in your agenda you have Resolution 2017-03, which adopts the Fiscal Year 2018 budget and that budget commences on October 1, 2017. The Board previously approved a proposed budget and set the date, place and time of the public hearing for today. We also sent the proposed budget to Osceola County at least 60 days in advance of the public hearing and we advertised the public hearing in the newspaper 21 and 14 days in advance of today. Exhibit A to the resolution is the proposed budget. I do have a minor change and the assessments are going up from \$729,046 to \$731,679 and on the expense side that is balanced on the transfer out Capital Reserve line at the bottom so that went from \$122,074 to \$122,907. That is the only difference between what I handed out and what was in the agenda package. This is substantially in the same form that you saw at your May meeting and it contemplates transferring out \$120,000 to your Capital Reserve Fund, which you will see on page 9. This doesn't have the speed humps included so we project you are going to carry forward from this year to next year \$400,920 and you are going to add an additional \$120,000 and we have \$100,000 in there for capital projects and that will vary depending on the projects you decide to move forward with. If

you decide to do the temporary speed humps the carry forward would go down from the \$400,000 to about \$360,000.

I will open the floor for public comment on the budget and there being no public comment we will bring it back to the Board for discussion and consideration.

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor Resolution 2017-03 was approved.

B. Consideration of Resolution 2017-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated Resolution 2017-04 imposes the assessments associated with the budget you just adopted. There are two attachments to the resolution, the first is the budget and the other is the assessment roll and the assessment was based on the budget.

On MOTION by Mr. Montalvo seconded by Mr. Arseniadis with all in favor Resolution 2017-04 was approved.

On MOTION by Mr. Arseniadis seconded by Mr. Root with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Update on Traffic Calming Devices at Masters Boulevard and Consideration of Proposal from Fausnight Stripe & Line, Inc. to Install Speed Tables

Mr. Flint stated next is an update on the traffic calming devices at Masters Boulevard and consideration of proposal from Fausnight Stripe & Line. I am distributing an email I received from Jodell approving the installation of the speed humps.

Mr. Vincutonis stated Jodell's approval is basically the most recent movement on this. It has been six to eight weeks since the traffic engineer submitted the final report to her and she is basically saying she is approving the use of speed humps but wants to see them before and after the intersection. The original plan that the traffic engineer submitted only included one on the upstream side of the intersection as your approach. What you typically see is once someone hits one speed hump they will push back up to speed relatively quickly if there is not a second one there and that is her concern. I questioned the original traffic engineer on that and he said his

approach was a little bit more of a minimalistic approach let's put the minimum amount in to see what results we get we can always add more later but Jodell wants to see them now. We have gotten a price from Fausnight.

Mr. Montalvo asked did we seek any other bids on this?

Mr. Flint stated I did. Initially we went to a company called All Terrain Tractor Services, a small site development company. There are not a lot of companies that would do a job this size but you need someone who is familiar with maintenance of traffic because of the traffic volume on that road. In some communities, our in-house staff have installed these but because of Masters Boulevard being high volume you want someone who can do the proper maintenance of traffic, etc. I got a proposal based on the initial report that only had one in each direction and it was \$21,092 so you can see Fausnight actually has four and it is only slightly more than the cost of two from the other company. I think the Fausnight proposal is competitive and the nice thing about this is they do the striping, they can install the signs although I think we use a different company in ChampionsGate, Poblocki, and they also will install the speed tables.

Mr. Montalvo asked based on your experience and looking at these things how do you feel about the pricing?

Mr. Vincutonis stated we have looked at pricing before and this price actually seems lower than they used to be maybe three or four years ago.

Mr. Flint stated we got one bid for two that is almost as much as this bid for four and we think Fausnight's proposal is competitive. One of the issues the Board has to determine is if these are truly temporary and there may be some POA discussion, do you want to spend the \$1,000 a pole for the six signs or do you want to do temporary signage?

Mr. Montalvo stated I don't view these as temporary.

Mr. Flint stated the costs in this proposal are for the non-decorative U channel poles.

Mr. Montalvo stated we don't want that, we want the decorative poles.

Mr. Flint stated then it is the difference in price between \$240 and \$1,000 each.

Ms. Shouey stated the poles are about \$900. I will get a proposal from Poblocki.

Mr. Reicher asked what is the durability of this rubber before it starts looking awful?

Mr. Vincutonis stated it depends on how much traffic hits it.

Mr. Reicher asked how long do you expect these to look good before MDRC steps in and says they don't look good anymore and don't represent ChampionsGate?

Mr. Vincutonis stated it is tough to say I will have to get some information from Traffic Logics and they do supply some kind of warranty.

Mr. Flint stated I think the concept is that these would be installed initially and at some point you could do something more permanent.

Mr. Reicher stated my concern is that we are signing up to be fixing these things every year.

Mr. Montalvo stated from what I have read these will give you a better look for a longer time because traffic will chip away at asphalt. I have a question on the striping, one at \$2,500.

Mr. Flint stated they just combined the cost into one line item. They are going to have to do striping approaching each one of the speed humps.

Mr. Root asked what would the action be on this? Approve the installation of these speed tables but not the signs?

Mr. Flint stated you can either do a not to exceed based on the estimated cost of those decorative poles and we could get a price from them and from Poblocki. We just need to make sure the poles are the same.

Mr. Montalvo stated you know they are about \$900 each so that is \$5,400.

Mr. Flint stated I would round it up to \$6,000.

Mr. Vincutonis stated part of this cost is the sign and the post.

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor the proposal from Fausnight in the amount of \$22,300 for the speed tables and striping was approved.

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor staff was authorized to get the six decorative signs in an amount not to exceed \$6,000.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals/Agreements

A. Extension of On-Site Management Agreement with RIDA Associates, LP

Mr. Flint stated we have a couple of agreements that need to be renewed that expire on September 30th. The first one is with RIDA for the onsite management and they have agreed to hold their price and the second one is the agreement with Weber for landscape maintenance and they also agreed to hold their price.

On MOTION by Mr. Montalvo seconded by Mr. Arseniadis with all in favor the one-year extension of the on-site management agreement with RIDA Associates, LP was approved.

B. Second Amendment to the Landscape Maintenance Agreement with Weber Environmental Services, Inc.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the second amendment to the landscape maintenance agreement with Weber Environmental Services, Inc. was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint stated the next item is the check register from April 30th through August 14th in the amount of \$165,490.26.

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated the next item is the balance sheet and income statement through July 31, 2017. There is no action required by the Board.

iii. Discussion and Approval of Fiscal Year 2018 Meeting Schedule

Mr. Flint stated we had some conflicting requests. Mr. Tennyson requested that we meet on Tuesday.

Mr. Tennyson stated any day other than a Monday.

Mr. Flint stated we have historically met on Mondays we provided an alternate that has the second Tuesday at the same time. If the second Tuesday works for everyone we can do that.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor the Fiscal Year 2018 meeting notice was approved reflecting meetings on the second Tuesday as follows: December 12th, February 13th, May 8th and August 14th at 2:00 p.m. in the same location.

NINTH ORDER OF BUSINESS

Other Business

Mr. Montalvo stated I have a proposal and this is on the signage we approved the last time in a not to exceed amount. I have the quote for \$117,900 and that would be within the not to exceed amount so I can go ahead and sign this.

Mr. Flint stated we will put it on the next agenda to have it ratified once you execute it.

Mr. Clark stated I think it was approved up to \$121,000 so we can proceed. I am going to put that on a contract because of the size of it. We will have a contract to go with that in the next day or so and I will send it back to Yvonne for your signature.

Mr. Reicher stated we have talked several times about resurfacing Berwick and Laura Lane and I would like to ask Yvonne to price that. We have pretty much finished construction, which is what we said we wanted to get past. By the time we price it and approve it in December Panera will be very close to being open and you wouldn't have anymore construction traffic up Laura and Berwick the multi-family guys are pretty much out of that last building, which is taking construction traffic out by where the car wash was.

Mr. Flint stated if the Board considers that I would also recommend the north end of Masters north of the entrance to Bella Trae. We have to figure out maintenance responsibility but from the Bella Trae entrance up to Bella Citta we have responsibility at least on the southbound side.

Mr. Vincutonis stated there is a distance they gave us from Tri-City South; basically it is where that wedge starts to peter out, not the entire wedge. We have some maps that we had looked at and it gave us the distance and I can get those.

Mr. Flint stated we will compare that distance to what is out there because it is in pretty bad shape.

Mr. Reicher stated that is not a reseal and restripe.

Mr. Flint stated that is a mill and resurface.

Mr. Reicher stated that is a much bigger deal maybe we should ask the Engineer to do that.

Mr. Flint asked are you just talking about striping on Laura and Berwick?

Mr. Reicher stated I'm just talking about resealing and restriping. I don't know that those roads are at a point to be re-milled.

Mr. Montalvo stated on the wedge area I thought we were going to approach the County and say let us do it we will pay for it we need your consent to fix your portion of the road.

Ms. Shouey stated we already have a maintenance agreement with the County.

Mr. Montalvo asked who in the County would have to say yes you can do that?

Mr. Flint stated I would probably go to Dave Tomack.

Mr. Montalvo asked will you start that process with them?

Mr. Flint responded yes.

Mr. Reicher stated the County may have a lesser standard for the road than we would have.

Mr. Flint stated I think the majority of Masters is in decent shape I don't know that we are ready to mill and resurface. The problem is that north end is small enough that the mobilization is going to eat you up unless you do it in conjunction with something else.

Mr. Montalvo asked what is the plan of action?

Ms. Shouey stated I will start taking bids for the north end of Masters, and Laura Lane and Berwick.

Mr. Flint asked can you do a map based on the footage that shows what is ours and what is the County's on the north piece of Masters?

Mr. Vincutonis responded yes.

Mr. Reicher stated this group should be aware and I think it is going to end up on-roll but Osceola County is currently considering an additional stormwater impact fee. It is going through the strategic group on Thursday, which I will be attending but essentially it is a plan that basically makes an annual assessment for stormwater based on the amount of impervious space you have. We probably have 200 acres in ChampionsGate of impervious space that will be about a half million-dollar impact. There are typically credits involved and I'm going to the first

information session on behalf of ChampionsGate in general. Clearly there needs to be some credit system in place so if you have other areas where Districts have been exempt I would love to see that early on so I can present it to the working group at the chamber that helps to make these policies and I will report back. One of the unique things about the District is we own the ponds and we, the District own roadways that are impervious.

Mr. Flint stated they typically make provisions for master planned communities that maintain their own stormwater system. To the extent there is offsite impacts where the water flows out of our system into a system that the County actually maintains a portion of the stormwater utility they will argue still applies.

Mr. Reicher stated we will see where it goes and I will keep you informed on that issue and report back. If you have any language that exempts us or other Districts I would love to have that early on.

Mr. Clark stated we fought it back in another District on that argument where we maintaining our own we don't impact their system. I don't know that there was language I think they just put different numbers in.

Mr. Reicher asked did it mitigate it or make it zero?

Mr. Clark stated I think it made it zero in that case because we actually demonstrated that we did not discharge at all into their system.

Mr. Reicher stated my understanding from CDM is they are going to be viewing water quality.

Mr. Clark stated that is what drives it.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Arseniadis stated a couple years ago we approved an expenditure for the utility area on Masters, the pump and that type of thing. Whatever happened to that?

Ms. Shouey stated I never found a thing to go around it.

Mr. Arseniadis stated because of the electronics I'm not sure it is something you want to fully enclose but if you had decorative fencing with landscaping around it just to hide it.

Ms. Shouey stated I can do that.

Mr. Arseniadis stated I'm gone in the summertime up north and when I come back it is with a fresh set of eyes. It strikes me that the area around Publix parking lot, sidewalks and that type of thing looks to be trashed more than it has been.

Ms. Shouey stated they just got done doing a restripe and pressure washing their sidewalks and rebuilding their sign.

Mr. Reicher asked are you talking about our sidewalks or Publix internal sidewalks?

Mr. Arseniadis stated Publix internal sidewalks and their parking lot there is trash all over the place.

Ms. Shouey stated we can write them a letter.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor the meeting adjourned at 3:08 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman