

# Celebration Community Development District

## Board of Supervisors:

Tom Touzin, Chairman  
David Hulme, Vice Chairman  
Greg Filak, Assistant Secretary  
Shel Hart, Assistant Secretary  
Jack McLaughlin, Assistant Secretary



## Staff:

Kerry Satterwhite, District Manager  
Jan Carpenter, District Counsel  
Jay Lazarovich, District Counsel  
Mark Vincutonis, District Engineer  
Russell Simmons, Field Manager  
Diana Lopez, Accountant  
Melissa Williams, Administrative Assistant III

## Meeting Agenda

Tuesday, January 27, 2026 – 5:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to approve the agenda**
- 4. Audience Comments – Three- (3) Minute Time Limit**
- 5. Third Party Representatives**
  - A. Representative Spencer
  - B. CROA
  - C. Sheriff
- 6. Staff Reports**
  - A. Field Inspection Report
    - i. January 2026 Report
  - B. Vendor Reports
    - i. United Landscape
    - ii. Premier Lakes
    - iii. Clarke
  - C. District Engineer
    - i. January 2026 Report
  - D. District Counsel
  - E. District Manager
    - i. Task List Discussion
    - ii. Sidewalk Project
- 7. Business Items**
  - A. Consideration of Pond Bank Restoration RFP
    - i. Exact Stormwater Management
    - ii. Insituform
  - B. Discussion of Lake Rianhard Concession Activities
  - C. Ratification of the CDD Goals
  - D. Ratification of Resolution 2026-06- Designating Officers
  - E. Consideration of Memorial Donation and Application Agreement- James Dowd
  - F. Consideration of Memorial Donation and Application Agreement- Adam Williams
  - G. Consideration of Memorial Plaque for Gary Moyer
  - H. Consideration of M. Sunshine v Celebration CDD
- 8. Discussion Items**
  - A. Modifying Inframark Contract
- 9. Consent Agenda**
  - A. Consideration of Minutes from the December 9, 2025 Meeting
  - B. Consideration of Minutes from the December 16, 2025 Meeting
  - C. Consideration of December 2025 Financials
  - D. Consideration of December 2025 Check Register
- 10. Supervisor Requests**
- 11. Audience Comments – Three- (3) Minute Time Limit**
- 12. Adjournment**

*The next regular meeting is scheduled for February 24, 2026, at 5:00 p.m.*

**District Office:**

313 Campus Street  
Celebration, FL 34747  
407-566-1935

[www.CelebrationCDD.org](http://www.CelebrationCDD.org)

**Meeting Location:**

In person: 313 Campus Street, Celebration, FL  
Participate remotely: Zoom  
<https://zoom.us/j/3797970647> OR dial 415-762-9988 or 646-568-7788, ID 3797970647