

**MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **February 10, 2025** 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
Pete Glasscock	Hanson Walter
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 December 9,
2024 Meeting**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the December 9, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Proposal for Repair of
Irrigation Well Pump on Legends Boulevard**

Mr. Fracaso stated we have had some issues with the well pump for the irrigation well that irrigates Legends Boulevard and a little of the intersection at ChampionsGate and Legends. They think there is a hole in the casing and a bad wire going to the well pump and our expansion tank is bad. The proposal is for \$11,900 and their scope of work is to pull and replace the pump and that covers the expansion tank and if there is other piping that is bad it is \$350 for each 21-foot stick.

Ms. Clevenger stated the proposal seems to be open ended with no specifics.

Mr. Clark stated we will have a contract that has protections, but they have said there is the potential for overruns depending on what they find and that is unavoidable, but we need to define some unit prices and make sure that he gets approval from our project manager.

Mr. Fracaso stated I will be onsite when they are here.

Ms. Clevenger asked can they give you a breakdown of materials and labor?

Mr. Fracaso stated yes. They have done four wells, and they did the golf course, we have experience with them.

<p>On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor district counsel was authorized to prepare an agreement to cover the proposal from Patterson Well Drilling Co. to cover the pump repair in an amount not to exceed \$15,000 with anything over \$15,000 ok, to be approved by the chair.</p>

FIFTH ORDER OF BUSINESS

Discussion Regarding I-4 Interchange

Mr. Fracaso stated FDOT is moving forward with I-4 and they have selected a contractor. They have not yet finalized the plans with the contractor; they have started removing the palms from the ramp and berm. Cranes will be in place because on our side of I-4 they will expand the bridge to three lanes; we will have pilings and a giant retaining wall. We will end up with two large triangle shaped ponds because the ChampionsGate wall and green is going away. I had Cascade pull both fountains and they are floating in a pond out back to preserve their integrity. From what I have seen on the preliminary plans, our current power feeds will not be disturbed.

Because of all the construction I had a discussion with Weber on their maintenance and management of everything up front. They think it is about a \$300 value on a monthly basis that

they spend around the ponds for mowing. Do we want a \$300 per month credit or deploy those labor hours throughout the district?

Ms. Allen stated I would rather have it go to a project you can see, something tangible.

Mr. Reicher stated or we can credit it and hold it then you have that in your budget.

Mr. Clark stated I will prepare an amendment to the scope.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Ms. Clevenger seconded by Mr. Tennyson 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 October/November onsite manager's report, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Allen asked do we have a maintenance schedule for the bullnoses?

Mr. Fracaso stated we don't have a schedule; it is more of an as needed basis. At a previous meeting you commented about the tress hanging over when you are walking. Is this more of a Masters issue where you have heard complaints?

Ms. Allen stated the only complaint I have heard is when you pull out of the back exit of Bella Trae and have to cross Legends. Someone mentioned that they almost got hit there again because of sight lines. It looked trimmed to me.

Mr. Fracaso stated I looked at it as well when it was brought up and I don't understand what they are talking about unless they are in a car that sits very low.

Ms. Clevenger stated I mentioned that there were trees hanging down from the conservation area when I was walking down Legends on the sidewalk.

Mr. Fracaso stated that was it. I will check it out.

NINTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the meeting adjourned at 2:34 p.m.
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Secretary/Assistant Secretary



Chairman/Vice Chairman