

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, December 13, 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 by phone
Wesley Holland	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
Teresa Viscarra	GMS by phone

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 the July 26, 2021 Meeting

On MOTION by Mr. Dawson, seconded by Ms. Clevenger, with all in favor, the minutes of the July 26, 2021 meeting, were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Amending the Fiscal Year 2021 Budget

Mr. Flint stated Fiscal Year 2021 just ended September 30th and the Statutes require that if your total expenses exceed your total budget you are required to amend the budget within 60-days of the end of the fiscal year. We have increased the capital projects fund by \$100,000, decreased interest earnings by \$3,058, to offset that we recognized our actual beginning fund balance going into Fiscal Year 2021 with \$166,574 which was higher than our budget. By doing that we increased our projected ending fund balance by the difference of \$63,516.

On MOTION by Mr. Tennyson, seconded by Mr. Dawson, with all in favor, Resolution 2022-01 Amending the Fiscal Year 2021 Budget, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Authorizing Execution of the Public Depositor’s Report

Mr. Flint stated Resolution 2022-02 authorizes the District Manager, Treasurer, and Assistant Treasurer to be able to execute the Public Depositor’s Report, which is an administrative report we have to file with the State annually.

Mr. Clark stated the report is something to show compliance with the public depository requirement, that there are certain places we can keep our money.

On MOTION by Ms. Clevenger, seconded by Mr. Tennyson, with all in favor, Resolution 2022-02 Authorizing Execution of the Public Depositor’s Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint stated next is a data sharing and usage agreement with Osceola County Property Appraiser. Most of the property appraisers including Osceola County require any government entity that is collecting revenue on the tax bill to enter into these data sharing and usage agreements. Certain individuals are exempt from public records law such as law enforcement or a fire fighter, they can request that their name and information be held confidential so if someone asked for a list of properties their names would not show up. There were some penalties put in place a couple years ago that raised everyone’s focus on this issue and that is when these agreements started coming into play.

On MOTION by Mr. Dawson, seconded by Ms. Clevenger, with all in favor, the agreement with the Osceola County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021

Mr. Flint stated in 2017 you appointed yourselves as the Audit Committee and bid out auditing services and chose Grau & Associates as the independent auditor. They provided five years of pricing and this will be the last of the five years and on a future agenda we will have the Board appoint an audit committee again. The cost is consistent with their proposal and with our budget. Scott pointed out that we need additional language in their agreement dealing with E-Verify.

Mr. Clark stated that is a requirement that was added for all of our contracts last year and I know Grau has issued a letter on some other districts verifying that they will comply with that. I sent it to George and suggested he have them sign that and add it to the agreement.

Mr. Flint stated this audit is almost complete.

Ms. Viscarra stated we should be getting a draft any day now. They started working on the audit early in November.

On MOTION by Mr. Tennyson, seconded by Mr. Holland, with all in favor, execution of the engagement letter with Grau & Associates to perform the Fiscal Year 2021, was ratified and the E-Verify language will be added to the agreement.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Fountain Replacements

Ms. Shouey stated there is a proposal for the one in the front with two options and one for the fountain at the entry by the arches. All we need there is a metal piece that disintegrated.

Mr. Tennyson asked is this something we need to worry about right away?

Ms. Shouey responded no. The one out front by the interchange we are not doing that. It is ready if we wanted to do it, but there is too much activity out there. The one for the fountain at the entrance I think we let them do it at the same time as the arches. We signed the agreement to do the LED lights and they are doing that on the 20th and they are coordinating with the I-4 construction.

On MOTION by Mr. Dawson, seconded by Mr. Tennyson, with all in favor, the proposal for the fountain at the entrance in the amount of \$29,325, was approved.

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

On MOTION by Mr. Tennyson, 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.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dawson stated someone had offered to put in a fitness trail and that is still on the table. There would be six stations and they would pay for it. I will reach out to them and see if they will come to the next meeting.

Mr. Flint stated we will add that as an item on the next agenda and if they want to provide a proposal that would be better.

Mr. Dawson stated some of the Medjool Date Palms are dying.

Mr. Flint stated it is an airborne disease that is killing them.

Mr. Clark stated I think we had some agreement about our responsibility to replace those. I will look in the archives.

Mr. Reicher stated I think that period of time has likely passed.

Mr. Flint stated at a minimum we can have them removed until we figure out what we are going to do.

Mr. Reicher stated on that boulevard, we have had correspondence with the folks building at the end and showing us one sketch was not enough for us to say go ahead. We are waiting on Cortland to put more detail in the drawings.

Ms. Clevenger stated we were going to go back to Weber to find out if they would lock in the price for three years.

Ms. Shouey stated I talked to him today, he will do this year the same, but he wants to increase 4% for next two years.

Mr. Flint stated we will do the year then bid it.

Mr. Dawson stated along Laura Lane there has been some damage to the guardrail. I want to investigate replacing them.

Mr. Reicher stated it would be pretty expensive but lowering that to 48" made a great difference; it is in the background.

Mr. Dawson stated there is an issue with litter.


Ms. Shouey stated the guys pick up litter three times a day.


TWELFTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Dawson, seconded by Mr. Tennyson, with all in favor, the meeting adjourned at 2:42 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman