

**MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **July 15, 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 <i>by telephone</i>
Elizabeth Allen	Assistant Secretary <i>by telephone</i>
Darlene Clevenger	Assistant Secretary
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	Hanson Walter <i>by telephone</i>
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 May 13, 2024 Meeting

<p>On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the minutes of the May 13, 2024 meeting were approved as presented.</p>
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FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Ms. Clevenger seconded by Mr. Cady with all in favor the public hearing was opened.

A. Consideration of Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2024-02 adopts the proposed fiscal year 2025 budget, a copy of which is attached as Exhibit A. The budget is very similar to what you saw earlier in the year with no change in assessments.

On MOTION by Mr. Dawson seconded by Mr. Cady with all in favor Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2024-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2024-03 levies the assessments on all the properties in the district. Exhibit A will be the final adopted budget and Exhibit B to the resolution is the tax roll.

On MOTION by Ms. Clevenger seconded by Mr. Cady with all in favor Resolution 2024-03 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2023 Audit Report

Mr. Showe stated next is acceptance of the audit report. Under the report to management there were no prior year or current year findings or recommendations, it is a clean audit.

On MOTION by Mr. Cady seconded by Mr. Dawson with all in favor the fiscal year 2023 audit was accepted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04
Declaring Vacancies in Certain Seats**

Mr. Showe stated Resolution 2024-04 declares a vacancy in seat 2, currently held by Mr. Tennyson. Mr. Tennyson tried to qualify and no one else qualified for the seat. We declare the seat vacant and after the election you can reappoint him to seat 2.

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor Resolution 2024-04 Declaring Vacancies in Certain Seats was approved.

SEVENTH ORDER OF BUSINESS

Adoption of District Goals and Objectives

Mr. Showe stated the legislature passed House Bill 7013 that now requires districts to have goals and objectives that are measurable. It went into effect July 1st and it is required to be posted on your website by October 1st.

Mr. Clark stated one of the big issues in this legislation is that they found that a lot of special districts are on the books and they are inactive and they are trying to weed those out and find out which ones are really needed and which ones are serving a function. In the course of that legislation somebody got an idea and said why don't we make all of our special districts have goals and objectives and report on whether they are meeting them. We have this piece of legislation that asks you to do some measure of long-term planning on a very short string and then measure what you are planning. There is no accountability associated with this, there are no consequences, they don't tell you what needs to be in your plan other than very vague language that says the objectives and facilities that you are required to manage. Generally, what we are doing in our districts is not very elaborate, we are a CDD, these are the things that we do, we are going to put a doctrine out there that says this is what we do and suggest a way that we manage whether we accomplish that or not. GMS has put together a set of standards that is adequate for most districts. I think it is adequate for this district, I recommend we approve this.

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor the district goals and objectives were adopted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark stated we did succeed in getting the Toho Agreement signed. There were a few changes, non-substantive. I don't know when they are going to begin working.

Mr. Fracaso stated they are looking to open bids in August, securing materials in September, start in October.

Mr. Clark stated our goal of them getting all the work done during slow season didn't happen.

Mr. Reicher asked what is the duration of the project?

Mr. Fracaso stated 60-90 days.

Mr. Clark stated other than that I previously discussed conversations I have had with FDOT regarding the electric at the interchange. We put that on hold because of bigger fish to fry related to the interchange. In discussion maybe you will give us an update at the end of the meeting.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Cady 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. Approval of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the fiscal year 2025 meeting schedule was approved.

D. Onsite Manager's Report

i. Review of Landscape Proposals

Mr. Fracaso stated I reported at the last meeting that Weber was discussing some significant price increases to their current maintenance contract. Originally, they came in at 12% and 15%, I got them down to 10% and 12% respectively for the next two years. They feel that number gets them more in line with their current costs to operate. I reached out to Floralawn to get a proposal. Weber's cost came in at \$162,975, Floralawn for the same scope was \$189,373 but that should be \$183,000 because they included the mulch, which we do separate. Floralawn's number was not enough to cover what we need to mulch. I think we continue to move forward with Weber for 2024/2025 and 2025/2026 fiscal year.

I do have a cost from Clarke environmental to expand our current services from May through November to March through November that would result in a \$2,300 annual increase if we choose to do that. Currently we are at \$6,741 and it is \$9,000 to start in March instead of May.

NINTH ORDER OF BUSINESS

Other Business

Mr. Reicher stated two years ago the Florida budget had excess and the governor gave \$4 billion to FDOT to use as they saw fit and the express lanes from 192 all the way to Osceola Parkway were born as a concept in two separate legs and the Poinciana Connector was also in that tranche. They are currently under design from Highway 27 north and we have been working with FDOT to make sure we have appropriate access in and out of those lanes. For all practical purposes, design has started. We are hoping to continue to address the traffic issue on I-4 and get those express lanes working and get those workers in the morning going all the way through. There is limited access so the express lanes go for some distance, it goes almost all the way to Osceola Parkway.

Someone is building the last connector on Westside Boulevard. I'm hoping we will have that done in the next 6-10 months.

The last piece of property I have left in the Village behind Chili's and Red Robin I have submitted along with Osceola County to become one of the federal super charger sites. I have been working on this for three years.

We did get approval from our partners so we are going to add some retail just beyond the Osceola/Polk County line, about 25,000 square feet of retail.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

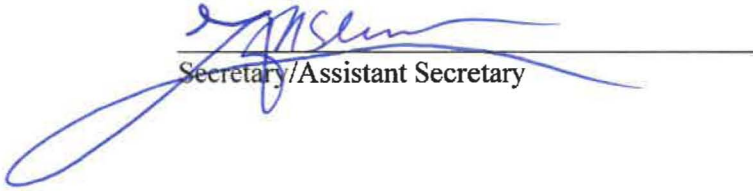
There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Audience Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:43 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman