

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, February 28, 2022 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
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Yvonne Shouey	RIDA Development
Marc Reicher	RIDA Development
Maurice Vilsaint	Florida Highway Patrol

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Cady stated I would like to talk about the pond controls and the conservation area in Bella Trae. We had Sunshine Land Management check those structures for all our ponds in that area and they found the outgoing flood control structure that leaves the conservation area behind Building 1 was impacted with a lot of muck and roots and trees and overgrowth and it is not allowing that conservation area to flow and drain into that area, which is backing up the flood control sections for the ponds. We walked the property with Sunshine Land Management and they showed me the issues and that they need to go in there and dig out all the muck and clear away the debris around those flood control structures. The drain from the conservation area that goes into a pipe and leads into another drain, they feel the pipe is leaking or something but the

ground in the area has sunk. They showed me what needed to be done and they will have to bring in heavy equipment to clear the vegetation, clear the roots and muck and haul it away.

Ms. Allen asked can you explain how that involves the CCD since the initial quote didn't? I serve on the committee with Doug and I have heard all of this.

Mr. Cady stated Sunshine Land Management did the research and one structure is the original ChampionsGate area that was installed in 1998 before Bella Trae was built. The other two we have to clean out are the ones where the ponds are draining into the conservation area, but they felt the CDD was responsible for the one that drains from the conservation area out.

Mr. Flint stated these types of situations rather than bringing it to the meeting, it would be helpful to work with staff ahead of the meeting.

Mr. Reicher stated the assessment you are reading from is correct, in 1998 the CDD put all the retention infrastructure in and when we transferred the land in 2004 to Pulte they took over because they reshaped and redid a lot of those structures. The basic premise of the exchange with Pulte was that they were going to take over all the retention, whether or not that is a connection point that is still supposed to be the district's is a good point.

Ms. Allen stated the bigger concern with this is the timing issue. If they bring all the equipment in between Buildings 1 and 2 the grassy area has to be torn up and it is going to destroy the landscaping. We wanted to coordinate with the CDD if it was your responsibility so that we get it done at once. We were ready to pull the trigger and Sunshine came back and said this is not yours, you need to coordinate.

Mr. Flint stated we are being hit cold with this and out of farness we need an opportunity to go back and research.

Ms. Allen stated we will get the maps and the rest of the documentation to Yvonne.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 13, 2021 Meeting

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the December 13, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Flint stated the Board each year is required to have an annual independent audit and you selected Grau & Associates. We provided you under separate cover a copy of the audit. The management letter is on pages 27 and 28 and if there were any findings or adverse comments or recommendations they would be indicated there and you can see there are no current or prior year findings or recommendations and that we have complied with the provisions of the auditor general of the State of Florida. It is a clean audit.

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the Fiscal Year 2021 audit was accepted.

FIFTH ORDER OF BUSINESS

Discussion of Fitness Trail

This item tabled.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Consideration of Proposal for Stormwater Management Needs Analysis

Mr. Glasscock stated the legislature in the last session adopted some new statutory language that requires all governments including special districts to prepare a stormwater needs analysis and if they operate wastewater systems, they need to prepare a report related to the wastewater system. We don't own a wastewater system, but we do own the stormwater system and as a result a report has to be completed by June 30th of this year and filed with Osceola County then Osceola County compiles all the reports and they have to file it with the state by the end of July. As part of that needs analysis it requires a look out of 20 years. It is a new requirement, I think a lot of the professionals associated with special districts are trying to figure out what the requirement is but the proposals seem to be coming in around \$15,000.

Mr. Clark stated it is hard to figure out where they are going to go with it, some of it seems to tie into climate change agendas and funding and things like that and potential grants for problems in that area. I have been watching this year to see if the legislature would provide some grants for funding for this process, but I haven't seen anything in the appropriations. I think you are on your own and stuck with this, which doesn't make a lot of sense for an entity

like ourselves, they didn't ask they just passed a law. The initial report is a 20-year needs assessment, but a lot of the intensive labor goes into populating an Excel spreadsheet, which they put out and you have to measure pipes and describe your system and things like that. Some smaller districts have taken the position of not hiring an engineer and sending a report that says, we are good, we don't need anything. I don't know how that is going to work out.

Mr. Glasscock stated we have figured out that it is a reaction from what happened in Tampa when a levy busted and flooded so the state is holding the purse strings on that now and saying how are we going to prevent it and they came up with this. How is everybody's stormwater system, what do you have, what are you doing to maintain it and what kind of improvements or additions are you looking to make in the next 20 years.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the proposal from Hanson, Walter & Associates, Inc. to prepare the stormwater needs analysis in the amount of \$15,000 was approved.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from July 19, 2021 through December 6, 2021 in the amount of \$254,195.50.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Allen asked where do we stand with the lights on that bridge?

Ms. Shouey stated I have the lights I'm trying to find the poles.

Mr. Dawson stated in one of the conservation areas there is a huge dead tree. I told the individuals who were complaining about it that would be like going to your neighbor and cutting

down their tree without their permission. You can't just walk into the conservation area and cut a tree down because you don't like the way it looks. It is pretty big and if it were to fall over it may hit a building.

Mr. Glasscock stated you can't. You have to notify the water management district and tell them the situation and they will say, take it down.

Mr. Flint stated when you take it down you have to leave it. We can have the engineer go out and look at it and he can determine if it is a health safety issue then we can deal with it.

Mr. Vilsaint stated my biggest thing is the population growth in ChampionsGate. It has ballooned quite a bit and now you have more properties being built by ChampionsGate Lennar, and everybody is using this as their travel to get to I-4. I know they are looking at making the expansion from Bella Cita to connect with Sinclair which will assist people getting to the 429. My biggest concern is trying to get more troopers here and patrol ChampionsGate. We have had quite a few hit and runs, a lot more accidents. I have gotten into a few chases myself on ChampionsGate and Masters Boulevard, which is why they throttled me down a little bit. On my own it has been getting a little more difficult. We just contracted with the Reunion HOA and CDD and they are requesting for Encore alone three units and we have a meeting scheduled for March 10th, they want us to take over all of Reunion, 532, Lake Wilson, Sinclair and start covering those because the county isn't picking up their end and they are having an issue with the county.

Ms. Allen stated the speeders are now on Goodman from Toscana to Masters.

Mr. Reicher stated it is a county road.

Mr. Vilsaint stated I want to keep the budget pretty much the same, if I can bring three to four guys in just do a detail where they are stopping everything and we have two more volunteers.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:66 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman