



Since 1967
Reedy Creek
IMPROVEMENT DISTRICT

LANDOWNERS MEETING

May 26, 2021
9:30 a.m.

AGENDA

Annual Landowners Meeting

Reedy Creek Improvement District
1900 Hotel Plaza Blvd.
Lake Buena Vista, FL 32830

May 26, 2021

9:30 a.m.

1. Call to Order
2. Pledge of Allegiance
3. Safety Minute
4. Proof of Publication, Notice of Annual Landowners Meeting (**Exhibit A**)
5. Roll Call and Presentation of Proxies (**Exhibit B**)
6. Nomination and Election of Chairman and Secretary
7. Nomination and Election of three members to the Board of Supervisors
8. Ratification of the May 22, 2019 and May 20, 2020 Meeting Minutes (**Exhibit C**)
9. REPORTS:
 - 2020 Annual Report for Reclamation & Water Control, Roadway & Bridge Infrastructure (**Exhibit D**)
 - 2021 Annual Water Control Inspection Report (**Exhibit E**)
 - Presentation of Annual Financial Report by the District Treasurer and Director - Finance
10. Report on Operations and Accomplishments during the preceding year
11. Ratification of Actions by Board of Supervisors and Officers of the District

EXHIBIT A

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Reedy Creek Improvement District - CU00123330
PO Box 10170
Orlando,FL 32830-0170

Bill To:

Reedy Creek Improvement District - CU00123330
PO Box 10170
Orlando,FL 32830-0170

**State Of Illinois
County Of Cook**

Before the undersigned authority personally appeared
Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Wednesday, May 26 was published in said newspaper in the issues of May 05, 2021; May 15, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County,



Jeremy Gates

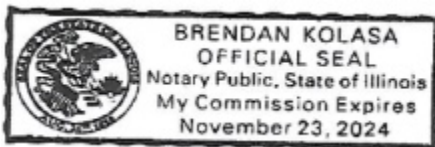
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 16 day of May, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**NOTICE OF LANDOWNERS MEETING
TO ALL OWNERS OF LAND WITHIN
THE REEDY CREEK
IMPROVEMENT DISTRICT:**

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 67-764, Laws of Florida, Special Act of 1967, a meeting of all Landowners within the Reedy Creek Improvement District will be held on Wednesday, May 26, 2021, at 9:30 a.m. or as soon thereafter as practicable, at the Reedy Creek Improvement District Administration Office, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Orange County, Florida for the purpose of considering such business as would normally come before the annual Landowners meeting.

REEDY CREEK IMPROVEMENT
DISTRICT
BY: WANDA SISKRON
DISTRICT CLERK

OS6945670

5/5, 5/15/2021

6945670

EXHIBIT B



May 6, 2021
 Reedy Creek Improvement District
 1900 Hotel Plaza Blvd.
 Lake Buena Vista, FL 32830

ATTN.: Mr. John H. Classe Jr., Administrator

Gentlemen:

This table lists the names of landowners and their respective acreages that lie within the jurisdictional boundaries of Reedy Creek Improvement District. The acreage tabulation and the accompanying map dated May 6, 2021, was developed from historical documentation of legal descriptions prepared by Reedy Creek Energy Services, Survey and Mapping Department and others. Said information is recorded and is available publicly through the Offices of the Orange County Clerk and the Osceola County Clerk. No title commitment was provided and no survey was performed in the preparation of this table or the accompanying map.

	Fee simple owner	Acres	Percentage
1	ARDC-Ocala	11.71	0.05
2	Celebration Community Development District	4.99	0.02
3	Donald Greer	5.08	0.02
4	Flamingo Crossing, LLC	209.12	0.85
5	Florida Department of Transportation	742.51	3.02
6	FC Hotel A, LLC	1.85	0.01
7	Golden Oak Development, LLC	284.13	1.15
8	Hess Retail Stores, LLC	1.62	0.01
9	HHR FSO LLC	293.83	1.19
10	JL-FX Hotel Development, LLC	10.49	0.04
11	JL-FX Orlando Hotel 4, LLC	4.04	0.02
12	Jane Adams	5.07	0.02
13	Laurence Hames	5.07	0.02
14	Max Brito	5.07	0.02
15	Orange County	20.82	0.08
16	Orlando Gateway Group, LLC	16.25	0.07
17	Osceola County	0.68	0.00
18	Palm Hospitality Company	29.75	0.12
19	Reedy Creek Improvement District	7197.28	29.25
20	The Celebration Company	10.61	0.04
21	Walgreen Co.	1.52	0.01
22	Walt Disney Parks and Resorts U.S., Inc.	15741.23	63.97
23	Wayne Schoolfield	5.07	0.02
	GROSS ACREAGE:	24607.79	100.00

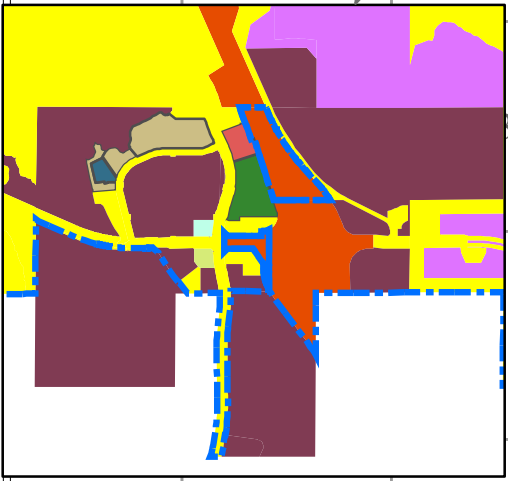
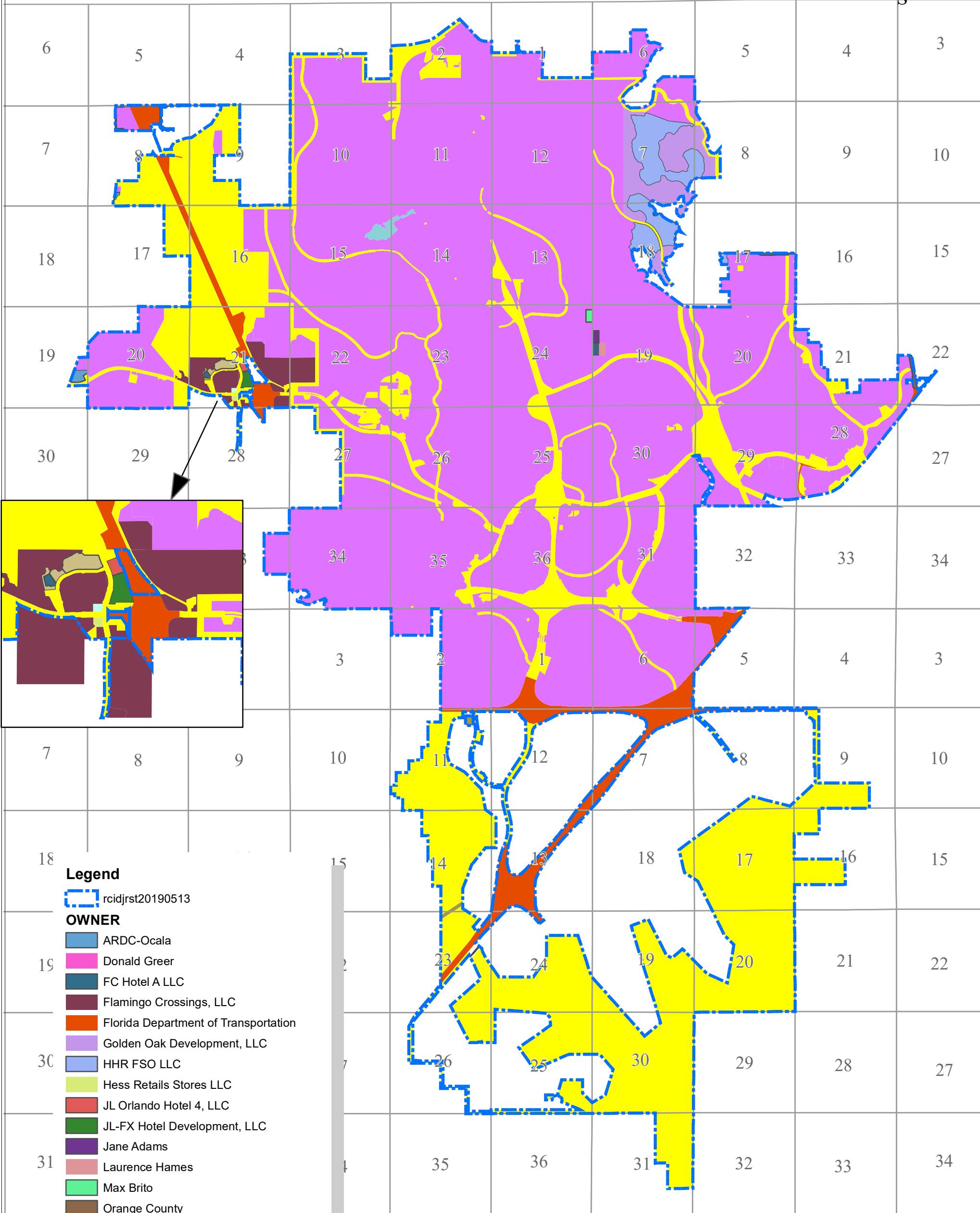
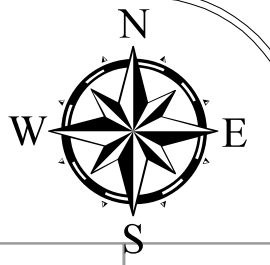
Sincerely,

Jeff L. Green, P.S.M. Florida Certificate No. 5357
 Reedy Creek Energy Services. LB 7714
 751 Backstage Lane, Lake Buena Vista, Fl. 32830-100 (407) 560-7838



Land Ownership Within Reedy Creek Improvement District

Effective Date May 6, 2021



Legend

- rcidjrst20190513
- OWNER**
- ARDC-Ocala
- Donald Greer
- FC Hotel A LLC
- Flamingo Crossings, LLC
- Florida Department of Transportation
- Golden Oak Development, LLC
- HHR FSO LLC
- Hess Retails Stores LLC
- JL Orlando Hotel 4, LLC
- JL-FX Hotel Development, LLC
- Jane Adams
- Laurence Hames
- Max Brito
- Orange County
- Orlando Gateway Hotel Group, LLC
- Osceola County
- Reedy Creek Improvement District
- The Celebration Company
- Walgreen Co.
- Walt Disney Parks and Resorts U.S., Inc.
- Wayne Schoolfield

This map is intended to generally reflect property ownership within the Jurisdictional boundaries of Reedy Creek Improvement District. The intended scale is no greater than 1:60000'. It should not be used for any other purpose than a guide to land ownership. Therefore no person should commence any action in reliance on this map without first verifying with the Legal and/or Survey department as the correct ownership of any specific portion of the property.

**UNANIMOUS WRITTEN CONSENT IN LIEU OF
MEETING OF THE BOARD OF DIRECTORS
OF
WALT DISNEY PARKS AND RESORTS U.S., INC.**

THE UNDERSIGNED, being all of the Directors of Walt Disney Parks and Resorts U.S., Inc., a Florida corporation, (the "Corporation"), acting without a meeting in accordance with the provisions of the Florida Business Corporation Act and the Bylaws of the Corporation, do hereby take action and consent in writing to the adoption of the following resolutions with the same force and effect as if they were approved and adopted at a duly constituted meeting of the Board of Directors:

RESOLVED, that the Board of Directors of Walt Disney Parks and Resorts U.S., Inc. (the "Corporation"), hereby confirm, approve and ratify the execution on behalf of the Corporation of the Power of Attorney attached hereto, authorizing Mark Kohl or, if unavailable or unable to act, Todd Rimmer, or Bill Hanus (his "Substitute"), to attend, on behalf of the Corporation, the Annual Landowners' Meeting of the REEDY CREEK IMPROVEMENT DISTRICT (the "District") to be held on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida, and, on behalf of the Corporation, to cast all votes which the Corporation is entitled, and to take all actions which said Mark Kohl or his Substitute may deem necessary or advisable in order to carry out and perform the obligations of the Corporation; and

FURTHER RESOLVED, that all actions heretofore taken by the officers on behalf of the Corporation and in furtherance of its business and interests, be and they hereby are, fully ratified, confirmed and approved in all respects.

<p>DocuSigned by: <i>Margaret Giacalone</i> MARGARET GIACALONE</p>	<p>5/20/2021 DATE</p>
<p>DocuSigned by: <i>Chakira Gavazzi</i> CHAKIRA H. GAVAZZI</p>	<p>5/19/2021 DATE</p>
<p>DocuSigned by: <i>Andrew Hopkins</i> ANDREW M. HOPKINS</p>	<p>5/18/2021 DATE</p>

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: that **WALT DISNEY PARKS AND RESORTS U.S., INC.**, a Florida corporation, (the "**Corporation**") has made, constituted and appointed, and by these presents does make, constitute and appoint, **MARK KOHL** or, if unavailable or unable to act, **TODD RIMMER**, or **BILL HANUS** (his "**Substitute**") its true and lawful attorney, for it and in its name, place and stead to cast all votes which said Corporation is entitled to cast by virtue of the total acres of land owned by the Corporation within the **REEDY CREEK IMPROVEMENT DISTRICT** (the "**District**") at the annual meeting of the owners of land located within the District to be held at 9:30 A.M. on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida, and at any and all adjournments thereof, for the purpose of electing a chairman and secretary of said meeting, and for such other matters as may come before the meeting and further giving and granting unto him, or his Substitute, our said attorney, in every respect full power and authority to do and perform all and every act and thing whatsoever in the Corporation's name and stead and to substitute and appoint, from time to time, an attorney or attorneys under him with the same or more limited powers, and to remove at pleasure such substitute or substitutes and to reappoint another or others.

IN WITNESS WHEREOF, **WALT DISNEY PARKS AND RESORTS U.S., INC.** has caused this instrument to be executed in its name by its officers hereunto duly authorized hereunto this 20th day of May, 2021.

WITNESSES:

WALT DISNEY PARKS AND RESORTS U.S., INC., a Florida corporation

Cheryl A Jackson
Printed Name: Cheryl A. Jackson

John McGowan
John McGowan, Deputy Chief Counsel

Katherine Dellacasa
Printed Name: Katherine Dellacasa

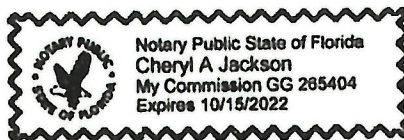
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or ___ online notarization, this 20th day of May, 2021, by John McGowan, as Deputy Chief Counsel, of **WALT DISNEY PARKS AND RESORTS U.S., INC.**, a Florida corporation, on behalf thereof, and who is personally known to me or presented as identification.

Cheryl A Jackson
Signature of Notary Public-State of _____

(AFFIX STAMP)



**UNANIMOUS WRITTEN CONSENT IN LIEU OF
MEETING OF THE BOARD OF DIRECTORS
OF
PALM HOSPITALITY COMPANY**

The undersigned, being all of the directors of Palm Hospitality Company, a California corporation, (the "Corporation"), acting without pursuant to and in accordance with the provisions of California General Corporation Law and the bylaws of the Corporation, do hereby take action and consent in writing to the adoption of the following resolutions with the same force and effect as if they were approved and adopted at a duly constituted meeting of the Board of Directors of the Corporation:


RESOLVED, that the Board of Directors of PALM HOSPITALITY COMPANY (the "Corporation"), does hereby confirm, approve and ratify the execution on behalf of the Corporation the Power of Attorney attached hereto, authorizing Lee Schmutde to attend, on behalf of the Corporation, the annual Landowners' Meeting of the REEDY CREEK IMPROVEMENT DISTRICT (the "District") to be held on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida and, on behalf of the Corporation, to cast all votes to which the Corporation is entitled, and to take all actions which said Lee Schmutde may deem necessary or advisable in order to carry out and perform the obligations of the Corporation; and

FURTHER RESOLVED that all actions heretofore taken by the officers in the name and on behalf of the Corporation in furtherance of its business and interests are hereby fully ratified, confirmed and approved in all respects.

ATTEST:



JOHN M. MCGOWAN



LEE G. SCHMUDDE
5/20/21

DATE

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: that PALM HOSPITALITY COMPANY, a California corporation, (the "Corporation") has made, constituted and appointed, and by these presents does make, constitute and appoint, LEE SCHMUDDE its true and lawful attorney, for it and in its name, place and stead to cast all votes which said Corporation is entitled to cast by virtue of the total acres of land owned by the Corporation within the REEDY CREEK IMPROVEMENT DISTRICT (the "District") at the annual meeting of the owners of land located within the District to be held at 9:30 A.M. on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida, and at any and all adjournments thereof, for the purpose of electing a chairman and secretary of said meeting, and for such other matters as may come before the meeting and further giving and granting unto him, our said attorney, in every respect full power and authority to do and perform all and every act and thing whatsoever in the Corporation's name and stead and to substitute and appoint, from time to time, an attorney or attorneys under him with the same or more limited powers, and to remove at pleasure such substitute or substitutes and to reappoint another or others.

IN WITNESS WHEREOF, PALM HOSPITALITY COMPANY has caused this instrument to be executed in its name by its officers hereunto duly authorized this 20th day of May, 2021.

WITNESSES:

Katherine Dellacasa
Printed Name: Katherine Dellacasa

Cheryl A. Jackson
Printed Name: Cheryl A. Jackson

PALM HOSPITALITY COMPANY,
a California corporation

Lee Schmutde

Lee Schmutde, President

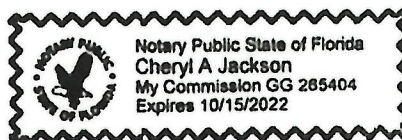
STATE OF ORANGE

COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2021, by Lee Schmutde, as President of PALM HOSPITALITY COMPANY, a California corporation, on behalf thereof, and who is personally known to me or presented _____ as identification.

Cheryl A. Jackson
Signature of Notary Public-State of _____

(AFFIX STAMP)



**WRITTEN CONSENT OF THE SOLE MANAGER
OF
FLAMINGO CROSSINGS, LLC**

The undersigned, being the sole manager of Flamingo Crossings, LLC, a Florida limited liability company, acting without a meeting in accordance with the provisions of Section 608.4231(8) of the Florida Limited Liability Company Act, does hereby consent in writing and approve the following actions:

That the undersigned, as sole manager of Flamingo Crossings, LLC (the "Company"), does hereby confirm, approve and ratify the execution on behalf of the Company the Power of Attorney attached hereto, authorizing Page Pierce, or If unavailable or unable to act, Christie Paschel or Henry Thrash (his "Substitute") to attend, on behalf of the Company, the annual Landowners' Meeting of the REEDY CREEK IMPROVEMENT DISTRICT (the "District") to be held on May 26, 2021, in the Administrative Offices of the District in, Lake Buena Vista, Florida and, on behalf of the Company, to cast all votes to which the Company is entitled, and to take all actions which said Page Pierce or his Substitute may deem necessary or advisable in order to carry out and perform the obligations of the Company; and

That all actions heretofore taken by the managers on behalf of the Company and in furtherance of its business and interests, are hereby fully ratified, confirmed and approved in all respects.

Dated: 5/18/2021

**Walt Disney Imagineering Research &
Development, Inc.**, its Sole Manager

Andrew Hopkins

E4240003E7054F7...
Andrew M. Hopkins, Senior Vice President

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: that **FLAMINGO CROSSINGS, LLC**, a Florida limited liability company, (the "**Company**") has made, constituted and appointed, and by these presents does make, constitute and appoint, **PAGE PIERCE** or, if unavailable or unable to act, **CHRISTIE PASCHEL** or **HENRY THRASH** (his "**Substitute**") its true and lawful attorney, for it and in its name, place and stead to cast all votes which said Company is entitled to cast by virtue of the total acres of land owned by the Company within the **REEDY CREEK IMPROVEMENT DISTRICT** (the "**District**") at the annual meeting of the owners of land located within the District to be held at 9:30 A.M. on May 26, 2021, in the Administrative Offices of the District, Lake Buena Vista, Florida, and at any and all adjournments thereof, for the purpose of electing a chairman and secretary of said meeting, and for such other matters as may come before the meeting and further giving and granting unto him, or his Substitute, our said attorney, in every respect full power and authority to do and perform all and every act and thing whatsoever in the Company's name and stead and to substitute and appoint, from time to time, an attorney or attorneys under him with the same or more limited powers, and to remove at pleasure such substitute or substitutes and to reappoint another or others.

IN WITNESS WHEREOF, FLAMINGO CROSSINGS, LLC has caused this instrument to be executed in its name by its officers hereunto duly authorized this 20 day of May, 2021.

WITNESSES:

FLAMINGO CROSSINGS, LLC, a Florida limited liability company

Cheryl A Jackson
Printed Name: Cheryl A. Jackson

By: Walt Disney Parks and Resorts U.S., Inc.,
its Sole Member

Katherine Dellacasa
Printed Name: Katherine Dellacasa

John McGowan
John McGowan, Deputy Chief Counsel

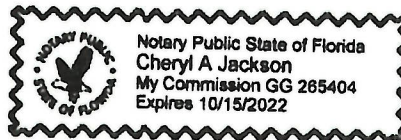
STATE OF Florida

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2021, by John McGowan, as Deputy Chief Counsel of Walt Disney Parks and Resorts U.S., Inc., the sole member of FLAMINGO CROSSINGS, LLC, a Florida limited liability company, on behalf thereof, and who is personally known to me ~~or presented~~ as identification.

Cheryl A Jackson
Signature of Notary Public State of _____

(AFFIX STAMP)



**WRITTEN CONSENT OF THE SOLE MEMBER
OF
GOLDEN OAK DEVELOPMENT, LLC**

The undersigned, being the sole member of Golden Oak Development, LLC, a Florida limited liability company, acting without a meeting in accordance with the provisions of Section 608.4231(8) of the Florida Limited Liability Company Act, does hereby consent in writing and approve the following actions:

That the undersigned, as sole member of Golden Oak Development, LLC (the "Company"), does hereby confirm, approve and ratify the execution on behalf of the Company the Power of Attorney attached hereto, authorizing Page Pierce, or if unavailable or unable to act, Christie Paschel or Henry Thrash (his "Substitute") to attend, on behalf of the Company, the annual Landowners' Meeting of the REEDY CREEK IMPROVEMENT DISTRICT (the "District") to be held on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida and, on behalf of the Company, to cast all votes to which the Company is entitled, and to take all actions which said Page Pierce or his Substitute may deem necessary or advisable in order to carry out and perform the obligations of the Company; and

That all actions heretofore taken by the managers on behalf of the Company and in furtherance of its business and interests, are fully ratified, confirmed and approved in all respects.

DATED: 5/20/2021

Walt Disney World Resort, (a division of Walt Disney Parks and Resorts U.S., Inc.), as Sole Member

By: DocuSigned by:
Margaret Giacalone

Margaret Giacalone, Chief Counsel

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: that GOLDEN OAK DEVELOPMENT, LLC, a Florida limited liability company, (the "Company") has made, constituted and appointed, and by these presents does make, constitute and appoint, PAGE PIERCE or, if unavailable or unable to act, CHRISTIE PASCHEL or HENRY THRASH (his "Substitute") its true and lawful attorney, for it and in its name, place and stead to cast all votes which said Company is entitled to cast by virtue of the total acres of land owned by the Company within the REEDY CREEK IMPROVEMENT DISTRICT (the "District") at the annual meeting of the owners of land located within the District to be held at 9:30 A.M. on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida, and at any and all adjournments thereof, for the purpose of electing a chairman and secretary of said meeting, and for such other matters as may come before the meeting and further giving and granting unto him, or his Substitute, our said attorney, in every respect full power and authority to do and perform all and every act and thing whatsoever in the Company's name and stead and to substitute and appoint, from time to time, an attorney or attorneys under him with the same or more limited powers, and to remove at pleasure such substitute or substitutes and to reappoint another or others.

IN WITNESS WHEREOF, THE GOLDEN OAK DEVELOPMENT, LLC has caused this instrument to be executed in its name by its officers hereunto duly authorized this 20th day of May, 2021.

WITNESSES:

Cheryl A Jackson
Printed Name: Cheryl A. Jackson
Carolyn Kinsler
Printed Name: CAROLYN KINSLER

GOLDEN OAK DEVELOPMENT, LLC, a Florida limited liability company

Christopher A. Jones
Christopher A. Jones, Manager

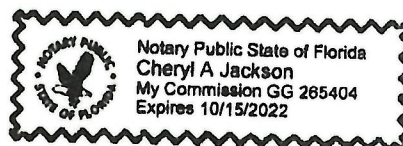
STATE OF Florida

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2021, by Christopher A. Jones, as Manager of GOLDEN OAK DEVELOPMENT, LLC, a Florida limited liability company, on behalf thereof, and who is personally known to me ~~or presented~~ as identification.

Cheryl A Jackson
Signature of Notary Public-State of _____

(AFFIX STAMP)



**UNANIMOUS WRITTEN CONSENT IN LIEU OF
MEETING OF THE BOARD OF DIRECTORS
OF
THE CELEBRATION COMPANY**

The undersigned, being all of the Directors of The Celebration Company, a Florida corporation, (the "Corporation"), acting without a meeting in accordance with the provisions of the Florida Business Corporation Act and the Bylaws of the Corporation, do hereby take action and consent in writing to the adoption of the following resolutions as if they were approved and adopted at a duly constituted meeting of the Board of Directors:

RESOLVED, that the Board of Directors of The Celebration Company (the "Corporation"), hereby confirm, approve and ratify the execution on behalf of the Corporation of the Power of Attorney attached hereto, authorizing Page Pierce, or if unavailable or unable to act, Christie Paschel or Henry Thrash (his "Substitute") to attend, on behalf of the Corporation, the annual Landowners' Meeting of the REEDY CREEK IMPROVEMENT DISTRICT (the "District") to be held on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida and, on behalf of the Corporation, to cast all votes to which the Corporation is entitled, and to take all actions which said Page Pierce or his Substitute may deem necessary or advisable in order to carry out and perform the obligations of the Corporation; and

FURTHER RESOLVED, that all actions heretofore taken by the officers on behalf of the Corporation and in furtherance of its business and interests, be and they hereby are, fully ratified, confirmed and approved in all respects.

DocuSigned by:

Chakira Gavazzi

1A0E8D21D829464

CHAKIRA H. GAVAZZI

5/19/2021

DATE

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: that THE CELEBRATION COMPANY, a Florida corporation, (the "Corporation") has made, constituted and appointed, and by these presents does make, constitute and appoint, PAGE PIERCE or, if unavailable or unable to act, CHRISTIE PASCHEL or HENRY THRASH (his "Substitute"), its true and lawful attorney, for it and in its name, place and stead to cast all votes which said Corporation is entitled to cast by virtue of the total acres of land owned by the Corporation within the REEDY CREEK IMPROVEMENT DISTRICT (the "District") at the annual meeting of the owners of land located within the District to be held at 9:30 A.M. on May 26, 2021, in the Administrative Offices of the District in Lake Buena Vista, Florida, and at any and all adjournments thereof, for the purpose of electing a chairman and secretary of said meeting, and for such other matters as may come before the meeting and further giving and granting unto him, or his Substitute, our said attorney, in every respect full power and authority to do and perform all and every act and thing whatsoever in the Corporation's name and stead and to substitute and appoint, from time to time, an attorney or attorneys under him with the same or more limited powers, and to remove at pleasure such substitute or substitutes and to reappoint another or others.

IN WITNESS WHEREOF, THE CELEBRATION COMPANY has caused this instrument to be executed in its name by its officers hereunto duly authorized hereunto this 20th day of May, 2021.

WITNESSES:

Cheryl A. Jackson
Printed Name: Cheryl A. Jackson
Carolyn Kinsler
Printed Name: CAROLYN KINSLER

THE CELEBRATION COMPANY, a Florida corporation
Christopher A. Jones
Christopher A. Jones, Assistant Secretary

STATE OF Florida

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2021, by Christopher A. Jones, as Assistant Secretary of THE CELEBRATION COMPANY, a Florida corporation, on behalf thereof, and who is personally known to me or presented as identification.

Cheryl A. Jackson
Signature of Notary Public-State of _____

(AFFIX STAMP)

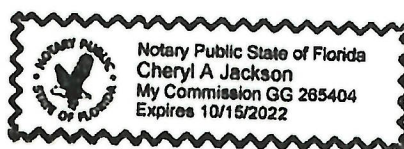


EXHIBIT C

MINUTES OF MEETING

Board of Supervisors Annual Landowners Meeting

Reedy Creek Improvement District

May 22, 2019

The annual meeting of the owners of land within the Reedy Creek Improvement District (RCID) was called to order at 9:30 a.m. on Wednesday, May 22, 2019 at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida, by Chairman Larry Hames.

Landowners present were Larry Hames; Don Greer; Jane Adams; Wayne Schoolfield; Max Brito; Todd Rimmer, Walt Disney Parks and Resorts U.S., Inc. (WDP&R).; Lee Schmutde, Palm Hospitality; and Page Pierce, The Celebration Company, Flamingo Crossings, LLC and Golden Oak Development, LLC, constituting a quorum of the Landowners of the District. Others in attendance included John Classe, District Administrator; Ann Blakeslee, Deputy District Administrator; Wanda Siskron, District Clerk; Tina Graham, Assistant District Clerk; Jerry Wooldridge, Building and Safety; Richard LePere, Eric Ferrari, Keith Cartwright, Scott Underwood, Marguerite Nyhuis-Zierdt, and Raphael Port, Emergency Services; Mike Crikis, Environmental Sciences; Chris Quinn, Susan Higginbotham, Lexy Wollstadt and Heidi Powell, Finance; Todd Wiederkehr, Property Management; Ron Zupa, Technology Services; Jason Middleton, Human Resources; Tim Stanford and Katherine Luetzow, Planning and Engineering; Dana Keller, Eddie Fernandez, Bruce Jones and Craig Standt, Contract & Risk Management; John McGowan, Legal, WDP&R; Sanj Marosi, Media Relations, WDP&R; Jason Herrick, Reedy Creek Energy Services; and Ed Milgrim, Milgrim Law Firm.

Chairman Hames called the meeting to order. First order of business was the Reedy Creek Emergency Services Color Guard presenting the colors as everyone stood and recited the Pledge of Allegiance.

Mr. Eddie Fernandez presented the safety instructions for the Administration Building. Mr. Fernandez identified the locations of the emergency exits and the location of the two AEDs in case of an emergency. Mr. Fernandez advised that in the event of a fire, there are two exits on the first floor and emergency personnel wearing safety vests will escort everyone to the nearest exit. Mr. Fernandez advised that a first-aid kit is located at the Security Guard's desk right outside the Boardroom. Mr. Fernandez advised that the safety tip of the month is "Be Afraid" as hurricane season begins June 1st. Mr. Fernandez advised that there are predicted 13 named storms for the 2019 Season. It is predicted that 8 hurricanes will actually form with two potentially at a Category 3 or above. Mr. Fernandez advised everyone to practice and be prepared before hurricane season begins.

Chairman Hames asked if the meeting was properly noticed. The District Clerk, Wanda Siskron, acknowledged that the meeting was properly noticed. **(Exhibit A)**

Mr. Classe presented the Letter of Certification from Jeff L. Green, P.S.M., setting forth the amount of land owned by each Landowner within the District. **(Exhibit B)**

Mr. Classe called the roll of Landowners, and based on the verbal roll call, advised the following Landowners were present in person or by proxy, representing 23,497.30 of the 24,607.60 acres within the District:

Jane Adams
Max Brito
Donald Greer
Laurence Hames
Wayne Schoolfield
Flamingo Crossings, LLC
Golden Oak Development, LLC
Reedy Creek Improvement District
The Celebration Company
Palm Hospitality
Walt Disney Parks and Resorts U.S., Inc.

Mr. Classe introduced the Landowner Representatives (in addition to the Board members) present for the meeting: Mr. Todd Rimmer, representing Walt Disney Parks and Resorts U.S., Inc. (WDP&R); Mr. Lee Schmutde, representing Palm Hospitality; and Mr. Page Pierce, representing Flamingo Crossings, LLC, Golden Oak Development, LLC and The Celebration Company.

The following Landowners were not present and/or not represented by proxy for the verbal roll call:

ARDC-Ocala
FS Orlando II, LLC
FS Orlando Golf, LLC
Florida Department of Transportation
Hess Retail Stores, LLC
JL-FX Hotel Development, LLC
JL-FX Orlando Hotel 4, LLC
Mattamy Orlando LLC
Orange County
Orlando Gateway Group, LLC
Walgreen Co.

Chairman Hames requested nominations for Chairman for the meeting. Mr. Rimmer made a motion to nominate Mr. Hames as Chairman for the meeting. Motion was seconded by Mr. Schmutde. All

in favor. Nomination approved. Chairman Hames then requested nominations for Secretary for the meeting. Mr. Lee Schmudde made a motion to nominate Mr. Classe as Secretary. Motion was seconded by Mr. Pierce. All in favor. Nomination approved.

Secretary John Classe announced the expiration of the terms of Board of Supervisors' Members Maximiano Brito and Laurence Hames. Chairman Hames asked for nominations for Seat 1 being vacated by Laurence Hames. Mr. Lee Schmudde, Palm Hospitality, made a motion to nominate Laurence Hames for Seat 1 for a four-year term to expire June 1, 2023. Motion was duly seconded. Chairman Hames asked for any further nominations. There being no further nominations, Chairman Hames moved that nominations be closed for Seat 1. Motion was duly seconded. Chairman Hames asked for nominations for Seat 2 being vacated by Maximiano Brito. Mr. Page Pierce, Flamingo Crossings, LLC, Golden Oak Development, LLC and The Celebration Company, made a motion to nominate Maximiano Brito for Seat 2 for a four-year term to expire June 1, 2023. Motion was duly seconded. Chairman Hames asked for any further nominations. There being no further nominations, Chairman Hames moved that nominations be closed for Seat 2. Motion was duly seconded. The Clerk then handed out Ballots for Seats 1 and 2 to the Landowners. Ballots were completed and then retrieved by the Clerk. The Clerk then examined all of the ballots and declared them to be duly executed. The Clerk advised Chairman Hames and Secretary John Classe of the results from the ballots. Mr. Classe then announced that Laurence Hames and Maximiano Brito had been elected to four-year terms to expire June 1, 2023, each receiving all votes represented at the meeting.

Chairman Hames stated the next item of business was ratification by the Landowners of all actions by the Board of Supervisors and Officers of the District since the last meeting in May of 2018. Mr. Todd Rimmer, representing WDP&R, moved a motion to ratify all actions of the Board of Supervisors and Officers of the District since the last Landowners' meeting. Mr. Page Pierce, Flamingo Crossings, LLC, Golden Oak, LLC and The Celebration Company, seconded the motion, and the motion was unanimously approved. **(Exhibit C)**

Chairman Hames then asked Secretary Classe to present the annual reports to the Landowners.

Secretary Classe asked Ms. Katherine Luetzow to present Planning & Engineering's two reports; the 2018 Annual Report for Reclamation & Water Control, Roadway & Bridge Infrastructure and the 2019 Annual Water Control Inspection Report.

Both the 2018 Annual Report for Reclamation & Water Control, Roadway and Bridge Infrastructure and 2019 Annual Water Control Inspection Reports were then presented by Ms. Luetzow. Ms. Kuetzow advised that these two reports were included in the Landowners material previously provided and that the reports are required by RCID's Charter to be presented to the Landowners for their acceptance. Ms. Luetzow advised that these reports identify scheduling of ongoing maintenance and the planning for future expansion. Mr. Brito made a motion to accept the 2018 Annual Report for Reclamation & Water Control, Roadway and Bridge Infrastructure and Mr. Greer seconded the motion. This report was accepted on behalf of the Landowners. Ms. Adams made a motion to accept the 2019 Water Control Structures Inspection Report as presented. Mr. Greer seconded the motion. This report was accepted on behalf of the Landowners. **(Exhibit D)**

Mr. Schoolfield asked Ms. Blakeslee to present the Annual Financial Report on behalf of the District Treasurer. Ms. Blakeslee advised that Mr. Chris Quinn would be presenting the Annual Financial Report. Mr. Quinn presented an overview of Fiscal Year ended September 30, 2018, summarizing the governmental activities and utility operations by major financial statement classification. Mr. Quinn reviewed property taxes and governmental expenses; utility revenues and expenses; capital assets, and outstanding debt, all as of September 2018. Mr. Quinn reported that the District's financial strength of \$323M is very solid. Mr. Quinn reported that the District's credit ratings are very strong with an AA- rating for Ad Valorem Bonds and an A rating for Utility Revenue Bonds. Mr. Quinn reported that the auditors advised that RCID is in compliance with the State of Florida requirements and issued a clean report. Mr. Quinn reported that the Fiscal Year 2019 Budget is on target. Mr. Quinn reported that the current millage rate is 12.3996 and that the utility debt service coverage is 1.29. Mr. Brito made a motion to accept the Annual Financial Report as presented. Ms. Adams seconded the motion and report was accepted as presented.

Chairman Hames requested the report on operations and accomplishments during the preceding year.

Mr. Classe reported that he would be focusing on a couple of different areas related to Capital Projects; World Drive North-Phase 1 completed and now working on Phase 2; Western Way Extension is now completed and open to traffic; Floridian Place is done and will be open to traffic in the near future; The Grapefruit Parking Garage and Pedestrian Bridge are open and operating and there is only landscaping left to complete; and the World Drive North Phase 2 project and the Magic Kingdom Parking Lot Regional Stormwater Facility are in the design phase and should be completed within a few years with current bond proceeds.

Mr. Classe then advised that the department manager from Environmental Sciences and Building and Safety will give a report on operations and accomplishments for the District during the preceding year. **(Exhibit F)**

Mr. Crikis reported on the Mosquito Surveillance program and advised that the District had set 2,045 mosquito traps and performed full identification for 300,000 specimens. In support of the sentinel chicken program, 2,304 blood samples were collected and analyzed for virus transmission. This data was used to direct the application of chemicals for mosquito control within the Walt Disney World Parks & Resorts property which encompasses 120 linear miles of application routes.

Mr. Crikis reported that Environmental Sciences utilized long-term water quality data and expertise to address environmental regulations, permits, and watershed management expectations with State and Federal agencies. Mr. Crikis reported that fishery activities produced healthy and dynamic fish populations and that RCID maintains and moves fish from over-abundant areas to less-abundant areas. Relocation of fish is sometimes caused by construction zones and fish have to be moved to nearby healthy lakes. Mr. Crikis reported that monitoring programs collected samples for more than 100,000 analyses to represent the 172,000 acre Reedy Creek watershed. Mr. Crikis advised that RCID is the only local government in Florida that has not had a pollution loading assessment placed

against it. Mr. Crikis advised that all work is performed by RCID employees and that no contract work is performed from outside agencies.

Mr. Wooldridge reviewed Building and Safety operations and accomplishments during the preceding year. Mr. Wooldridge reported that 5,842 permits were issued during the last twelve months, with 20,035 plan reviews being conducted. Mr. Wooldridge reported that there were 49,099 inspections completed last year. Mr. Wooldridge advised that this is a significant increase from last year due to several large projects. Mr. Wooldridge advised that the major project was the opening of Toy Story Land at Hollywood Studios which is an 11-acre project. Mr. Wooldridge advised that there will be several projects for the next year. One of the major projects will be Star Wars Galaxy Edge which will partially open on August 29th. Mr. Wooldridge advised that Star Wars Galaxy Edge is amazing and is light years beyond Avatar which was a huge success in itself. Mr. Wooldridge reported that the Skyliner (Gondola) project will be in operation in September. This project is the new transportation system from several of Disney's resorts to Hollywood Studios and Epcot. Mr. Wooldridge advised that the new NBA Experience will be opening in August at Disney Springs and the new Riviera Hotel will be opening in the fall.

Chairman Hames advised that the next item on the agenda is for Ratification of Actions by the BOS and Officers of the District. Mr. Todd Rimmer, WDP&R, made a motion to ratify these actions and Mr. Page Pierce, Flamingo Crossings, LLC, Golden Oak, LLC and The Celebration Company seconded the motion. The motion was unanimously approved.

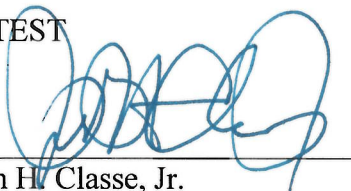
Chairman Hames and the Board members thanked everyone for their reports.

There being no further business to come before the Landowners, the meeting was adjourned at 10:12 a.m.



Donald R. Greer
Vice-President, Board of Supervisors

ATTEST



John H. Classe, Jr.
Secretary, Board of Supervisors

MINUTES OF MEETING

Board of Supervisors Annual Landowners Meeting

Reedy Creek Improvement District

May 20, 2020

The annual meeting of the owners of land within the Reedy Creek Improvement District (RCID) was called to order at 9:30 a.m. on Wednesday, May 20, 2020 at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida, by Chairman Larry Hames.

Landowners present in-person were Larry Hames and Wayne Schoolfield; Mark Kohl, Walt Disney Parks and Resorts U.S., Inc. (WDP&R); Lee Schmutte, Palm Hospitality; and Page Pierce, The Celebration Company, Flamingo Crossings, LLC and Golden Oak Development, LLC, constituting a quorum of the Landowners of the District. Also in attendance were John Classe, District Administrator; Ann Blakeslee, Deputy District Administrator; Wanda Siskron, District Clerk, Administration; Richard LePere, Emergency Services; Chris Quinn, Finance; Ron Zupa and Yenni Hernandez, Technology Services; and Jan Carpenter, Latham, Luna, Eden & Beaudine, LLP. Participating via teleconference were BOS Members Jane Adams, Max Brito and Don Greer. Other participants via teleconference included and Erin O'Donnell, District Administration; Susan Higginbotham and Heidi Powell, Finance; Jason Middleton, Human Resources; Kate Kolbo and Katherine Luetzow, Planning and Engineering; Bruce Jones and Craig Standt, Contract & Construction Management; Jerry Wooldridge, Building and Safety; Mike Crikis and Jeff Holland, Environmental Sciences; John McGowan and Sean Roberts, Legal, WDP&R; Chris Ferraro, Jason Herrick and Mark Swanson, Reedy Creek Energy Services; and Ed Milgrim and Ilana Perras, Milgrim Law Firm.

Chairman Hames called the meeting to order. First order of business was the Pledge of Allegiance.

Mr. John Classe presented the safety instructions for the Administration Building. Mr. Classe identified the locations of the emergency exits and the location of the two AEDs in case of an emergency. Mr. Classe advised that several news sources are reporting a decline in the number of confirmed COVID-19 cases in the U. S. over the last several days. Mr. Classe advised that this is great news and hopefully, a continuing trend as we move forward. Mr. Classe advised that the 2020 hurricane season starts in under two weeks. Colorado State University, a highly recognized hurricane authority in the U.S., is predicting 12 hurricanes (4 of those being major storms; Category 3 or greater) in addition to 16 additional named storms. Mr. Classe advised that most of us should have many of the supplies needed because of the current COVID-19 climate. However, it's important to review your hurricane supply list and purchase supplies now to avoid another possible supply shortage when the first storm is named.

Chairman Hames asked if the meeting was properly noticed. The District Clerk, Wanda Siskron, acknowledged that the meeting was properly noticed. **(Exhibit A)**

Mr. Classe presented the Letter of Certification from Jeff L. Green, P.S.M., setting forth the amount of land owned by each Landowner within the District.

Mr. Classe called the roll of Landowners via a Letter of Certification from Jeff L. Green, P.S.M., setting forth the amount of land owned by each Landowner within the District. **(Exhibit B)**. Based on the verbal roll call, the following Landowners were present in-person, by proxy or via teleconference, representing 23,497.30 of the 24,607.60 acres within the District:

Jane Adams
Max Brito
Donald Greer
Laurence Hames
Wayne Schoolfield
Flamingo Crossings, LLC
Golden Oak Development, LLC
Reedy Creek Improvement District
The Celebration Company
Palm Hospitality
Walt Disney Parks and Resorts U.S., Inc.

Landowner Representatives who were present in-person (in addition to the Board members) were Mr. Mark Kohl, representing Walt Disney Parks and Resorts U.S., Inc. (WDP&R); Mr. Lee Schudde, representing Palm Hospitality; and Mr. Page Pierce, representing Flamingo Crossings, LLC, Golden Oak Development, LLC and The Celebration Company.

The following Landowners were not present and/or not represented by proxy for the verbal roll call:

ARDC-Ocala
FC Hotel A, LLC
FS Orlando II, LLC
FS Orlando Golf, LLC
Florida Department of Transportation
Hess Retail Stores, LLC
JL-FX Hotel Development, LLC
JL-FX Orlando Hotel 4, LLC
Mattamy Orlando LLC
Orange County
Orlando Gateway Group, LLC
Walgreen Co.

Chairman Hames requested nominations for Chairman for the meeting. Mr. Mark Kohl made a motion to nominate Mr. Hames as Chairman for the meeting. Motion was seconded by Mr. Schoolfield. All in favor. Nomination approved. Chairman Hames then requested nominations for Secretary for the meeting. Mr. Lee Schmutde made a motion to nominate Mr. Classe as Secretary. Motion was seconded by Mr. Hames. All in favor. Nomination approved.

Chairman Hames stated the next item of business was ratification by the Landowners of all actions by the Board of Supervisors and Officers of the District since the last meeting in May of 2019. Mr. Kohl, representing WDP&R, moved a motion to ratify all actions of the Board of Supervisors and Officers of the District since the last Landowners' meeting. Mr. Schoolfield seconded the motion and the motion was unanimously approved. **(Exhibit C)**

Chairman Hames then asked Secretary Classe to present the annual reports to the Landowners.

Ms. Kate Kolbo advised Mr. Classe that Ms. Katherine Luetzow would be presenting Planning & Engineering's two reports; the 2019 Annual Report for Reclamation & Water Control, Roadway & Bridge Infrastructure and the 2020 Annual Water Control Inspection Report.

Ms. Luetzow then presented both the 2019 Annual Report for Reclamation & Water Control, Roadway and Bridge Infrastructure and 2020 Annual Water Control Inspection Reports. Ms. Kuetzow advised that these two reports were included in the Landowners material previously provided and that the reports are required by RCID's Charter to be presented to the Landowners for their acceptance. Ms. Luetzow advised that these reports identify scheduling of on-going maintenance and the planning for future expansion. Ms. Kolbo advised that RCID is up to speed on all bridges, with oldest bridges having been replaced. All bridges are in good serviceable condition. Mr. Brito made a motion to accept the 2019 Annual Report for Reclamation & Water Control, Roadway and Bridge Infrastructure and Mr. Schoolfield seconded the motion. This report was accepted on behalf of the Landowners. Mr. Schmutde made a motion to accept the 2020 Water Control Structures Inspection Report as presented. Mr. Greer seconded the motion. This report was accepted on behalf of the Landowners. **(Exhibits D & E)**

President Hames asked Ms. Blakeslee to present the Annual Financial Report on behalf of the District Treasurer. Ms. Blakeslee advised that Mr. Chris Quinn would be presenting the Annual Financial Report. Mr. Quinn presented an overview of Fiscal Year ended September 30, 2019, summarizing the governmental activities and utility operations by major financial statement classification. Mr. Quinn reviewed property taxes and governmental expenses; utility revenues and expenses; capital assets, and outstanding debt, all as of September 2019. Mr. Quinn advised that the District had a positive strong year for both Ad Valorem and Utilities. Mr. Quinn reported that the District's Utility Rating was downgraded by the following rating agencies; Fitch to an A Watch Negative; Standard & Poor's to an A-Watch Negative; and Moody's reaffirmed Ad Valorem Bonds. Mr. Quinn advised that the District has weekly telephone calls with these rating agencies and they are all aware of the Utility Rates Public Hearing being held on Friday, May 22nd. These downgrades are related to the decrease in revenues from Utilities due to 50% less consumer usage of the majority of the District's Landowners due to COVID-19.

Mr. Quinn advised that all financial compliance and disclosure requirements have been met. Mr. Quinn advised that for FY2020, RCID's ad valorem millage rate is 12.2908 and the utility debt service coverage is 1.35.

Mr. Quinn went on to report that some of the effects of COVID-19 on operations and current and future budgets include; deferring capital projects that are not critical (no bond funded projects have been deferred); an internal freeze on hiring and overtime; and no non-essential travel. Mr. Quinn advised that the utility bond issuance scheduled for 2020 will be postponed. Mr. Schmutte made a motion to accept the Annual Financial Report as presented. Mr. Schoolfield seconded the motion and report was accepted as presented.

Chairman Hames requested the report on operations and accomplishments during the preceding year.

Mr. Classe advised that the department managers from the Reedy Creek Fire Department and Technology Services will give their reports on operations and accomplishments for the District during the preceding year. **(Exhibit F)**

Chief LePere reported that the 911 Communications Center completed the 911 System transition to VoIP, Go-Live, which is a major upgrade and now includes text-to-911 ready and radio system upgrade from 7.14 to 7.17. Chief LePere advised that over 12,000 combined hours of Skyliner (Gondola) training were completed. Chief LePere advised that this is the most comprehensive and largest training endeavor in Reedy Creek history. This training includes department-wide Tower truck, Barge and MEC operations. These methods of training include rescues from the Gondolas if they are stuck over water or special rescues between France and the International Gateway where rope-down rescues are required and those are very technical. Chief LePere advised that the Fire Department has fully-complied with State Compliance requirements. Chief LePere advised that collaboration with Training, Risk/Safety Management and Operations has resulted in an immediate decrease of driver or apparatus-related incidents. Chief LePere advised that his key leadership personnel also participated in a Traffic Incident Management course. Chief LePere advised that his department continues to participate in ongoing live fire, facility and Special Ops training. Chief LePere advised that his department's new hire process has been revised and completed, with HR collaboration, and that their promotional process has been completed.

Chief LePere advised that the fire department participated in a community outreach program by sponsoring Canine Hero Night and Mental Wellness Initiative. Chief LePere advised that this program included canines from Disney Security, Orange County Sheriff's Office, State Fire Marshal's office and "Molly the Fire Dog", all trained as comfort dogs, arson or training dogs. Chief LePere advised that this event was attended by District personnel, along with Lake Buena Vista and Bay Lake residents. Chief LePere advised that his team participates in a wellness and physical fitness program on Wellness Wednesdays. Chief LePere also advised that there is a fully-trained peer support team ensuring mental well-being for the Fire Department's workforce. Chief LePere advised that this team is led by Rick Spence, who recently retired as Asst. Chief-RCFD, and who is now the Chaplain for the Fire Department. This program is also for anyone who needs assistance.

Ms. Yenni Hernandez advised that she would give insight into services provided to our internal customers which in turn provide services to the Landowners as well as a high level overview of 2019 accomplishments. Ms. Hernandez advised on the growth of end-user devices; e.g., phones/badges/printers from when the department was established in 1996 to date. Ms. Hernandez advised that the PMO was established as part of Technology Services Department in 2016 and has completed and closed 74 projects since. She touched on milestone projects such as 911 Upgrade; Environmental Sciences Data Warehouse implementation and new Mosquito Application; HR's new tool; Cornerstone, adding the first module-Performance Management; as well as ongoing upgrades. Ms. Hernandez reported on upgrading and maintaining the digital environment by giving customers a product that they feel comfortable using; keeping in mind disaster recovery and our ability to recover; always looking at security; and continuous education of our customers on product usability. Ms. Hernandez introduced several examples of new technology; eliminating paper by scanning documents, of which 536 boxes were scanned and 1.2 million images have been produced to-date; collaboration tools which enhance our ability to work from anywhere; optimize output environment; output multi functions (had over 100 devices at beginning of project and now down to 38 devices while providing enhanced functionality and features based on customers' feedback). Ms. Hernandez then reviewed what is next for the future; always looking at proactively enhancing the customers' experience; revamping CMS (Contract Management System) to include digital signature; upgrading server infrastructure to enhance our security and disaster recovery capabilities; refresh network infrastructure; Cornerstone modules (compensation/ recruiting & onboarding/ training & development/succession planning); and LIMS (Lab Information Management System) Replacement.

Chairman Hames advised that the next item on the agenda is for Ratification of Actions by the BOS and Officers of the District. Mr. Mark Kohl, WDP&R, made a motion to ratify these actions and Mr. Page Pierce, Flamingo Crossings, LLC, Golden Oak, LLC and The Celebration Company seconded the motion. The motion was unanimously approved.

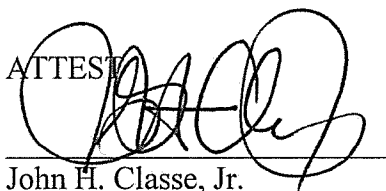
Chairman Hames and the Board members thanked everyone for their reports.

There being no further business to come before the Landowners, the meeting was adjourned at 10:22 a.m.



Laurence C. Hames
Chairman, Board of Supervisors

ATTEST



John H. Classe, Jr.
Secretary, Board of Supervisors

EXHIBIT D



Reedy Creek Improvement District
Reclamation & Water Control
2020 Annual Report

Planning & Engineering



P.O. Box 10170
Lake Buena Vista, FL 32830-0170
(407) 828-2241

May 19, 2021

Board of Supervisors
Reedy Creek Improvement District
Post Office Box 10170
Lake Buena Vista, Florida 32830-0170

Re: **2020 Annual Report of the Chief Engineer
Reclamation & Water Control
Roadway & Bridge Infrastructure**

Dear Board Members:

This Annual Report is presented in accordance with the provisions of Chapter 67-764, Section 4(9), Florida Statutes. The report shows the recorded rainfall as well as water usage and aquifer stages within the District during 2020. The current works of the District are outlined, including permits issued and tributary basin projects reviewed. An overview of the maintenance completed during the past year for the water control system as well as all public rights-of-way including the road systems and bridges is included.

We are pleased to submit this for your review and will be happy to answer any questions you may have.

Katherine Luetzow, P.E.
Chief Engineer for Reclamation & Water Control

2020 ANNUAL REPORT

FOR

**RECLAMATION & WATER CONTROL
ROADWAY & BRIDGE INFRASTRUCTURE**

May 2021



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I. RAINFALL

Annual and Historic Data

Rainfall data was collected and recorded at various locations within the Reedy Creek Improvement District during 2020. Table 1 compares the monthly rainfall recorded within RCID to the monthly precipitation for the Orlando/Kissimmee area, as recorded by NOAA weather stations. The table below illustrates the total rainfall volume measured in the RCID was approximately 10 inches less than that observed by NOAA during the 2020 calendar year.

Table 1		
2020 RCID Rainfall Data		
Month	RCID Monthly Rainfall	Orlando/Kissimmee Monthly Rainfall (NOAA)
January	0.75	0.99
February	1.21	1.56
March	0.12	0.18
April	2.68	3.25
May	6.05	6.38
June	7.39	8.77
July	7.13	9.53
August	5.63	8.03
September	7.21	8.90
October	1.40	2.38
November	4.62	4.25
December	1.17	1.00
Total	45.33	55.18

Table 2 compares the 2020 monthly rainfall to the average monthly rainfall observed within RCID over the most recent 30-year period. The overall 2020 precipitation was lower than the 30-year average annual precipitation with the monthly distribution differing, at times substantially, from the historic monthly averages. March and October of 2020 were unusually dry; conversely, the rainfall in May and November greatly exceeded historic monthly averages.

Table 2			
Comparison to Historic Rainfall Data			
(Data shown in inches)			
Month	2020 Monthly Rainfall	30-year Monthly Average	Net Difference
January	0.75	2.51	-1.76
February	1.21	2.54	-1.33
March	0.12	3.02	-2.90
April	2.68	2.72	-0.03
May	6.05	3.60	2.45
June	7.39	7.33	0.06
July	7.13	8.03	-0.91
August	5.63	7.22	-1.60
September	7.21	6.63	0.58
October	1.40	3.45	-2.05
November	4.62	1.65	2.97
December	1.17	1.97	-0.80
Annual Total	45.33	50.66	-5.33

II. WATER RESOURCES OF THE DISTRICT

Water Usage & Aquifer Stage

Throughout the year both water usage and aquifer stage are monitored by the Utilities Division of Reedy Creek Energy Services, Inc. Surface water usage ceased in 1997 so the water usage listed below is for groundwater withdrawals only. The water levels within the District are monitored weekly & then numerically averaged to determine an average monthly water level within the Floridian Aquifer. Table 3 illustrates the RCID historic groundwater usage and the calculated average annual aquifer stage for the years 2001 through 2020. Wells show the usage for 2020 more than 1100 MG below that of 2001 with the current aquifer stage 3.3 feet above that of 2001.

Year	Annual Ground Water Usage (MG)	Average Aquifer Stage (ft., NGVD)
2001	5334	81.03
2002	5226	83.48
2003	4915	85.64
2004	5428	87.62
2005	5834	85.38
2006	5950	82.66
2007	5787	82.58
2008	5692	83.06
2009	5923	83.95
2010	6028	84.43
2011	5913	83.00
2012	6066	83.31
2013	6145	83.24
2014	6092	84.09
2015	6309	84.46
2016	6407	83.94
2017	6104	82.12
2018	5859	83.09
2019	5983	82.89
2020	4231	84.36

Water Quality

The Reedy Creek Improvement District's Environmental Sciences Department is a local program under the Florida Department of Environmental Protection and is responsible for the testing of potential pollution sources within the RCID waterways. Working in conjunction with the District's Planning & Engineering Department and the United States Geological Survey (USGS), Environmental Sciences has implemented an intensive water quality monitoring program. The Environmental Sciences Department submits to the Board of Supervisors, under separate cover letter, their Annual Environmental Protection Report which summarizes the results of the current water quality within the District.

New Master Stormwater Facilities within RCID Boundaries

The Master Plan for the development of properties within the District continues to evolve. This Master Development Plan was initially submitted to the South Florida Water Management District for review and issuance of a Conceptual Management and Storage of Surface Waters (MSSW) Permit in 1992. In 2011, the MSSW Permit was re-issued under new state regulations as Conceptual Environmental Resource Permit (ERP) #48-00714-P. In 2015 the Conceptual Permit was again reissued to insure concurrence with the updated property wide Master Development Plan and mitigation strategies. This permit does not have an expiration date and conceptually approves the ultimate development plan (build-out) of the lands within the Reedy Creek Improvement District.

In 2015 the Planning & Engineering Department in cooperation with our major landowners, embarked upon a program to optimize water quality facilities while maintaining the flood control characteristics of the master system. The District's master system as originally designed, was divided into sub-basins each serving a specific area within the District. Using this concept, master pond sites were identified and proposed to serve entire sub-basins allowing for more efficient treatment of stormwater as well as more efficient use of land area. The first of these master ponds was proposed to serve the L-402 sub-basin. The pond design for that basin was completed in 2015, permitting was initiated with the South Florida Water Management District in 2016 and pond construction began later that year. The master 402 pond was completed in 2018 and is currently serving that basin.

The design of the master pond for the L-403 sub-basin involved a substantial modification to the flood control plan for that basin. That design was completed and permitted through the South Florida Water Management District in 2018. The design required the construction of a master Stormwater pond and the installation of a new weir at the confluence of the Epcot Perimeter and L-403 canals. Construction of the pond finished in 2019 and the weir construction was completed in 2020. RCID has accepted ownership and operational responsibilities for the weir.

The next area identified for a regional pond is near the Magic Kingdom serving a portion of the L-405 Basin. Design of that regional pond was completed in early in 2019 and construction has been ongoing in 2020. Upon completion, that pond will

serve the Magic Kingdom Parking Lot, World Drive North and future road development in the region.

Permit Modifications Issued to RCID Master Permit #48-00714-P

All projects proposed for construction within District boundaries are reviewed by the Reedy Creek Improvement District’s Planning & Engineering staff for conformance with the RCID Master Development Plan, the Land Development Regulations and the Master Water Control Plan. They are then submitted to the South Florida Water Management District for final stormwater construction permitting in accordance with the existing Conceptual Permit. The SFWMD transitioned to a new permitting system in 2019 giving each new construction permit a unique permit number. Despite this change, all SFWMD permits issued for construction within the RCID jurisdictional continue to reference the RCID Conceptual Permit (#48-00714-P) and incorporate the Special Conditions of that permit.

Construction applications approved by RCID during 2020 and permitted by SFWMD are listed below in Table 4.

Table 4			
SFWMD Permit Modifications			
Issue Date	Project Name	Application No.	Permit No.
01/14/2020	World Drive Phase 2	191125-2375	48-102584-P
02/14/2020	Celebration Island Village Phase F1b	200106-2579	49-102752-P
04/09/2020	Wyndham Lake Buena Vista	200316-3028	48-102318-P
07/09/2020	Waterstar Orlando	200316-3030	48-103186-P
08/14/2020	FW Resort Area – Gas Line Uprating	200629-3774	48-103755-P
11/13/2020	Celebration Place Parking Improvements	201005-4403	49-104266-P

Admission of Runoff from Tributary Basins

Tributary Drainage Projects discharging into the RCID have increasingly become a problem for the District's Master Drainage System. Under RCID's Plan of Reclamation, the master system was originally designed to (i) collect and pass the drainage generated by the development proposed to occur within the District and (ii) to pass discharge from tributary areas entering the District's system at a rate of 13 csm (cubic feet per second per square mile). By court stipulation, provisions were also made to allow RCID to accept and charge a fee for flow in excess of that rate. Historically, developments that submit for review and approval have chosen to pay fees and discharge in excess of 13 csm. During larger storm events or a series of smaller repeated events, the master drainage system has begun to show stress as the development in these tributary areas increases and continues to discharge flow in excess of what the system was designed to accommodate.

The factor imposing the greater burden on RCID's drainage system is development within these tributary areas permitted by Orange and Osceola Counties, without benefit of review and approval by RCID. Despite the Stipulations recorded in both Orange and Osceola Counties, projects in tributary drainage areas often do not submit to RCID for review. RCID's continued efforts to work with both Orange and Osceola counties to coordinate development reviews/approvals continues to meet with limited success.

Land development surrounding the District's jurisdiction continues at a rapid pace. The development is primarily resort tourist & commercial services such as restaurants, hotels and shopping areas as well as residential facilities. Only thirteen owners with land holdings tributary to Reedy Creek Improvement District submitted proposed development plans for review in 2020; these are identified in Table 5.

Table 5 Tributary Drainage Projects Submitted for Review 2020
<ul style="list-style-type: none">• Celebration Professional Plaza• World Center Hotel• Sternon Fortune Star Condos• West US-192 Townhouses• I-4 Beyond the Ultimate Segment 1A• Withers North PD• Lake Star Road at CR 545 Intersection Improvements• Home2 Suite Hotel• Lake Star Road• Lake Wilson Reserve• Spring Hill Phases 4 & 5• Village H Parcel 12A/ 12B• I-4/ SR 429 Auxiliary Lanes

III. INSPECTION PROGRAMS

Inspections of all water control facilities and roadway infrastructure are conducted on a quarterly, annual or bi-annual basis; the scheduling is dependent upon the type of asset. Data obtained through these inspections programs are used to budget and schedule required maintenance activities.

Water Control System

Water control structures within the District are inspected annually by the Planning & Engineering Department. That report is submitted under separate cover as a supplement to this report and details the physical condition of all water control structures within the District.

The remainder of the District owned drainage facilities (ponds, swales, culverts & discharge structures) are inspected by department’s Compliance staff and reported annually under the District’s National Pollution Discharge Elimination System, Municipal Separate Storm Sewer System Permit (NPDES MS4). The District’s inspection program includes digital mapping of all drainage facilities and electronic reporting of inspections.

Roadways

In order to maintain a high level of service, the District conducts pavement assessments annually. Evaluations are first completed by visual inspection and areas noted to have experienced distress are further evaluated to assess the severity and extent of distress within each roadway segment. These pavement condition assessments, in association with useful pavement life and projected repair costs, are used to determine the most cost effective repair procedure and optimal timeframe to complete the required work.

Overhead Signage Structures

The overhead signage structures within the District are inspected every three (3) years in accordance with state/federal guidelines. The most recent inspection occurred in July 2020. Critical items noted in the inspection report are scheduled for immediate correction; all other maintenance items are noted in the District Signage database and completed in conjunction with annual overhead signage replacements. The 2020 inspection of 49 structures and 88 sign panels identified no critical items. The next overhead signage structure inspections will review 20 structures and 40 panels and is scheduled for in inspection in 2022.

Bridge Structures

In conformance with state regulations, all bridges within the RCID public roadways are inspected bi-annually. In 2020, the Department performed inspections on twenty-four (24) bridges throughout property. Of the twenty-four bridges, three were newly constructed and were inspected prior to being opened to traffic; twenty-one bridges were existing structures that were scheduled for their bi-annual inspection. The bridge reports resulting from these inspections are maintained on the RCID database and in accordance with state requirements, are entered into the Florida Department of Transportation (FDOT) database. Based on the results of these inspections, repairs are budgeted and the work completed under the direction of the Planning & Engineering Department.

IV. MAINTENANCE PROGRAM

Water Control System

The District's water control system was constructed in the late 1960's / early 1970's with the primary objective of providing flood control for the Reedy Creek Improvement District. To preserve the operational characteristics of this system, inspections and routine maintenance are performed throughout the year on the water control structures, the canal channels and the stormwater ponds. The water control structures (both Amil gates and weirs) undergo a full inspection annually; at that time both above ground and underwater structure conditions are assessed. From this assessment, the Annual Water Control Structure Inspection Report is produced. This inspection report allows the department to evaluate maintenance needs and then program, budget, and schedule major rehabilitative and non-routine work to insure the on-going operation of the District's water control system.

Non-routine structural repairs were conducted at various structures throughout property during 2020. The twin 60" culverts downstream of S-101A under Buena Vista Drive North were lined. This was to solve the reoccurring joint failure near the southern headwall that had been previously patched. The broken sluice gate and assembly at S-11 was replaced and the broken sluices on the C-4 weirs were removed to avoid blocking flow. The concrete spall along the western gate seat was repaired at S-405. Corroded and/or broken trash screen cables were replaced at structures S-12, S-13, S-40 and S-103A. The gate chains which were broken or severely corroded were replaced at S-12 and S-14. In addition, the trash screen was adjusted at S-12 to proper position.

Debris was removed at S-40, S-101A and upstream of the twin 48” culverts. A portion of the upstream wooden deck at the twin 48” pipes (V-6A) was replaced to repair the burn hole. In addition, staff gauges at all structures were replaced.

In addition to the major drainage canals and water control structures, the municipal separate storm sewer system includes numerous culverts and stormwater ponds throughout the District. These facilities are also inspected annually. Non-routine maintenance was completed on four (4) stormwater ponds; 7 swale structures were cleaned out; the C-2 canal was snagged; and 1 culvert was replaced. In addition, 4 new inlet baskets were installed at Fire Station 2 to help keep leaf litter out of the drainage system. Figure 1 on Page 14 depicts the location of all non-routine work completed on the water control system during 2020.

Roadways

Pavement Evaluation identified both wearing surface and structural pavement repairs required along several RCID roadways. Pavement rehabilitation along the east side of Epcot Resorts Boulevard was completed in 2020 to coincide with the construction of Bridge 756065. Pavement rehabilitation along the west side of Epcot Resorts Boulevard will be completed in a future year and will coincide with the construction of Bridge 756064 which began in late 2020 and is scheduled for completion in 2021.

Due to the age of much of the roadway guardrail system, a replacement program was initiated two years ago. In 2020 the program completed five guardrail projects resulting in replacement of approximately 1,520 linear feet of guardrail. The specific location of these replacement sections is detailed in Table 6.b below.

The signal power service was replaced at the intersection of Buena Vista Drive at Epcot Resorts Boulevard (West). Retroreflective backplates were installed on the traffic signals heads at the intersection of Bonnet Creek Parkway at Overpass Road. In addition, six uninterruptable power supplies and six CCTV Cameras were installed at various locations across property.

Signage Structures

In 2020, seven overhead sign panels were replaced; minor maintenance was completed on five overhead sign structures.

Signage Panels

In 2020, panels on four major directional were replaced and two major direction assemblies were relocated. Additionally, 23 minor directional panels and 20 major directional panels were replaced.

Federal regulations enacted January 22, 2008, required all regulatory and warning signs meet newly developed Federal Highway Administration's minimum levels of retro-reflectivity and that agencies implement a method to maintain these minimum levels. In response to these regulations, the District embarked on a multi-year replacement program and adopted a replacement schedule using the expected sign life (as specified in the manufacturer's warranty) as its method for maintaining the minimum levels of retro-reflectivity. Based on the above criteria, no replacements were required in 2020.

Bridge Structures

Non-routine work in 2020 included the construction of Bridge 756065 on Epcot Resorts Blvd. Bridge 756065 replaced existing Bridge 756422 which was taken out of service. Construction began on Bridge 756064, which when complete will replace Bridge 756022. A list of non-routine bridge work can be found in Table 6.b. of this report.

Table 6.a Routine Maintenance
Water Control
Mow all levees bi-weekly, grade, stabilize & clear brush, fallen trees, et. as needed
Inspect fencing monthly along canal levees & repair as needed
<p>Monthly inspection of Levees & Water Control Structures:</p> <ul style="list-style-type: none"> • mow all levees bi-weekly, grade, stabilize & clear fallen trees as needed • Inspect & repair fencing along levees as needed • collect & report gage readings at water control structures • inspect guardrail & repair as needed • clear trash screens & fallen debris upstream/downstream of WCS as needed
<p>Certified erosion control personnel:</p> <ul style="list-style-type: none"> • provide weekly inspections of all construction sites for compliance with SFWMD permits • provide annual inspections of all RCID owned drainage facilities for compliance with NPDES MS4 permit
Roadways & Bridges
<p>Monthly inspections:</p> <ul style="list-style-type: none"> • visual inspection of asphalt and concrete surfaces • inspect, maintain & upgrade 38 traffic signals & camera detection as needed • clean catch basins • inspect guardrail & barrier wall & schedule repairs as needed <p>Quarterly inspections:</p> <ul style="list-style-type: none"> • remove & clean drainage basket inlet inserts on District owned roadways and facilities.

Table 6.b
Non-Routine Maintenance

Water Control - Non-Routine

Structure Repairs / Structures

- Lined twin 60” pipes at S-101A
- Replaced sluice and assembly at S-11
- Removed broken sluice and assembly at C-4B and C-4C
- Repaired concrete spall along gate seat at S-405
- Replaced trash screen cables at S-12, S-13, S-40 and S-103A
- Adjust misaligned trash screen at S-12
- Replaced gate chains at S-12 and S-14
- Partial replacement of US wooden deck at Twin 48” Pipes (V-6-A)
- Replaced all staff gauges

Debris Removal / Structures S-101A, S-40, Twin 48” Pipes

- Removal of debris from upstream side of structures

Culvert Replacements/Inlet Cleaning/Swale Repair out throughout the District:

- Replaced failing metal pipe on the 107 levee with concrete pipe.
- Cleaned 5 swale U-channel structures on Epcot Center Drive
- Cleaned 2 swale U-channel structures on Buena Vista Drive.
- Installed 4 new inlet baskets at Fire Station 2

Maintenance of storm water ponds throughout the District:

- BVD-11, BVD-13
- WW-6
- ECD-5

Roadways

Guardrail (GR) replacements / repairs were made along the following roadways:

- GR #6 – Epcot Center Drive, approx. 440 ft.
- GR #16 – Epcot Center Drive, approx. 175 ft.
- GR #17 – Epcot Center Drive, approx. 320 ft.
- GR #21 – Ramp from SB World Dr to Epcot Center Drive, approx. 285 ft.
- GR #34 – World Drive, approx. 300 ft.

Maintenance repairs were made along the following roadways:

- Inlet repair along Western Way
- Inlet repair along the Osceola Parkway ramp onto Buena Vista Drive
- Epcot Center Drive guardrail repair
- Inlet repair along Buena Vista Drive near the McDonald’s
- Western Way guardrail repair
- Hartzog Road guardrail repair
- Hartzog Road & Western Way asphalt pavement repair
- Inlet repair along Buena Vista Drive south of Osceola Parkway overpass

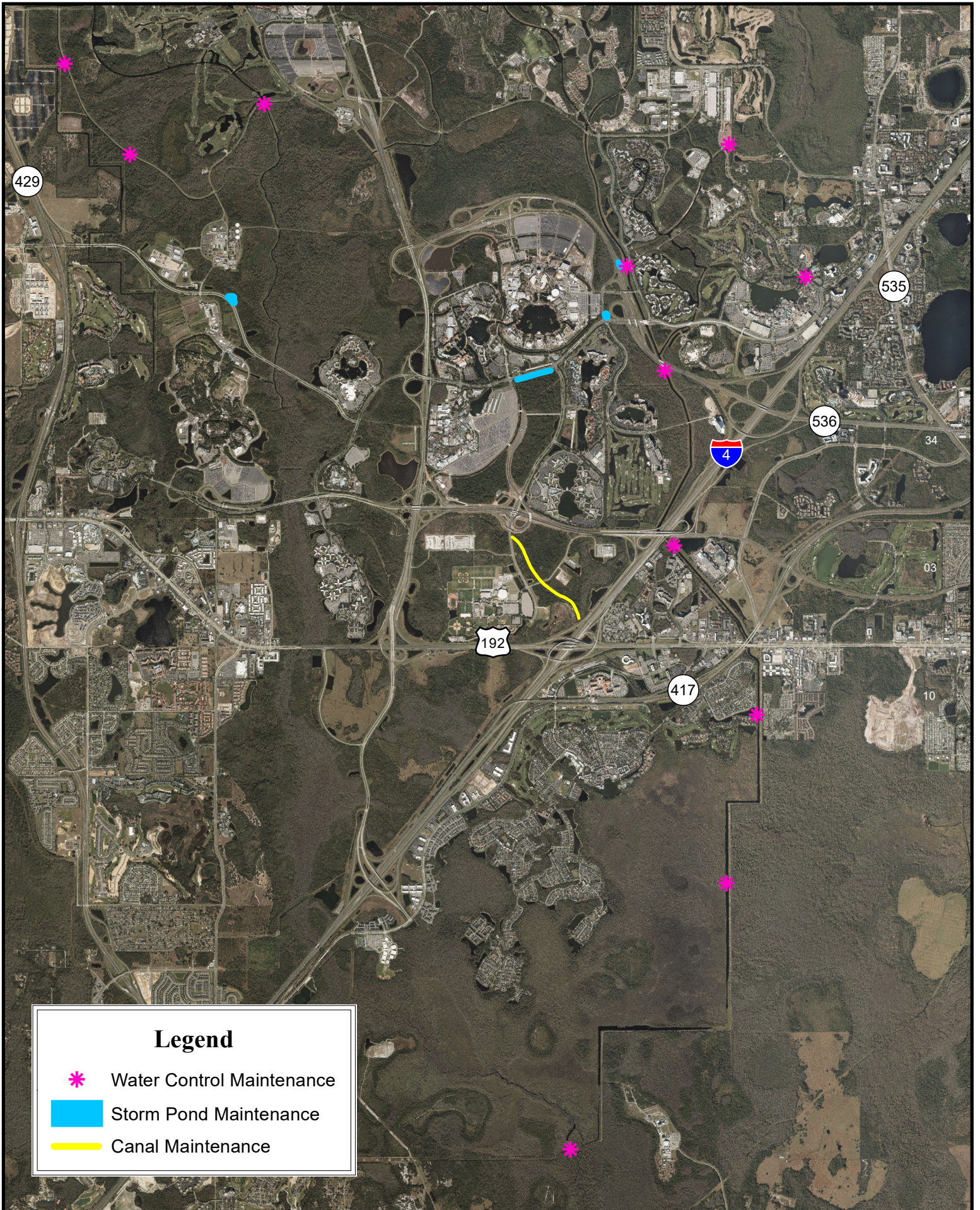
Table 6.b Continued Non-Routine Maintenance
<p>Roadways</p> <p>Signal repairs/installation were made along the following roadways:</p> <ul style="list-style-type: none"> • Replaced power service at Buena Vista Drive @ Epcot Resorts Blvd W. • Installed Retroreflective backplates at Bonnet Creek Pkwy @ Overpass Road • 6 CCTV Cameras installed in various locations • 6 Uninterruptable Power Supplies installed in various locations
Overhead Signage Structures - Non-Routine
<p>No non-routine repairs to overhead signage structures were required during 2020.</p>
Bridges Structures - Non-Routine
<ul style="list-style-type: none"> • Construction was completed on Bridge 756065 and Bridge 756422 was taken out of service. • Construction began on Bridge 756064 which when complete, will replace Bridge Bridge 756022.

V. RECOMMENDATIONS

1. It is our recommendation that the Board authorize the following activities:
 - a. Continuation of routine inspection and maintenance of levees, water control structures, surface drainage facilities, overhead signage structures, and roadways;
 - b. Continuation of annual inspections (both underwater and above water) of all water control structures within the District;
 - c. Continuation of the Major Rehabilitative Maintenance Program to allow for major reconstruction of the water control structures throughout the District;
 - d. Continuation of bi-annual inspections of all bridges within the public roadways;
 - e. Continuation of tri-annual inspections of overhead signage structures;
 - f. Continuation of the program for underwater inspection of bridge pilings on a rotating basis;
 - g. Continuation of annual pavement assessments.
2. Based on the prior inclusion of Structure S-14 in the Major Rehabilitative Maintenance Program, we recommend the major rehabilitative repairs for this structure be scheduled to occur in FY 2022.

3. We recommend Structures S-103A and the C-4 weirs be added to the Major Rehabilitative Maintenance Program and scheduled for such maintenance in the upcoming years.

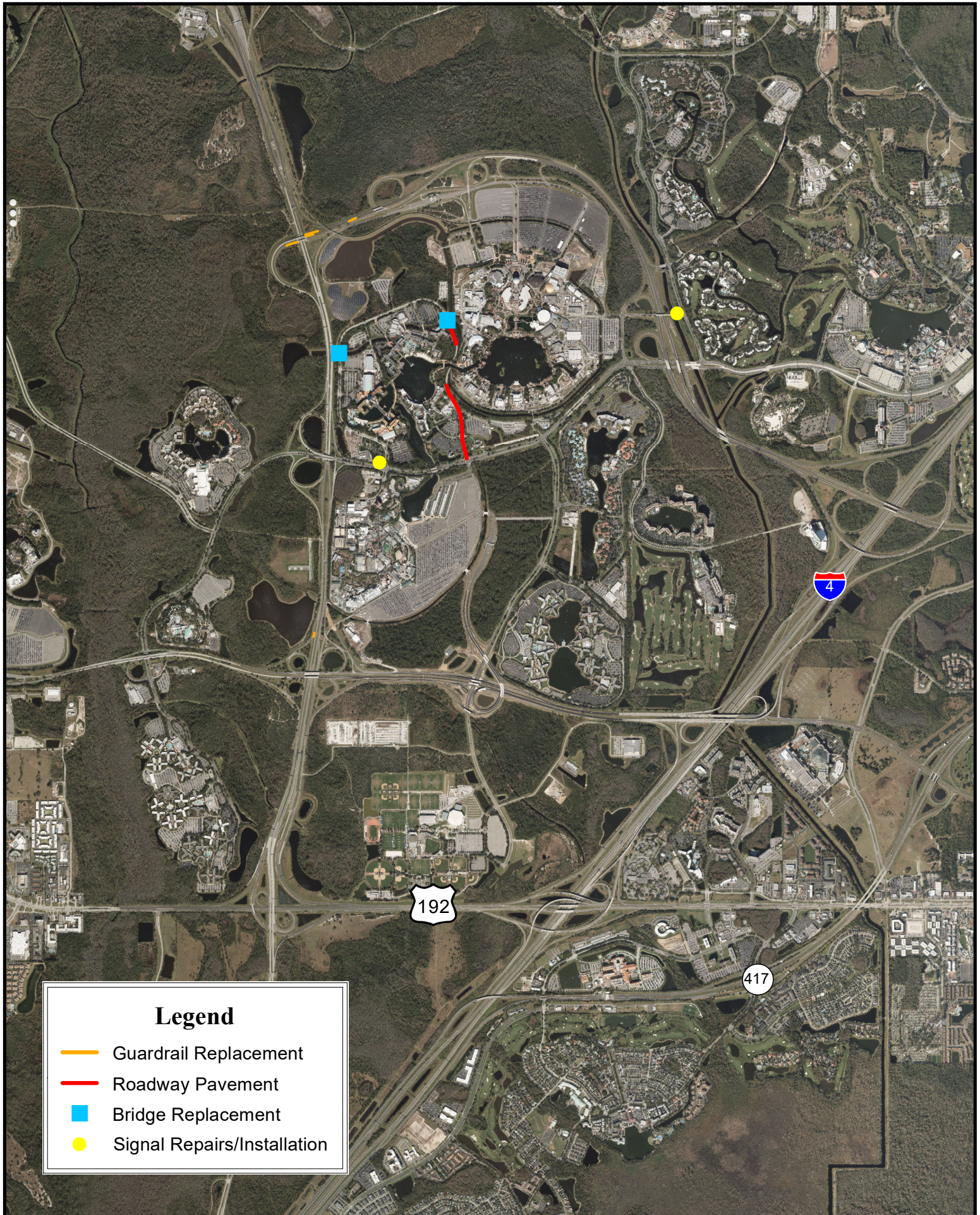
A detailed report of the observations and recommendations resulting from the latest annual inspection of the water control structures can be found in the “Annual Water Control Inspection Report”; that companion document is delivered concurrently with this report to the Board at the Landowner’s meeting, May 19, 2021.



Legend

- * Water Control Maintenance
- Storm Pond Maintenance
- Canal Maintenance

Figure 1. Water Control System - Location of Non-Routine Work



Legend

- Guardrail Replacement
- Roadway Pavement
- Bridge Replacement
- Signal Repairs/Installation

Figure 2. Roadway Improvements - Location of Non-Routine Work



Since 1967
Reedy Creek
IMPROVEMENT DISTRICT



EXHIBIT E

A scenic view of a winding creek in a park-like setting. The water is dark and reflects the sky and surrounding trees. The banks are grassy and lined with various trees, including tall pines. The sky is bright blue with scattered white clouds.

Reedy Creek Improvement District
2021 Water Control Structures
Inspection Report

Planning & Engineering

Reedy Creek Improvement District



Water Control Structures Inspection Report (Above & Below Water Surface)

May 2021

Prepared By:

REEDY CREEK IMPROVEMENT DISTRICT
PLANNING & ENGINEERING DEPARTMENT

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REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

INTRODUCTION

The Reedy Creek Water Control System has 66 linear miles of canal with 24 water control structures consisting of both Amil gates and Weirs. These structures were designed with minimum maintenance and operation features in mind. Many of the structures are Amil gates that control the water levels at predetermined stages and open automatically in response to rising water levels exceeding the control elevation. The gates then close when the water levels drop. The Amil gates have no manual, electrical, or mechanical controls. These gated structures play an important role in controlling water levels and discharges rates at locations within the District's flood control system as well as at the locations where waters enter the District from tributary basins.

The Reedy Creek system accepts drainage from a large portion of southwestern Orange County. The tributary drainage area flowing into the RCID system is 82,688 acres or 129.2 square miles. As a comparison, the acreage within the original boundaries of the District was 27,978 acres or approximately 44 square miles. Based on permits held by the RCID, the allowable discharge at the southernmost water control structure, S-40, where discharges leave the RCID system is 3,282 cfs.

The Reedy Creek Improvement District Planning & Engineering staff, along with Denizens of the Deep Diving Company, Inc. performed an annual inspection of the Surface Water Control Structures, during the month of February 2021.

Inspections of the twenty-four structures listed in the table below were performed under the supervision of the District's Chief Water Control Engineer, Katherine Luetzow, P.E. Visual observations were performed above and below the water surface and the state of the structural and functional characteristics of each structure were recorded. Items requiring maintenance or repair were identified and rated in accordance with the established Priority Classifications.

All above water inspections and records of observations were made by Katherine Luetzow, P.E. Below water observations were made by Denizens of the Deep, Co. Inc., with Planning & Engineering staff assisting with recording observations and report preparation.



**REEDY CREEK
IMPROVEMENT DISTRICT**

PLANNING AND ENGINEERING

RCID WATER CONTROL STRUCTURES

<u>Structure ID No.</u>	<u>Structure Type & Size</u>
S-11	66' Steel Sharp Crested Weir
S-12	Two D630 Amil Gates
S-13	Two D560 Amil Gates
S-14	One D710 Amil Gate
S-15	Two D315 Amil Gates
S-40	Two D710 Amil Gates
S-46	Two D280 Amil Gates
S-101	One D560 Amil Gate
S-101A	35' Steel Sharp Crested Weir
S-103A	Two D355 Amil Gates
S-105	Two D355 Amil Gates
S-105A	D355 Amil Gate
S-401A	65' Steel Sharp Crested Weir
S-402D	Steel Sharp Crested Weir
S-403	243' Broad Crested Weir
S-403A	Two D630 Amil Gates
S-405	One D800 Amil Gate
S-405A	Two D280 Amil Gates
S-405C	One D200 Amil Gate
S-407	Two D500 Amil Gates
S-410	Two D280 Amil Gates
S-410B	30' Steel Sharp Crested Weir
S-411	Two D280 Amil Gates
V-6-A	2- 48" Reinforced Concrete Pipes with a Sluice Gate on each pipe



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

EXECUTIVE SUMMARY

Most of the structures within the Reedy Creek Improvement District's Surface Water Control system were constructed during the late 1960's with S-401A & S-403A constructed in the 1980's; thus, these water control structures are now over 50 years in age. Inspection observations were consistent with those that would be expected for water control structures of this type and age. All of the structures were found to be structurally sound; recommended repairs are listed in this report. In conjunction with this inspection report, the Annual Landowner's Report has been prepared. That document lists the repairs recommended to return the structures to fully operational conditions and requests Board approval for implementation of that work.

The District established a Major Rehabilitative Maintenance Program in 2005 to restore and preserve the system's operational characteristics. This program was established to allow the District to plan for and budget major cost items and to insure proper maintenance was scheduled in a timely manner to aid in extending the useful life of the structures. Based on annual inspections, structures requiring major maintenance are identified in the Annual Report to the Land Owners and are recommended for inclusion in this program. Based on Board approval, those structures are then scheduled for major rehabilitative maintenance.

Based upon the most recent inspection, complete rehabilitative work is required on three structures. This work has been prioritized and is scheduled for completion in the coming years. Routine maintenance of the water control structures is on-going and is completed as weather, cost and manpower allows.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

SUMMARY OF OBSERVATIONS

All of the structures were found to be structurally sound. Required repairs will be implemented to return all structures to fully operational conditions. Isolated areas requiring repair have been noted and those repairs can be achieved during routine maintenance cycles.

Inspection observations and recommendations for each structure are outlined in the following section of this report.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

STRUCTURE CONDITION/OBSERVATIONS

Structure S-11

Structure S-11 is a 66 foot long Steel Sharp Crested Weir with a 36 inch diameter sluice gate. This structure is located on the C-1 Canal, south of US 192.

This structure was rehabilitated in FY 2013. All deteriorated steel was removed and the structural support members were strengthened. All of the steel surfaces were coated to protect the structure from further decay. Severe erosion from a storm event was repaired and riprap was added in FY 2018. During 2020 the broken sluice gate was replaced and new staff gauges were installed.

There is minor rust and scaling occurring on the surfaces of the sheet pile weir and cap, with flaking occurring near the normal water level and bottom of the weir. Near the sluice, there are layers of the sheets separating on top. The upper wailer is severely corroded where exposed, and one section has an 8"x4" hole. One walkway support connection has also failed due to corrosion. There is heavy pitting on the existing concrete apron downstream with multiple cracks measuring several feet long. In addition, erosion has started on the upstream west side, with a 2'x1'x3' void along the riprap edge. In addition, the downstream apron is experiencing some undercutting, with a two foot drop off from the concrete in the channel. A 2'x1'x1' deep void has formed under the end of the apron.

It is recommended to have a structural evaluation for the wailer and walkway connection with replacement in the near future. The undercutting and cracking along the concrete apron should be monitored.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-12

Structure S-12 consists of two D630 Amil gates. This structure is located on the C-1 Canal, south of I-4.

This structure was rehabilitated under the Major Rehabilitative Maintenance Program in FY 2012. All of the cracks and spalls above and below the water line were repaired. The steel gate leaves were replaced and all of the steel structural elements were coated with a protective coating. During 2020 the trash screen cables and gate chains were replaced, a trash screen was repositioned and new staff gauges were installed.

Floating trash and debris is present upstream of the structure. There is moderate corrosion along the gate edges, lower third of the tubular support frames and downstream gusset plate connector bolts. There is a small concrete spall on the sluice wall near the trash screens and a couple small concrete cracks on the center pier. The paint is starting to peel on the sluice walls and the eastern gate has significant leakage. There is minor pitting on the sluice walls downstream of the gates and on the energy dissipators, with one dissipator showing delamination of the top of the jacket from the concrete. There is a crack in the concrete between the center pier and the energy dissipators. There is severe erosion under the downstream aprons. The east side apron is almost completely undermined and while the west apron has a severe void but is not as bad as the east. The west concrete apron has a crack that is three quarters through the slab of the apron concrete. In addition, in the channel a void has occurred where a section of the sheetpile is approximately six inches lower than the concrete apron. The void under the apron measures approximately two feet back toward the structure under the apron.

It is recommended to correct the erosion under the downstream aprons, including the portion within the channel. It is also recommended to address the crack in the concrete apron. The concrete cracks on top of the center pier shall be monitored in future inspections.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-13

Structure S-13 consists of two D560 Amil gates. This structure is located on the C-1 Canal, south of Epcot Center Drive.

This structure was rehabilitated in FY13. In 2020 the broken and corroded trash screen cables were replaced and new staff gauges were installed.

There is minor pitting of the concrete sluice walls just downstream of the gates near the waterline and the downstream wingwalls. There is one crack in the concrete of the sluice wall near the gate seat that is approximately 1 foot long. The center trash screen support I-beam is severely corroded under the water line, with significant loss of section. There is also severe erosion under both downstream aprons causing them to be almost completely undermined above the waterline.

It is recommended that the erosion under the downstream aprons be repaired and the crack in the sluice wall be monitored.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-14

Structure S-14 consists of one D710 Amil gate. This structure is located on the C-1 Canal, west of Bonnet Creek Parkway and south of Disney Vacation Club Way.

The broken gate chain was replaced and new staff gauges were installed in 2020. The structure was previously repainted in FY 2014.

There is severe concrete pitting of the sluice walls located just downstream of the gate closures and the sluice floor. There are multiple cracks in the sluice walls extending from a few feet to over ten feet long. Many of the cracks are approximately two inches deep or approximately one inch wide, though currently no structural steel is believed to be exposed. In addition, multiple concrete spalls are present in the upstream and downstream wingwalls and sluice walls, especially along joints. The tubular gate frames, gusset plates, shock absorbers, gate top plate, gate edge closure strips and vertical trash screen guides are moderately to heavily rusted and scaled with the heaviest corrosion occurring at and below the waterline. The gate faces are heavily rusted and pitted and have significant flaking. The tubular gate frame also has a hole. Moderate pitting of the downstream apron was noted but no undermining of either downstream or upstream aprons was observed.

This structure is included in the Major Rehabilitative Program for repairs. Based on the results of our annual inspection, we recommend that Structure S-14 be programmed for major rehabilitative/non-routine repairs in FY 2022.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-15

Structure S-15 consists of two D315 Amil gates. This structure is located on the C-1 Canal, south of South Lake.

New staff gauges were installed in 2020. One trash screen has been bent, while it remains in alignment at the top of the screen, due to the bend the bottom is out of the channel. There is mild pitting of the wingwalls, aprons and sluice walls, with the exception of moderate pitting on the sluice walls just immediately downstream of the gates. There is moderate to severe pitting of the sluice floors and energy dissipators. There are multiple small spalls and a couple of minor cracks on the sluice walls and downstream wingwalls. The paint is peeling on all concrete surfaces with large patches of exposed concrete. There is minor corrosion on the upstream gate faces and tubular gate supports and moderate corrosion on the shock absorbers. There is moderate to severe corrosion along the gate edges and trash screen channels and severe corrosion along the bottom of the gates. The center I-beam trash screen support is severely corroded with significant section loss. Severe erosion has occurred under the downstream concrete aprons, with both aprons being almost completely undermined above the water level.

It is recommended that the erosion of the downstream aprons be repaired.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-40

Structure S-40 consists of two D710 Amil gates. This structure is located on Reedy Creek, south of U.S. 192.

This structure was completely rehabilitated in FY12. The cracks and spalls above and below the water line were repaired. The steel gate leaves were replaced and the structure has been completely coated. During 2020 debris was removed from upstream, the trash screen cables were replaced and the trash screen was realigned that was out of position. In addition, the staff gauges were replaced.

There is minor debris upstream of the gate and moderate erosion around the eastern upstream endwall. There is minor corrosion on the gate chains, shocks and trash screen channels and the paint on the gates and center pier is peeling. There is a crack on the bearing platform, near the connection of the shock arm, on the east gate. In addition, both gates have hairline cracking on the sluice walls at the gate seats, above previously repair cracks. There is significant erosion downstream, with the west side being more severe with erosion along approximate twelve feet of the wing wall. In addition, the concrete apron is starting to separate from the sheet pile that was driven to protect it from undermining. The underwater inspection was not able to be performed at the time of the inspection, a rescheduling of the underwater inspection is in progress.

It is recommended to get further structural evaluation regarding the cracking occurring on the bearing platform and the gate seats with correction in the near future.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-46

Structure S-46 consists of two D280 Amil gates. This structure is located on the north end of the C-4 Canal, south of Reedy Lake.

This structure was completely rehabilitated in FY 13. The cracks and spalls above and below the water line were repaired. The steel gate leaves were repaired and the structure was completely coated. In 2019 the shock absorber mount was repaired where it had previously sheared off. In addition, the shocks were replaced and the ballast tanks were tapped and checked to ensure no leaks were present. In 2020, new staff gauges were installed.

There is aquatic vegetation and debris present upstream of the structure. Minor corrosion is present on the tubular support frame and along the edges of the downstream gate face and moderate to severe corrosion is present on the bottom of the gusset plates and bolts, with significant section loss of the gusset plate. There is a small corrosion hole on the bottom of one of the tubular supports. There is minor pitting along the concrete sluice floor and walls immediately downstream of the gate. All concrete walls have significant paint peeling. There are three small spalls along the downstream sluice walls and center pier, and one six-inch concrete crack along the center pier.

The downstream aprons appear to be experiencing undermining. The east downstream apron has a void underneath, with approximately a three foot by four foot area for at least five feet deep. The west apron has a small void along the end of the apron measuring a few inches tall and wide and approximately one foot deep. However, both aprons appear to show settlement of approximately two inches at joints. In addition, both aprons have cracks running along the aprons. In addition, minor flow was felt from behind the aprons flowing through the riprap.

It is recommend to investigate the source of the settlement and apparent flow under the apron, to be able to correct voids and prevent additional settlement of the apron. It is also recommended to rebalance the gate.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-101

Structure S-101 consists of one D560 Amil gate. This structure is located on the L-101 Canal, north of Buena Vista Drive.

There is side slope erosion that appears to be occurring along the canal banks upstream of the structure. This erosion is causing the upstream western fabriform protection to start to fail as well as a few small trees to fall into the canal.

There is light concrete pitting of the wingwalls along the waterline and the sluice walls located just downstream of the gate closures and moderate pitting of the sluice floor. The tubular gate frames, gusset plates, gate edge closure strips, downstream face of gate and shock absorbers are moderately rusted and the vertical supports for the trash screens are heavily rusted and severely corroded with significant section loss. The downstream aprons are lightly pitted with severe erosion. The west apron is almost completely undermined above the water line and the east apron has a large void just under the waterline along the sloped apron. Heavy concrete pitting was observed in the downstream energy dissipaters and a spall was observed with exposed rebar.

There are multiple spalls and cracks in the concrete wingwalls and sluice walls of the structure. The upstream western wingwall has a couple spalls that range in diameter from 2 inches to 6 inches and are approximately 2 inches deep as well as one large crack that is approximately 1.5 feet long, 1 inch wide and 1 inch deep. Along the gate seat there is spalling in the sluice wall that runs from the waterline to the bottom of the gate and is approximately 5 inches wide and 1 inch deep. There is one large concrete spall roughly 18"x12"x6" located on the downstream west sluice wall and one spall approximately 5 inch in diameter and 1 inch deep below the water at the southeast sluice wall. There is an 8 foot long crack from just above the waterline to the base on the east sluice gate wall. Paint is peeling on all sluice and wingwalls, with large patches of exposed concrete.

New staff gauges were installed in 2020. It is recommended that the erosion of the aprons and the cavity below the downstream apron is repaired.

This structure is included in the Major Rehabilitative Program for repairs. Based on the results of our annual inspection, we recommend that Structure S-101 be added to the Major Rehabilitative / Non-Routine Program in the upcoming years.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-101A

Structure S-101A consists of 35 foot long Sharp Crested Weir with two 60 inch diameter reinforced concrete pipes under Buena Vista Drive. This structure is located under Buena Vista Drive, between Black Lake and Village Lake.

In 2020 the two pipes below Buena Vista Drive were lined to correct the ongoing joint issue between the pipes and the headwall that was creating depression in the embankment above. In addition, debris from the upstream grates was removed and new staff gauges were installed.

There is one small spall in the eastern corner of the upstream concrete weir box and two small spalls in the headwall downstream between the two pipes. Moderate rust is present on the connector angle between the sheet pile wall and the headwall downstream. In addition, the eastern downstream sheet pile has small leaks at the joints, allowing some water behind the sheets in the riprap.

No structural repairs are required at this time.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-103A

Structure S-103A consists of two D355 Amil gates. This structure is located on the L-103 Canal, near Buena Vista Drive North.

There are intermittent cracks located along the sluice walls and along the wingwalls that have been previously repaired. There is light rust and scaling on the handrails atop the wingwalls. There is moderate concrete pitting of the sluice walls located just downstream of the gate closures and the sluice floor, with multiple small spalls forming on the sluice walls. The energy dissipators are moderately pitted. The tubular gate frames and gusset plates are moderately rusted and scaled with the heaviest corrosion occurring at and below the waterline. The shocks, gate edge closure strips and vertical trash screen supports are severely corroded. Severe erosion has occurred under the concrete aprons downstream of the structure.

The trash screen cables were replaced and new staff gauges were installed in 2020. The upstream channel was dredged out during 2019 to remove the silt deposits that were accumulated upstream of the structure, however, the section below the utilities was not able to be reached.

It is recommended that the erosion under the downstream aprons be repaired. This structure is included in the Major Rehabilitative Program for repairs. Based on the results of our annual inspection, we recommend that Structure S-103A be added to the Major Rehabilitative / Non-Routine Program in the upcoming years.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-105

Structure S-105 consists of two D355 Amil gates. This structure is located on the L-105 Canal, north of Vista Boulevard.

This structure has had previous repairs including the non-structural cracks and spalls located along the sluice walls and wingwalls have been repaired and the concrete surfaces of the structure were coated in FY 2010. This structure also received reconstruction of the steel gate and support structure and the entire structure was repainted above the water line in FY 2017. New staff gauges were installed in 2020.

There is mild concrete pitting of the wingwalls, energy dissipators and aprons and moderate concrete pitting of the sluice floor, center pier and downstream sluice walls. There are two small spalls in the east upstream wingwall and one moderate spall (6" diameter, 1.5" deep) and one small spall in the west downstream wingwall. In addition, there are three small spalls in the center concrete pier. There is minor corrosion present on the gate faces and moderate corrosion is present on the vertical guides for the trash screen and the sluice gate valve assembly, the worst of which starts below the water line. There are also cracks present on previously patched walkway supports. There is also minor shoaling upstream of the gates with eight to ten inches of muck.

No structural repairs are required at this time. It is recommended that the cracks present on the walkway supports continued to be monitored.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-105A

Structure S-105A consists of one D355 Amil gate. This structure is located on the L-105 Canal at Bay Lake.

Rehabilitation work was completed during FY14.

There is some aquatic vegetation upstream of this gate and minor shoaling downstream with about six inches of silt deposit on the downstream aprons. There is minor concrete pitting on the downstream sluice floors and energy dissipators. There is minor corrosion of the downstream gate edges, tubular support frames and trash screens. There is moderate corrosion of the shock and trash screen cables and moderate to severe corrosion of the gate chains. The shock absorber is also missing the cotter pin.

No structural repairs are recommended at this time.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-401A

Structure S-401A consists of a 65' Steel Sharp Crested Weir. This structure is located on the L-401 Canal, west of World Drive and south of Osceola Parkway.

Non-routine maintenance was performed during FY12 and the entire steel structure coated above the water line. New staff gauges were installed during 2020.

Debris is located upstream of the weir. There is mild corrosion on the sheets, with severe section loss on the cap of the sheet pile wall. The cap also has a two-inch hole in the corner. The sluice gate shaft and frame have moderate to severe corrosion below the water line. There are minor concrete cracks and pitting on the upstream headwall at the waterline. The downstream headwall has moderate cracks, with a vertical crack running from each pipe to the top of the headwall.

No structural repairs are required at this time.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-402D

Structure S-402D consists of a Steel Sharp Crested Weir. This structure is located on the L-402 Canal, east of World Drive and north of Osceola Parkway.

Non-routine maintenance was performed during FY12 and the entire steel structure coated above the water line. During 2020 new staff gauges were installed.

There was significant trash and muck upstream of the structure. The sheets are in good condition, with minor flaking and rust occurring near the sluice gate and a few heavy spots of rust near joints. There is minor corrosion and rust on the sluice gate frame and shaft. The downstream riprap appears to be starting to fail, there are places where the filter fabric is visible.

No structural repairs are required at this time. It is recommended to monitor the riprap in future inspections.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-403

Structure S-403 consists of a 243' Broad Crested Weir. This structure is located on the L-403 Canal, east of Epcot Resorts Boulevard.

The structure was constructed in 2019. The concrete cap has minor spalling occurring on the upstream side, along the bottom corner of the cap. In addition, the previously repaired cracks on the top of the cap, have cracks in the epoxy starting. The upstream side of the sheetpile has minor surface rust at and just below the water surface. Both sides of the sheetpile have minor rust forming along the joints of the sheetpile.

No structural repairs are required at this time.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-403A

Structure S-403A consists of two D630 Amil gates. This structure is located on the L-403 Canal, west of World Drive and north of Buena Vista Drive.

The intermittent non-structural cracks located along the sluice walls, center pier, center catwalk pedestal and wingwalls have been previously repaired. The shock absorbers were replaced in 2018 and the southern gate was painted. New staff gauges were installed in 2020 and the northern gate was checked to confirm no water had entered the ballast. There is moderate concrete pitting of the sluice walls, center pier and wingwalls along the waterline and the sluice walls and sluiceway located just downstream of the gate closures. There is also light to moderate concrete pitting in the sluiceway floor, energy dissipators and downstream apron. There is one small spall and one moderate spall that is approximately 2' long and 1" deep on the downstream sluice wall. The downstream wingwall and concrete bridge pile have one small spall each. The tubular gate frames, T-bar support, gusset plates and bolts, gate edge closure strips and vertical trash screen guides are moderately rusted and scaled with the heaviest corrosion occurring at and below the waterline. The bottom of the trash screen is starting to deteriorate as a result. The north downstream apron has been undercut along the embankment, resulting in a void under the apron along the side slope of the canal.

It is recommended that gates be rebalanced and the erosion on the downstream apron be repaired.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-405

Structure S-405 consists of one D800 Amil Gate. This structure is located on the L-405 Canal at Bear Island Road.

Rehabilitation work was completed during FY15. During 2020 new staff gauges were installed and the concrete spall along the west gate seat was repaired.

There is debris upstream of the trash screen and minor erosion occurring at the upstream embankment. There is moderate pitting along the sluice floor and minor pitting along the sluice wall with one small spall on the downstream east sluice wall. There is a hairline crack in the previous spall repair patch downstream of the gate. There is minor corrosion of the upstream gate face below water and the downstream gate closure strip on the bottom of the gate.

No structural repairs are required at this time. It is recommended that the spall repair continue to be monitored.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-405A

Structure S-405A consists of two D280 Amil gates. This structure is located on the L-405 Canal at the north property line.

This structure was completely rehabilitated in FY 14. The cracks and spalls above and below the water line were repaired. The steel gate leaves were repaired and the structure was completely coated. In 2019, the shocks were replaced and the gate ballasts were tapped to ensure no leaks were present. In 2020 new staff gauges were installed.

Minor corrosion is present on the faces of the gate and moderate to severe corrosion is present on the gusset plate, gate bolts and the lower third of the tubular support frames. There are two small holes and one moderate hole in the tubular support frames. There are some hairline cracks along the downstream sluice wall and center pier with rust. In addition, the epoxy is starting to delaminate and one crack now has a small spall on the center pier. There is minor pitting on the upstream wingwall at the waterline and downstream sluice walls and floor. There is a small spall at the corner of the downstream apron with the sluice wall and a crack along a portion of the east downstream concrete apron that is approximately five feet long and one quarter inch wide. The downstream west apron has two locations of erosion along the concrete apron and the east apron has one location. The erosion holes are one to several feet in depth and width and less than six inches tall under the apron.

It is recommend to correct the erosion at the downstream concrete aprons. The corrosion of the tubular support and bolt connectors shall be monitored in the next inspection. The spall location on the center pier shall also be monitored to ensure no further worsening.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-405C

Structure S-405C consists of one D200 Amil gate. This structure is located on the Pilot Canal near the Seven Seas Lagoon.

This structure was completely rehabilitated in FY 14. The cracks and spalls above and below the water line, previously reported, have been repaired. The steel gate leaf has been repaired and the structure has been completely coated. New staff gauges were installed in 2020.

There was aquatic vegetation and debris upstream of the gate. The gate edges and upstream gate face are showing minor surface corrosion. The shock absorber has severe corrosion and the shock absorber mounting arm has a crack.

It is recommended that the shock absorber mounting arm should be repaired and the shock absorber replaced.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-407

Structure S-407 consists of two D500 Amil gates. This structure is located on the L-407 Canal near Floridian Way.

The bridge deck was replaced in FY 2016 to increase the load capacity, and a concrete barrier wall and new guardrail system was installed for added safety. The steel gate was refurbished and painted in FY 2016 also. The intermittent non-structural cracks located along the sluice walls, center pier, north and south walls and wingwalls have been previously repaired. New staff gauges were installed in 2020.

There is light concrete pitting on the upstream sluice walls, downstream aprons, energy dissipators and all wingwalls. There is moderate to heavy pitting along the downstream sluice walls, center pier and gate floor, especially along the waterline and near the gates. There are several cracks in the sluice walls, extending from three to seven feet long and typically a quarter inch wide and deep. Some of the cracks appear to extend from previously repaired cracks. In addition, multiple small spalls that range a few inches in diameter and one to three inches deep are present along the downstream sluice walls and center pier. There is light corrosion on the gate chains, shocks and gate edges, with minor paint flaking and rust showing through on the gate. There is moderate corrosion on the south gate corner at a previous repair patch, which is starting to peel with rust. There is moderate to severe corrosion on the trash screen channels and supports, especially within a few feet of the normal water level. In addition, the bottom of the trash screens are starting to deteriorate. There is minor shoaling upstream, and the previously repaired erosion downstream under the apron is starting again.

No structural repairs are required at this time. It is recommended to coordinate with RCES, as the previous repair at the downstream apron near the chilled water lines has begun to erode again. So an alternative solution may need to be found.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-410

Structure S-410 consists of two D280 Amil gates. This structure is located on the L-410 Canal, west of Bear Island Road.

This structure was completely rehabilitated in FY 14. The cracks and spalls above and below the water line, previously reported, were repaired. The steel gate leaves were repaired and the structure was completely coated. In 2019 the shocks were replaced, the ballast was tapped and a leak in the ballast repaired and the structure was greased. In 2020 new staff gauges were installed on the structure.

Significant debris was noticed upstream of the structure and trash screen. Paint along the structure walls is starting to peel and an epoxy patch is delaminating on the upstream sluice wall. There is minor corrosion on the lower third of the tubular gate frame and along the gate edges and moderate to severe corrosion on the trash screen support beam below the water level and the bottom ends of the tubular support frame. There is a moderate concrete crack on the downstream sluice wall where the wall meets the floor behind the north gate and a significant spall that measures 6"x4" and is approximately 1.5" deep on the joint where the sluice wall beneath the bridge meets the downstream wingwall. The downstream aprons both have a severe erosion hole located at the end of the wingwall. While the opening of the hole is only a foot or two wide, the depth is over six feet indicating a larger void under the apron is likely present.

It is recommended to correct the erosion under the downstream aprons. In addition, the spall at the joint of the downstream sluice wall should be monitored. It is also recommended to have the gates rebalanced.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-410B

S-410B is a 30 foot long Steel Sharp Crested Weir. The structure is located on the 410 Canal, just east of Animal Kingdom.

The structure has minor corrosion on the sheets, the worst of which is near the water level. Minor rust flaking is occurring and one of the lift holes in the sheet pile is corroding so that it has expanded slightly. Significant debris and vegetation was present on both the upstream and downstream sides of the structure. In addition, the levee to access the structure was severely overgrown.

No structural repairs are recommended at this time.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure S-411

Structure S-411 consists of two D280 Amil gates. This structure is located on the L-411 Canal near the D-5 canal.

This structure was completely rehabilitated in FY 14. The cracks and spalls above and below the water line, previously reported, were repaired. The steel gate leaves were repaired and the structure was completely coated. In 2019 the shocks were replaced on the structure, the ballasts were tapped and checked for leaks and the structure was greased. In 2020 new staff gauges were installed.

Minor rust has formed along the access ladder and walkway bolts, shocks, trash screen channels, ballast welds and gate edges. Severe corrosion has occurred along the bottom 6” of the gusset plates, with a hole in the north gate’s plate. The paint along the sluice walls is peeling and a small spall is present on the sluice wall downstream of the southern gate. There is minor pitting along the sluice floor and approximately six to twelve inches of sediment built up along the downstream apron. In addition, a moderate crack is present on the north downstream apron that extends approximately six feet. The upstream USGS strap is broken but does not appear to impact the monitoring equipment.

It is recommended to rebalance the gate. No other structural repairs are required at this time.



REEDY CREEK IMPROVEMENT DISTRICT

PLANNING AND ENGINEERING

Structure V-6-A

Structure V-6-A consists of two 48 inch diameter reinforced concrete pipes with a Sluice gate on each end. This structure is located on the C-1 Canal, south of U.S. 192.

In 2020 new staff gauges were installed, debris was removed from upstream of the sluice gates and approximately one fourth of the upstream decking was replaced to fix a hole. The remaining upstream wooded deck and railing has some deterioration due to age, and is missing one of the stair hand railings. The downstream deck has one support post that is deteriorating. One of the sluice gates appears to be loose, but is functioning and there is erosion around the stairs to the upstream deck.

No structural repairs are recommended at this time. The deterioration to the support on the downstream deck shall be monitored.





Since 1967
Reedy Creek
IMPROVEMENT DISTRICT

Annual Report of Financial Status of the District

May 26, 2021





Overview of Fiscal Year 2020

(amounts reported in millions)

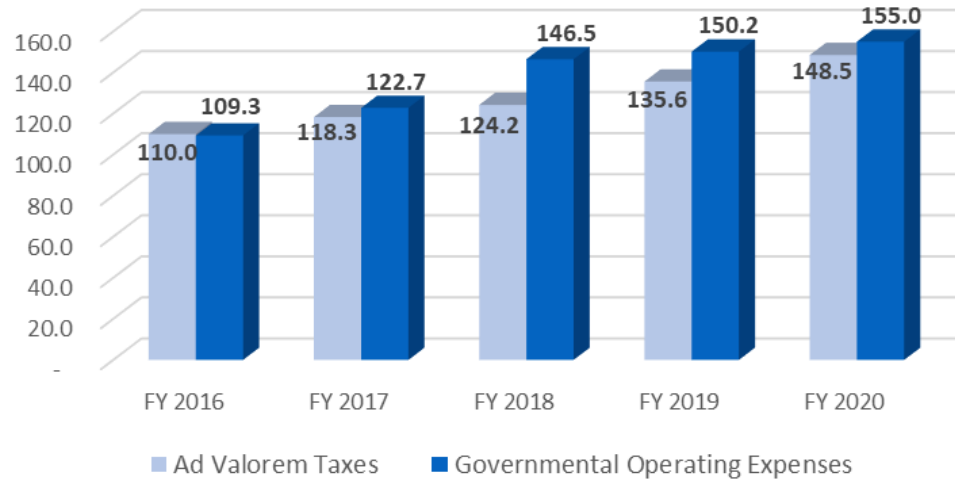
	Governmental Activities	Utility Operations	Total
Assets & Deferred Outflows (net of capital assets)	\$ 299,229	\$ 146,376	\$ 445,605
Capital Assets	\$ 895,726	\$ 293,640	\$ 1,189,366
Debt Outstanding	\$ (803,314)	\$ (150,818)	\$ (954,132)
Other Liabilities & Deferred Inflows	\$ (186,935)	\$ (24,000)	\$ (210,935)
Net Position	\$ 204,705	\$ 265,198	\$ 469,903
Ad Valorem Taxes	\$ 148,461	\$ -	
Utility Service Charges	\$ -	\$ 139,800	
Other Revenues	\$ 76,386	\$ 2,342	
Expenses	\$ (137,379)	\$ (131,417)	



Ad Valorem Taxes & Governmental Operating Expenses

Reedy Creek
IMPROVEMENT DISTRICT

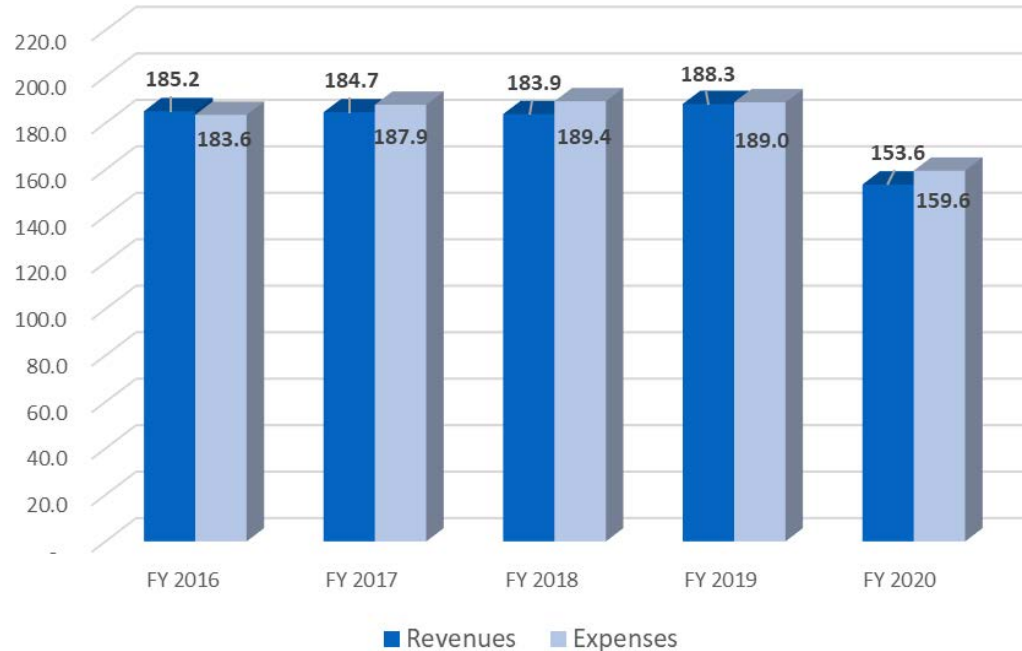
5-Year Comparison





Utility Revenues & Expenses

5-Year Comparison

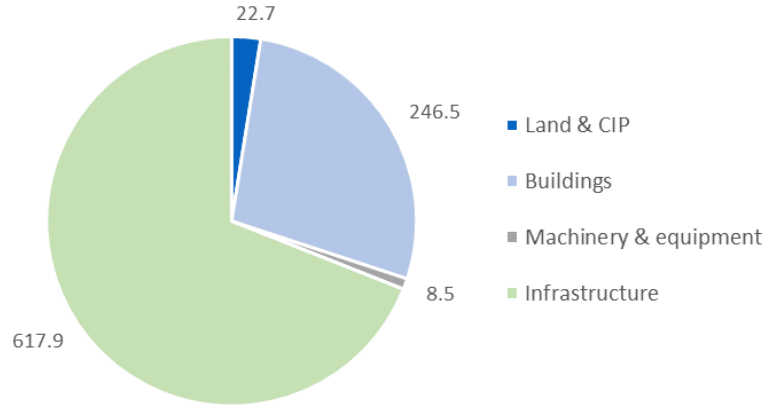




Capital Assets

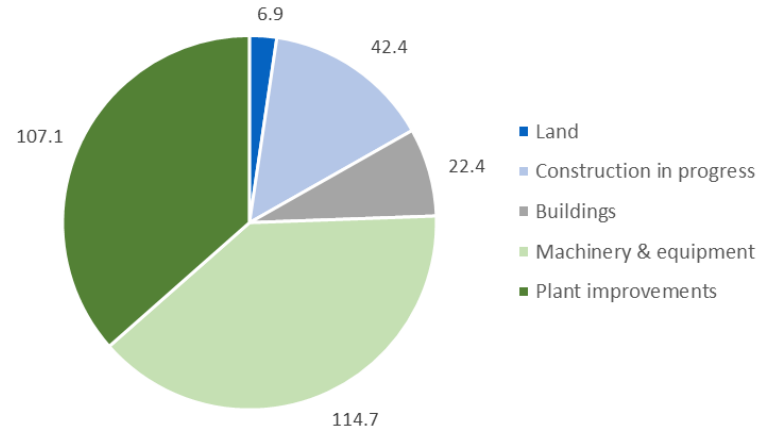
Amounts net of depreciation

Governmental Activities
(in millions)



Total capital assets at 9/30/20
\$896 million

Utility Operations
(in millions)

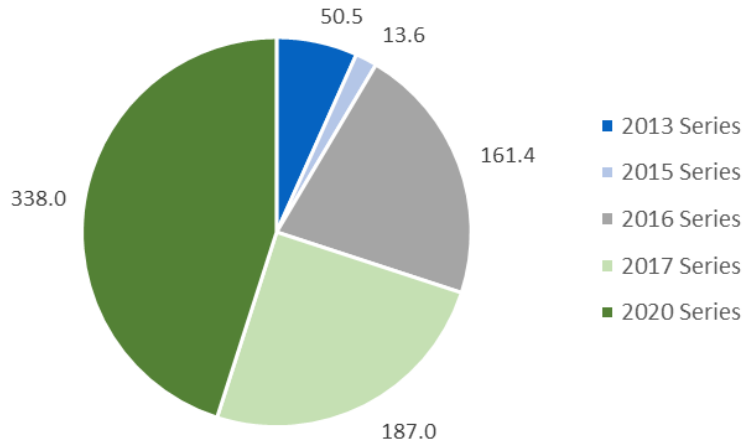


Total capital assets at 9/30/20
\$294 million



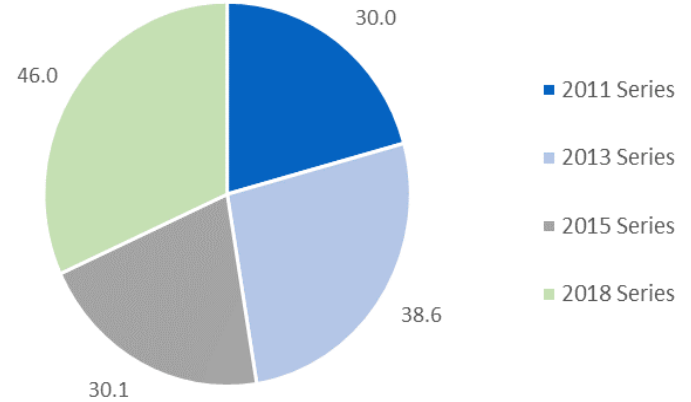
Outstanding Debt

Ad Valorem Debt (in millions)



Total outstanding at 9/30/20
\$750 million

Utility Revenue Debt (in millions)



Total outstanding at 9/30/20
\$145 million



District's Credit Ratings

	Ad Valorem Tax Bonds	Utility Revenue Bonds
Standard & Poor's	AA- Stable	A- Negative
Fitch	AA- Stable	A Stable
Moody's	Aa3 Stable	A1 Stable*

* Currently under review



Financial Compliance & Disclosure Requirements

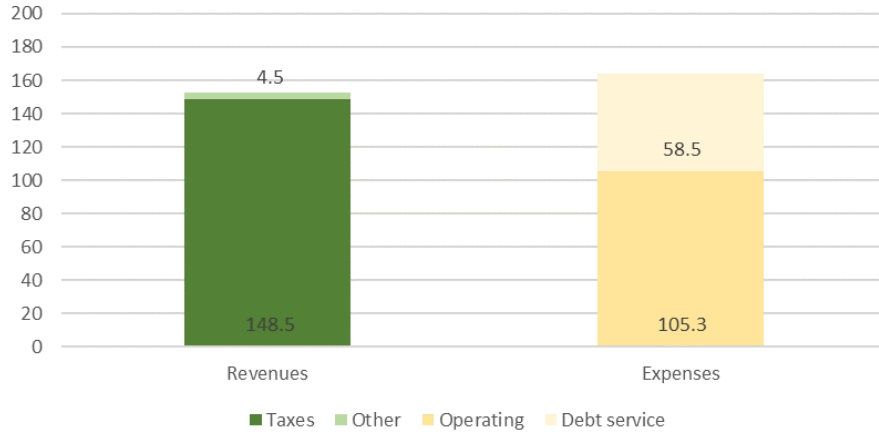
Reedy Creek
IMPROVEMENT DISTRICT

- State of Florida
 - Auditor General
 - Department of Banking & Finance
 - Department of Revenue
- Municipal Securities Rulemaking Board (SEC)
 - Electronic Municipal Market Access (EMMA)
- Rating Agencies, Insurers & Bondholders

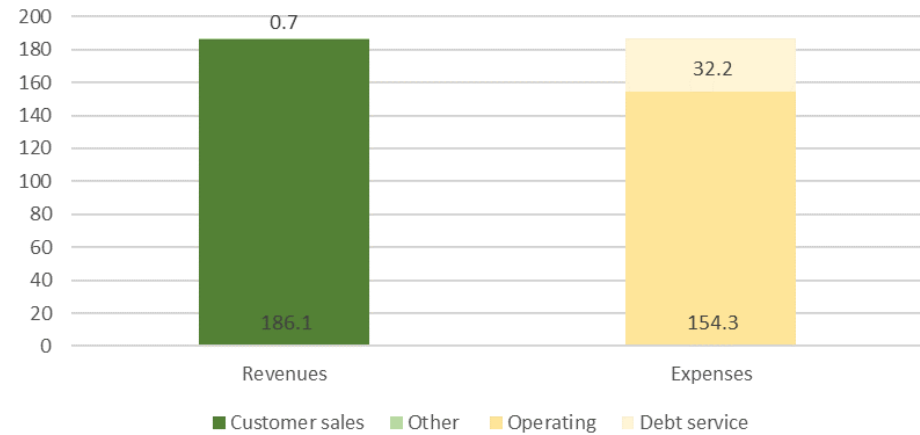


Fiscal Year 2021 Budget

Governmental Activities
(in millions)



Utility Operations
(in millions)



Millage rate – 11.1429

Debt service coverage – 1.37



Reedy Creek
IMPROVEMENT DISTRICT

Corona Virus (COVID-19)

Discussion on the effects of COVID-19 on operations and the current and future budgets

Operations and Accomplishments during the preceding year

(To Be Provided)