

**MINUTES OF MEETING
ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Enterprise Community Development District was held Wednesday, April 5, 2023, at 4:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Jason Herrick	Chairman
Kimberly Locher	Vice Chairman
Gregg Harkness	Assistant Secretary
Henry Thrash	Assistant Secretary

Also present, either in person or communications media technology, were:

Angel Montagna	Manager: Inframark, Management Division
Sarah Sandy	Attorney: Kutak Rock LLP
Gregory Kolb	Engineer: GAI Consulting
Renea McRoberts	Inframark, Utility Operations Division
Russ Simmons	Inframark, Management Division
Eddie Smith	Inframark, Utility Operations Division

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

Ms. Montagna called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Herrick led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Public Comment Period

No members of the public being present, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Matters

A. Administrative Matters

i. Oath of Office for Newly Elected Supervisors

This oath of office was administered to Ms. Locher, Mr. Harkness, and Mr. Thrash.

Ms. Locher, Mr. Harkness, and Mr. Thrash elected to receive compensation.

ii. Resolution 2023-06, Amending the Date of the Landowners Meeting

Mr. Herrick read Resolution 2023-06 into the record by title.

The original landowner meeting had to be rescheduled since Mr. Todd Rimmer was unable to attend the landowner meeting as advertised. The Resolution reflects the amended meeting date, which was appropriately advertised and held as scheduled.

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, unanimous approval was given to ratify Resolution 2023-06, amending the date of the landowners meeting.

iii. Resolution 2023-03, Canvassing and Certifying the Results of the Landowners Election

Mr. Herrick read Resolution 2023-03 into the record by title.

On MOTION by Ms. Locher, seconded by Mr. Thrash, with all in favor, unanimous approval was given to Resolution 2023-03, canvassing and certifying the results of the landowners election.

iv. Resolution 2023-04, Designating Officers of the District

Mr. Herrick read Resolution 2023-04 into the record by title.

On MOTION by Mr. Harkness, seconded by Mr. Thrash, with all in favor, unanimous approval was given to Resolution 2023-04, designating officers of the District as follows: Mr. Herrick as Chairman; Ms. Locher as Vice Chairman; Mr. Harkness, Mr. Johnson, and Mr. Thrash as Assistant Secretaries; Ms. Montagna as Secretary and Assistant Treasurer; and Mr. Stephen Bloom as Treasurer.

v. Resolution 2023-07, Authorizing the Chairman, to Sign Plats

Mr. Herrick read Resolution 2023-07 into the record by title.

Ms. Sandy explained the purpose of the resolution, which is typical of new establishments but had not been done upon the District's inception, and authorizes the Chairman or Vice Chairman or other officer to sign plats or other documents between meetings, as needed, upon review by counsel and the engineer, that would be ratified at the next meeting.

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, unanimous approval was given to Resolution 2023-07, authorizing the Chairman, Vice Chairman, or other officer to sign plats and other documents, upon review by counsel and the engineer, to be ratified at the next meeting.

vi. Resolution 2023-08, Designating a Public Depository

Mr. Herrick read Resolution 2023-08 into the record by title.

Ms. Montagna explained the various accounts the District has, and staff suggested they be consolidated. Discussion ensued regarding the purpose of splitting funds among

more than one bank due to limited exposure with FDIC regulations, interest rates, and reduction of fees. Truist currently charges service fees and offers a lower interest rate than Valley National Bank. Truist will negotiate with the District to retain the business.

The Board directed staff to negotiate with Truist to match what Valley National Bank is offering and not to consolidate funds into one account.

B. Resolution 2023-09, Ratifying Approval of Island Village Phase 2A Plat

Mr. Herrick read Resolution 2023-09 into the record by title.

Mr. Kolb explained the resolution and the property being dedicated to the District and approved by plat, which will include a lift station to primarily serve future phases. Mattamy Homes (“Mattamy”) is still working with Osceola County (“County”) to get the plat recorded. Discussion ensued regarding the location of the lift station and the phases it will serve in the future, lands to be dedicated to the District for the lift station on the Phase 2B plat, connecting gravity between phases, other utility easements, hesitation to approve without further information, lack of communication between the utility department and Mattamy, plat notes indicate the land is conveyed to the District but it is underground easements instead of tracts of land, and counsel and the engineer reviewed the plat for Mattamy to proceed with the County.

Mr. Thrash indicated the lift station will be platted in Phase 2B, land does not have to be platted for it to be operational, Mattamy has an agreement where the District will operate the lift station on Mattamy’s land, and Mattamy will own it until turned over to the District upon completion of Phase 2B.

On MOTION by Mr. Thrash, seconded by Ms. Locher, with all in favor, unanimous approval was given to Resolution 2023-09, ratifying approval of the Island Village Phase 2A plat.

C. Ratification of Construction Use Application from Summit Broadband for Conduit Installation

Discussion ensued regarding the location of the fiber conduit that is substantially installed.

On MOTION by Mr. Harkness, seconded by Mr. Thrash, with all in favor, unanimous approval was given to ratify the construction use application from Summit Broadband for fiber conduit installation.

D. Consideration of Release of Maintenance Warranty Bond for Utility Improvements for Celebration Boulevard Extension

Ms. Sandy reviewed the maintenance warranty bond from Mattamy in 2020 when the District accepted the improvements. The bond is for a two-year period, which has elapsed. The engineer confirmed and approved the improvements, and no maintenance items are outstanding. An irrigation conduit has not been connected but is a Celebration CDD improvement and not covered under the bond.

Discussion ensued regarding elements covered under the bond, including utilities related to Celebration Boulevard extension.

On MOTION by Ms. Locher, seconded by Mr. Thrash, with all in favor, unanimous approval was given to release the two-year maintenance warranty bond with Mattamy Homes for utility improvements on Celebration Boulevard extension.

E. Ratification of the Audited Financial Statements for Fiscal Year 2022

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, unanimous approval was given to ratify acceptance of the audited financial statements for fiscal year 2022 and staff's actions in filing with the appropriate State agencies.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the Minutes of the November 30, 2022, Regular Meeting and February 16, 2023, Landowner Meeting

The minutes are included in the agenda package and available for public review in the District Office during normal business hours.

B. Financial Statements

The financial statements are included in the agenda package and available for public review in the District Office during normal business hours.

C. Check Register and Invoices

The check register and invoices are 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. Thrash, with all in favor, unanimous approval was given to the consent agenda, as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Financial Statements

The financial statements are included in the agenda package and available for public review in the District Office during normal business hours.

B. Field Operations

i. Field Management Reports

The field management reports are included in the agenda package and available for public review in the District Office during normal business hours.

Discussion ensued regarding sidewalk repairs, item #9 regarding rumble strip coming off S.R. 417 at FDOT's request, and FDOT's request to remove trees one of which has been removed but others will remain.

C. Utility Operations

i. Utility Report

The utility report is included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Smith provided an update on the project authorized for Amherst Maintenance to rehab the master booster pump station, project was approved to be completed on an expedited manner but the contractor has not been back out and has not been responsive with no further follow up, staff has informally solicited prices that came in twice this contractor's bid, contract allows termination with 30 days' written notice, and staff's recommendation to terminate Amherst Maintenance and solicit new prices.

On MOTION by Mr. Harkness, seconded by Ms. Locher, with all in favor, unanimous approval was given to terminate the agreement with Amherst Maintenance for above-grade pipework rehabilitation services, without cause, and providing 30 days' written notice.
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Discussion ensued regarding 1,800 smart meters installed so far with the new system, they are working well with no issues, Island Village lift station fence windscreen was damaged, and recommendation they be replaced and look uniform with colored slats.

D. District Counsel

There being nothing further report, the next item followed.

E. Engineer

Mr. Kolb discussed Island Village having two construction projects starting with the general contractor, including new booster station, Phase 2A is starting site development and an access road, utilities will be installed around July after earthwork activities, Toho Water Authority ("Toho") updated their water/wastewater standards which the District references for future projects, and summary will be provided at the next meeting for the

District to consider and adopt. Discussion ensued regarding adopting standard language referencing Toho's standards so the District does not need to adopt separately each time.

F. District Representative

There being no report, the next item followed.

G. Mattamy Homes/Island Village

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

SEVENTH ORDER OF BUSINESS

Other Business and Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Wednesday, May 3, 2023, at 4:00 p.m.

Mr. Harkness will not be available for a May meeting but will be for the June meeting.

On MOTION by Ms. Locher, seconded by Mr. Thrash, with all in favor, the meeting adjourned at 4:45 p.m.

Angel Montagna, Secretary

Chairman, Jason Herrick