

**MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **December 8, 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 <i>by phone</i>	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 September 8,
2025 Meeting**

On MOTION by Mr. Cady seconded by Ms. Clevenger with all in favor the minutes of the September 8, 2025 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

There being no comments, then next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Dawson seconded by Ms. Allen 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, a copy of which was included in the agenda package and presented the proposal for concrete sidewalk repairs from Miller Seal Coating & Striping.

i. Consideration of Proposal for Concrete Sidewalk Repairs from Miller Seal Coating & Striping

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the Proposal from Miller Seal Coating & Striping in the amount of \$19,825 was approved.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

The board and staff discussed the pros and cons of decorating the boulevard for the holidays that runs from \$10,000 to \$40,000 in other districts, colored covers for fountain lights and concluded that it is not the best use of taxpayer money.

Mr. Fracaso stated FDOT paid for a drainage easement on RIDA owned property next to a lift station along I-4 and ChampionsGate Boulevard. On that property is the CDD’s electric and well for the irrigation in that area. There is an underground culvert there and FDOT gave us the value to relocate that electric and I got an easement from Wendy’s property owner because the power is fed from around the fence line where the transformer is on Wendy’s property. I have an easement if we have to relocate that electric service to move it around the corner to feed the power for the irrigation well. Instead of doing the work because we don’t necessarily need to do it, we sent the check to the CDD for \$10,000 for the cost to relocate that line.

Mr. Showe stated we put it in the capital project fund.

Mr. Reicher stated we have the right to leave it there until such time as they tell us we can’t.

SEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman