



Enterprise Community Development District

July 1, 2026

Agenda Package

ZOOM MEETING INFORMATION

MEETING ID: 3797970647 DIAL IN: 415-762-9988 OR 646-568-7788

<https://zoom.us/j/3797970647>

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



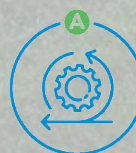
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Agenda

Enterprise Community Development District

Board of Supervisors

Kimberly Locher, Chairperson
Anthony Kasper, Vice Chairperson
Gregg Harkness, Assistant Secretary
Kristy Coulter, Assistant Secretary
John McGowan, Assistant Secretary

District Staff

Kerry Satterwhite, District Manager
Sarah Sandy, District Counsel
Kathy Leo, District Engineer
Russ Simmons, Field Service Manager
Christian Haller, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

Wednesday, July 01, 2026, at 10:30 a.m.

The Regular Meeting of the Enterprise Community Development District will be held on July 1, 2026, at 10:30 a.m. at the District Office 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:

<https://zoom.us/j/3797970647>

Meeting ID: 3797970647

Dial-in by Phone: 415-762-9988 OR 646-568-7788

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. STAFF REPORTS

A. Accounting Staff

- i. Consideration of Minutes from the Meeting held June 3, 2026.....Page 6**

B. District Engineer

C. District Counsel

D. District Manager

- i. Discussion of Working Construction Easement for Advent Health Traffic Signals**

E. Field

- i. June 2026 Field Inspection Report.....Page 11**

F. Utility Operations.....Page 15

6. BUSINESS ITEMS

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

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

9. ADJOURNMENT

The next meeting is scheduled for Wednesday, August 5, 2026, at 10:30 a.m.

5A

6-3-26 Meeting Minutes

The Board approved the meeting minutes from the May 6, 2026, meeting.

On MOTION by Mr. Harkness, seconded by Ms. Locher, with all in favor, the Board approved the May 6, 2026, meeting minutes.

B. District Engineer

Ms. Leo reviewed the Water Model Proposal provided to the Board. The discussion highlighted the need to update the 2019 model and evaluate both the potable and reclaimed water systems. Mr. Harkness inquired about the project scope, whether model calibration would be included, and recommended evaluating the system from fire hydrant to fire hydrant to ensure comprehensive analysis and validation.

On MOTION by Mr. Harkness, seconded by Ms. Locher, with all in favor, the Board approved the Water Model Proposal in the amount of NTE \$36,800.

Mr. Simmons presented data regarding PSI levels of reclaimed water during irrigation cycles and shared photographs of meters that had become clogged with debris within the reclaimed water system. Ms. Leo suggested scheduling a meeting with Toho Water Authority to discuss concerns related to water quality, and asked whether the Board would like her to meet with Toho regarding the issue. The Board unanimously agreed that she should proceed.

Ms. Locher inquired about the feasibility of installing a well to supplement the reclaimed water irrigation supply. Ms. Leo stated that she would consult with SWFWMD regarding this possibility. Mr. Harkness requested that line pressure testing be conducted in other areas of Celebration.

C. District Counsel

Ms. Sandy reviewed the FDOT Subordination Agreement for the Board's ratification, as the agreement is already in effect. Due to an urgent need, FDOT required the agreement to be executed promptly.

On MOTION by Mr. Harkness, seconded by Mr. Kasper, with all in favor, the Board approved the ratification of the FDOT Subordination Agreement.

D. District Manager

i. Fiscal Year 2027 Proposed Budget

Ms. Montagna presented the proposed FY 2027 budget to the Board. Mr. Satterwhite provided an explanation of budget line items currently exceeding projections and outlined the rationale for reducing or

eliminating certain expenditures.

ii. Resolution 2026-03; Approving Proposed Budget FY2027 and Setting a Public Hearing

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, the Board approved Resolution 2026-03; Approving Proposed Budget FY2027 and Setting a Public Hearing for August 5, 2026.

iii. Announcing the Number of Registered Voters

Mr. Satterwhite read into the record that there are 2 registered voters in the District.

iv. Discussion of Excess Bond Funds

Ms. Montagna and Ms. Burgess provided an overview of the documents included in the agenda package and discussed excess bond funds with the Board. Mr. Harkness requested a letter from bond counsel authorizing the use of the fund balance for projects not related to ECDD. Ms. Montagna confirmed the necessary documentation is already in place. Ms. Montagna also clarified that the discussion pertained specifically to funds associated with connection fees.

Ms. Sandy provided a definition of funds categorized as connection fees, and noted that closeout documentation would be required, and that the interlocal agreement would need to be updated. Mr. Harkness requested a list of ECDD projects that could potentially be funded using the remaining bond balance.

E. Field

Mr. Simmons presented the field report to the Board, and Mr. Satterwhite provided an update on the installation of traffic signals.

F. Utility Operations

Ms. Best provided an update status on the pumps and motors that have been ordered, with the estimated arrival time being late fall of October or November 2026.

SIXTH ORDER OF BUSINESS

Business Items

A. Rulemaking for Rules of Procedure

i. Proposed Rules of Procedure

ii. Resolution 2026-04; Setting a Rulemaking Hearing

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, the Board approved Resolution 2026-04; Setting a Public Hearing on Revised Rules of Procedure 2026 for August 5, 2026.

B. Resolution 2026-05; Setting a Landowner Election

The Resolution needed to be updated to include Supervisor McGowan and a meeting date. District Counsel stated that they would update the Resolution and send it back for signature.

On MOTION by Ms. Locher, seconded by Mr. Harkness, with all in favor, the Board approved Resolution 2026-05; Setting a Landowners' Meeting and Election for November 4, 2026.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Locher requested that homeowners and landscape contractors be reminded not to blow clippings down the storm drains.

EIGHTH ORDER OF BUSINESS

Public Comment Period

With there being no audience in attendance, the Board moved to the next order of business.

NINTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Wednesday, July 1, 2026, at 10:30 a.m.

On MOTION by Ms. Locher, seconded by Mr. Kasper, with all in favor, the meeting adjourned at 11:33 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

5Ei

June 2026 Field Report



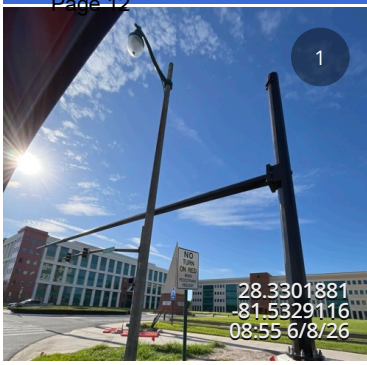
Kyle Goldberg
Inframark

ENTERPRISE CDD JUNE FIELD INSPECTION

Monday, June 8, 2026

7 Items Identified

7 Items Incomplete



ITEM 1 - NEW LIGHT POLES

Assigned To: Board Update

New light poles have been installed around the community.



ITEM 2 - UTILITY REPAIR

Assigned To: Inframark

A utility repair was conducted in this location. Location: 932 Jasmin St



ITEM 3 - LEAKING HYDRANT VALVE

Assigned To: Inframark

A Leaking hydrant valve was repaired at 1221 Spring Park Loop.



ITEM 4 - UTILITY REPAIR

Assigned To: Inframark

A utility repair was conducted at 1238 Golden Canna.



ITEM 5 - UTILITY REPAIR

Assigned To: [Inframark](#)

Another utility repair was conducted at 1112 Golden Cana.



ITEM 6 - TREE REPLACEMENT

Assigned To: [Board Update](#)

Removed and installed new tree due to utility repair.
Location: Water St

ITEM 7 - VANDALISM

Assigned To: [Inframark](#)

Vandalism was discovered near the corner of Celebration Ave and Celebration Pl.
Irrigation wire was stripped from conduit.



5F

May 2026 Utility Report



Enterprise Community Development District

May 2026 Management, Operations & Maintenance
Report



Kerry Satterwhite
District Manager
Enterprise Community Development District
313 Campus Street
Celebration, FL 34747

Dear Mr. Satterwhite:

Inframark is pleased to provide you with the Monthly Operations Report for May 2026. This report contains information that will provide you with a comprehensive view of our daily operational efforts.

To ensure we are providing information that is valuable to you, please let me know if I should add or retract any pertinent information. We appreciate the opportunity to serve the customers of Enterprise CDD. Please do not hesitate to contact me with any concerns or questions you may have.

Highest Regards,

Micah Best | Project Manager



313 Campus St, Celebration FL, 34747

(M) (689) 265-9789 | www.inframark.com

Summary

I am proud to report that we have had zero compliance issues to report to FDEP.

Items Requiring Approval

Request	Impact	Est. Cost
Items for review have been submitted separately.	N/A	N/A

Noteworthy Events

- Lift station cleaning program was completed for May and the next event scheduled for June.
- During the month of May, we concentrated on:
 - Meter change out program.
 - Changing out residential meters that have failed.
 - Exercising valves. Inspecting manholes.
 - Blow off valves are being exercised.

Operations, Maintenance and Repair

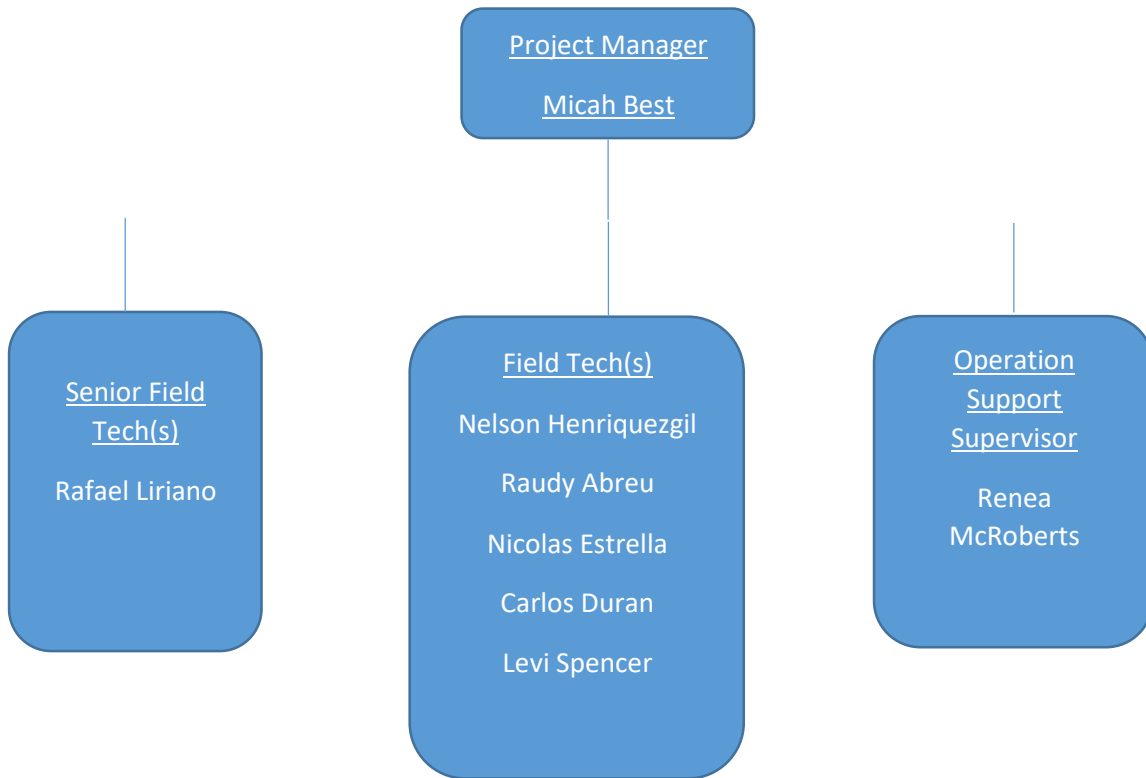
- Compliance
 - The Large User contract requirement of obtaining two Chlorine Disinfectant Residual samples was performed for this month without exception.
 - The Monthly Operational Report (MOR) has been submitted to FDEP.
 - The Q4 Disinfectant Residual report has been submitted to FDEP.
 - The “Risk & Resilience Vulnerability Assessment” (required by EPA) has been completed in partnership with FRWA.
 - The BAC-T testing that is performed twice per month by Benchmark Labs showed to be in compliance, and all results were sent to FDEP.

Performance Metrics	Current Month	Prior Month	2026 Year to Date
	May 2026	April 2026	
Wastewater (MG)	33.47	33.93	169.67
Reclaimed water purchased (MG)	96.22	75.31	372.16
Potable water purchased (MG)	46.58	44.41	222.27
Potable consumption billed (MG)	40.014	41.816	198.24
Unaccounted for water			
Meters Read	5669	5669	28278
Meter re-reads	60	52	325
Bills produced, mailed	3181	3190	15795
Revenue collected	\$768,045.15	\$735,881.90	\$3,797,970.48
Adjustments	\$5158.58	\$11,764.61	\$6296.97
Number of line breaks		4	11
Hydrants flushed	Services Performed by Fire Department		
Odor complaints	0	0	0
Manholes inspected	0	108	388
Valves exercised	115	365	983
Customer service phone calls	101	81	333
Brand new service connections	0	5	41
Service/Work orders closed	122	196	837
Sunshine locates performed	51	42	342
(Started in July 2022) Meters replaced	75	75	300

Health & Safety

- Zero LTIs and OSHA recordable for the month.
- All Inframark employees are up to date on their required training.
- The monthly safety training on eLearning was completed by all staff.
- Daily safety “tailgate” discussions are held with the entire crew.

On-Site Utilities Personnel



Appendix A

Pg. 5: MOR (Submitted to FDEP)

Pg. 6 – 8: BAC- T Test Results

Drinking Water Microbial Sample Collection & Laboratory Reporting Format

(62-550.730 reporting Format Effective 01/1995, Revised 02/2010)

Benchmark EnviroAnalytical, Inc. - Benchmark Mid Florida

1153 1st Street South
Winter Haven FL 33880 E84567
Tel: 863-656-2020 / Fax: 863-656-2131
Contact Katie Davis

For Lab Use Only E84567

Lab Receipt Date & Time: PM 05/05/20 1:54 *Lab use 05/06/20*

Analysis Date & Time: 05/05/20 - 16:10 *BE*

Sample Acceptance Criteria:

Sample Preservation: On Ice Not On Ice 6.0 °C

Temperature Gun ID #46

Disinfectant Check: Not Detected _____ mg/L

This sample does not meet the following NELAC Requirements:

Report Number: M2050048 Sub-Contract Lab ID: _____

Analysis Requested: (Check All That Apply)

Total Coliform / E. coli Total Coliform E.coli

Public Water System (PWS) Name: Enterprise CDD **PWS I.D.** 3494428

PWS Address: 313 Campus ST **City:** Celebration

PWS or PWS Owner's Phone #: 689-265-9789 Micha Best **Fax #:** _____

Collector: Ben Esper **Collector's Phone #:** 941-544-8706

Type of Supply: (Check Only One)

Community Water System Non-Transient Non-community Water System Transient Non-community Water System

Limited Use System Bottled Water Private Well Swimming Pool Swimming Pool Other: _____

Reason For Sampling: (Check All That Apply)

Distribution Routine Distribution Repeat Raw (Triggered or Assessment) Raw (Triggered or Assessment) Additional

Well Survey Clearance Replacement (Also check Type of sample being replaced) Boil Water Notice Other: _____

Sample Collection Date: 05/05/20

To Be Completed By Collector of Sample						To Be Completed By Lab.					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfectant Residual (mg/L)	pH	Analysis Method(s) ² SM9223B					
						Total Coliform SM9223B	E.Coli SM9223B	Total Coliform SM9222B	E. coli SM9222G	Data Qualifier ⁴	Lab Sample #
A1	100 CELEBRATION PLACE	1422	D	1.8		A	A				-1
A2	200 BLOCK OF ACADIA TERRACE	1434	D	1.8		A	A				-2
A3	100 LONGVIEW AVE	1441	D	1.9		A	A				-3
A4	901 CELEBRATION AVE	140	D	1.7		A	A				-4
A5	1251 CELEBRATION AVE	1510	D	1.8		A	A				-5

Average of disinfectant residuals of distribution routine & repeat samples⁴. Free chlorine or Total chlorine (Circle One)

Unless otherwise noted, all tests are preformed in accordance with NELAC standards, and the results relate only to the samples.

Disinfectant Residual Analysis Method: DPD Colorimetric Other: _____

Date & Time PWS notified by lab of positive results: _____

Person performing disinfectant analysis is (See Instructions on reverse):

Date & Time Client/DEP/DOH notified by lab of positive results: _____

A certified operator # _____

Date Report Issued: 05/06/20

Supervised by certified operator # _____

Lab Signature: *[Signature]*

Employed by a certified lab. Employed by DEP or DOH

Title: Ben Esper

Authorized representative of supplier of water

Name/Mailing Address of ADDITIONAL Person to Receive Report:

DEP / DOH Use Only

Client Name
Inframark
Enterprise CDD
Micha Best 689-265-9789
Rena McRoberts renea.mcroberts@inframark.com ,
mbest@inframark.com

Satisfactory
 Incomplete Collection Information
 Repeat Sample Required
 Replacement Samples Required

Date Reviewed by DEP/DOH: _____
DEP/DOH Reviewing Official: _____

¹ Indicate DEP Sample Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (Clearance, etc)

² Indicate analysis methodology and method citation used.

³ Defined in Florida Administrative Code Rule 62-160, Table I.

⁴ Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

Results: A = Bacteria Absent; P = Bacteria Present; C = Confluent Growth; TNTC = Too Numerous To Count

Drinking Water Microbial Sample Collection & Laboratory Reporting Format

(62-550.730 reporting Format Effective 01/1995, Revised 02/2010)

Benchmark EnviroAnalytical, Inc. - Benchmark Mid Florida
 1153 1st Street South
 Winter Haven FL 33880 E84567
 Tel: 863-656-2020 / Fax: 863-656-2131
 Contact Katie Davis

For Lab Use Only E84567	
Lab Receipt Date & Time:	<u>05/19/26 14:11</u>
Analysis Date & Time:	<u>05/19/26 - 14:13 BDE</u>
Sample Acceptance Criteria:	
Sample Preservation:	<input checked="" type="checkbox"/> On Ice <input type="checkbox"/> Not On Ice <input type="checkbox"/> <u>7.8</u> °C
Temperature Gun ID #	<u>46</u>
Disinfectant Check:	<input checked="" type="checkbox"/> Not Detected <input type="checkbox"/> _____ mg/L
This sample does not meet the following NELAC Requirements:	

Report Number: M26050237 Sub-Contract Lab ID: _____

Analysis Requested: (Check All That Apply)
 Total Coliform / E. coli Total Coliform E.coli

Public Water System (PWS) Name: Enterprise CDD **PWS I.D.** 3494428
PWS Address: 313 Campus ST **City:** Celebration
PWS or PWS Owner's Phone #: 305-773-1959 **Fax #:** _____
Collector: Ben Esper **Collector's Phone #:** 941-544-8706
 Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other: _____

Reason For Sampling: (Check All That Apply)
 Distribution Routine Distribution Repeat Raw (Triggered or Assessment) Raw (Triggered or Assessment) Additional
 Well Survey Clearance Replacement (Also check Type of sample being replaced) Boil Water Notice Other: _____

Sample Collection Date: 6/5/19/26

To Be Completed By Collector of Sample						To Be Completed By Lab.					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹ <u>A/E</u> <u>25K9/16</u>	Disinfectant Residual (mg/L)	pH	Analysis Method(s) ² <u>SM9223B</u>					
						Total Coliform SM9223B	E.Coli SM9223B	Total Coliform SM9222B	E. coli SM9222G	Data Qualifier ⁴	Lab Sample #
A6	1402 STICKLEY AVE	<u>1006</u>	<u>80</u>	<u>1.93</u>		<u>A</u>	<u>A</u>				<u>-1</u>
A7	772 OAK SHADOWS RD	<u>1058</u>	<u>0</u>	<u>1.99</u>		<u>A</u>	<u>A</u>				<u>-2</u>
A8	893 SPRING PARK LOOP	<u>1115</u>	<u>0</u>	<u>1.84</u>		<u>A</u>	<u>A</u>				<u>-3</u>
A9	SIENNA (SIDE OF PARKING GARAGE)	<u>1170</u>	<u>0</u>	<u>2.11</u>		<u>A</u>	<u>A</u>				<u>-4</u>
A10	1809 CELEBRATION BLVD	<u>1142</u>	<u>0</u>	<u>2.04</u>		<u>A</u>	<u>A</u>				<u>-5</u>

Average of disinfectant residuals of distribution routine & repeat samples⁴. Free chlorine or Total chlorine (Circle One)		Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.	
Disinfectant Residual Analysis Method: <u>DPD Colorimetric</u> <input type="checkbox"/> Other: _____		Date & Time PWS notified by lab of positive results: _____ Date & Time Client/DEP/DOH notified by lab of positive results: _____ Date Report Issued: <u>05/20/26</u>	
Person performing disinfectant analysis is (See Instructions on reverse): <input type="checkbox"/> A certified operator # _____ <input type="checkbox"/> Supervised by certified operator # _____ <input checked="" type="checkbox"/> Employed by a certified lab. <input type="checkbox"/> Employed by DEP or DOH <input type="checkbox"/> Authorized representative of supplier of water		Lab Signature: <u>[Signature]</u> Title: <u>Barbara Manager</u>	
Name/Mailing Address of ADDITIONAL Person to Receive Report:		DEP / DOH Use Only	
Client Name Inframark Enterprise CDD Eddie Smith 863-222-1981 Renae McRoberts renae.microberts@inframark.com mbest@inframark.com		<input type="checkbox"/> Satisfactory <input type="checkbox"/> Incomplete Collection Information <input type="checkbox"/> Repeat Sample Required <input type="checkbox"/> Replacement Samples Required Date Reviewed by DEP/DOH: _____ DEP/DOH Reviewing Official: _____	

¹ Indicate DEP Sample Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (Clearance, etc)
² Indicate analysis methodology and method citation used.
³ Defined in Florida Administrative Code Rule 62-160, Table I.
⁴ Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.
Results: A = Bacteria Absent; P = Bacteria Present; C = Confluent Growth; TNTC = Too Numerous To Count