

MINUTES OF MEETING

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Enterprise Community Development District was held Wednesday June 18, 2008, at 3:00 p.m. at 851 Celebration Avenue, Celebration, FL 34747.

Present and constituting a quorum were:

Matt Kelly	Chairman
Don Hempel	Supervisor
Russell Stokes	Supervisor
Pat Wasson	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
Cheryl Stuart	Attorney: Hopping Green & Sams
Roger Mitchell	Severn Trent Services
Elizabeth Needham	Severn Trent Services
Jim Parker	Walt Disney Imagineering
Russ Simmons	Severn Trent Services
Brian Smith	Severn Trent Services
Brenda Wright	Moyer Management Group
Several residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kelly called the meeting to order at 3:05 p.m.

Mr. Moyer called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Kelly led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Cliff McCullough asked are there any plans to resolve the reuse water issues in Artisan Park? At no time in two years have I had reliable water pressure on my irrigation system, especially during the times that I am supposed to be using it. I have had people come out and they checked and there is nothing wrong with my irrigation. They put in a meter across the street two weeks ago but I have not heard results from the pressure readings from that. They tell me the water meter to my lot and the property next to me are upside down and they are supposed to turn them right side up so they can measure them, but that has not been done. Much of my grass is dying because the irrigation is not

working during the times I can water. The heads barely come out of the ground. Other times of the week when I am not supposed to be watering, I do have enough pressure.

Mr. Moyer stated we were made aware of that situation four to six weeks ago. The device you are referring to is a pressure recorder, and we not only monitored the pressure at the location he referenced but we also monitored it as it came into Celebration and at various points along the line. He is absolutely correct; we do have a pressure problem in Artisan Park, especially the farther south you go. There are short-term solutions we can do to help the situation. The long-term solution will require engineering input, and design and construction in order to solve the problem once and for all. We knew we had a pressure problem and we put in a 12-inch water line on Waterside and connected Celebration Boulevard to Celebration Avenue.

Mr. Kelly stated there has been a history of improvements attempting to deal with this problem.

Mr. Moyer stated that is correct. We undertook some improvements that helped the situation overall but Artisan Park has a problem. Mr. Smith wants to put Artisan Park on its own zone that will irrigate on days other than the rest of Zone 2. Most of Zone 2 will stay on their schedule and we will advise Artisan Park to water on different days.

Mr. Kelly asked is the problem extensive through Artisan Park?

Mr. Smith stated yes, it is due to line size and the number of users from Waterside down to Artisan Park, being an 8-inch line. There are many tributaries off the 8-inch line down to the end where Mr. Jeff Marchell lives. As you go deeper into Artisan Park, the pressures get worse.

Mr. Moyer stated the long-term solution will include engineering analysis and a master plan that goes back 12 years. It showed a connector line coming from World Drive into Artisan Park. That has not been done because we have not done any west side development at this time. The engineer can look at booster pumps or install additional wells to charge that part of the system through irrigation wells. We are trying to handle it on the rotation of the days you are watering within the zone. There is no quick solution but it will take some engineering and construction dollars.

Mr. Kelly asked do we need to communicate to the residents in Artisan Park what to do?

Mr. Moyer stated yes.

Mr. Smith stated the 12-inch line on Waterside Drive helped. We zoned Celebration Village and North Village separate from East Village, South Village and Artisan Park. That 12-inch line helped to feed it because we would not have been able to feed it with a 6-inch line. That 8-inch line from Waterside down to Artisan Park has so much use coming off it. We have friction loss and use loss by the time we get to Artisan Park. Currently Artisan Park is Zone 2 with South Village and East Village. We will keep South Village and East Park on their current Zone 2 schedule and we will create Zone 2b. Artisan Park will get two new days so South Village and East Village will not be using water on those two days. It will go down that 8-inch line right to Artisan Park. That should take the problem away temporarily.

Mr. McCullough stated we are still going to have half the town irrigating on the same day. Will we not still have a pressure issue?

Mr. Smith stated no, Zone 1 is Monday and Thursday, Zone 2 is Tuesday and Friday, and Artisan Park will be Wednesday and Saturday so there will now be three zones. On those days, no one else will be watering except for some common areas, so the pressure should be better. The engineer is looking at some other options including a connection to World Drive when the west side develops. This short-term solution should take away the problem.

Mr. McCullough asked when will you take care of the meter?

Mr. Mitchell stated I will do it tomorrow.

Mr. Kelly stated please let Mr. Smith know if you continue to have problems, and you are always welcome to come to our meetings. Two years ago we were one zone. We knew this was a problem and we thought we solved most of it but we will continue to do the right things for the long term. We are getting plenty of water from Toho Water Authority?

Mr. Smith stated yes.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the April 16, 2008, and May 22, 2008, Meeting Minutes

B. Approval of check register and invoices

Mr. Kelly reviewed the items on the Consent Agenda and requested any additions, deletions or corrections to the minutes.

On MOTION by Mr. Stokes, seconded by Ms. Wasson, with all in favor, approval was given to the consent agenda.

FIFTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

Mr. Moyer reviewed the financial statements, included in the agenda packet and available for public review in the District Office during normal business hours.

Mr. Moyer stated these statements do not show the results of the June tax certificate sales. There is about \$60,000 that we are short in assessment revenue. We will do some research to find out why we are carrying that balance. We will get that information from the property appraiser. Some of our conservation on the rate structure seems to be doing some good. We are \$128,000 under our irrigation budget for revenues, which would indicate that conservation is taking place. We are still in good shape for revenues versus expenditures on the water/sewer fund.

Mr. Kelly stated we should be through the tough irrigation months. Usually March and April are the tough months when it starts to get warm, it does not rain much and it is not humid, so the water gets sucked out of the ground. Hopefully we are getting into our rainy season.

B. Discussion of proposed fiscal year 2009 budget

Mr. Moyer stated we set the public hearing for August 20. Staff will continue to review the budget in the intervening period.

C. Discussion and consideration of proposal of PRMG to perform a rate study analysis

Mr. Moyer stated one of the things I indicated when I presented the water/sewer fund budget is some concern. We obtained those services from Toho Water Authority and they have over the past couple years had some aggressive rate increases and we have not followed suit. We have absorbed that within our overall financials without having to raise our customers' rates. But it is at the point where we are just making coverage that is required by our bond indenture. We think it is timely to have PRMG to look at that and determine if there are user rate adjustments that may be necessary to offset the Toho Water Authority increases and make a report to the Board. We included an engagement letter from PRMG that I will ask the Board to consider. They are proposing \$32,000.

Mr. Stokes asked is that a not-to-exceed price or a fixed price?

Mr. Moyer stated it is an estimate.

Ms. Stuart stated it is hourly and it depends on the quality of the data they receive. They did our last rate study so that should not be an issue. They price their fee this way because sometimes they have to do more field work.

Mr. Moyer stated there was a lot of work done on the last rate study. There have not been any significant changes. There has been some growth to our user base but we were pretty far along the last time they did that rate study. The usage of our system we have a handle on. The real purpose is what effect does inflation that we incur on the operation and management system and how do we address rate increase from Toho Water Authority. At the end of the process I hope we come up a formula, for example, for every \$.10 increase in the Toho water rates, we increase our rates by x so that we do not have to go through for a period of time. Toho Water Authority sends us on an annual basis if the rates are going from x to x + 15. It would be a simple matter for me to come to this Board and request an increase according to a formula.

Ms. Stuart stated I will be interested in the structure question because we implemented reuse rates. Now we have some historical data and they can look at the sensitivity of those rates and the impact of that rate structure. I want to see them come back with a determination if the structure is still appropriate and where the rates are in relation to each other and see if they are still appropriate.

Mr. Kelly asked are we suggesting that any rate change will occur in fiscal year 2010 as a result of this study or not necessarily?

Mr. Moyer stated in 2010 we will be looking at a rate increase.

Mr. Kelly asked will we be looking at an increase before 2010?

Mr. Moyer stated I think the answer will be driven by the answer from PRMG.

Ms. Stuart stated as well as the Toho increase. I would like to move the compensation timeframe for payment from 30 days to 60 days since this Board does not meet every month. We do not want to incur any penalties.

On MOTION by Ms. Wasson, seconded by Mr. Hempel, with all in favor, approval was given to the engagement letter from PRMG with a change in compensation timeframe to 60 days.

D. Discussion of landowner's election date

Mr. Moyer stated we need to select a date in November for the landowner's meeting and we need to announce it 90 days in advance at a public meeting. We need to set the date and I suggest we do it on the same date and time as the regular Board meeting date in November.

Ms. Stuart stated this Board will not meet in November according to their current schedule. I suggest we meet in November as opposed to December.

Mr. Kelly stated that is a good idea.

Ms. Stuart stated as staff prepares the fiscal year 2009 schedule, they can show the change in meeting date to November from December and they will present that to you at the August 20 meeting.

On MOTION by Mr. Stokes, seconded by Ms. Wasson, with all in favor, approval was given for November 19, 2008, at 3:00 p.m. for the landowner's election.

Ms. Stuart stated the landowner proxy forms will be available in the District Manager's office during regular business hours.

E. Field Operations – Monthly Highlight Report

Mr. Smith reviewed the monthly highlight report that is contained in the agenda package and is available for review in the District Office during normal business hours.

Mr. Smith stated we did perform some pressure readings and I distributed those results.

Mr. Kelly asked how many residents have expressed problems?

Mr. Smith stated four or five people in Artisan Park call us on a regular basis. Russ Simmons oversees all the common area irrigation, and Roger Mitchell is the utilities supervisor. They have gone out to try to determine what the problem is. There are a couple people throughout the project who have complained and we go out there on some occasions. We have taken the meter apart and we found stuff in the meter and sometimes their zone is too big, which is not an unusual problem that we have in isolated places throughout the project. We do have the isolated problem in Artisan Park that we are addressing.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next order of business followed.

B. District Representative

Mr. Parker stated as an item of information, the FDOT engineer said they are scheduled to repave U.S. 192 in front of Celebration next June, which is a long lead time. The explained to me that their fiscal year begins July 1, 2008, and since this project is in that fiscal year, they can slide it anytime they choose. They are at 60% drawings. The area will be just east of the I-4 interchange where you see a change in the asphalt, all the way to the C-1 canal. It will take six to seven months once they get started.

Mr. Kelly stated we should make sure Town Hall gets that information so they can publish it and inform the community.

Ms. Stuart asked will they give you additional notice when they will really start?

Mr. Parker stated yes, and there will be more meetings. They want to coordinate with utilities to make sure they take care of anything in the right-of-way. Also for informational purposes, a pond will be constructed off Celebration Boulevard, pond SV-1, on the Pritzker apartment site beginning in the next week or 10 days. It will be supporting the Duke C-5 construction across the street.

Ms. Wasson asked is there not a pond already there?

Mr. Smith stated yes, this will be another pond right next to it.

Mr. Parker stated this is for your awareness if you receive comments. It is a nice thick green area and the wetland will be protected, but it will be thinned from what it is today.

Mr. Kelly stated this is the final pond along Celebration Boulevard except for the very end of the boulevard.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wasson, seconded by Mr. Stokes,
with all in favor, the meeting adjourned at 3:30 p.m.