

## MINUTES OF MEETING ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Enterprise Community Development District was held Wednesday, October 7, 2020, at 4:00 p.m. via communications media technology, Zoom Video Communications, due to the need for the District to continue its operations. In light of the public health emergency declared by Executive Order 20-52 and subsequent orders issued by Governor Ron DeSantis, the agenda and discussion were limited to necessary or time-sensitive matters.

Participating by communication media technology and constituting a quorum were:

Marty Pawlikowski	Chairman
Kimberly Locher	Vice Chairman
Gregg Harkness	Assistant Secretary

Also participating were:

Gary L. Moyer	Manager: Moyer Management Group
Jason Walters	Attorney: Hopping Green & Sams
Kathy Leo	Engineer: GAI Consulting
Brenda Burgess	Moyer Management Group
Natasha Cruz Millheim	Inframark, Management Division
Todd Rimmer	The Celebration Company
Jose Rivera	Inframark, Utility Operations Division
Russ Simmons	Inframark, Management Division

*Mr. Moyer, Mr. Simmons, Mr. Rivera, and Ms. Cruz Millheim participated in the meeting at the District office. No other persons – Board, staff, or public – were present at the District office but participated via Zoom Video Communications. The public was encouraged to submit written comments in advance of the meeting, which comments if received are indicated below under Public Comment Period.*

### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

Mr. Pawlikowski called the meeting to order at 4:00 p.m.

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

### **SECOND ORDER OF BUSINESS**

#### **Pledge of Allegiance**

Due to the meeting being held via communications media technology, the *Pledge of Allegiance* was not recited, and the next order of business followed.

### **THIRD ORDER OF BUSINESS**

#### **Public Comment Period**

#### **A. Resident Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Acceptance of the Minutes of the August 5, 2020, Meeting**

Mr. Moyer reviewed the minutes included in the agenda package and available for public review in the District Office during normal business hours, and requested corrections, additions, or deletions.

**B. Check Register and Invoices**

Mr. Moyer reviewed the check register and invoices included in the agenda package and available for public review in the District Office during normal business hours.

**C. Funding Requests #13 and #14 to Mattamy Homes**

Mr. Moyer reviewed the funding requests included in the agenda package and available for public review in the District Office during normal business hours.

On MOTION by Mr. Harkness, seconded by Mr. Pawlikowski, with all in favor, unanimous approval was given to the consent agenda as presented.
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The record will reflect a brief recess until 4:05 p.m.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. Financial Statements (August 2020)**

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

Mr. Moyer stated revenues are a little greater than expenditures through 11 months of the fiscal year. The water/sewer fund revenues continue to be greater than year-to-date prorated because of some connection fees we received, which we discussed at the last meeting. Overall, the financials are looking good.

**B. Field Operations**

**i. Field Management Reports**

Mr. Simmons reviewed the field management reports included in the agenda package, which are available for public review in the District Office during normal business hours.

Mr. Simmons stated we continue with our work program and routine maintenance. We are pressure washing the pvc fence and have 50 or 60 feet of fence that needs to be replaced. Street trees are trimmed along Celebration Place and Celebration Avenue.

**ii. Renewal of Mosquito Control Contract**

Mr. Simmons stated this contract is up for renewal. We have never had a problem with Clarke Mosquito Control, and we recommend renewal.

**iii. Renewal of Street Sweeping Contract**

Mr. Simmons stated this contract is up for renewal. Celebration CDD received a proposal from another street sweeping company, but I recommend we keep this contractor because they are doing a good job.

Mr. Moyer stated because this District is small, the contract amounts are well under the bidding threshold. We currently have these contracts, and we went through the process of obtaining proposals a couple years ago. They are not requesting an increase in prices from what they are currently charging, and staff recommends renewing both contracts for two years.

On MOTION by Ms. Locher, seconded by Mr. Pawlikowski, with all in favor, unanimous approval was given to renew the mosquito control contract with Clarke Mosquito Control and the street sweeping contract with Facilities Pro-Sweep for two years each at the current contract amounts, as presented and discussed.
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**C. Utility Operations**

**i. Utility Report** (*July and August 2020*)

Mr. Rivera reviewed the utility reports included in the agenda package and available for public review in the District Office during normal business hours.

**ii. Lift Stations**

Mr. Rivera reviewed the previous request made regarding liners for inside the lift stations. Lift station #9 is taking on sand because the liner is broken.

Mr. Moyer stated proposals for this work were received several months ago, and the price and scope remain the same. Work will be done in fiscal year 2021 rather than fiscal year 2020 since we could not get people to do the work during the pandemic. With no objections from the Board, we will renew the contract for this work and get the lift stations sealed. We will make the necessary budget amendments to move this work into fiscal year 2021.

Mr. Harkness stated we already approved this work, and it is the same price.

Mr. Pawlikowski stated the work needs to be done.

Mr. Moyer stated yes.

**D. Attorney**

**i. Legislative Update**

Mr. Walters stated due to the fact we are meeting virtually, the Governor extended the executive order at the last minute through November 1. In conjunction with that, there

was a memorandum from the Governor's office making it fairly clear that the intention was this will be the final extension. We believe that beginning November 1, physical quorums will be required moving forward. We will keep that on our radar as we move toward future meetings, and we will coordinate to make sure we have all the protocols in place to hold meetings safely. A benefit for this District is that we do not get 200 people who show up at meetings, like some districts or cities or counties.

**ii. Island Village Phase 1B Plat**

Mr. Moyer stated we just received information on the Phase 1B plat today. If the Board does not adopt a resolution today approving this plat, then we will need a meeting in November. Mattamy Homes has taken the Island Village plats through Osceola County. My understanding is it was approved, so it is a final plat now.

Mr. Walters stated some drafts of the Phase 1B plat have been distributed, and some comments went back and forth on initial versions. Someone from Mattamy Homes reached out to ask if they could get a resolution to approve the plat, which was received this morning before this afternoon's meeting. We did not have time to do that. I have reviewed the plat. Since it is beyond the Celebration Boulevard extension, it is more the residential portion. This is much more heavily involved for the Celebration CDD with the tracts and maintenance obligations that will affect that District more than it will for Enterprise CDD. If we do not expedite this today, then we will need a meeting in November. If the Board is comfortable, it can authorize one of the Board members to sign a resolution approving the plat upon final review by counsel, Ms. Leo, the Board member, and Mr. Moyer. Once everything is final and approved, we can provide the resolution to Mattamy Homes so it does not hold up their final plat.

On MOTION by Mr. Pawlikowski, seconded by Mr. Harkness, with all in favor, unanimous approval was given to Resolution 2021-01 for execution by the Vice Chairman of the Island Village Phase 1B plat, subject to final review by staff.
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**E. Engineer**

Ms. Leo stated we received the DEP permit for the Delamarre lift station and vertical improvements. We are proposing to get a meeting with the developer's engineer, the utility staff, and my team to coordinate that work. We will need to solicit bids, and I think it is under the advertising threshold where we can receive proposals from a handful of

contractors with which we have relationships in order to move forward. Potentially at the next meeting, we should have a few quotes to be able to make a recommendation to the Board to move forward with that work. The utility extension for Celebration Boulevard is continuing. We are getting close, but that work is not yet complete. We are still on schedule with that and are making progress. Delamarre is on a faster track, and we are getting to the point of receiving bids or quotes.

**F. District Representative**

Mr. Moyer stated we have a landowner election in November. With whom should we be working from The Celebration Company?

Mr. Rimmer stated you can contact Ms. Ashley McGehee or me. Mr. Page Pierce is also still involved. As far as a representative from the company, it will probably be Ms. McGehee or me who will cast the votes.

Mr. Moyer stated we will be in contact with you and figure that out.

**G. Mattamy Homes (Island Village)**

Mr. Rimmer stated we have reviewed the plats for Island Village. They reached a settlement with the Osceola County School Board and are moving forward in working on a new plan for Phase 1, which I am sure they will bring forward in time. It is in the beginning phases.

Ms. Locher stated I am curious on what were the major concessions or where they ended things.

Mr. Rimmer stated the school will be in Phase 1, generally in the same location, although they shifted it south away from the gas lines. In doing so, they have impacted proposed lots, which will reduce their lot count by 25 or so. We have seen a partial outline, but no site plan yet.

**SIXTH ORDER OF BUSINESS**

**Other Business and Supervisor Requests**

Mr. Simmons stated Phase 1 in Island Village, I believe Mattamy Homes is already putting up the fourth or fifth house. They have roofs on a couple of them. They have started land clearing about a week ago in Phase 2. This is just informational.

Ms. Locher stated I have not been back there to see it yet, but that is exciting news.

Mr. Rimmer stated I have not been back there, either, but I think those are their model homes.

Mr. Simmons stated yes.

Mr. Moyer stated it sounds like the bridge truss will take place between now and the end of the year. We will keep you posted on all that.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

The next meeting is scheduled for Wednesday, November 4, 2020, at 4:00 p.m.

On MOTION by Ms. Locher, seconded by Mr. Pawlikowski, with all in favor, the meeting adjourned at 4:20 p.m.
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Gary L. Moyer, Secretary

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Kimberly Locher, Vice Chairman