

**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 12, 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 <i>by phone</i>	RIDA Associates
Evan Fracaso <i>by phone</i>	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 14, 2025 Meeting**

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the Minutes of the April 14, 2025 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS****Consideration of FDOT Property Acquisition Documents for Parcel 808**

Mr. Clark stated FDOT has been talking to us and the developer for two or three months about some additional property that they need for the improvements. They will be expanding the interchange a bit in our direction and there are some maps, parcel 808 is the one our subordination is concerned with. There is a redline, which is the new right of way boundary, the yellow line is the existing. They are taking about 25 feet of property. The reason we are being asked to do a subordination is there is a 20-foot easement on the backside of Panera at the lot boundary.

Mr. Fracaso stated it is a drainage easement that FDOT is looking to control back there along the exit ramp.

Mr. Clark stated the terms of the subordination on the drainage are favorable to us in the way they are written. We can continue to use it, we can modify it as long as the plans are consistent with FDOT standards. If they do anything that messes up our use of it, then they have to approve a modification that we want to do, or they have to modify it themselves at their own expense. I'm good with it, I'm good with the language. The developer has worked out the business terms on the property in terms of their interest. I think they are good and ready to sign off on this. There are two subordination documents, one is addressed to the drainage easement, one is addressed to the covenants and restrictions, which have terms that give the CDD certain easement rights. It is two ways of saying the same thing. The third is a form of Resolution 2025-03. We are asking for approval of the resolution, which will permit both subordinations to be signed.

Mr. Reicher joined the meeting by telephone at this time.

On MOTION by Mr. Cady seconded by Mr. Tennyson with all in Resolution 2025-03 Approving Subordination Agreement was approved.

**FIFTH 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. 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 – 1,529**

A copy of the letter from the Supervisor of elections indicating that there are 1,529 registered voters residing in the district was included in the agenda package.

**D. Onsite Manager's Report**

**i. On-Site Management Agreement Renewal with Rida Associates Limited Partners**

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

Mr. Showe stated we have a letter from RIDA about the field side, they are going to maintain their current rate and they want to extend the agreement until September 30, 2027. If there is no objection, we will have Scott prepare an agreement and present it at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**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 2:12 p.m.

  
Secretary/Assistant Secretary  
Chairman/Vice Chairman