

**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 14, 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 <i>by phone</i>	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**

A resident stated the looks of this boulevard and the whole community helped me decide to buy a house here and I came to learn about the CDD.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of February 10, 2025 Meeting**

On MOTION by Mr. Dawson seconded by Mr. Cady with all in favor the minutes of the February 10, 2025 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02  
Approving the Proposed Fiscal Year 2026  
Budget and Setting a Public Hearing**

Mr. Showe stated next is Resolution 2025-02 approving the proposed fiscal year 2026 budget and setting the public hearing for July 14, 2025. Any changes the board makes today will be included in the proposed budget. Our staff worked with Evan and were able to keep the assessments level for the upcoming fiscal year. We have done a \$23,000 transfer into capital reserves which balances the budget and there is a detailed description of each line item. In the capital projects fund we have allocated \$200,000 for the milling and resurfacing project.

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark stated after the last meeting we prepared the Patterson Well Drilling contract, and I think that work has been done. We prepared an amendment to the landscape contract to lower the scope to cut out the interchange work.

**B. Engineer**

**i. Consideration of Proposal for Professional Service Rate for District Engineer**

Mr. Glasscock stated we haven't raised our rates on any of our districts for the last 20 years and we are asking that you approve this proposed rate increase. Probably 75% of your fees are for me and with the road project you may see a project manager, CADD tech and some site control services, but most all your expenses come through me.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the request for hourly rate increase was approved.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Dawson 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.

**D. Onsite Manager's Report**

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

**i. Ratification of First Amendment to Landscape Maintenance Services Agreement with Weber Environmental Services LLC**

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the first amendment to the landscape maintenance services agreement with Weber Environmental Services, LLC was ratified.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Fracaso stated we would like to repaint the metal of the ChampionsGate arch. We are going to wait until Toho is out, do we wait until DOT is done with their bridge work for the dirt, dust and debris that's coming over?

Mr. Richer stated wait until DOT is done.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:27 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman