

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 13, 2023 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 <i>by phone</i>	Vice Chairman
Elizabeth Allen	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	Hanson Walter
Marc Reicher <i>by phone</i>	RIDA Associates
Evan Fracaso	RIDA Associates
Michael Yanosik	Resident

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Yanosik stated I am on the Board of Directors of the Bella Trae Community Association and was tasked to come up with a priority list of how to fix these drains that drain out of the ponds into the conservation areas and how the water gets out of the conservation area. We budgeted enough to clean one of ours, but I don't know which ones are ours and which ones are the CDD's. We will determine which ones are Bella Trae's and clean the highest priority one that is ours then you will have a list of which ones are yours.

I walk around Bella Trae constantly and still get quite a few people fussing about when are we going to do something about the stop signs to get out of Promenades onto Masters and the Mandalay side because that traffic is getting worse.

Mr. Reicher stated this is part of a larger program. Kimley Horn is working with the county for when Bella Cita goes through around the back side between Reunion and Happy Trails. We hosted a public information hearing at the golf course of what that might look like. Kimley is engaged with the county to try to figure out what that intersection looks like. I think the next major road improvement is that intersection is going to get addressed. In terms of a stop sign out of your property that is being managed by individual property owners, I think.

Mr. Yanosik stated we have a traffic study coming in.

Mr. Reicher stated what we have been advocating for both as developer and on behalf of the CDD, we think the intersection at Bella Cita and Masters should be warranted for a signal and we have also been asking for it to get a treatment, some type of pavers or something that indicates it is an important intersection. Typically, when you put in features like pavers or something like that it slows people down just a touch.

Mr. Dawson stated we agreed to do a traffic study two meetings ago, we talked about it again last month. The real issue is when do you do the study? Do we wait until more people populate so you have more traffic flow therefore the study would indicate the need for better mitigation or do you do it early when there is not enough people?

Ms. Allen stated I think at the last meeting we said we would to it towards the end of February and let them know what days to do the study.

Mr. Showe stated we communicated the high-volume days.

Mr. Reicher asked who is doing the study?

Mr. Glasscock joined the meeting at this time.

Mr. Glasscock stated Mark Vincutonis has been going back and forth with this guy for several days. We told him what you said that you wanted the longer duration and more days and he kept saying you don't need this. Mark told him this is what we would like so finally they gave us a proposal, he did an 8-hour and extended that to 12 and another day, so there are two 12-hour studies. Mark said if you were not happy with this one he would suggest we go with the other bidder because this guy was giving Mark a hard time with it. At least two 12-hour days and one would be on a Friday and one during the week. I told him you didn't want to start it before February and to stay within that budget.

Mr. Yanosik stated I will tell people as I walk around that the CDD is working on the issue.

A resident stated I had at least one close call getting across that intersection as a pedestrian. The main thing is people speed up as they come from the north coming down around the curve.

Mr. Glasscock stated there are other things you can do such as a double speed bump placed about 18” apart that are very effective. In another District we put in a cross between a speed table and a hump and it has been very effective.

Ms. Allen stated we need to look at those options because in addition to the heavy traffic there is a lot of speeding.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill the Board Vacancy in Seat no. 5 with a Term Ending November 2024**
- B. Administration of Oath of Office to Newly Appointed Board Member**
- C. Consideration of Resolution 2023-02 Electing Officers**

This item tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 12, 2022 Meeting

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the December 12, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Audit Report

Mr. Showe stated in the letter to management there are no current year findings, no prior year findings and we are in compliance with all the requirements they are required to look at and it is a clean audit.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the Fiscal Year 2022 Audit was accepted and staff authorized to transmit the final report to the State of Florida.

SIXTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser

Mr. Showe stated next is the data sharing and usage agreement with the Osceola County property appraiser. The District agrees that we won't share any information that is confidential if

received from the Property Appraiser. We ask that they not send us anything confidential. It is a required agreement that we sign annually.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Glasscock stated at the last meeting you said you wanted to do \$2,500 plus another \$1,000 for the additional time for the traffic study. It came back \$50 more than the budget so it is \$3,550. It is the additional day. I would still put a contingency of 15% in case something comes up so we don't have to wait two months for a meeting.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor staff was authorized to have the roadway study done in an amount not to exceed \$4,200.

Mr. Glasscock stated we are coming up on the CDD inspections and Mark brought up that you are done paying your bonds, so you are not required to have it. I wanted to make sure that you do not want that service.

Mr. Dawson asked what is service?

Mr. Glasscock stated I go around and check everything you are responsible for maintaining, ponds, outfall structures, vegetation growing around it, curbs.

Ms. Allen stated to me that makes sense, it lays out a map for us.

Mr. Dawson stated I think it is responsible.

Mr. Glasscock stated it generally takes about a day to do it.

Mr. Fracaso stated Michael brought in some issues they were having on their water outflow through Bella Trae. I'm not sure how many are CDD and how many are Bella Trae issues. We spoke before about getting a map of where all our weirs are and flow throughs. Then Michael and I can get straight on who is responsible for what and they can address their issues and we can address our issues.

Mr. Glasscock stated I will get with Marc on that, I think he is already working on that item.

Mr. Clark stated we had some correspondence back and forth a few months ago about the ownership of some of those because they were questionable. We can probably find that correspondence.

Mr. Glasscock stated if the pond is ours then we have the outfall, the infalls not so much but the outfalls we would have. The murky part comes when Bella Trae took over Links because there is double drainage in there in some instances and trying to figure out where it goes from old as-builts was tricky, but I think we have it ironed out.

Ms. Allen asked do we need a motion for this inspection we want the engineer to do?

Mr. Showe stated no, I think it is part of the service they provide, he was saying he is no longer required to do it, but we have had our engineers do it as a routine service.

Ms. Allen asked what is happening on Legends? The sidewalk and median are dug up.

Mr. Fracaso responded we had a main line irrigation break. Toho is out doing their surveying right now for that force main repair. Last year we had a force main line break at Berwick and ChampionsGate where they had to revert part of the sewer force main from Dunkin Donuts to the corner of Berwick in front of the Circle K. They are now surveying and working through a plan to replace more of that force main that comes from the lift station at White Shark.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from December 1, 2022 through January 31, 2023 in the amount of \$89,864.10.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the check register was approved.
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ii. Balance Sheet and Income Statement

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

D. Onsite Manager's Report

Mr. Fracaso stated we recently started having Osceola County Sheriff on Fridays. I was told we were going to get reports but apparently, we are not going to get those reports because

you have to specify in the comments that you want an activity report. My guys saw them on property but never saw them doing traffic enforcement.

Ms. Allen stated that is exactly why we dropped them in the past.

Mr. Fracaso stated I wanted to give them January and February to see how it went and I pulled back FHP to only be here Monday through Wednesday. We are not using our allotted funds for FHP right now. We can try another six weeks with Osceola County Sheriff or we can say thanks, no thanks and go back to having FHP here based on our monthly budgeted amount.

Mr. Dawson stated our taxes are paid to the county and we should be getting some service from them.

Mr. Fracaso stated we do get services but when Marc and I met with Sheriff Lopez and our section captain unfortunately with where we are in Osceola County services are needed more in other areas. These are extra duty.

Mr. Dawson stated I'm okay with that, but some reporting should be expected for that same time. See if you can get something more out of it.

Ms. Allen asked were we able to do anything about the scheduling fee for FHP?

Mr. Fracaso stated originally the scheduling fee was they would charge an hour per officer on schedule and that got exorbitant on a monthly basis if they were there 20 days. They reduced it to a fixed fee and an hour of travel time. I think it is worth giving Osceola a shot for another six weeks and make sure we are adamant we are getting those reports and then see if we want to go forward at our next meeting.

Mr. Dawson stated I'm okay with that.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dawson stated there is a little trash by the bridge, but they got rid of the weeds between the guardrail and the bridge.

Ms. Allen asked when do we redo the black fence?

Mr. Fracaso stated it is on my task list. We are going to power wash the sidewalks first then go the fencing.

Mr. Dawson stated when was the last time we sealed Legends?

Mr. Fracaso stated I don't know.

Mr. Glasscock stated if you actually have a paving program sealing it helps to elongate that time before you need to mill or resurface. If you don't then it doesn't do a lot of good other than it can look ugly.

Ms. Allen asked what program do we have for our roads?

Mr. Glasscock stated when it needs to be replaced, you replace it. If you are looking at it as cosmetic it would be a great job, typically a sealing will add about 5 years to your paving. Once you mill and resurface a road as you did last year, that will last 15-18 years. If you come in around 7 – 8 years and do a sealing you can push that out 5 years.

Mr. Reicher stated the roads are 22 years old. We can ask the engineer to report at the next meeting how he thinks that road is holding up and whether we need to re-mill it would be a better question.

Mr. Glasscock stated I will make that part of the inspection process.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:55 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman