



Celebration Residential Owners Association (CROA)

Board of Directors Organizational Meeting

851 Celebration Avenue, Room 104

March 4, 2022

MINUTES

Call to Order

The Organizational Meeting was called to order at 9:02 AM by Mr. Brian Kensil, outgoing President. Also present were Mr. David Anderson, Mr. Bill Grindl, Mr. Jim Hays, Mrs. Celia McFadden, Mr. Jackson Mumey, and Mrs. Cindy Swisher. Representing GrandManors was Ms. Lauren Gunnyon, Executive Director and Ms. Suzanna McLeod, Community Manager. The meeting having been properly noticed, was ready to proceed with business.

Election of Officers

The Board members chose to vote for the officers by way of self-nomination, interest, and secret ballot. As a result of the secret ballot by CROA Members, the slate of officers is Mr. Jackson Mumey, President; Mr. David Anderson, Vice President; Mrs. Celia McFadden, Secretary; and Mr. Brian Kensil, Treasurer.

Appointment of Celebration Joint Committee Members

Mrs. Cindy Swisher and Mr. David Anderson were appointed to be the CJC CROA Committee members, and Mr. Bill Grindle was appointed as the future member upon opening of an additional seat.

Appointment of ARC Liaison

Mr. Bill Grindl was nominated to be the ARC Liaison point person by Mrs. Celia McFadden, with the Board in agreement.

Appointment of Covenants Liaison

Mrs. Cindy Swisher volunteered to remain Covenants Committee liaison, with the Board in agreement.

Appointment of Finance Liaison

Mr. Brian Kensil, as the Treasurer, is the Finance Committee Liaison.

Appointment of Service Area Committees Liaison

Mrs. Celia McFadden is nominated to be the Service Area Committees Liaison by Mr. Brian Kensil, with the Board in agreement.

Appointment of Dog Park Liaison

Mr. David Anderson volunteered to remain the Dog Park, with the Board in agreement.



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Appointment of Recreation Liaison

Mr. Brian Kensil volunteered to be the Recreation Committee Liaison, with the Board in agreement.

Appointment of Special Events Liaison

Celia McFadden volunteered to remain the Special Events Committee Liaison, with the Board in agreement.

Appointment of Technology Liaison

Mr. David Anderson volunteered to be the Technology Committee Liaison, with the Board in agreement.

Appointment of CCDD Liaison

Mr. Jim Hays volunteered to be the CCDD liaison, with the Board in agreement.

Celebration Foundation Liaison

Mr. David Anderson volunteers to remain the Celebration Foundation Liaison, with the Board in agreement.

Appointment of Condo Council Liaison

Mrs. Celia McFadden volunteers to remain the Condo Council Liaison, with the Board in agreement.

Liaisons were not appointed for the following committees: Osceola County, School District, Pickleball Task Force, Lawn Sports Task Force, Legal, with the Board in agreement.

Mr. Mumey makes a statement for the record:

“I have informed the CROA Board of Directors and Management that while I have a law degree and have passed the bar exam, I do not practice law in the State of Florida. Any comments, either verbally or in writing, that I make in my capacity as a CROA Director should not be understood to be legal advice to the Association, the Board of Directors, our manager, or residents, nor relied on as such.”

Ms. Gunnyon makes a statement for the record:

“I have informed the CROA Board of Directors and Management staff that while I have a law degree and have passed the bar exam, I do not practice law in the State of Florida. Any comments, either verbally or in writing, that I make in my capacity as a the Executive Director should not be understood to be legal advice to the Association, the Board of Directors, our manager, or residents, nor relied on as such.”

The Board takes a ten-minute recess





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Board Meeting Structure for 2022

The Board discusses the current model and previous models. Mrs. Cindy Swisher moves to hold two board meetings in a month with resident comment at the beginning of the meeting and on discussion items only with Time limits and have Workshops and Town Halls as necessary. Mr. David Anderson seconds. General discussion is had. Mr. Mumey calls for a vote. All in favor, motion carried. Management will propose 2022 Board meeting calendar with appeals meeting added prior to either the first or second meeting of the month.

Activities and Initiatives

The Board discusses operating principles, Mr. Anderson will be drafting operating principles and share them with the Board. This will be a template for future committee resolutions an partner program contracts.

The Board Discusses the use of Town Hall Email Addresses. General discussion. Owner Comments are taken. Jackson moves to allow use of both Town Hall and personal email addresses for Committee use. 6 in favor, Mr. Hays against, motion carried.

The Board is in recess.

11:30 – 1:30 p.m. - Board Certification Class – at this time the Board took a two-hour class with Tom Slaten for certification as Board Members.

1:30 – 2:00 p.m. – Insurance Presentation – At this time the Board had a presentation from Lou Biron regarding insurance coverage.

2:00 – 3:00 p.m. – Executive Session – At this time the Board had an Executive Session.

Communication

The Board engages in a general discussion regarding Communication thoughts, ideas, what the message should be, and a potential framework for Management. Mr. Anderson will be drafting a communication framework to share with the Board for comment. Management will work with corporate on the possibility of a new staff position and timeline for hiring as well as developing a proposed communication strategy based on the forthcoming framework.



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Adjournment

There being no further business, the meeting adjourned at 3:30 P.M.

Celia A McFadden

[Celia A McFadden \(Mar 17, 2022 11:16 EDT\)](#)

Celia McFadden, Secretary

