

**MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **September 9, 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               |
| Darlene Clevenger | Assistant Secretary               |
| Douglas Cady      | Assistant Secretary               |

Also present were:

|                |                  |
|----------------|------------------|
| Jason Showe    | District Manager |
| Scott Clark    | District Counsel |
| Pete Glasscock | Hanson Walter    |
| 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 July 15, 2024 Meeting**

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| On MOTION by Mr. Cady seconded by Ms. Allen with all in favor the minutes of the July 15, 2024 meeting were approved as presented. |
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

**i. Review of Annual Engineer's Report**

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. Audit engagement Letter**

Mr. Showe stated I received the audit engagement letter on the way over here and if the board is amenable, I would like to execute that so that staff can start October 1 getting ready for the audit. It was the consensus of the Board to have staff execute the engagement letter.

**D. Onsite Manager's Report**

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

Ms. Allen stated the sliver of land at the corner of Goodman and Masters before you get to the apartments is overgrown and not maintained. You asked Courtland Properties to maintain it and they did but it is now overgrown again. Can you contact them again? Mr. Fracaso stated yes.

**i. Contract Renewals**

**1. Landscape Maintenance Service Agreement with Weber Environmental Services, LLC**

Mr. Clark stated we discussed the landscape agreement renewal terms at our last meeting and we were inclined to stick with Weber so we drafted an agreement according to their proposal for the next couple of years. The scope is consistent with what we have done before.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the landscape maintenance agreement with Weber Environmental Services, LLC was renewed.

**2. Water Management Agreement with The Lake Doctors, Inc.**

Mr. Clark stated next is the water management agreement with The Lake Doctors, Inc. and if you approve it, it will be put into the district’s standard form of agreement instead of the terms and conditions that they have on theirs.

Mr. Fracaso stated this was to get the contract in line with our fiscal year and there was a \$5 per month increase.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the lake maintenance agreement with The Lake Doctors was renewed and Mr. Clark was authorized to prepare the district’s standard form agreement for this work.

**3. Mosquito Management Service Agreement with Clarke Environmental Mosquito Management, Inc.**

Mr. Clark stated the mosquito management service agreement with Clarke Environmental Mosquito Management, Inc. has a one-year term and the pricing is attached to the agreement.

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the mosquito management service agreement with Clarke Environmental was renewed.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Allen stated there is a resident who said we never had a traffic study, but I told her we did have the study but didn't meet the criteria. Have you heard from her?

Mr. Fracaso stated we have not received any communication.

I have two other items; Mr. Dawson has in front of him. I was in the Panhandle for a long weekend and came across some boardwalk lights in Panama City Beach. We recently spoke about doing a light on each end and I hadn't found anything I liked until I saw these. The City of Panama City Beach is using these on all their boardwalks. They are a cast metal fixture and I think this is our go forward for the pathway lighting.

We have been engaged by DOT and their engineering contractor as it pertains to the I-4 alternate, as it deals with the auxiliary lanes and there is going to be changes to our pond as you exit off I-4. We don't have full designs yet. It sounds like our retaining wall that has the ChampionsGate logo on it, will probably go away. I think it will be a big pond without the features.

Ms. Allen stated someone posted over the weekend about low income or workforce housing further down in Happy Trails that will definitely impact the traffic flow through the district.

Mr. Fracaso stated they cannot put anything like that inside Happy Trails because they are all 5-acre minimum lots. That would be the Sinclair Road extension potentially.

Ms. Allen stated it is presently low density and they are looking to make it high density, but I think the concern is we still have the road through Reunion they were supposed to build and even if it is low density more volume of traffic will be dumped on our roads that we have to maintain.

Mr. Fracaso stated it is outside our district. I don't know anything about this but as I get more information I will share it with you.

**SEVENTH ORDER OF BUSINESS**


**Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the meeting adjourned at 2:32 p.m.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman