

Celebration Community Development District

Board of Supervisors

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

District Staff

Kerry Satterwhite, District Manager
Jan Carpenter, District Counsel
Mark Vincutonis, District Engineer
Russell Simmons, Field Service Manager
Diana Lopez, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

Monday, May 18, 2026, at 5:00 p.m.

The Regular Meeting of the **Celebration Community Development District** will be held on **May 18, 2026, at 5:00 p.m. at 313 Campus Street, Celebration, FL 34747**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. MOTION TO APPROVE THE AGENDA
4. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. PUBLIC HEARING ON ADOPTING FY 2027 FINAL BUDGET
 - A. Open Public Hearing on Adopting FY 2027 Final Budget
 - B. Discussion on Fiscal Year 2027 Final Budget
 - C. Close Public Hearing on Adopting FY 2027 Budget
 - D. Consideration of Resolution 2026-07; Adopting the FY 2027 Budget
 - E. Consideration of Resolution 2026-08; Levying O&M Assessments

6. THIRD PARTY REPRESENTATIVES

- A. CROA
- B. Sheriff
- C. Esteban Espinal- Traffic Engineer for Osceola County

7. STAFF REPORTS

- A. Vendor Reports
 - i. United Landscape
 - ii. Premier Lakes
 - iii. Clarke

B. District Counsel

- i. Discussion of Pond Permits for Golf Course
- ii. Eminent Domain Update

C. Field Inspection Report

- i. May 2026 Report

D. District Engineer

- i. May 2026 Report

E. District Manager

- i. No Parking Sign Update
- ii. Discussion of CROA sidewalk and right of way maintenance
- iii. Discussion of Pond Renovation Contract
- iv. Request for Weekly Fun Run

8. BUSINESS ITEMS

- A. Ratification of FDOT Subordination Changes
- B. Ratification of Temporary Construction/Access Easement
- C. Consideration of 2026-09 Approving Dedication of Land on World Drive
- D. Announcing the number of Registered Voters- 8,466
- E. Consideration of Charleston Townhomes Ownership
Change Request for Certain Parcel(s)

9. CONSENT AGENDA

- A. Consideration of Minutes from the April 20, 2026, Meeting
- B. Consideration of April 2026 Financials
- C. Consideration of April 2026 Check Register

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

11. ADJOURNMENT