



BOARD OF DIRECTORS' MEETING

851 Celebration Avenue, Room 104
May 24, 2017 6:30 PM

MINUTES

Owners Comment Period

Twelve residents addressed the board and expressed their opinions about discussions and future procedures surrounding the management contract, live streaming and the potential for an RFP. One resident spoke about curbside parking and a related petition. There was also comment on the status of the Comcast installations, bottle fillers in key areas around Celebration and a request to correct the draft Minutes of the 4/24/17 CROA Board Meeting.

Invocation

William Lewis of Celebration Presbyterian Church delivered an invocation.

The Pledge of Allegiance

At this time, the Pledge of Allegiance was recited.

Call to Order

The meeting was called to order at 6:35 PM by CROA Board President, Jack McLaughlin. Present were Treasurer Paul Collins, Secretary Tim Swisher, Directors Eric Oppegaard and Debie McDonald (by phone). Vice President Leonard Timm and Director David Anderson were not present. Also in attendance representing CCMC were Executive Director, Steve Waring, and Community Manager, Suzan Kearns. A quorum of Directors was declared and the meeting, having been properly noticed, was ready to proceed with business.

Adopt Agenda

Tim Swisher motioned to adopt the agenda. Paul Collins seconded and the motion passed unanimously.

Approval of Minutes

Tim Swisher motioned to approve the amended minutes of the April 24, 2017 meeting. Paul Collins seconded and the motion passed unanimously.

Committee Reports

ARC - Suzanna McLeod reported for the ARC that 91 applications were processed 81 were approved and 10 were declined. Sherwin Williams paint books are available at the front desk. Residents should check out Google's Project Sunroof to help get a better idea how solar roofing and panels might improve their home efficiency.

Covenants – Vaughan Roberts reported for the Covenants Committee. Paul Collins commented on security cameras and whether everyone was clear on the rules regarding the use of these. It was clarified that cameras were preferred behind beams on porches, instead of toward the street or seen from the road; however management and ARC will be discussing the guidelines for new ways to approach cameras.

Owners are responsible for the repair of their fences and mailboxes – contact Community Standards for specifics. Inspections are ongoing as a matter of routine and the inspector carries materials that are of interest to residents.

Special Events – Ilene Bahr reported the Memorial Day flag ceremony will begin at 10AM this coming Saturday. The Aloha to Summer Kickoff at Lakeside ends with a movie on the lawn next Wednesday. Summer breakout is open for registration and kicks off on June 5th. Food Truck Friday is coming up the 2nd Friday of June and registration is open for the July 4th parade. The World’s largest swim lesson will be in June and a community services event will be in July to honor first responders. Steve mentioned that the statue is complete at the Dog Park. Ilene added that the tiles would be going up and that there were more for sale.

Recreation Program Plan Committee – Steve Waring reported on the K-8 Facility Use Agreement renewal between Osceola County Schools and CROA and we are waiting on the Principal’s comments on the agreement. The current agreement may be extended for a few months until the full contract is in place. An RFP is in process for Tennis. We will be looking at a more comprehensive program for swimming and a RFP for adult softball.

Financial Report

Suzan Kearns delivered a brief overview of the financials and the report was accepted as presented. Paul Collins elaborated that expenses are under control. Income is down \$80K - \$60K, which reflects a surplus from last year and was budgeted. In actuality, income is only down \$20K, which reflects a reversal of an assessment – probably due to an appeal. Please note that bad debt should be watched as it is inching back up.

Management Report

Comcast - Steve Waring mentioned that Comcast has worked many areas. The next phase is East Village and coordinating restoration with the proper representative. Efforts continue to minimize the impact on the community as well as the strategic placement of the boxes needed for servicing the customers. Another crew will be added to step up the pace. South Park and Artisan Park servicing will be coming up soon. It was explained that the courtesy account at the Spring Lake fitness center is working and the account at the Dog Park is hooked up but we are working through some technical issues. Further courtesy accounts will soon be completed at North Village and the 851 building. Steve reiterated that he reviewed with Comcast that the locates be completed properly, properties restored and communication is optimal.

Athletic Fields - Management staff at the CDD has given direction to their management staff to work with town hall on a development plan for the road. The process involves completion of the road and then permitting. RFP’s will be developed and a contractor will be selected. The whole process should be complete by end of 2018.

Davey – Roger Echols and Rick Mansfield reported that there were some tree limbs that needed to be cut back. They expressed disappointment that they have not met some of their goals and understand the frustration from the board and the residents as well as commenting that it takes time and work to get it right. Rick added that pre-emergents are being liberally used in the service areas, which should show a significant change in weed control. Eric Oppegaard congratulated them on the successes except in the townhome areas – there are plants that have aged and should be removed and replaced, trees that need trimming back as well. He would like to see more coverage of long term planning of plantings.

Tim Swisher inquired about whether anyone had spoken with the CDD about the high profile areas and how we can provide more “WOW” factor.

1. Georgetown Condominium Association mediation update – Anneke McCulloch updated the board on the progress at Georgetown, and the board was complimentary on their progress and communication. Jack McLaughlin motioned to move the deadline regarding progress up to April 2018. Eric Oppegaard seconded and the motion passed unanimously.
2. Tim Swisher motioned to approve the renovation of the East Village sports field by Signature Sod for \$54,675.00 plus Irrigation Improvements of up to \$4,500.00 – CROA Reserve Expenditure. Paul Collins seconded and the motion passed unanimously.
3. Tim Swisher motioned to approve landscape renovation of Croton Park by NuLeaf Property Services for \$5,671.86 – CROA Reserve Expenditure. Paul Collins seconded and the motion passed unanimously.
4. Eric Oppegaard motioned to approve paver installation at Croton Park by NuLeaf Property Services for \$5,200.00 – CROA Operating Expenditure. Tim Swisher seconded and the motion passed unanimously.
5. Eric Oppegaard motioned to approve landscape renovation of Savannah Square Park by NuLeaf Property Services for \$3,623.49 – CROA Reserve Expenditure. Discussion involved Eric Oppegaard inquiring why the price variation between the proposals was so great. Todd replied that pricing on plants from Davey was very high. Paul Collins asked about whether there would be any change to the curbing, which has been a problem with trucks. Todd recommended placing the shrub and irrigation behind the curb, which would work as a deterrent to hitting the vegetation. Paul Collins seconded and the motion passed unanimously.
6. Tim Swisher motioned to approve landscape renovation of Downey Park by NuLeaf Property Services for \$20,957 – CROA Reserve Expenditure. Eric Oppegaard seconded and the motion passed unanimously.
7. Eric Oppegaard motioned to approve the final invoices for the Materials and Installation of the Trellises on Campus by Scott Walker and Associates in the amount not to exceed \$20,000 – Academy Row/Meeting House Green Service Area Reserve Expenditure. Tim Swisher seconded and the motion passed unanimously.
8. Jack McLaughlin motioned to approve moving forward with mediation on property for non-compliance issues. Paul Collins seconded and the motion passed unanimously.
9. Eric Oppegaard motioned to approve to initiate the fining process for 12 Non-Compliance Items through Notification of the Covenants Committee meeting to confirm or reject the fine. Tim Swisher seconded and the motion passed unanimously.
10. Jack McLaughlin motioned to approve to convert 1 fine to a Specific Assessments / (S-9). Tim Swisher seconded and the motion passed unanimously.
11. Eric Oppegaard motioned to approve to have CCMC send 24 Service Area Intent to Lien Letters to Owners Delinquent as of April 1st assessments. Tim Swisher seconded and the motion passed unanimously.
12. Eric Oppegaard motioned to approve to have CCMC send 206 CROA Intent to Lien Letters to Owners Delinquent as of April 1st assessments. Tim Swisher seconded and the motion passed unanimously.
13. Eric Oppegaard motioned to approve 2 Homeowner Request(s) totaling \$57.92. Tim Swisher seconded and the motion passed unanimously.
14. Eric Oppegaard motioned to approve 2 Attorney Instructed Write offs totaling \$27,762.00. It was suggested that management invite the Larsen and Associates to a workshop to walk the Board through the fee process. Paul Collins seconded and the motion passed unanimously.
15. Tim Swisher motioned to approve 1 legal recommendation and deny 1 legal recommendation. Paul Collins seconded and the motion passed unanimously.

Strategic Planning Goals Update:

Goal #1: Build mutually beneficial strategic partnerships with the county, civic, community, schools and districts – Jack McLaughlin and Debie McDonald. Jack McLaughlin reported that the civic corridor plans is coming together. He is trying to get an appointment with a county commissioner.

Goal #2: Promote enhanced engagement with members of the community - Debie McDonald and David Anderson – no report.

Goal #3: Implementation of the CROA Facilities Master Plan – Leonard Timm and Jack McLaughlin – no report.

Goal #4: Implementation of the CROA Recreation Program Plan – Paul Collins and Tim Swisher – Paul Collins expressed excitement about the tennis RFP and hinted and more things to come.

Goal #5: Develop and Refine Community Management and Organizational Efficiencies – David Anderson and Paul Collins. Paul Collins reported that he and David met with Todd about the landscape contract and Todd is looking at the Service Area side and the Residential side.

Goal #6: Explore green and technology initiatives – Eric Oppegaard and Leonard Timm. Eric Oppegaard commented that he spoke with Paul's Recycle a Battery-recycling program. He requested materials for review so that it could be assessed as to whether this was a program that would work for the community. Eric Oppegaard also talked with an electric vehicle charging company - the Charge Point network, which has a station in Mirasol. He asked if they could put together a pricing program and present it to the board.


Goal #7: Ensure community standards are met – Tim Swisher and Eric Oppegaard. Tim Swisher expressed a wish to bring together the area condo managers and discuss common issues.

Board Comments

None

Adjournment

There being no further business, the board adjourned at 8:30 pm



Tim Swisher, Secretary