

**ENTERPRISE COMMUNITY
DEVELOPMENT DISTRICT**

AGENDA PACKAGE

WEDNESDAY, DECEMBER 3, 2025

MEETING ID: 229 188 104 316 95, PASSCODE: J3M4Ga6A



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
407-566-1935

Agenda

Enterprise Community Development District

Board of Supervisors

Kimberly Locher, Chairman
 Anthony Kasper, Vice Chairman
 Gregg Harkness, Assistant Secretary
 Kristy Coulter, Assistant Secretary

Staff:

Angel Montagna, District Manager
 Kerry Satterwhite, District Manager
 Sarah Sandy, District Counsel
 Kathy Leo, District Engineer
 Gregory Kolb, District Engineer
 Russ Simmons, Field Manager
 Christian Haller, Accountant
 Melissa Williams, Administrative Assistant

Meeting Agenda

Wednesday, December 3, 2025 – 10:30 a.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. Consideration of Resignation of Henry Thrash.....Page 5
 - A. Appointment to seat # 1 – Term Expiration November 2026
 - B. Oath of Office.....Page 7
 6. Staff Reports
 - A. Accounting Staff
 - i. Consideration of Minutes from the Meeting held November 5, 2025.....Page 9
 - B. District Engineer.....Page 13
 - C. District Counsel
 - D. District Manager
 - i. Discussion of Engineering RFQ
 - E. Field
 - i. Discussion of Pond Vendor Contract
 - F. Utility Operations
 7. Business Items
 8. Supervisor Requests
 9. Audience Comments – *Three- (3) Minute Time Limit*
 10. Adjournment

The next meeting is scheduled for Wednesday, January 7, 2026, at 10:30 a.m.

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**Consideration of Henry Thrash
Resignation**

From: Henry Thrash <henry.l.thrash@icloud.com>
Sent: Tuesday, November 11, 2025 10:19 AM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Cc: Todd Rimmer <todd.rimmer@disney.com>
Subject: Re: Enterprise CDD

Hi Angel,

I received a note from Todd Rimmer at Disney requesting my resignation from the board.

Please let this serve as my notice of resignation effective today, November 11, 2025.

Let me know if you need anything else.

Thanks,

Henry Thrash

5B

Oath of Office

OATH OF OFFICE

I, _____, a resident of the State of Florida and a citizen of the United States of America, and being a Supervisor of the Enterprise Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Enterprise Community Development District, Osceola County, Florida.

Signature

Date

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) before me this 3rd day of December, 2025, _____,
by whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires: _____

Personally known _____ or produced identification _____

Type of Identification _____

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November 5, 2025 Meeting Minutes

MINUTES OF MEETING ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Enterprise Community Development District was held Wednesday, November 5, 2025, at 10:30 a.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Kimberly Locher	Chairman
Anthony Kasper	Vice Chairman
Gregg Harkness	Assistant Secretary
Kristy Coulter	Assistant Secretary

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

Angel Montagna	Manager: Inframark
Sarah Sandy	Attorney: Kutak Rock LLP
Gregory Kolb	Engineer: GAI Consulting
Renea McRoberts	Inframark, Utility Operations Division
Kerry Satterwhite	Inframark, Field Services, Area Manager
Russ Simmons	Inframark, Field Services
Residents and Members of the Public	

Due to malfunction of the recorded meeting, this is a summary of the motions and context of the meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 10:30 a.m.

Roll was called and a quorum was established for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was completed.

THIRD ORDER OF BUSINESS

Special Business Item

Oath of office was provided to Kristy Coulter.

The Board approved Resolution 2026-01, leaving as is, with Kristy Coulter replacing Sam Lau as Assistant Secretary.

On MOTION by Mr. Harkness, seconded by Mr. Kasper, with all in favor, Resolution 2026-01, Designation of Officers was approved.

FOURTH ORDER OF BUSINESS

Motion to approve the agenda

The Board approved the agenda.

FIFTH ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next order of business followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Manager

There being nothing to report, the next item followed.

B. District Counsel

The easement agreement has been executed.

Discussion ensued with Mr. Satterwhite requesting a start date.

Ms. Sandy went through ethics and Sunshine law for Ms. Coulter.

C. District Engineer Report

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

SEVENTH ORDER OF BUSINESS

Business Items

A. Clarke Environmental Mosquito Agreement

The Board approved the Clarke Mosquito Agreement.

On MOTION by Ms. Locher, seconded by Mr. Kasper, with all in favor, the Board approved the Clarke Mosquito Agreement.

B. Consideration of ESG Pricing

The Board approved the ESG Pricing.

On MOTION by Mr. Harkness, seconded by Mr. Kasper, with all in favor, the Board approved the ESG Pricing.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

The Board requested specification on the following:

- o Collection of irrigation and valves - \$10,524
- o Map irrigation pipes - \$5000
- o Manhole inspection data base and program -\$10,000
- o Valve maintenance database and program -\$10,000
- o Yearly ESRI software maintenance -\$1750
- o Annual support, maintenance and updates to GIS database - \$15,000 (billed on a requested basis.)

The Board discussed with staff ensuring they would all receive the financials, field report, and utility reports on the 20th of each month as requested.

The Board ratified the proposal for a new pump for the lift station.

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, the Board approved the proposal for a new pump for the lift station.

NINTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Wednesday, December 3, 2025, at 10:30 a.m.

On MOTION by Ms. Locher, seconded by Mr. Kasper, with all in favor, the meeting adjourned at 10:59 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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ECDD-District Engineer Report

December 3, 2025



Enterprise Community Development District

District Engineer Report

Celebration, Florida

December 3, 2025

Prepared by: GAI Consultants, Inc.
Orlando Office
618 E. South Street, Ste 700
Orlando, Florida 32801

Prepared for: Enterprise Community Development District
313 Campus Street
Celebration, Florida 34747



Introduction

GAI Consultants, Inc. (GAI) continues to provide engineering services to the Enterprise Community Development District (ECDD), including construction administration, permitting and compliance, and technical support for the District's infrastructure. This report summarizes activities carried out between October 28 and November 25, 2025, with a focus on general administration, regulatory coordination, and the operation and maintenance of water and wastewater systems. The report also covers updates on specific projects authorized by ECDD; including, the ongoing Construction Engineering and Inspection (CEI) services supporting the utilities construction, testing, and startup operations; construction completion inspections and documentation; final permitting; and certification acquisitions for the Celebration Island Village (CIV) infrastructure development.

Continuing Professional Services

General Administration Services

GAI continues to provide general engineering support to the Enterprise Community Development District (ECDD) including: the preparation of technical documentation for Board agenda items; attendance at Board meetings; review and monitoring of District projects; and coordination with the Board, District Manager, and District Counsel on relevant matters.

Permit Review Services

GAI provided permit review support services for third-party development projects located within or in proximity to the Enterprise Community Development District's (ECDD) service area encompassing the following: plan review and markups; utilities coordination; meeting participation; schedule evaluations; permitting assistance; FDEP clearance package review; and responses to utility maps and data requests.

Celebration Island Village (CIV) – Mattamy Homes

GAI represented ECDD as the utility owner for completion and closeout activities for the CIV Phase 2A and 2B infrastructure, including developing and verifying completion of punch lists, preliminary and final site walkthroughs, and the documentation of final testing activities.

FDOT Moving I-4 Forward (MI4)

GAI continued serving in the Utility Agency/Owner (UAO) role representing ECDD in all utility coordination efforts associated with the FDOT Moving I-4 Forward Program, which consists of numerous projects, segments, and phases involving capacity improvements for I-4. For reference, see the following link:

<https://movingi4forward.com/>



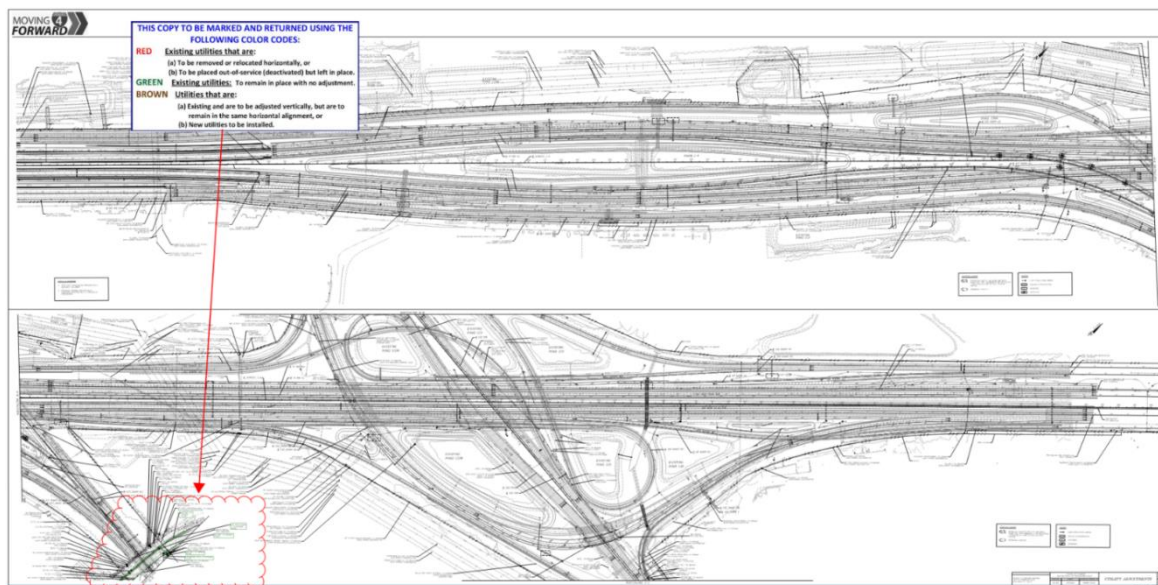
HOME PROJECTS INDUSTRY TEAM NEWS X YouTube FDOT

EN ^

Project Overview Accelerated Start Project 1 Project 2 Project 3 Project 4 Project 5



- GAI is continuing active coordination with FDOT regarding the planned SR-417 overpass work along Celebration Place involving a bridge expansion and the associated pile driving operations in the proximity of existing ECDD 16-inch water, 16-inch reclaimed water, and 16-inch force main pipelines.
- In accordance with the ECDD Board approval, GAI engaged Ardaman and Associates, Inc. (Ardaman) to evaluate the vibration impact from the planned pile-driving operations. Ardaman has prepared a sealed report and has stated that ECDD does not necessarily have to restrain the existing pipelines provided the soil impact (peak particle) velocities from the pile-driving operations are closely monitored and the work is stopped immediately if the velocities exceed a maximum allowable limit of 0.3 in/sec.
- GAI will discuss the report with FDOT and has requested a schedule for the pile driving operations. Once the duration is known, GAI will request a proposal from Ardaman for the monitoring.





Additional Development Projects

Dental Office & Starbucks Celebration Boulevard and World Drive Intersection

GAI reviewed the Retail Development *Utility Services Request*. Since the requested usage rates do not conform to the *Tohopekaliga Water Authority Standards*, GAI has requested revised usage rates.

Advent Health Medical Office Building, Central Energy Plant, and Hospital Tower H (4)

GAI reviewed the FDEP Potable Water General Permit Application and the *Utility Services Request* for these facilities. Since the requested usage rates do not conform to the *Tohopekaliga Water Authority Standards*, GAI has requested revised usage rates and separate *FDEP Potable Water General Permit* applications for each potable water extension from the main supply pipeline: one for the north extension to the Medical Office Building and the other for the south extension supplying the Central Energy Plant and the Hospital Tower H (4).

CIV Phase 2B Amenity Center

GAI participated in the construction kickoff meetings and will provide CEI services supporting the utilities construction.

Water and Sewer Services

GAI continues to provide engineering support for water and wastewater systems within the District for several on-going and planned projects; including, development of plans and specifications for bid, site visits to verify field conditions and the status of active infrastructure work, verification of utility system testing, and documenting compliance with required operational permit requirements.

Lift Station Generators

GAI is preparing a scope of work and bid documents for the addition of generators to the lift stations; including, sizing, configuration, connections to existing electrical panels, and preliminary layouts for each site.

Celebration Blvd Force Main and Reclaimed Water Main Extension

12" Force Main Extension

- Survey, plan and profile drawings are complete.
- Osceola County permit obtained (pending contractor license number).
- FDEP permit obtained.
- Specifications and bid document development is ongoing.
- Bidding scheduled Q1 2026.
- 6-month construction duration anticipated.

6" Reclaimed Water Southern Loop Pipeline

- Design development drawings are complete.



- Easement acquisition and RCID (now CFTOD) permitting is ongoing.

Construction Engineering and Inspection (CEI) Services

CIV Phase 2A Infrastructure

- All utility inspections are complete.
- Final walkthrough and punch list items complete.
- Continuing remaining closeout permitting activities with SDC, Inframark, and McIntosh

CIV Phase 2B Infrastructure

- Punch list items complete.
- Continuing remaining closeout permitting activities with SDC, Inframark, and McIntosh

CIV Phase 3 and Phase 4 Infrastructure Construction

- Phase 3 development is anticipated to begin in Q1 2026, pending final scheduling by the developer.
- Permitting for Phase 4 is ongoing by Mattamy, with GAI focusing on utility continuity and regulatory compliance.

Upcoming Activities/ Items Requiring Approval

- Review of developer and contractor utilities services requests and activities to ensure there is no utilities impact.
- Awaiting confirmation of the start date for CIV Phase 3 construction. Site development is anticipated to begin Q1 2026, pending final scheduling by the developer.
- Ongoing design review of Phase 4 CIV development
- 12" Celebration Blvd Force Main bid package
- Lift Station bid package
- Considering subconsultant services for monitoring the impact to existing pipelines at Celebration Place during the SR-417 Bridge Widening construction that is associated with the FDOT Moving I-4 Forward project.

Personnel

Principal In Charge: Kathy Leo, PE

Project Manager/District Engineer: Greg Kolb, PE

Construction Administrator and Field Representative: Ramon Estocapio, EI

Senior Professional Engineer: Charles Doud, PE

FDOT Moving I-4/ SR-417 Bridge Area - Project Photos

**SR-417/Central Florida
Greenway bridge above**



**Underground 16-inch diameter
water main is 7.5 feet away from
proposed piling activity at the
MSE wall.**

