

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, 2018 at 2:00 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
Teresa Viscarra	GMS
Jill Burns	GMS
Luke Minton	Poblocki Signs

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Reicher stated we have been working diligently with the County to address the access issues and flow through ChampionsGate Boulevard specifically through the access points and the flow under the interchange and down the ramps. We met with DOT last week and had a follow-up call with the County and DOT and we will keep you apprised. The developer has offered to do a public/private partnership based on final configuration and cost. In the interim we have folks at DOT looking for safety or other monies that we might be able to do it with.

Mr. Arseniadis stated in my mind one of the key ingredients to this to relieve some of the congestion coming through ChampionsGate is getting Poinciana Parkway connected to I-4.

Mr. Reicher stated I didn't get the impression that the County or DOT was excited about connecting it at 532, they feel it should go towards the 429 connection, but there is a huge expense in that. We had an information session here on Poinciana Parkway whether or not the Board wants to take a stronger stance and correspond and say we think it would put too much burden on the interchange, I would leave it to the Board because I think we all prefer it to go there but they had a lot of condemnation and all the other stuff that has to go along with getting in there.

Mr. Montalvo stated a letter went out not only from the CDD Board but from the Bella Trae associations in support of the 429 option. Can you think of anything else we can do beyond that?

Mr. Clark stated we can express our opinion about it, we have no jurisdiction over the issue.

Mr. Reicher stated politically it is nice to know but the people at the County and DOT are not excited about making that connection. They would much rather see it at its natural point by the 429. There are three agencies involved, the County, FDOT and the Expressway Authority.

Mr. Flint stated my understanding is that the Central Florida Expressway Authority has concluded their initial study and authorized a PD&E study that just stops at 532 and they are not analyzing where it is going to go from 532 whether it is going to go along 532 or up around Reunion. They are not going to analyze the ultimate connection to I-4 in their PD&E study. I don't think they are saying the ultimate connection won't be made I think they are saying we are not going to study that portion of it we are going to defer it to another agency to figure where that connection is going to be made.

Mr. Arseniadis stated I think anything we can do to help move the responsible parties along in the most responsible direction and that includes not only the work Mr. Reicher is going to undertake in improving the traffic flow around the I-4 intersection but in finishing the last segment of Poinciana Parkway, which isn't in a master plan, there are four alternatives that includes the finishing of Westside Boulevard from Bella Citta up to the intersection of Ronald Reagan Parkway and Westside, which is there now. It also includes the realignment of Goodman alongside the Reunion property going up to Sinclair.

Mr. Reicher stated the County is aware of that and part of the Westside Boulevard connection land goes over the water authority land. Toho is deferring because I think they are trying to figure out their land needs over there, but it is part of the discussion and the developer is knocking on everybody's door about the properties that are in and around the Westside Boulevard area that is not yet built. It has been the County's historic preference to let the developer build those out given that there is an institutional owner in the middle, Toho, who has land where the road would go. The County is looking at other alternatives and the Bella Citta connection, which shows Old Lake Wilson Road is also a critical east/west connection and that is getting some discussion. We are also making our potential new commissioners aware in Polk County that Old Lake Wilson Road has become a big issue on the PM side and a lot of that is a big issue because once you get to the Polk side it goes back to two lanes.

We are working on this issue and it is outside the District, but it has an impact on how the District grows and functions.

Mr. Arseniadis stated I appreciate the developer working on behalf of the District, anything the District can do we would be more than willing to do.

THIRD ORDER OF BUSINESS

Discussion of Common Area Monument Text Layout and Presentation of Revised Construction Schedule

Mr. Minton reviewed the policies, location and text layout of the monuments and reviewed the revised construction schedule.

The Board discussed that the policy of the way finding signs is for the public purpose of the signage is to eliminate excess slow wandering, lost traffic on the roadways by directing them off of the roadways. That creates a public purpose and justifies taking the less visible properties and putting them on the signs and not taking the more visible properties and putting them on the signs.

Signs to have the following destinations:

No. 2 on the left column, Omni Resort & Golf, Gate Apartments, both with straight ahead arrows and left arrow, Carwash. On the right, Chili's, Red Robin and Panera all with right arrows.

No. 3 Omni Resort & Golf, Vistas of ChampionsGate, Bella Trae, Merrill Gardens all pointing straight ahead.

No. 4 on the left side, Omni Resort & Golf, Sports Complex, and the left Gate Apartments and on the right is State Farm, Legends Medical Center, Legends Apartments.

No. 5 are all straight ahead arrows, Villas of ChampionsGate, Sunset Lodge, Vistas at ChampionsGate and Bella Trae.

No. 6 everything points to the right and on the left hand side we have Omni Resort, Villas, Sunset Lodge, then ChampionsGate Golf Club, Vistas, Bella

No. 7 Vistas, Golf and Leadbetters.

Board discussion ensued.

Supervisor Root left the meeting during this discussion.

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor the sign designations were approved as discussed and the sign policy was adopted based on providing direction to properties with less visibility to eliminate dangerous traffic conditions on the District roadways.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 13, 2018 Meeting

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor the minutes of the February 13, 2018 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance Documents

- A. Resolution 2018-01 Approving and Accepting Conveyance of Portions of Laura Lane and Berwick Drive**
- B. Special Warranty Deeds (3) from CG Infrastructure, LLC to the District**
- C. Termination of Grant Access and Utilities Easements**

Mr. Clark stated this is a return item from our February 13th meeting and the specific reason we returned to it is at the February meeting we were asked to approve a contract with AAA. At that meeting and the one before we had lengthy discussions about ownership and easement rights on roads that the District was being asked to spend public moneys to maintain. We have done pretty significant work in that; the developer's Counsel has produced at our

request title reports to verify the ownership situation and we were most of the way to that approval in February then the question arose about the easterly most portion of Laura Lane. We had not proposed that for an acquisition and the Board said why, if we are going to do this let's do it all at once and if we should own it we should own it. Going back and looking at that and getting title work on that we concluded that we cannot take title to that piece of Laura Lane because the developer does not own it all. It actually consists of two 14-foot easements on bordering pieces of property, one of which is not owned by the developer. We can't acquire title unless we go to that private developer, which is Red Robin. Question two to me is do we need to have title and I point your attention to the second page, which is plat note no. 5, which identifies that ingress/egress, drainage and utility easement as being for the benefit and use of ChampionsGate Community Development District and granting perpetual use rights to the general public, law enforcement, emergency services. My conclusion based on that note is that we have the legal right to maintain the road even though we can't own it without some amount of additional trouble. Given that, I would ask the Board to return to Resolution 2018-01, which we discussed but did not adopt at the last meeting for this reason. This resolution calls for the District to have title to the areas that are cross hatched on the map, they consist of Berwick, Laura Lane and then something, which was in addition when we went to do the title work is Calder, the stub out to the apartments. We found that was something the developer still owned but is within our maintenance program so under the rationale we should go ahead and take title to that as well. There is a pond P-1, which is the only one here that is not a road, which is also within our stormwater system that we have been providing maintenance on that was owned by one of the developer entities so we want to take title to that as well. My request is to adopt Resolution 2018-01, which accepts these conveyances and also authorizes the Board to execute a termination of a prior grant of easement and utilities easement that went way back to the beginning, which has been superseded by these different plats and these deeds that we are now taking. It becomes unnecessary and becomes contradictory to what we are trying to do. We will sign that and the Board will give up the easement, the Board will accept the warranty deeds from the developer entities and we have the title work and are satisfied with it and ready to proceed with those. This handles the concerns I had and that the Board had requested.

On MOTION by Mr. Lambert seconded by Mr. Tennyson with all in favor Resolution 2018-01 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Construction Agreements
(2) with AAA Top Quality Asphalt, LLC for
Laura Lane & Berwick Drive Repairs**

Mr. Clark stated associated with the prior item we have two contracts that we have been discussing for a while with AAA. I think we may have approved these in the past subject to resolving this and I would want the Board to agree and ratify that they have been approved or approve them if there is a concern. I think they have been approved and we are ready to sign.

Mr. Flint stated the reason they are back on here is because we didn't have the form of the agreement; they were proposals and now we have the agreements.

On MOTION by Mr. Tennyson seconded by Mr. Lambert with all in favor the proper District officials were authorized to execute the construction agreements with AAA Top Quality Asphalt, LLC for repairs to Laura Lane and Berwick Drive.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2018-02
Authorizing Establishment of State Board of
Administration (SBA) Account**

Mr. Flint stated item seven is a resolution authorizing us to open an investment account with the State Board of Administration, which is a local government investment pool that is run by the State of Florida.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor Resolution 2018-02 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2018-03
Approving the Proposed Fiscal Year 2019
Budget and Setting a Public Hearing**

Mr. Flint stated the next item is a resolution approving the proposed budget and setting the date, place and time of the public hearing. The proposed budget doesn't bind you in any way, it is the start of the budget process. You are required by June 15th of each year to approve a

proposed budget. You can make changes to it between now and the public hearing that we are suggesting take place at your August meeting. The proposed budget in the agenda contemplates that the per unit assessment amounts would remain the same so there is no proposed increase at this point. I know there is some interest in when the bonds are going to be paid off and re-looking at O&M in conjunction with the Debt Service going away but that will not happen until next budget process. As of May 2019, we will have adequate funds to retire the bonds so in the budget discussion for Fiscal Year 2020 that is when that discussion would take place because that debt service assessment would drop off. It doesn't have to be addressed today but the landscape contract and the management contract with RIDA both expire concurrent at the end of the fiscal year. RIDA has provided a letter saying they are willing to hold their fee so we have included that in the budget. The Board will have to make a decision on whether you want to extend and renew the contract with Weber or how you want to handle that.

Ms. Shouey stated they sent a letter.

Mr. Flint stated we haven't seen it but for the budget we kept it level. You don't have to renew it today.

Mr. Reicher stated they do a good job and they have been very responsive.

Mr. Flint stated I don't think you are going to beat the cost. We have bid it in the past and they have been low.

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor Resolution 2018-03 approving the proposed budget and setting the public hearing for August 14, 2018 at 2:00 PM at this location was approved.

NINTH ORDER OF BUSINESS

Ratification of Service Quote from Don Bell Signs, LLC to Replace Sign Lighting

Ms. Shouey stated this proposal was to replace all the lights with LED lights because we were having a problem and the wiring is getting old so there will be all new wiring.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the service quote from Don Bell Signs, LLC to replace sign lighting in the amount of \$7,651 was ratified.

TENTH ORDER OF BUSINESS

Discussion of 2019 District Contracts

Mr. Flint stated we have already talked about this item and that is the general discussion of the RIDA and Weber contracts, which we will bring back to you at the August meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis stated I have been working with Yvonne on the right turn only at Goodman. We prepared a plan and I sent it to a contractor and they gave us a price of \$15,628.

The Board gave direction to bring back additional bids for this work.

Due to a loss of quorum, the balance of the agenda items were deferred to the next Board of Supervisors Meeting.

C. Manager

i. Approval of Check Register

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 – 1,036

A copy of the letter from the Osceola County Supervisor of Elections indicating that there are 1,036 registered voters residing within the District was included in the agenda package.

iv. Presentation of Qualifying Information and Dates

This item was deferred.

v. Presentation of Arbitrage Rebate Calculation Report

A copy of the rebate calculation report was included in the agenda package.

TWELFTH ORDER OF BUSINESS

Other Business

THIRTEENTH ORDER OF BUSINESS **Supervisor's Requests**

FOURTEENTH ORDER OF BUSINESS **Audience Comments**

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all
in favor the meeting adjourned at 3:30 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman