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 13, 2026** 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 *by telephone*
Darlene Clevenger	Assistant Secretary
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel *by telephone*
Pete Glasscock	Hanson Walter
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 8, 2025 Meeting**

> On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the minutes of the December 8, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Public Hearing to Consider Resolution 2026-01 Abandonment of Access and Utility Easement**

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

Mr. Clark stated there is a piece of access and utility easement near Laura Lane behind some of the commercial development, which is in the way of some other things that the developer wants to do with it. It is an easement that is not being used. The area is depicted in the sketch of survey that is attached to the resolution. When that happens it is not a public easement, it is a CDD easement. We ask the owner to make a request, which they did, that the easement be abandoned. I have gone through this with the developer's representatives, with Evan on behalf of the CDD and with our engineer to make sure there is nothing there that we needed and there is not. There is a separate Duke Power easement that will remain that we are not doing anything with. This is basically an area where Laura Lane was redirected and the access to the back of some of those out parcels was put in a different place. Statutorily we have the power under Chapter 190 to either grant or abandon easements. There is not a very specific process or outline so we mimic the county ordinances that call for a two week notice by publication. We have done that, we outlined in the resolution the findings that these are easements that are not necessary for the operation of the district. There is an exhibit A attached, which has a legal description and a drawing that depicts the area that we are looking to abandon. We have a public hearing opened so we can call for public comment if there is any.

Mr. Fracaso stated the reason behind this is we have a ground lease for Electrify America, and they want to put a 16 or 18 bank EV charging site here. Essentially, they are building a parking lot with EV chargers on each side with a drive lane going down the center. The drainage easement will stay in place for the outflow from the pond.

There being no public comments, the board took the following action.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor Resolution 2026-01 Abandonment of Access and Utility Easement was approved.

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2026-02 approves the proposed fiscal year 2027 budget, sets the public hearing for July 13, 2026 and directs staff to transmit this to Osceola County as well as post it on the district's website. We were able to keep the assessments level for another year.

> On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing was approved.

SIXTH ORDER OF BUSINESS **Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

> On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser was ratified.

SEVENHT ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Clark stated we had a request recently on behalf of the Watson Building, they are entering into an agreement with Spectrum to bring fiber to their building. Spectrum presented the CDD with their form of agreement they wanted us to sign, which I was not happy with, that was worded towards a customer and we are not a customer. They are just looking for the right to come into portions of our right of way and bring their line up to the building. I asked that they provide us with more information on the route and exactly what they were putting in and I think Evan is working on that, but we don't have that yet. To prevent delaying them when they are ready to go I prepared this agreement, which is based on the standard right of way utilization agreement that we have used before. It contains the restrictions on what they do, protections for us in the event that they mess up or damage some things. I would be looking for approval in substantial form of this agreement once we have the exact detail to attach so we are not waiting for another meeting for them to go ahead.

Mr. Fracaso stated I have a map and they intend to begin at the current vault they have on the corner of Millers, Goodman and ChampionsGate, they are going to bore underneath Goodman, trench in front of 7-11 and bore under the driveway again, do some additional trenching to a new vault location and run their line into Watson. I pushed for this agreement so we would have some kind of fallback in case they hit anything through their boring or trenching. We ran into that recently when they ran a line into the Omni, the main underground feed, and took out the power.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor a right of way utilization agreement with Spectrum was approved in substantially final form subject to review by counsel.

Mr. Clark stated I will give a legislative update at the next meeting. There are things waiting for the governor to sign or not sign but we are not quite there yet.

B. Engineer

Mr. Glasscock stated our yearly inspections are coming around. We will be inspecting the things we are responsible for taking care of.

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. General Election Qualifying Period and Procedure

Mr. Showe stated seat 4, Mr. Dawson's seat, and seat 3, Ms. Clevenger's seat, are up for election this year. In order to qualify for election you will need to go to the supervisor of elections office and file for election. The qualifying period is from noon June 8th to noon June 12th. You can go early and put in your qualifying information. It is all done through the supervisor of elections. If you want to qualify by having 25 signatures, that is due by May 11th.

D. Onsite Manager's Report

Mr. Fracaso reviewed the onsite manager's report, copy of which was included in the agenda package and discussed what the board would like to do with the damaged landscaping and reported that Weber will be replacing some St. Augustine sod due to irrigation issues.

i. Consideration of Landscape Proposals from Weber Environmental Services

This item was tabled.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:43 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman