

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 12, 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:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	Hanson Walter
Yvonne Shouey	RIDA Associates
Marc Reicher	RIDA Associates
Evan Fracasso	RIDA Associates

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Ms. Clevenger.

Ms. Allen joined the meeting at this time.

B. Appointment of Individual to Fill the Board Vacancy in Seat no. 4 with a Term Ending November 2026

Mr. Showe stated we have a vacancy in seat 4 and Mr. Dawson will serve until someone is appointed to it and there is a vacancy in seat 5.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor Lee Dawson was appointed to fill the vacancy in seat 4 with a term ending in 2026.

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Mr. Dawson.

C. Appointment of Individual to Fill the Board Vacancy in Seat no. 5 with a Term Ending November 2024

This item was tabled.

D. Consideration of Resolution 2023-01 Electing Officers

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor Resolution 2023-01 was approved reflecting the following: Lee Dawson Chairman, Darin Tennyson Vice Chairman, Jill Burns Treasurer, Evan Fracasso Assistant Treasurer, George Flint Secretary, Elizabeth Allen, Darlene Clevenger and Jason Showe Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2022 Meeting

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

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2022

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor execution of the engagement letter with Grau & Associates to perform the Fiscal Year 2022 audit was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Proposal from Cascade Fountains to Deliver and Install New Cast Concrete Fountain

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the proposal from Cascade Fountains to deliver and install a new cast concrete fountain in the amount of \$31,610.00 was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Presentation of Traffic Study Proposal

The Board discussed the timing of the study, traffic patterns and number of days needed to collect the information.

Mr. Glasscock stated I will contact them and let them know that we would like to do it towards the end of February, and we will set the two days of data collection and let them know what days to do the study.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the proposal from Premier Traffic Group to perform the traffic study in an amount not to exceed \$3,500 was approved.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from September 1, 2022 through November 30, 2022 in the amount of \$189,131.15.

On MOTION by Mr. Dawson seconded by Ms. Allen 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.

D. Onsite Manager

Mr. Fracasso gave an overview of his report, which was provided via email to the Board members and stated the insurance denied the claim for vandalism to the electrical service that feeds the irrigation at the interchange because it was not listed on our items. We will revisit that declaration of all our items and I think we need to add the enhancements to the interchange.

We have two quotes to rework the electric, the first quote was \$12,746 and the second one was \$9,857.

Ms. Allen stated we have done a lot of work with CNI and I'm really impressed with them and they came in significantly less than the others and they did a good job. You may want to try them; they do a lot of commercial work.

Mr. Dawson asked how quickly do you need this done?

Mr. Fracasso stated we have already approved the irrigation work to be done and that will not function without this in place. If we can get a not to exceed, then we can get a third quote from CNI.

Mr. Dawson stated Evan can get that third quote and we will let hm make that judgement call.

On MOTION by Mr. Dawson seconded by Mr. Tennison with all in favor staff was authorized to have the electrical repairs done in an amount not to exceed \$13,000.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

Ms. Allen asked the triangle that borders our wall is that still in our CDD because it is not quite to Goodman?

Ms. Shouey stated yes, it doesn't go out of the CDD because we sold it.

Mr. Dawson stated because of the diverging diamond there is a lot of grass space and I know they are not finished but it looks barren.

Mr. Fracasso stated with Weber's irrigation design what they are doing in that main drive isle once you get past the triangles themselves, they are going to have an extra zone in there so that at some point in time when we want to rework that area where there once was some shrubbery the irrigation is already set up.

Ms. Allen asked will we be able to see proposals for that at a future meeting?

Mr. Fracasso responded yes.

Mr. Dawson stated the old look was nice with shrubbery and annuals, now it is just grass and it is larger than it was.

TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman