

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, April 8, 2024, 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
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel <i>by telephone</i>
Pete Glasscock	Hanson Walter
Yvonne Shouey	RIDA Associates
Marc Reicher	RIDA Associates
Evan Fracaso	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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 12, 2024 Meeting

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the minutes of the February 12, 2024 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2024-01 approves the proposed Fiscal Year 2025 budget, sets the public hearing, directs us to transmit the approved budget to Osceola County and to post it on the website. We were able to keep the assessments level this year.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark stated we prepared the contract with Miller Sealcoating for sealcoating the sidewalk work, the right of way utilization agreement with Toho is still in their hands and I have been tracking the electrical damage to the electrical feed to the fountain by the interstate. I finally received the historical documents from FDOT that related to the original installation, and they specifically approved the electric feed in the location it was at. The agreements between Osceola County and FDOT, which we kind of piggybacked on have very expansive no liability clauses in favor of FDOT. They can remove it, they can make you remove it, nevertheless, they knew it was there and mowed it over in the process of their work. I recommend the Board approve that we send the formal letter to FDOT. We now have the costs, which was \$27,000+ and I think we should ask for that, having said that, I would not bring suit against FDOT based on the documentation to try to recover that. It is whether they want to acknowledge any responsibility for it. I ask that the Board direct me to send the letter and see what happens with it.

Mr. Fracaso stated I thought there was language in there that said FDOT will not cause damage to any improvements.

Mr. Clark stated there is language in the agreement between us and the county that says that the county will exercise its rights against FDOT if they cause damage to it based on the agreement. But when you go to the agreement, which was the missing piece, the agreement really doesn't provide any responsibility that they have for damage. That is really the operative

language. The county could not have agreed to us to expand FDOT’s liability under the original installation agreement.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor District Counsel was authorized to send the letter to FDOT for the \$27,000 in damage.

B. Engineer

Mr. Glasscock stated your yearly inspection will be coming up the end of this month or early next month.

C. Manager

i. Approval of Check Register

On MOTION by Ms. Clevenger seconded by Mr. Cady 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’s Report

Mr. Fracaso reviewed the onsite manager’s report, copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Allen asked who owns the black metal fencing?

Ms. Shouey stated the District does.

Ms. Allen asked do we have a cycle for cleaning and painting that fence?

Mr. Fracaso stated we painted everything from Dunkin Donuts towards I-4 and coming from I-4 to Walgreens.

EIGHTH ORDER OF BUSINESS

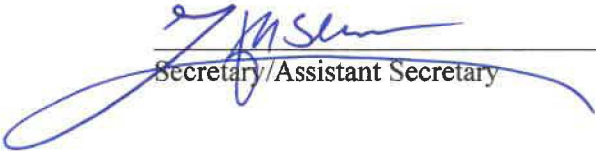
Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:45 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman