

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, May 10, 2021 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Lee Dawson	Chairman
Darin Tennyson	Vice Chairman
Elizabeth Allen	Assistant Secretary
Wesley Holland	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel by telephone
Mark Vincutonis	Hanson Walter
Marc Reicher	RIDA Development

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident asked is the budget meeting open to the public?

Mr. Flint responded yes, it is a public hearing and will coincide with the Board's regular meeting on July 26th.

A resident stated the fountain at the clock tower is not fully functional; the side spigots are not working. Mr. Reicher stated I don't think they work anymore; they have been inoperable for at least five years. I can check and report back.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 12, 2021 Meeting

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the minutes of the April 12, 2021 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Right of Way Utilization Agreement with Duke Energy

Mr. Flint stated next is a right of way utilization agreement with Duke Energy that I think we talked about at the last meeting. District Counsel drafted the form of agreement that is in your agenda package. I think Duke had one comment.

Mr. Vincutonis stated they had two comments, one about the licensee's name not matching the certificate of insurance and I think Scott has rectified that and has sent that to them and they were going to FedEx the original back to us. I did not see it come to my office, I suggested that it be sent here because the Board was here, and it would have been addressed to Yvonne.

Mr. Flint stated I haven't seen it yet, but the Board can approve it and authorize the Chairman to execute it if you are comfortable with it. This just allows them to traverse Masters Boulevard. There is a restoration clause if they damage any landscaping.

Ms. Allen stated I would like to give a heads up to the grounds committee in Bella Trae that the CDD signed this and exactly where it is going to be happening.

Mr. Flint stated I can provide that to you.

On MOTION by Mr. Tennyson seconded by Mr. Howland with all in favor the right of way utilization agreement with Duke Energy was approved and the Chairman was authorized to execute the final agreement.

FIFTH ORDER OF BUSINESS

Consideration of Right of Way Utilization Agreement with Cortland Acquisitions, LLC

Mr. Flint stated we talked about the right of way utilization with Cortland; the form of the agreement is in your agenda package prepared by District counsel.

Mr. Clark stated we are asking you to approve it in substantial form. We asked for updated drawings with some sections a lot more detailed from Cortland. They are working on that, and they also have not yet approved the exact language in the agreement, so this is for conceptual approval.

Mr. Reicher stated also in the right of way utilization agreement they have to go through master design review to get that done. That is in the preamble in the second paragraph. We are going to take that median that has the deceleration lane in it so you can make the turn onto Goodman and if you look at the one next to it, there is turf and palm trees in that island. There really isn't any landscaping in the island that has the cut away. They will be required to do that and also required to maintain it and irrigate it. Scott, I appreciate the change you made if they don't do it instead of kicking them out, which didn't have a lot of purpose I think we can engage in the repair and build of that.

Mr. Clark stated yes, and similar language was in a couple places, and I changed it so we have a self-help remedy.

Mr. Flint stated this would be approving in substantial form and delegate authority to the Chairman to execute it.

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the right of way utilization agreement with Cortland Acquisitions, LLC was approved in substantial form and the Chairman was authorized to execute the final agreement.

SIXTH ORDER OF BUSINESS

Ratification of Environmental Mosquito Management Program Proposal

Mr. Flint stated this is an agreement that we have had in place and is an annual renewal of the contract. It starts on May 1st and was executed by Yvonne and I'm bringing it back to the Board to ratify that action, it is \$935 a month.

Ms. Clevenger asked is that a change from last year?

Mr. Clark stated because of the E-Verify requirement that wouldn't have been in any of the prior contracts, I'm going to do a simple contract form and attach this for them to sign.

Mr. Reicher stated I believe the cost is the same.

On MOTION by Mr. Tennyson seconded by Mr. Dawson with all in favor the environmental mosquito management agreement with Clarke Environmental Mosquito Management, Inc. was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Proposal from Fausnight Stripe & Line to Install Pavement Markings on Legends Boulevard and Masters Boulevard

Mr. Reicher stated the first proposal is from Fausnight for striping Masters and Legends.

Mr. Flint stated if you are only interested in the crosswalks and not the entire road, we can get another bid for the crosswalks.

Mr. Reicher stated we need to give Fausnight some better direction so they can give us an accurate bid.

Ms. Allen stated I would look at all the crosswalks, just not these two roads.

Mr. Reicher stated Mark will determine whether or not Masters needs that and what we actually bought the first time when we repaved it. We will ask if Legends is an arterial and if that is the case then we will look at the conditions then look at the crosswalks separately, paint first.

Mr. Dawson stated focus on the crosswalks.

B. Proposal from All-right Fence Services, Inc. for Fence Repair on Laura Lane

Mr. Reicher stated he is talking about installing a rail across the top of the chain link fence.

Ms. Allen stated we talked about getting a quote to pull out the grass and replacing it with rock, which would be no more lawn mowing.

Mr. Vincutonis stated you would still have the drop off that exceeds 30" and you are going to need that fence.

Mr. Reicher stated it would be a very awkward place for someone to walk anyway.

After further discussion staff was directed to get a proposal to replace the fence with a 42" chain link fence.

C. Lighting Proposals (2) from All States Lighting for LED Light Fixtures/Poles

Mr. Reicher stated we talked about lighting and originally All States came back and their first proposal was much more expensive at \$31,000 for fiberglass poles, which is not what we intended to do. Now they are looking at applique that glow and can be screwed into the rail. These look like they will create a glow on the bridge. I don't know how many lumens they give off and it calls for 34 of them and the bid includes installation. We can ask for a sample, clarification on where they would be mounted and see if they have installed them where we can see how much they illuminate.

Ms. Allen stated I am not opposed to a not to exceed amount and leave it to the chairman because we don't meet again until July 26th.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor a not exceed amount amount of \$5,000 for the installation of solar lights on the bridge was approved and authority was delegated to the Chair to approve the lighting.

D. Pressure Cleaning Proposal from Blown Away for Sidewalk/Curb Cleaning

Ms. Allen asked is this in place of our own people doing the work? From Walgreen’s to Legends Apartments on the right-hand side is done. What does it cost our own folks to do it versus this proposal? Who are our folks?

Mr. Reicher stated it is RIDA employees.

Mr. Flint stated it is under their contract.

Mr. Reicher stated it is taking them a long time to get to it so we got this proposal.

Ms. Clevenger stated since a quarter of the work has been done it would be less than this.

Ms. Allen stated I don’t have a problem if it takes them two months and they have done a quarter of it. They did a fabulous job. Let’s stay with what we have.

Mr. Reicher stated we have a new employee with a different skillset than we had and he is very good. It takes a lot of water and I wonder if we can rent a small water trolley. I will report that to Yvonne that you feel they have done a good job. If it is possible to do this inhouse but we need to rent a water trolley to do that.

Mr. Flint stated it might be more efficient to do that.

Ms. Allen stated do it.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis stated the repair fix is done on the sidewalk by the bridge that was too steep.

Ms. Allen stated I noticed large patches of dirt. I didn’t know if they were going to sod or reseed.

Mr. Vincutonis stated it should be resodded and I will look at it on the way out.

Mr. Flint stated we still have a 20% retainage.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from April 1, 2021 through April 30, 2021 in the amount of \$33,017.74.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Presentation of Number of Registered Voters – 1,553

A copy of the letter from the Supervisor of Elections indicating that there are 1,553 registered voters residing within the District was included in the agenda package.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Allen stated at the last meeting we talked about going back to Weber because their contract was going to expire to see if they were willing to renew and what the increased cost might be. I would like to know that before we proceed with the budget. We all agreed we would like to stay with Weber, they hadn’t had a price increase for years, but we should expect one.

Mr. Reicher stated I don’t know if Yvonne got that bid back but I will ask her.

Mr. Flint stated you will have that before the hearing in July.

Ms. Allen stated we have a couple new palm trees on Masters and one of them looks dead and the other one looks great.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the meeting adjourned at 2:54 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman