

**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 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	Assistant Secretary
Darlene Clevenger	Assistant Secretary <i>by telephone</i>
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	Hanson Walter
Marc Reicher	RIDA Associates <i>by telephone</i>
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 12, 2025 Meeting

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the May 12, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

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

A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2025-04 adopts the fiscal year 2026 budget. Exhibit A is the proposed budget that reflects no increase in assessments. Capital projects is on page 8 and we anticipate having over \$1 million funding available at the end of this year. We are setting aside funds in next year’s budget for milling and resurfacing.

On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2025-05 imposes special assessments and certifies an assessment roll. Exhibit A to the resolution is the budget you just adopted and exhibit B is the spreadsheet that we transmit to the tax collector that assigns the operations and maintenance assessment to each parcel of property.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

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

FIFTH ORDER OF BUSINESS

Consideration of Extension of On-Site Management Agreement with Rida Associates Limited Partnership

Mr. Showe stated this is an extension of the onsite management agreement with Rida that was drafted by counsel.

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the onsite management agreement with Rida Associates Limited Partnership was extended through September 30, 2027.

SIXTH ORDER OF BUSINESS

Approval of Work Authorization Request for ChampionsGate West Retail & Office Overflow Parking Lot

Mr. Fracaso stated we are asking approval from the board on construction of a small area of CDD property.

Mr. Clark stated most of this ties into the Polk County part of the roadway, a little overflow parking driveway on a CDD owned roadway and if the board approves this, we recommend using the right of way driveway utilization agreement that we have used for three other projects to verify that everything will be restored and if there is insurance coverage and things like that.

On MOTION by Mr. Cady seconded by Ms. Allen with all in favor the work authorization for ChampionsGate West retail & office overflow parking lot was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Parcel 806.03 Subordination Agreement from FDOT

EIGHTH ORDER OF BUSINESS

Ratification of Parcel 808.04 Subordination Resolution 2025-03

Mr. Showe stated you approved both these at the last meeting but there were scrivener errors.

Mr. Clark stated they use the same documents in Reunion as they do here and there were a couple references to Reunion Community Development District. We had those changed and executed and this is just ratifying the subordination agreement and the resolution.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the subordination agreement with FDOT for Parcel 806.03 and Resolution 2025-03 were ratified.

NINTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2024 Audit Report

Mr. Showe stated you have the fiscal year 2024 audit and I will direct you to the last page that is the report to management and you will see there are no current year findings, no prior year findings and it is a clean audit.

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the fiscal year 2024 audit was accepted.

TENTH ORDER OF BUSINESS

District Goals and Objectives

- A. Adoption of Fiscal Year 2026 Goals and Objectives**
- B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute**

Mr. Showe stated these are the reporting measures and standards that we are required by statute to approve. We kept the fiscal year 2026 goals and objectives the same as this year. We also included the 2025 report; we have met all the goals for 2025.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the fiscal year 2026 goals and objectives were approved, and the chair was authorized to execute the fiscal year 2025 report.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Reicher asked with the legislation for the new condo laws, are we impacted in any way or is it about the same?

Mr. Clark stated I have not done a deep dive on that, but my understanding is it simply revises portions of the law that the prior legislature passed that related only to condos and they don't regulate us. No change for us.

- B. Engineer**

There being no comments, the next item followed.

- C. Manager**

- i. Approval of Check Register**

On MOTION by Mr. Dawson 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.

iii. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor the fiscal year 2026 meeting schedule was approved.

D. Onsite Manager’s Report

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

i. Consideration of Proposal for Paver Repair from Weber Environmental Services

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal from Weber Environmental Services for paver repair in the amount of \$1,325 was approved.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal for landscape improvements as outlined in the onsite manager’s report to improve line of sight issues at various intersections in the amount of \$5,123 was approved.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Allen asked what is going on outside the promenade entrance?

Ms. Fracaso stated Pike Electric that does the sub-contracting work for Duke was there with a new transformer.

Ms. Allen stated they literally buried the plants with dirt and did nothing to preserve all the landscaping.

Mr. Fracaso stated I will reach out to Duke this week to find out what their restoration process is.

FOURTEENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:34 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman