Celebration Pointe
Community Development District No. 1

12051 Corporate Blvd., Orlando, FL 32817 Phone 407-723-5900
http://celebrationpointecdd1.com

The proposed agenda for the Board of Supervisors' Meeting for the Celebration Pointe Community Development District No. 1, scheduled to be held **Tuesday, November 26, 2019, at 11:00 am at 2579 SW 87th Drive, Gainesville, FL 32608**, is found below. Please note that the personal attendance of at least three Board Members will be required to call the meeting to order.

For those unable to attend in person, you may participate by telephone:

Dial-In: 1-844-621-3956 (new) Code: 796 580 192# (new)

BOARD OF SUPERVISOR'S MEETING AGENDA

A. Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period

1. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the July 2, 2019 Board of Supervisors' Meeting**
3. **Consideration of Resolution 2020-01, Canvassing and Certifying the Results of the Landowners' Election**
4. **Consideration of Resolution 2020-02, Election of Officers**

B. Business Matters

5. **Consideration of Resolution 2020-03, Adopting a Revised Budget for FY 2019**
6. **Consideration of Funding Request Nos. 67 – 77** ***(provided under separate cover)***
7. **Review of Statements of the District's Financial Position** ***(provided under separate cover)***

C. Other Business

A. Staff Reports
B. Supervisors Requests
C. Audience Comments
D. Board Member General Comments/Discussions

D. Adjournment

pfm

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT
NO. 1

Oath of Office

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing oath was administered before me this ____ day of _____, 2019, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Celebration Pointe Community Development District No. 1 and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT
NO. 1

Minutes of the July 2, 2019
Board of Supervisors' Meeting

MINUTES OF MEETING

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
Board of Supervisors Meeting
Tuesday, July 2, 2019
2579 SW 87th Drive, Gainesville, FL 32608
Called to order at approximately 11:08 a.m.

Present and constituting a quorum:

Madeline Da Silva	Vice-Chair
Dave Stockman	Assistant Secretary
Troy Ely	Assistant Secretary

Also present were:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Monica Sutera	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Celebration Pointe Community Development District No. 1 was called to order at approximately 11:08 a.m. and the names of those in attendance were announced. Board Members Madeline Da Silva, Dave Stockman, and Troy Ely constituted a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present at this time.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the April 23, 2019 Board of Supervisors' Meeting**

The Board reviewed the minutes outlined in the agenda.

On motion by Ms. Da Silva, seconded by Mr. Ely, with all in favor, the Board approved the minutes of the April 23, 2019 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Fiscal Year 2019-2020 Meeting Schedule**

Ms. Walden presented the Fiscal Year 2019-2020 Meeting Schedule to the Board. District staff suggested keeping a quarterly meeting schedule on the fourth Tuesday of the first month of each quarter at 11:00 a.m. as follows;

- October 22, 2019

- January 28, 2020
- April 28, 2020
- July 28, 2020

On motion by Mr. Stockman, seconded by Ms. Da Silva, with all in favor, the Board approved the Fiscal Year 2019-2020 Meeting Schedule, as presented.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2018 Draft Audit**

Ms. Walden explained that this was a standard and clean audit. There were no deficiencies in internal controls that would be considered material weaknesses. Counsel has seen the Fiscal Year 2018 Draft Audit.

Mr. Watts stated that he reviewed the audit and provided feedback.

On motion by Mr. Stockman, seconded by Mr. Ely, with all in favor, the Board accepted the Fiscal Year 2018 Draft Audit

SIXTH ORDER OF BUSINESS **Consideration of Agreement for Infrastructure Management and Maintenance Services**

Ms. Walden explained that this agreement is with Celebration Pointe Holdings, LLC. It has been updated to include the repair and maintenance of traffic control and regulatory signs, directional signs, and project signs located within the right of way.

Mr. Stockman stated that the Board needs to discuss if they will turn the bridge over to someone but there might still be a maintenance concerns on the bridge moving forward. Mr. Watts stated that the overpass is governed by the agreement between the County, CP Holdings, and DOT and was supposed to go to the County after it was completed. Mr. Stockman confirmed that is correct but the maintenance piece is still going to be the responsibility of the District.

Mr. Stockman asked if SHD Development, LLC is the managing partner for CP Holdings. Ms. Da Silva stated that SHD Development, LLC is the Manager of the Manager. Mr. Watts will revise Section 14. Notices subsection B to Svein Dyrkolbotn. SHD-CP, LLC.

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board approved the Agreement for Infrastructure Management and Maintenance Services, in substantial form.

SEVENTH ORDER OF BUSINESS **Consideration of Request for Authorization**

Ms. Walden stated that this is for the event center. Mr. Watts explained that this will allow the Board to direct District Counsel to work with the landowner on the event center negotiations and development LOI to bring back to the Board for consideration and to finalize the renewal of the lease with Bass Pro Shops.

On motion by Mr. Stockman, seconded by Ms. Da Silva, with all in favor, the Board approved the Request for Authorization from District Counsel.

EIGHTH ORDER OF BUSINESS **Public Hearing on the Adoption of the District's Annual Budget**

a) **Public Comments and Testimony**
b) **Board Comments**
c) **Consideration of Resolution 2019-04, Adopting the Fiscal Year 2020 Budget and Appropriating Funds**

Ms. Walden noted that the budget was sent to the County at least 60 days prior to the public hearing date and the public hearing was advertised in the newspaper as required by Florida Statute. Ms. Walden requested a motion to open the public hearing.

On motion by Mr. Stockman, seconded by Ms. Da Silva, with all in favor, the Board opened the Public Hearing.

Ms. Walden explained that the budget is an exhibit to the resolution. District staff provided updated copies to the Board. There were some slight adjustments to the O&M and Debt Service. It is the same budget that the Board saw and approved in preliminary form back in April. The expenses are $178,850.00. The budget is Developer funded so the District is only paying for what cost are incurred.

Ms. Da Silva asked about the Trustee fees and if it went over budget. Walden replied yes and that they are for the deals with the trustee and the Bonds.

Mr. Stockman asked about the repair to the warehouse. Mr. Watts responded that the parcel was part of the right of way acquisition for the landing of the bridge and it is still within the CDD's ownership. If the Board wants to get repairs done the District Engineer should go out and put together a scope of what needs to be done and solicit the repair work. Mr. Stockman agreed

because it would be easy to lease that space out. Mr. Watts with coordinate with Shawn and the District Engineer to develop a scope to bring back to the next meeting.

Ms. Walden requested a motion to close the public hearing.

> On motion by Mr. Stockman, seconded by Mr. Ely, with all in favor, the Board closed the Public Hearing.

Ms. Walden requested a motion to approve Resolution 2019-04, adopting the Fiscal Year 2020 Budget.

> On motion by Mr. Stockman, seconded by Ms. Da Silva, with all in favor, the Board approved Resolution 2019-04, adopting the Fiscal Year 2020 Budget and Appropriating Funds.

NINTH ORDER OF BUSINESS **Consideration of Fiscal Year 2019-2020 Funding Agreement**

Ms. Walden explained that this is the agreement with Celebration Pointe Holdings, LLC to fund the O&M Budget that the Board just approved in Resolution 2019-04.

> On motion by Ms. Da Silva, seconded by Mr. Ely, with all in favor, the Board approved the Fiscal Year 2019-2020 Funding Agreement.

TENTH ORDER OF BUSINESS **Consideration of Funding Request Nos. 63-66**

The Board reviewed Funding Request Nos. 63-66.

> On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board approved Funding Request Nos. 63-66.

ELEVENTH ORDER OF BUSINESS **Review of the District's Financial Position**

Ms. Walden presented the updated financials to the Board. There is no action required by the Board.

TWELFTH ORDER OF BUSINESS **Staff Reports**

Attorney – Mr. Watts will follow up on the issues discussed.

Engineer – Not present

Manager – Ms. Walden noted that the next meeting is scheduled for October 22, 2019.

THIRTEENTH ORDER OF BUSINESS **Supervisor and Audience Comments & Adjournment**

There were no Supervisor requests and no audience comments. Ms. Walden requested a motion to adjourn.

On motion by Ms. Da Silva, seconded by Mr. Stockman, with all in favor, the Board adjourned its July 2, 2019 Board of Supervisors' Meeting.

_____ _____

Secretary/Assistant Secretary Chairman/Vice-Chairman

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

Resolution 2020-01,
Canvassing and Certifying the Results of the Landowners' Election

RESOLUTION 2020-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS OF THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1 HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 26, 2019 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND BOARD OF SUPERVISORS OF THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1;

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to with:

_____ Votes _____

_____ Votes _____

_____ Votes _____

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____ Four (4) Year Term

_____ Four (4) Year Term

_____ Two (2) Year Term

3. Said terms of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 26th DAY OF NOVEMBER, 2019

_____

Chairperson
CELEBRATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT NO. 1

ATTEST:

_____

Secretary

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

Resolution 2020-02,
Election of Officers

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1(the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

Section 1. _____ is appointed Chairperson.

Section 2. _____ is appointed Vice-Chairperson.

Section 3. Jennifer Walden is appointed Secretary.
Lynne Mullins is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary
_____ is appointed Assistant Secretary.

Section 4. Jennifer Walden is appointed Treasurer.

Section 5. Amanda Lane is appointed Assistant Treasurer.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF NOVEMBER, 2019.

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT No. 1

_____
CHAIR/VICE-CHAIR

ATTEST:

_____
SECRETARY/ASST. SECRETARY

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

Resolution 2020-03,
Adopting a Revised Budget for FY 2019

RESOLUTION 2020-03

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1 (THE "DISTRICT") RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019

WHEREAS, the Celebration Pointe Community Development District No. 1 Board of Supervisors (the "Board") previously approved and adopted an annual budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the each fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1;

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2018-2019.

c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Celebration Pointe Community Development District No. 1 for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019", as adopted by the Board of Supervisors on November 26, 2019.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Celebration Pointe Community Development District No. 1, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND $_____

TOTAL ALL FUNDS $_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 26th day of November, 2019.

ATTEST:

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1

_____
Secretary

By:_____

Its:_____

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

Funding Request
Nos. 67 – 77
(provided under separate cover)

CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

Statements of the District's Financial Position
(provided under separate cover)