

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, July 26, 2021 at 1:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

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| George Flint | District Manager |
| Scott Clark | District Counsel |
| Pete Glasscock | District Engineer |
| Yvonne Shouey | 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of May 10, 2021 Meeting

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| On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the minutes of the May 10, 2021 meeting were approved as presented. |
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FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the public hearing was opened.

A. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint stated there is no recommended change to the per unit assessment amount, it remains the same as it is in the current year. The budget presented to you is substantially the same as you saw when you approved the proposed budget; we updated the actuals through the end of June and projected the last three months of the current fiscal year.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor Resolution 2021-05 was approved.

B. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated the second part of the process is imposing the O&M assessments, which you do annually as part of your budget process. There are two attachments to this resolution, the adopted budget, and the assessment roll listing all the properties within the district and their per unit assessment.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2021-06 was approved.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Services Agreement with Weber Environmental Services

Mr. Flint stated I handed out a revised version of the agreement, district counsel had some revisions that are incorporated.

Mr. Clark stated the contract is so old that it didn't really contain some of the requirements that are more recent, and I added a section on their compliance with public records requests, which is statutorily required to be in there and at the beginning of this year we picked

up a requirement for E-Verify that they participate in the E-Verify System. Otherwise, it is pretty much the same as we have done, the price is the same, we are extending it for another year.

Ms. Allen asked can we get a multi-year agreement?

Ms. Shouey stated they are so low I don't know if they would be willing to do that.

Mr. Clark stated the board can give Yvonne discretion to go for more years if they are willing.

Mr. Flint stated you can make it one-year with two one-year renewals.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the agreement with Weber Environmental Services for fiscal year 2022 in the amount of \$139,586.88 was approved and Ms. Shouey was authorized to ask if they are willing to enter into a one-year agreement with two one-year renewals.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Don Bell Signs for Gate Sign Refurbishment

Ms. Shouey stated I would go with the second option because we need it repainted and they need to do all the lettering because it is starting to fall off onto the roadway.

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the proposal from Don Bell Signs for Option 2 gate sign refurbishment in the amount of \$29,887 was approved.

B. Sunshine Land Management Corp. for Stormwater System Maintenance and Inspection

Mr. Flint stated this request was sent to us by one of the Bella Trae Associations and there is a request to have the CDD pay it but when you look at the location of the structure that was cleaned that land is owned by the Promenades at Bella Trae Condo Association. All the internal ponds at Bella Trae are owned by the various associations not the CDD. Although the CDD does have responsibility for the master stormwater system, we don't maintain internal ponds and stormwater systems. We are not responsible for the exterior walls at Bella Trae and we are not responsible for the internal stormwater. I did check the wall tracts for Bella Trae and those are clearly in association's name, not the CDD.

C. Florida Highway Patrol for Traffic and Law Enforcement Detail

Ms. Shouey stated I had a meeting with Maurice and the Osceola County motorcycle patrol, the guy who is going to be at the interchange all the time.

Mr. Flint stated we have to keep in mind that the CDD is limited to traffic enforcement and law enforcement on our property. This statement about foot patrols and the Publix Plaza is not something we should be paying for. We are not responsible for private property.

Mr. Clark stated it is out of our jurisdiction.

Ms. Shouey asked he can't do the shopping center and the Publix Shopping Center at all?

Mr. Flint stated he could do it, but we shouldn't be paying for that.

Mr. Clark stated not a foot patrol. If he drives through there while doing a road patrol, I'm okay with that.

Mr. Flint stated maybe that is something for the master association to coordinate and the CDD would be one of the participants in that. I don't know that the CDD ought to be the one coordinating it.

Ms. Shouey stated we have a POA, let me see what I can do.

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor Option 1 of the proposal from the Florida Highway Patrol in the amount of \$1,300 per week was ratified.

D. Fausnight Stripe & Line for Crosswalk Striping

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal from Fausnight Stripe & Line for crosswalk striping in the amount of \$17,650 was approved.

E. All Right Fence

Ms. Shouey stated it is \$14,104 for a 42" black vinyl coated chain link fence.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal from All Right Fence in the amount of \$14,104 for a 42" black vinyl coated chain link fence was approved.

F. LED Street Lighting

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the proposal from Allstate Lighting for LED street lighting of the walkway in the amount not to exceed \$5,000 was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Clark stated we were talking about the right of way utilization agreement at the last meeting, the Duke one has been done and they may have done the work. The Cortland one has been agreed to in terms of language. I do not believe it has been signed I believe we are waiting on some updated drawings. We will work that out in the ordinary course. Their urgency may have declined because they have closed their deal. We will monitor that.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Tennyson seconded by Mr. Dawson 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. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint stated each year you are required to approve an annual meeting schedule, historically you have met the second Monday of the month in this location at 2:00 p.m.

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the August 9, meeting was moved to September 13, 2021.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the Fiscal Year 2022 meeting schedule reflecting meetings on December 13, 2021, February 14, 2022, April 11, 2022, May 9, 2022, July 18, 2022, and September 12, 2022 was approved.

EIGHTH ORDER OF BUSINESS Other Business

Ms. Shouey stated I wanted to talk about the fountain they had to take out. When they took out the fountain they cut all the wiring and the fountain is never going to work again.

Mr. Flint stated you probably don't want to do anything with the fountain until after the construction is finished.

Ms. Shouey stated in my opinion that fountain is never going to work. They also took four lights.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Dawson stated I was approached by a resident who would like to put in a fitness trail at his expense along the sidewalk.

Ms. Shouey stated I will find out more information about it. Masters Boulevard is the best place for it.

Mr. Flint stated if they are interested in paying, they can donate the money to the district or we can match the funds.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the meeting adjourned at 3:03 p.m.



 Secretary/Assistant Secretary



 Chairman/Vice Chairman