

**In The Matter Of:**  
*Central Florida Tourism Oversight District*

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*Board of Supervisors Meeting*  
*December 18, 2024*

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*Legal Realtime Reporting*  
*P.O Box 533082*  
*Orlando, Florida 32853- 3082*

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CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT

BOARD OF SUPERVISORS MEETING

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LOCATION: Central Florida Tourism Oversight  
District  
1900 Hotel Plaza Boulevard  
Lake Buena Vista, Florida 32830

DATE TAKEN: December 18, 2024

TIME: 10:40 a.m. - 11:18 a.m.

REPORTED BY: TARA K. SLOCUM, RPR, CRR, CSR,  
Court Reporter and Notary Public  
State of Florida at Large

**PRESENT:**

**BOARD MEMBERS:** Charbel Barakat, Vice Chairman; Brian Aungst, Jr.; Bridget Ziegler

**SPEAKERS:** Pastor Marcio Nunciaroni, First Baptist Church of Winter Garden; Eddie Fernandez, CFTOD Operational Safety Consultant; Stephanie Kopelousos, District Administrator; Christine Ferraro, Director - RCES; Craig Sandt, Principal Construction Manager; Katherine Luetzow, Planning & Engineering Manager

**CFTOD STAFF:** Stephanie Kopelousos, District Administrator; Mike Crikis, Deputy District Administrator; Roy Payne, Esquire, General Counsel; Eric Ferrari, Fire Chief; Alycia Mills, District Clerk, Executive Assistant; Tanya Naylor, Director of Security and Emergency Management; Ron Zupa, IT Service Delivery Manager; Gabriel Villalobos, Senior Systems Administrator; Susan Higginbotham, Chief of Finance; Christine Ferraro, Director - RCES; Eddie Fernandez, CFTOD Operational Safety Consultant; Tiffany Kimball, Contracting Officer; Yenni Hernandez, Chief Information Officer; Katherine Luetzow, Planning & Engineering Manager; Matthew Oberly, External Affairs Director; Heidi Powell, Manager - Financial Reporting Analysis; Douglas Henley, Director of Facilities; Ella Hickey, Director of Building & Safety; Craig Sandt, Principal Construction Manager; Jason Herrick, Director of Public Works; Wendy Duncan, Director - Environmental Sciences

## 1 P R O C E E D I N G S

2 \* \* \* \* \*

3 VICE CHAIR BARAKAT: All right. I've got  
4 10:40, and I will call this meeting of the  
5 Central Florida Tourism Oversight District  
6 board of supervisors to order.

7 I hope you-all had a wonderful  
8 Thanksgiving holiday. As we start our meeting  
9 today, I want to thank Pastor Marcio Nunciaroni  
10 for taking time out of his busy holiday  
11 schedule to offer us a moment of reflection and  
12 prayer. Pastor, I will introduce him briefly  
13 first.

14 Pastor Nunciaroni is the Horizon West  
15 Campus pastor at Winter Garden First Baptist  
16 Church. Greetings to all the good people in  
17 Horizon West. Great -- great area.

18 After graduating with a Bachelor of Arts,  
19 he received his Master of Arts and Doctorate in  
20 Organizational Leadership from the New Orleans  
21 Baptist theological seminary. The pastor is  
22 also a speaker and author committed to  
23 empowering individuals to achieve their  
24 potential through leadership founded on faith  
25 and service.

1           Pastor, please take us -- take us away.

2           Yes, please.

3           PASTOR NUNCIARONI: Good morning,  
4           everyone.

5           ATTENDEES: Good morning.

6           PASTOR NUNCIARONI: I am glad to be here  
7           today -- thank you.

8           So I am glad to be here with you today. I  
9           am a pastor, but also I have been a missionary  
10          in Brazil and in Africa. And because of that,  
11          we have been facing so many challenges, and I  
12          would like to talk about challenges today.

13          So in 2006, my wife and I, we decided to  
14          build a boat, a sailboat, to reach isolated  
15          people in the Brazilian coast. So we did that  
16          for ten years, and when we talk about boats,  
17          everything -- everyone, actually, thinks about  
18          a fun time, but actually we could see a lot of  
19          challenges.

20          And as we were visiting the islands, we  
21          could see the lack of food, education, and  
22          everything that's needed like hospitals,  
23          doctors. So what we decided to do, we decided  
24          to train people to go there, to donate their  
25          time to do it, so doctors, dentists, et cetera.

1           And why I am talking about that because I  
2 believe that, like us, you have been facing so  
3 many challenges. And I would like to talk  
4 about Ecclesiasticus 3:28. So we have a lot of  
5 there a lot of seasons of life. There is a  
6 time to born, there is a time to die, there is  
7 a time to weep, a time to rejoice, a time to  
8 gather stones, and a time to scatter stones.

9           But do you know what is never mentioned in  
10 the 28 seasons of life, a time to quit. So we  
11 are closing this year, starting a new year, and  
12 I would like to leave this challenge for you:  
13 Saying it's never time to quit. So I would  
14 like to close us in prayer, encouraging you to  
15 face your challenges and to never give up.

16           Okay. Let's pray. Father, we thank you  
17 for who you are and for everything that you are  
18 doing in our lives and in our community, Lord.  
19 We pray for our community, and we pray for  
20 these people here today, Lord, that they can be  
21 a blessing to our community.

22           But also, Lord, I pray that you bless them  
23 and their families, and I pray that you help  
24 them in all the challenges that they have been  
25 facing, and also the challenges that will come.

1           As your words say, Lord, it is never time  
2           to quit. So give them strength and joy, Lord,  
3           to face the challenges of life and the  
4           challenges in their work. In Jesus' name that  
5           I pray, Amen.

6           VICE CHAIR BARAKAT: Thank you, Pastor.  
7           Thank you for that.

8           Now, why don't you please rise and join me  
9           in the Pledge of Allegiance.

10          ATTENDEES: I pledge allegiance to the  
11          flag of the United States of America, and to  
12          the republic for which it stands, one nation,  
13          under God, indivisible, with liberty and  
14          justice for all.

15          VICE CHAIR BARAKAT: All right. Thank  
16          you. And now Eddie Fernandez, the District's  
17          internal risk manager, will present our safety  
18          minute. Eddie, please.

19          MR. FERNANDEZ: Thank you. Good morning.  
20          To our guests and visitors, we would like to  
21          share a few important safety messages before we  
22          start today's meeting.

23                 In the event that we need to evacuate,  
24                 please take note of the doors to the left and  
25                 the right, the double doors, that you can use

1 to exit the building.

2 On the right-hand side, if you use those  
3 double doors, there's an exit to the front of  
4 the building, which is where everyone came in  
5 this morning. And if you use these on the  
6 left, there is an exit on the backside of the  
7 door.

8 Please make your way around the building.  
9 By that time, our employees, who are also  
10 evacuating, would make their way to the ends of  
11 the parking lot. Please follow them there and  
12 wait for further instruction after emergency  
13 services arrives and gives us the all clear to  
14 come back in.

15 If you need a first-aid kit, or if there's  
16 a need for an AED, we have those at the front  
17 desk. And if you are comfortable enough on  
18 your way out during an evacuation, we also have  
19 fire extinguishers and fire alarm pull stations  
20 that are available for to you use, again, if  
21 you feel comfortable using those.

22 Our safety message for this meeting is a  
23 holiday safety message. As the year comes to a  
24 close, we want to take a moment to reflect on  
25 the hard work that's been displayed throughout



1 this entire year by our District team. To all  
2 the employees, leaders, Board members, and  
3 community partners, your efforts have  
4 positively impacted our community, and we're  
5 deeply grateful.

6 The holiday season is a time for  
7 celebration, rest, and reconnecting with loved  
8 ones, but it's also a time for heightened  
9 safety awareness. Whether you're traveling,  
10 staying at home, or enjoying festive  
11 activities, please remember to take  
12 precautions. Remember to follow traffic laws,  
13 practice fire safety, be mindful of your  
14 health, and be responsible when you're  
15 attending celebrations.

16 Our strength and success as a community  
17 relies strongly on our commitment to each  
18 other's safety. Let's ensure that we return  
19 refreshed, recharged, and without injury this  
20 new year.

21 Thank you, Stephanie, for all your support  
22 this year, and thank you, again, to all the  
23 employees and everyone who is a part of the  
24 District for your hard work. We wish you, your  
25 families, a joyful, restful, and safe holiday

1 season. Thank you very much.

2 VICE CHAIR BARAKAT: Thank you, Eddie. I  
3 appreciate that. Now is the time for our  
4 public comment period. I do not have any cards  
5 in front of me. Do we have anyone who signed  
6 up to speak?

7 MS. KOPELOUSOS: No.

8 VICE CHAIR BARAKAT: Okay. In that case,  
9 we will move on to the consent agenda.

10 We've got three items on the consent  
11 agenda. Item 6.1 is the approval of the  
12 meeting minutes from our November meeting.

13 Item 6.2 covers a non-exclusive temporary  
14 easement with a permanent easement with Walt  
15 Disney Parks & Resorts U.S., Inc., for  
16 underground communication lines and facilities.

17 Item 6.3 covers a non-exclusive temporary  
18 easement with a permanent easement with Peoples  
19 Gas System for underground utility lines and  
20 facilities.

21 Is there a motion to approve today's  
22 consent agenda?

23 MS. ZIEGLER: Move approval of the consent  
24 agenda as presented.

25 MR. AUNGST: Second.

1           VICE CHAIR BARAKAT: With a motion and a  
2 second, all those in favor, say aye.

3           THE BOARD: Aye.

4           VICE CHAIR BARAKAT: Any opposed? Hearing  
5 none, let the record reflect that the motion  
6 passes unanimously. Thank you.

7           Now we'll move on to agenda item 7, 7.1,  
8 the management report. For that, I would like  
9 to invite our District Administrator, Stephanie  
10 Kopelousos, to deliver her report. Stephanie,  
11 good morning.

12          MS. KOPELOUSOS: Thank you, Chairman. We  
13 have a lot going on and in progress. One of  
14 the things you'll hear about later on in the  
15 meeting is updating the comp plan, so that is  
16 under way making great progress.

17          But we are also in the process of updating  
18 the Epcot Code, and that has been a tireless  
19 effort among our team. I look at Ella when I  
20 say that, and just really proud of the work  
21 they've done and the time they've put into  
22 this, so grateful for them.

23          Island Tower is open, the new Polynesian  
24 DVC, so that -- today will be the first day of  
25 opening, so that made it across the goal line.

1 I also want to share, when we talk about  
2 the growth and development that's happening  
3 here, one of the measures is our water  
4 clearances test. So any project we do, if it  
5 touches a waterline, water main, any type, you  
6 have to do a test. And I look at Wendy when I  
7 say that they have been very busy, and, in  
8 fact, since July, I think those tests have  
9 nearly doubled.

10 So when we talk about not just building  
11 inspectors, not just what the lab does. So  
12 even -- we may get days off, but because of how  
13 those tests run, they don't always get the same  
14 time off. So they are dedicated to what we do  
15 in making sure that we do have the best and  
16 grateful for that.

17 So, Wendy, I just want to thank you and  
18 your team because when you look at that  
19 measure, we can talk about permits, we can talk  
20 about all those, but to see those tests double,  
21 unbelievable, and more to come. So it's not  
22 going to slow down as we move forward, but just  
23 before we end, I want to thank our team and all  
24 the work that they do day in and day out and  
25 how grateful I am to be here, how grateful I am

1 to work with them.

2 And then one last thing, the fire rescue  
3 team put together a retirement breakfast for  
4 the retirees from the fire department, and we  
5 had a quite few come back. So it was nice to  
6 kind of see the history, and some of the guys  
7 that came back. So it was a great event and  
8 grateful that you continue that tradition and  
9 keep that moving.

10 So that is all I have, Mr. Chair.

11 VICE CHAIR BARAKAT: Great. Thank you,  
12 Stephanie. I appreciate that, and I liked that  
13 we -- and thank you for highlighting the work  
14 that's being done. And I think you're right,  
15 I'm glad we take time at these meetings to sing  
16 the songs of the unsung heroes. This is a  
17 District of unsung heroes; so much that can't  
18 get done without the hard work that everybody  
19 is doing here, and I'm glad that we're able to  
20 take time and recognize that. So thank you --  
21 thank you for that.

22 We will now move on to agenda item 8,  
23 General Business. We've got four items under  
24 general business. Item 8.1 seeks the approval  
25 to re-award bid No. C006399 for tank wagon

1 fueling services to Palmdale Oil Company, LLC,  
2 with an estimated expenditure of \$3,596,487.  
3 We will hear from Chris Ferraro, Director of  
4 Reedy Creek Energy Services.

5 Chris, good morning.

6 MS. FERRARO: Good morning, Vice Chairman,  
7 members of the Board, and District leadership  
8 team. And thank you, Vice Chair, for doing the  
9 hard work here. You always go through the  
10 details and the numbers. I appreciate that  
11 greatly.

12 So I will start with the background on  
13 this service. So this is a service for our  
14 solid waste department, some District  
15 generators, and some servicing of tanks for  
16 fuel storage at the District fleet facility.

17 So the solid waste team, another one of  
18 our unsung heroes. We have 37 pieces of  
19 equipment, including waste disposal vehicles  
20 and other equipment that's critical to  
21 providing the service to District customers.

22 It is a big business, and we collect about  
23 130,000 tons of waste and recycled materials  
24 annually from the District's customers. That  
25 department runs two shifts seven days a week,

1 and this service provides overnight fueling for  
2 those vehicles so that we're ready for our  
3 early 5:00 a.m. start for our morning pickups.

4 Additionally, there are 62 emergency  
5 generators that are installed in critical  
6 facilities throughout the District that we  
7 refuel semi-annually, and this vendor comes  
8 on-site and takes care of all of those needs  
9 for us.

10 As I mentioned, this is a bid re-award.  
11 In August of 2023, we went through a  
12 procurement process for this service, and  
13 entered into a contract with Lynch Fuel Oil.  
14 After about ten months, there were some  
15 challenges in fulfilling the services in that  
16 contract, and by mutual agreement, that  
17 contract is being terminated.

18 And we are moving forward with Palmdale  
19 Oil Company and requesting Board approval of  
20 that contract for a three-year term. It will  
21 begin January 1 of 2025, continuing through the  
22 end of calendar year 2027 to December 31st.

23 The amounts shown are the maximum  
24 anticipated amounts. We don't know exactly how  
25 much fuel we'll need every year, but these are

1           our maximum anticipated amounts of about  
2           1.2 million per year, for an overall contract  
3           award of 3.6 million.

4           This is budgeted inside of the solid waste  
5           utility, and it's budgeted in our appropriate  
6           line item for gas and fuel, and it's collected  
7           annually through utility rates.

8           VICE CHAIR BARAKAT: Great. Thank you,  
9           Chris. Members, I would like to open the floor  
10          to the Board for discussion or questions you  
11          may have for Chris.

12          MR. AUNGST: Move to approve agenda item  
13          8.1.

14          MS. ZIEGLER: Second.

15          VICE CHAIR BARAKAT: Okay. We have a  
16          motion and a second. All those in favor, say  
17          aye.

18          THE BOARD: Aye.

19          VICE CHAIR BARAKAT: Any opposed? Hearing  
20          none, let the record reflect the motion passes  
21          unanimously. Thank you, Chris, and great to  
22          see that award go to a Florida-owned business,  
23          so thank you.

24          Agenda item 8.2, approve award -- under  
25          agenda item 8.2, the District seeks to approve



1 the award of a three-year contract to Fleet  
2 Management Holdings, LLC, for ongoing  
3 maintenance and repair of solid waste trucks  
4 and equipment, with an approximate expenditure  
5 of \$1.9 million. Chris, take it away.

6 MS. FERRARO: Thank you. So this item  
7 fits very nicely with the prior item. This is  
8 also supporting the solid waste vehicle and  
9 equipment fleet, the 37 population that we  
10 have.

11 And as mentioned before, this is a busy  
12 business, and we need realtime or near realtime  
13 support for preventative and corrective  
14 maintenance and repair services, including  
15 towing services for that fleet.

16 So this is a unique part of the business.  
17 You will see in the picture on this slide that  
18 we do have an on-site garage. This is in the  
19 solid waste transfer station, so that we have  
20 this vendor working on-site at all times. We  
21 have two folks that are full time working to  
22 support this fleet. It is a lot of wear and  
23 tear, and they are well utilized in that  
24 facility.

25 So we began this procurement process, and,

1 again, all the thanks always go to Tiffany and  
2 her team. I can't thank her enough each month  
3 as we come here. We started this process in  
4 July looking for qualified and experienced  
5 firms to provide this experience.

6 There was a ranking and qualification  
7 process and evaluation conducted, and, at this  
8 time, we are recommending contract award to  
9 Fleet Services by Cox Automotive for a  
10 three-year term. It's a rate-based award based  
11 on services.

12 As mentioned before, the maximum amount  
13 anticipated for these services is \$1.9 million  
14 per year. The rate sheet shown is the billing  
15 rate expected. We have worked with this vendor  
16 for several years now. We're happy to see them  
17 competitively come in and have this bid award  
18 move forward.

19 They have been a great partner to our  
20 solid waste division. This is also an  
21 operating expense in the solid waste utility  
22 and will be budgeted accordingly and is  
23 recovered annually through utility rates. And  
24 that concludes my presentation.

25 VICE CHAIR BARAKAT: Very good. Thank

1           you, Chris, for a thorough and thoughtful  
2           presentation on that one. I will open the  
3           floor, Members, for any questions, or in the  
4           absence of questions, a motion to approve the  
5           agenda item.

6           MR. AUNGST: Move to approve agenda item  
7           8.2.

8           MS. ZIEGLER: Second.

9           VICE CHAIR BARAKAT: All those in favor,  
10          say aye.

11          THE BOARD: Aye.

12          VICE CHAIR BARAKAT: Any opposed? Let the  
13          record reflect the motion passes unanimously.  
14          Thank you, Chris.

15          MS. FERRARO: Thank you. And this is my  
16          last item this morning. We're on a nice run  
17          here.

18                 So this is, again, great work by the  
19          District's procurement team moving forward and  
20          getting continuing service contracts with  
21          construction firms for installation of  
22          underground utilities.

23                 So this process began in September of this  
24          year when we went out soliciting qualified and  
25          experienced vendors for the installation of

1           these systems.

2           We received five responses, and we scored  
3           them. And we only want our A students, so the  
4           folks that came up above 90 points, we're  
5           recommending award. It's true, ask my  
6           children, we only like A's -- A students, so  
7           we're recommending continuing service contracts  
8           for those three firms that fell into that top  
9           block. Those three firms are folks that we  
10          know, and some folks that are new to us, but  
11          even the ones that are new to us we have begun  
12          working with them, and we are very pleased with  
13          their performance.

14          What we do moving forward for these is  
15          we'll issue a task work order for each discreet  
16          scope of work to be issued to these vendors.  
17          We'll look to engage the most qualified  
18          construction firm. We'll look to distribute  
19          the workload equally by specialty, and then  
20          we'll make sure that our approach is fair and  
21          balanced as we distribute work between those  
22          three -- three vendors.

23          And here is our examples of work we would  
24          be performing with our underground contracting  
25          firms. We have installations of potable water,

1 wastewater. I don't know that any of these  
2 firms are qualified for our natural gas system,  
3 but we'll probably also be looking to get some  
4 folks onboard that can do work on the  
5 District's natural gas system, as well.

6 And that concludes my presentation.

7 VICE CHAIR BARAKAT: Thank you, Chris.  
8 Obviously, yeah, we've got -- there's a lot of  
9 work on this front, not easy, and I know --  
10 it's great to see we've got some high scores on  
11 the three bidders.

12 What I would say is in the spirit of, you  
13 know, appearance, make sure you let  
14 them know why -- how -- why they missed those  
15 five, six points so that they can get a hundred  
16 next time.

17 MS. FERRARO: I like that. We will do  
18 that.

19 VICE CHAIR BARAKAT: So, in that, I will  
20 now open the floor for other Members for  
21 discussion, or in the absence, a motion to  
22 approve agenda item 8.3.

23 MS. ZIEGLER: So moved.

24 MR. AUNGST: Second.

25 VICE CHAIR BARAKAT: A motion and a

1 second. All those in favor, say aye.

2 THE BOARD: Aye.

3 VICE CHAIR BARAKAT: Any opposed? Hearing  
4 none, let the record reflect the motion passes  
5 unanimously. Thank you very much, Chris.

6 MS. FERRARO: Thank you.

7 VICE CHAIR BARAKAT: We will now move on  
8 to agenda item 8.4. This is the last item of  
9 business under general business. 8.4 covers  
10 the award of three-year continuing service  
11 agreements to the six top ranked and selected  
12 firms for construction, engineering, and  
13 inspection/materials testing services.

14 Craig, welcome back. Why don't you go  
15 over 8.4 with us.

16 MR. SANDT: Thank you, Mr. Vice Chair.  
17 Good morning, Mr. Vice Chair, fellow members of  
18 the Board. I am here to present the -- very  
19 similar to what Chris had out there, it's a  
20 three-year continuing services agreement. This  
21 one is for construction, engineering, and  
22 inspection, along with construction material  
23 testing services.

24 These services will be very useful for the  
25 construction management team managing their own

1 in-house projects, along with planning and  
2 engineering, bridge inspections, and possibly  
3 some utilization for the facilities group on  
4 some roadway lighting inspections, too.

5 Ten -- we put it out to bid September of  
6 this year. We had ten responses, which we  
7 elected to -- with the help of procurement, of  
8 course, we elected to choose the six highest  
9 rated consultants for their services.

10 Again, very simple. The assignment of  
11 services would be through task work orders,  
12 work authorizations, and some examples that we  
13 would utilize these groups for -- of course,  
14 Katherine would be doing her group, planning  
15 and engineering bridge inspections, that's  
16 above and underground bridge inspections to  
17 meet her yearly requirements. Some surveying  
18 mapping services, soil exploration, material  
19 testing services, and then, of course, the  
20 construction management team would utilize  
21 these services as supplemental services to  
22 milling and resurfacing contracts, upcoming  
23 guardrail, overhead truss construction,  
24 signalization construction, concrete ramp  
25 remediation projects that we have going on.

1           Basically, we'll just pick and choose as  
2 we -- what services we need to provide,  
3 supplemental services to the construction  
4 management team as -- within the next three  
5 years.

6           VICE CHAIR BARAKAT: Great.

7           MR. SANDT: So that's basically it.

8           VICE CHAIR BARAKAT: Thank you. Thank you  
9 for the updates, Craig. Any -- before we vote,  
10 any -- I'd like to open the floor to fellow  
11 Board members; questions, comments.

12           MS. ZIEGLER: Move approval of item 8.4.

13           MR. AUNGST: Second.

14           VICE CHAIR BARAKAT: All those in favor,  
15 say aye.

16           THE BOARD: Aye.

17           VICE CHAIR BARAKAT: Any opposed? Let the  
18 record reflect that the motion passes  
19 unanimously. Thank you, Craig.

20           And now we're moving on to agenda item  
21 No. 9, other business. We have two items, two  
22 significant items, under other business to  
23 cover. First, we will receive an update on the  
24 comprehensive plan, which requires no action on  
25 our part, but, obviously, we all take a great



1 interest in that process. And then we will  
2 discuss the 2025 Board meeting dates, which  
3 will require Board action.

4 So agenda item 9.1. We will now hear from  
5 Katherine Luetzow, the District's planning and  
6 engineering manager, who will provide us with  
7 an update on the comprehensive plan. I know,  
8 Katherine, you've been very -- very hard at  
9 work on this, so we're all eager to hear the  
10 latest.

11 MS. LUETZOW: Yeah. So definitely hard at  
12 work. We have finished some of the major  
13 preliminary data gathering efforts, so traffic  
14 counts, things of that nature. We've also  
15 finished our review of existing comprehensive  
16 plan, as well as the state consistency review  
17 identifying those required changes that we need  
18 to make to bring our new plan in compliance  
19 with current State requirements.

20 We are currently updating and reviewing  
21 those objectives, policies, and goals to make  
22 those changes, as well as updating our  
23 supporting documentation based on the latest  
24 available information. We also perform  
25 verification on transportation model,

1 calculating levels of service to finalize our  
2 capital improvement program.

3 As a reminder, this plan is a 5, 10, and  
4 20-year planning horizon, so some upcoming  
5 items to look forward to. January starts our  
6 intense stakeholder and public engagement  
7 coordination efforts. So we will be going to  
8 the city council meetings in January to start  
9 the coordination with them regarding a status  
10 update of where we are and the roadmap of how  
11 we go through the adoption process.

12 We will also be holding a public  
13 engagement meeting, so more information on  
14 that, but the public will be invited to come,  
15 learn more about the process, and provide any  
16 input to District staff as we update our plan.

17 February, we are looking to have a draft  
18 for review with hopeful March hearing  
19 transmittals going to the planning Board, and  
20 then the Board of Supervisors and cities  
21 accordingly with, once we get it all approved,  
22 submittal to the State. As a reminder, this  
23 will be going through the full  
24 state-coordinated review process, so it's  
25 anticipated to be about a 60-day review

1 process.

2 And then I can't do an update without just  
3 saying a quick thank you. As you mentioned,  
4 this is a lot of work, and a lot of individuals  
5 and entities are involved from our utility side  
6 to various others that we've been reaching out  
7 to. Leadership has been very supportive of,  
8 hey, we need pieces and parts and information  
9 and data. So thank you to everybody who has  
10 provided information on very quick turnarounds  
11 for us.

12 With that, are there any questions?

13 VICE CHAIR BARAKAT: Thank you. One quick  
14 question, and I know we've got -- the goal by  
15 the agreement -- the development agreement  
16 we've got a date certain by which we've got to  
17 get this done. Are you confident, at this  
18 point, that we're on track?

19 MS. LUETZOW: We are currently on  
20 schedule, which is much thanks to Lee and to  
21 our consultant for keeping us on schedule. But  
22 that's -- we have a lot to continue to work  
23 through, but right now we are on schedule.

24 VICE CHAIR BARAKAT: Great.

25 MS. KOPELOUSOS: And the development

1 agreement says --

2 MR. AUNGST: Aspirational.

3 MS. KOPELOUSOS: -- gives us a little  
4 wiggle room, but we are going to work towards  
5 it.

6 VICE CHAIR BARAKAT: Great.

7 MS. KOPELOUSOS: I mean, look, we're going  
8 to have it done before the end of the year.  
9 That's the goal.

10 VICE CHAIR BARAKAT: Thank you for that,  
11 Stephanie. I appreciate that.

12 Any questions -- any questions from the  
13 Board?

14 MR. AUNGST: Mr. Chair, I just wanted to  
15 say thank you to the whole team, Katherine,  
16 Lee, everybody. We spent some time -- I  
17 haven't spent nearly as much time as you-all  
18 have, but I appreciate you-all walking through  
19 the process with me and where you are currently  
20 in terms of the topics and the areas, the  
21 elements of the comp plan that you're intending  
22 to include and revise.

23 It's a huge effort, and it's -- you are  
24 doing great work, so I really appreciate it. I  
25 would like to just know when we schedule those

1 informational meetings, not necessarily the  
2 ones with the city council's. Obviously, I'm  
3 very interested in their thoughts and their  
4 feedback, but I'd like to, perhaps, attend the  
5 public meeting just to kind of observe and see.

6 MS. KOPELOUSOS: Our goal was to do the  
7 public meeting the same date as ya'll's Board  
8 meeting so that --

9 MR. AUNGST: That would be great.

10 MS. KOPELOUSOS: But that would be in the  
11 evening because you need to do public hearings  
12 at 5 -- after 5:00, so it's a catch-22.

13 MR. AUNGST: That would be fantastic.  
14 Thank you.

15 MS. KOPELOUSOS: Okay.

16 MR. AUNGST: Thank you.

17 MS. ZIEGLER: I'll just echo. I know you  
18 have to do a lot of quarterbacking. I think  
19 you mentioned that before, and so I appreciate  
20 your patience because, again, you're  
21 passionate, everyone in here. Every time you  
22 guys talk about your jobs, and you take them  
23 very seriously, and the passion comes through.  
24 And I know there's a lot of details, so I  
25 appreciate all the work you're doing.

1 MS. LUETZOW: Thank you.

2 VICE CHAIR BARAKAT: Thank you, Supervisor  
3 Aungst, Supervisor Ziegler. Katherine, thank  
4 you. And I'll just note, I mean, yeah, just to  
5 echo that. I really appreciate the hard work  
6 on this. I know there's a lot that has been  
7 done, a lot that will continue to be done. I  
8 appreciate your extra efforts coordinating your  
9 whole team, so please -- please convey thanks.

10 I'm excited to see how this process comes  
11 out, and, you know, we're fortunate -- we're  
12 fortunate to have on this Board -- I mean, I'd  
13 like to thank Supervisor Aungst, in particular,  
14 for digging in on this. He wouldn't say this,  
15 but I would say he's -- we've got one of the  
16 best land-use lawyers in the State of Florida  
17 on this.

18 MS. KOPELOUSOS: Amen.

19 VICE CHAIR BARAKAT: And we're  
20 fortunate --

21 MR. AUNGST: Thank you, guys.

22 VICE CHAIR BARAKAT: -- and we're  
23 fortunate to have his input. So with that, I  
24 look forward to seeing where 2025 leads us on  
25 that.

1           So with that, we will then move on to  
2           agenda item 9.2, which is to set the regular  
3           meeting schedule for next year. I thought  
4           there -- I thought there might be some interest  
5           in changing the Board meeting schedule from  
6           Wednesday morning to Thursday or Friday  
7           morning. I certainly would have some interest  
8           on that front. But, obviously, that's  
9           something that needs discussion, that's a big  
10          change. To that end, I would like to open the  
11          floor now to comments from my fellow Board  
12          members.

13           MS. ZIEGLER: I'll defer to each of you.  
14          Either works for me. I just do have a question  
15          from Stephanie, just from a staffing  
16          standpoint. Does either one cause more of an  
17          imposition or benefit, or is it indifferent?

18           MS. KOPELOUSOS: There's enough of us to  
19          make it work either way.

20           MS. ZIEGLER: Okay.

21           MR. AUNGST: Mr. Chair, so I didn't  
22          originally have a conflict, and now I have  
23          developed a conflict. So I have a standing  
24          work obligation that's going to be the third  
25          Wednesdays in 2025, which is the same day that

1 these meetings are held. So I cannot do the  
2 third Wednesday.

3 I'm on another District that meets the  
4 second Thursdays, but, in February, they are  
5 meeting the third Thursday, so if we were to do  
6 the third Thursday, I would have a conflict in  
7 February.

8 You know, I think Friday mornings  
9 generally are always open for me. I don't seem  
10 to have regularly scheduled work conflicts or  
11 other volunteer duty conflicts with Fridays. I  
12 think it could work if it was like the fourth  
13 Thursday, I could, I'm sure, make it work.

14 Obviously, I'll make it a priority to be  
15 at our meetings, but if we are going to do  
16 Thursday, I would say maybe the fourth Thursday  
17 or basically any Friday would probably work for  
18 me.

19 VICE CHAIR BARAKAT: Okay. And right  
20 now -- I should know this, what Thursday --  
21 what Wednesday are we on?

22 MS. KOPELOUSOS: We do the fourth  
23 Wednesday except for on -- like, we weren't  
24 going to do it on Christmas, so we moved it up,  
25 and then budget is we have to fit the two in.



1           VICE CHAIR BARAKAT: Okay. And,  
2           Supervisor Aungst, your conflict's on -- which  
3           Wednesday do you have conflicts?

4           MR. AUNGST: I checked the meeting dates,  
5           and it is -- it's the fourth Wednesday.

6           VICE CHAIR BARAKAT: It is the same.

7           MR. AUNGST: It is the same meeting dates  
8           that we have scheduled for 2025. So I do have  
9           a conflict with that, so I would need to move  
10          it.

11          VICE CHAIR BARAKAT: Is that in January,  
12          as well?

13          MR. AUNGST: Yes. Yes, let me -- I can  
14          pull it up here.

15          VICE CHAIR BARAKAT: I know for me the  
16          January meeting date, that Friday takes me out  
17          of the country, so I would have to miss. So I  
18          guess what I might ask is maybe -- I like the  
19          notion of the fourth Friday. It sounds like  
20          that is an open date for everybody.

21          What I might suggest, then, is the fourth  
22          Thursday as to January, and then the fourth  
23          Friday as to the remainder of the year.

24          MS. KOPELOUSOS: So you're recommending  
25          January 23rd would be the one, two, three,

1 fourth Thursday?

2 MR. AUNGST: That works for me.

3 MS. KOPELOUSOS: And then going forward,  
4 it would be the fourth Friday -- okay. So  
5 February, we don't have a fourth Friday.

6 MS. ZIEGLER: I was going to say, I don't  
7 think there's enough weeks. I just have a  
8 quick -- is there any objection to considering  
9 the third Thursday of the -- is there a --

10 MR. AUNGST: I have a YMCA board -- YMCA  
11 board meetings that day.

12 MS. ZIEGLER: So the days of the week,  
13 Friday was the one that was open because I have  
14 Tuesdays --

15 MR. AUNGST: Friday is generally open for  
16 me.

17 MS. ZIEGLER: And I have School Board  
18 meetings Tuesday, the first and third, so  
19 that's out. And Mondays, I think, are a little  
20 hectic for staff, I presume.

21 MR. AUNGST: Yeah, let's not do Mondays.

22 VICE CHAIR BARAKAT: So, yeah, it looks  
23 like we're zeroing in on Friday mornings.

24 MS. ZIEGLER: We're on too many boards.

25 VICE CHAIR BARAKAT: Yeah.

1 MR. AUNGST: I resemble that remark.

2 VICE CHAIR BARAKAT: Yes.

3 MS. KOPELOUSOS: So February do you want  
4 to do the --

5 MR. AUNGST: The 28th?

6 MS. ZIEGLER: Oh, there's four.

7 MS. KOPELOUSOS: I'm sorry, yeah.

8 MS. ZIEGLER: The 28th works, the fourth  
9 Friday.

10 MR. AUNGST: Yeah, I'm open on the 28th.

11 VICE CHAIR BARAKAT: Yeah, I think that  
12 works.

13 MS. KOPELOUSOS: Okay. So the fourth  
14 Friday is set for January, which is the fourth  
15 Thursday. Okay.

16 VICE CHAIR BARAKAT: Yes. I think that --

17 MS. KOPELOUSOS: We will advertise it  
18 appropriately.

19 MR. AUNGST: Very good.

20 VICE CHAIR BARAKAT: Okay. Good. And I  
21 know, yes, obviously, September with the budget  
22 is a little different, but we -- yeah, we'll --  
23 okay. Got it.

24 MS. ZIEGLER: Do we need this in the form  
25 of a motion or no?

1 MS. KOPELOUSOS: No.

2 VICE CHAIR BARAKAT: Oh, December, I  
3 guess, do we need to -- sorry, go ahead, Roy.

4 MR. PAYNE: It's not really necessary to  
5 do a motion. You can approve this unanimously  
6 informally.

7 VICE CHAIR BARAKAT: All right.

8 MS. KOPELOUSOS: Thanksgiving is on the  
9 27th, which is a Thursday, so Friday would  
10 be --

11 VICE CHAIR BARAKAT: Maybe for the sake of  
12 November and December, we call it the third  
13 Friday.

14 MR. AUNGST: Yeah. I would just defer to  
15 staff for November and December '25 and get  
16 back to us.

17 VICE CHAIR BARAKAT: Yeah, fair enough.  
18 That's a -- I will accept that friendly --

19 MS. KOPELOUSOS: I'll send you all the  
20 dates, and then we're going to have to --  
21 because of September, we have to do two, so it  
22 will probably be the 12th and the 26th.

23 VICE CHAIR BARAKAT: Okay. Well, I think  
24 we've got it. Is that --

25 MS. KOPELOUSOS: It's all good. We're

1 good.

2 VICE CHAIR BARAKAT: As long as you are  
3 clear.

4 MS. KOPELOUSOS: We have direction.

5 VICE CHAIR BARAKAT: No, I think we've got  
6 it. All right. Well, good, thank you for that  
7 lively discussion and thank you, everyone, for  
8 hanging in there with me as we try to talk  
9 calendar dates out loud. Thank you for that.  
10 Very good. I appreciate everyone's  
11 collaboration on that.

12 I am looking forward to what should be an  
13 exciting year ahead on the Friday except when  
14 it's Thursday except when it's November,  
15 December and September and at night.

16 Very good. Okay. In that case, it sounds  
17 like there is no need for further vote, you  
18 said, Roy. So, in that case, we will move on  
19 to our final agenda item -- well, I guess prior  
20 to adjourning, I would just like to say, you  
21 know, thank you, again, just reflecting on the  
22 holiday.

23 This is -- we talk about this -- it says  
24 on the signs as you drive in, this is the most  
25 magical place on earth. This is probably, in

1 my opinion, the most magical time of the year  
2 at the most magical place on earth, and it's a  
3 wonderful time. It's great to see all the  
4 families, particularly enjoying the holiday  
5 season, the Christmas season, celebrating  
6 Hanukkah with their families, and doing their  
7 shopping and enjoying the rides, and all the  
8 great things that make this such a special  
9 place.

10 And I'm grateful for all of you, as I  
11 always am, but particularly this time of year,  
12 for all the work you put in to make this a  
13 special -- make sure that these experiences for  
14 our visitors are as special as they can  
15 possibly be, and as safe as they can possibly  
16 be. And I hope that in that spirit, all of you  
17 will be able to take time to enjoy this  
18 Christmas season with your families and your  
19 friends and take some time off and enjoy and  
20 reflect on what was an eventful year but a very  
21 happy year, ultimately, in the District, and  
22 look forward to great things ahead.

23 And so I will wish you-all a very merry  
24 Christmas, very happy Hanukkah, very happy New  
25 Year, and I look forward to a great year ahead.

1           So with that -- with that said, I will  
2           entertain a motion to adjourn the meeting.

3           MR. AUNGST:   So moved.

4           VICE CHAIR BARAKAT:   Second?   In that  
5           case, let the record -- well, all those in  
6           favor, say aye.

7           THE BOARD:   Aye.

8           VICE CHAIR BARAKAT:   All opposed?   Hearing  
9           none, let the record reflect the motion passes  
10          unanimously.   With that, I adjourn the December  
11          18th meeting of the Central Florida Tourism  
12          Oversight Board at 11:18 a.m., and we will see  
13          you in 2025.   Thank you.

14          (Time ended 11:18 a.m.)

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C E R T I F I C A T E

STATE OF FLORIDA  
COUNTY OF ORANGE

I, TARA K. SLOCUM, RPR, CRR, CSR, Court Reporter and Notary Public, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

Dated this 16th day of January 2025.



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TARA K. SLOCUM, RPR, CRR, CSR



	<b>25</b>	<b>attend (1)</b> 28:4	<b>17:10;24:23</b>	<b>7:1,4,8;11:10</b>
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