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 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
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 *by telephone*
Evan Fracasso	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**

Mr. Showe opened up the meeting for public comments. There being no comments, the next item followed.

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

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 11, 2026 Meeting**

> On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the minutes of the May 11, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Public Hearing**

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

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Showe stated this is your annual budget resolution and there is no proposed assessment increase for this year. We did allocate approximately $600,000 for roadway milling and resurfacing based on the engineer's estimate.

Ms. Allen stated it looks like we went over budget this year on irrigation maintenance and next year there is a hefty increase from $20,000 to $35,000. Is there an issue, are you going through and replacing?

Mr. Fracaso stated the system is old, connections are failing, a lot of them are the bell connections that are in a lot of the main lines.

Ms. Allen asked did the property appraiser double their fee? It went from $400 to $950.

Mr. Showe stated if you look at the actuals, the actual was $930,000. They changed the way they calculate their fee and do it by parcel now rather than a flat fee.

Ms. Allen stated you lowered the security budget. Did you find a different vendor or are we not going to police as much as we had?

Mr. Fracaso stated the plan is to go back with FHP. After my conversation with the special inspector, he did say once we get through this process, he would put me in contact with their shift commander to find an individual who does commercial vehicle enforcement.

> On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2026-06 imposes the special assessments and attached as Exhibit A will be the budget you just adopted and Exhibit B is the assessment roll.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor Resolution 2026-06 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 Signage for Hospital

Mr. Showe stated an issue came up between the last meeting and this meeting. There is a new hospital going in closer to Reunion and they have asked to put in some signage along ChampionsGate Boulevard. They claim they are required to put in signs.

Mr. Clark stated I looked at it and it said they can request the owner of the road to place signs and based on that I thought it should come to the board. Staff recommends this.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the request for the installation of signage for the hospital was approved.

SIXTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

On MOTION by Mr. Tennyson seconded by Mr. Dawson with all in favor the fiscal year 2027 goals and objectives were approved and the chair was authorized to execute the fiscal year 2026 goals and objectives at the end of the fiscal year and staff will post the executed version on the website.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Clark updated the board on the issue with the FHP investigation and stated we have to figure out what our strategy is going to be, it is disappointing to find out that these things went on and the other question is going to be, do we get our money back. At this point I have identified the assistant state attorney who is assigned to the case, I have reached out to him and said ChampionsGate CDD is interested in being a party to the things that go on, we are not an official party in the case because it is criminal but we are the victim and we have certain rights to participate to be informed of what is going on so I have notified them that we want to do that and that if there are any negotiations, plea deals and things like that, that we want restitution to be part of that. I think that is the action we need to take right now and see how it plays out, what charges they decide to bring, what penalties they are looking for and keep our hand extended and see if we could get our money back. I'm sure that will move slowly through the system, but I will keep you informed.

At a prior board meeting you authorized me to draft a right of way utilization agreement for Spectrum. I did that, we sent it to them, they sent it to their legal department and marked it up. We initially pushed back and said we would like to work with you, but you are not rewriting our agreement and they pushed back some, so I have done a revision of their revision and requested that they reimburse us $1,000 for our fees associated with that. I don't want to be unreasonable because it is to our benefit that we have an agreement and they probably could come in and do this without an agreement because of the nature of the work. We will try to come up with something. Some of their requests were not reasonable. In the meantime, there is another user who wants to sign up for this service. We will try to come up with a single agreement and say this is our standard agreement for whoever wants to come in for this type of service.

The CDD supervisor recall passed both houses unanimously but in the process they made the bill more complex. They took the bill and fit it into a process that already exists for cities and counties for recall. It is an almost identical process; it is very cumbersome and expensive. I'm impressed with some drafting a rule of procedure that I'm going to recommend to all my districts, laying out the process and I'm wanting to put it in a rule for a couple reasons that aren't in the statute. I think the CDD needs to adopt a formal policy of neutrality. I'm suggesting a policy of neutrality that the CDD does not get involved other than to do the steps required by the statute. The other thing I want to do in a rule is to codify that we have a user fee. We have a fee and they will have to pay us ahead of time because there is also an ad to run, and it is probably an expensive ad, mailing and staff time. I'm going to make sure we are made whole if someone wants to go through this process. Not surprisingly there is a step in the process where the supervisor involved can just resign instead of going through the process. I will come back at our next meeting with some language and explanation of what the approach is all about.

I also tracked a change of a bill that also passed to raise the sovereign immunity caps and the governor vetoed that.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Cady 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.

iii. Approval of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Tennyson seconded by Mr. Dawson with all in favor the fiscal year 2027 meeting schedule was approved.

D. Onsite Manager's Report

Mr. Fracaso stated there was a large underground irrigation break across the street from my office that resulted in a giant hole, and we were able to get that taken care of on a Sunday evening and get the road opened. The following week we cut out a 15-foot section on either side of the depression and cut it down to base, compacted it and repaved that area.

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

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 **Adjournment**

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the meeting adjourned at 2:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman