

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.

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

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