

**MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **May 13, 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:

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
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 April 8, 2024 Meeting**

On MOTION by Mr. Cady seconded by Ms. Clevenger with all in favor the minutes of the April 8, 2024 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark stated we have the Toho right of way utilization agreement for their construction work. They communicated with Evan in the last several days with some comments on the agreement and indicated that they are getting ready to go out with an RFP to get that work started. They sent back some comments, a pushback on the agreement. They took out indemnity language, particularly the term “indemnity” because they don’t like it and I would do the same thing if I were them. They retained the provisions so if they don’t do what the contract says it is a breach of contract, it is a breach of the indemnity provision, but it is the same result. I’m not that concerned about it. We had our usual insurance provisions and they indicated that they self-insure, which a lot of entities in their position do. They would give us certificates of that and will require certificates of insurance from their contractor and their contractor from their subs and present them to us. I’m willing to go with their changes, I don’t think they are unreasonable. The board has approved the agreement at a prior meeting in substantial form unless you want me to revisit any of that, I’m recommending we go ahead with their changes.

It was the consensus of the board to accept the changes in the Toho right of way agreement.

Mr. Clark stated I sent a letter to the district manager requesting an adjustment to my hourly rates starting with the new fiscal year. I’m currently at \$325 and I’m proposing to go to \$340, a 4.6% increase. As you know insurance and overhead and everything is going up.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the new legal counsel rate was approved to be effective October 1, 2024.

Mr. Clark stated nothing has changed since our last meeting in our ongoing discussions with FDOT regarding the electricity. I don’t feel like I have a strong argument but I’m trying to keep the discussion going to see if we can get something from that.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Ms. Allen 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.

**iii. Presentation of Number of Registered Voters, 1,348**

A copy of the letter from the supervisor of elections indicating that there are 1,348 registered voters residing in the district was included in the agenda package.

**iv. General Election Qualifying Period and Procedure**

Mr. Showe stated we have three seats up for general election, seat 5, which is Mr. Cady and seat 1, which is Ms. Allen and seat 2, which is Mr. Tennyson. To qualify for those seats you need to go to the supervisor of elections office and put in your form 1, which you have probably completed for this year anyway, your candidate oath and \$25. Qualifying period is from noon June 10 to noon June 14<sup>th</sup>.

**D. Onsite Manager's Report**

Mr. Fracaso stated the crosswalk signs are done at Masters, the concrete work throughout the district has been completed. I spent some time with Clark Environmental who does the mosquito management from May through November. At the last meeting we discussed Links Boulevard as it goes through Bella Trae. Apparently as part of their service they are spraying down Links Boulevard through Bella Trae. I'm working with them to increase our time to start in March instead of May then through November. Webber will be increasing their contract prices 12% for fiscal year 2025 and 10% for fiscal year 2026. I reached out to Floralawn and will have them give us pricing as a comparison. We will also get a separate quote for tree trimming. The lights we had on the bridge, which were clip on solar lights have been broken off. We can continue to replace them as they break or we can look at lights mounted on a post with motion sensors.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor staff was authorized to purchase lighting for the bridge in an amount not to exceed \$2,000.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SIXTH ORDER OF BUSINESS**

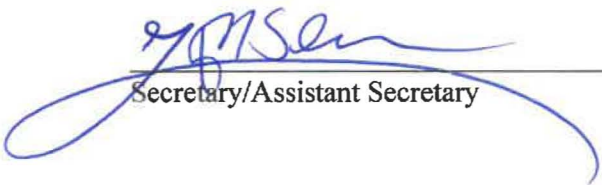
**Supervisor's Requests**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the meeting adjourned at 2:38 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman