



BOARD OF DIRECTORS' MEETING

**851 Celebration Avenue, Room 104
Wednesday, September 27, 2017 6:30 PM**

MINUTES

Owners Comment Period

CROA Board members Debie McDonald and David Anderson presented certificates to residents in the community who helped prior to and following Hurricane Irma. Several residents had questions regarding the planned athletic field including concern over parking and heat related issues on artificial turf. It was also suggested that a task force / workshop be used to study alternative locations for Thriving In Place members to meet. Another resident requested CROA look into extending pool hours until 10PM instead of 8PM with management following up.

The Pledge of Allegiance

At this time, the Pledge of Allegiance was recited.

Call to Order

The meeting was called to order at 7:06 PM by Jack McLaughlin, CROA Board President. Present were Leonard Timm, Vice President; Paul Collins, Treasurer; Tim Swisher, Secretary; Directors David Anderson and Debie McDonald. Eric Oppegaard was absent. Also in attendance representing CCMC were Steve Waring, Executive Director and Suzan Kearns, Community Manager. A quorum of Directors was declared and the meeting, having been properly noticed, was ready to proceed with business.

Adopt Agenda

Debie McDonald motioned to adopt the agenda. Tim Swisher seconded and the motion passed unanimously.

Approval of Minutes

Tim Swisher motioned to approve the minutes of the August 30, 2017 meeting. David Anderson seconded and the motion passed unanimously

Committee Reports

ARC - Michael Valiquette reported that 108 applications were reviewed with 101 approved. The top request was landscaping. Topics under review included solar panels and hurricane shutters. Suzanna McLeod follow up that residents interested in installing hurricane shutters contact Town Hall since no decisions have been made by the ARC.

Covenants – Suzanna McLeod reported that inspections have been suspended since September 5th and will resume on October 6th. Michael Smith was welcomed to the Covenants committee.

This month's topic was "managing your home while you are away" which emphasized a reminder to homeowners that may not reside in Celebration full time that they are responsible for the care of their home year round.

Special Events – Ilene Bahr reminded everyone about upcoming events such as Good Neighbor Day featuring free hot dogs, Dog Park tiles are still for sale, Founders day tickets are on sale until November 3, Veterans Day parade registration is open, upcoming movies-on-the lawn, Porch and Yard Sale, Fall Festival and the Lion King event in 2018.

Recreation – Steve Waring reviewed the minimum standards for all leagues to assure we were meeting the threshold. Parks and Rec staff are working to create an “end of season survey” and park monitors continue to be out in the community checking ID’s.

Financial Report

Suzan Kearns presented the report, which was accepted as presented. Paul Collins commented on some of the variances.

Management Report

Steve Waring reported that the CROA Budget workshop had been postponed and requested it be rescheduled for October 6th.

Action Items

1. Leonard Timm motioned to approve Integra Realty Resources to complete a Commercial Property Appraisal for the amount of \$3,250.00 – Capital Improvement Fund. Tim Swisher seconded and the motion passed unanimously.
2. Tim Swisher motioned to appoint Michael Smith to the Covenants Committee. Leonard Timm seconded and the motion passed unanimously.
3. Leonard Timm motioned to approve the guideline for landscape, as recommended by the ARC. Tim Swisher seconded and the motion passed unanimously.
4. Leonard Timm motioned to approve the guideline for solar, as recommended by the ARC. Board members inquired about other innovative ideas and asked Suzanna to explore photovoltaic shingles. David Anderson seconded and the motion passed unanimously.

At this time, Leonard Timm motioned to approve Action Items 5, 6, 7, 8, 9 and 14. Debie McDonald seconded and they passed unanimously, as follows:

5. Motion to approve landscaping improvements in Academy Row/Meeting House Green by Exquisite Lawn Care for \$13,351.00 (two quotes) – Academy Row/Meeting House Green Service Area Reserve Fund Expenditure \$3,485.00 and Operating Expenditure of \$9,866.00.
6. Motion to approve landscaping improvements in North Village Townhomes (Charleston Place) by Exquisite Lawn Care for \$3,417.00 – North Village Townhome Service Area Reserve Fund Expenditure.
7. Motion to approve landscaping improvements in South Village Townhomes by Paradise View Enterprises for \$6,949.50 – South Village Townhome Service Area Operating Expenditure.
8. Motion to approve landscaping improvements in Parkview Townhomes by Paradise View Enterprises for \$8,920.00 – Parkview Townhome Service Area Reserve Fund Expenditure.
9. Motion to approve landscaping improvements in Blue Sage Townhomes by Dora Landscaping for \$28,015.00 – Blue Sage Townhome Service Area Reserve Fund Expenditure of \$3,360 and Operating Expenditure of \$24,655.00.

14. Motion to approve the purchase of shutters for Academy Row/Meeting House Green from TheArchitecturalDepot.com (aka Pacific Columns) in the amount of \$29,804.58 – Academy Row/Meeting House Green Reserve Expenditure.
10. Leonard Timm motioned to approve the purchase of the DJI Mavic Pro Fly Drone for an amount not to exceed \$2,000.00 – CROA Operating Expenditure. The motioned passed by a majority with David Anderson and Debie McDonald voting nay.
11. Leonard Timm motioned to approve to have CCMC send 12 Service Area Intent to Lien Letters to Owners Delinquent as of September 30. Tim Swisher seconded. The motion passed unanimously.
12. Debie McDonald motioned to approve 1 Service Area Homeowner Request for \$28.38 and 1 CROA Homeowner Request for \$29.50. Leonard Timm seconded and the motion passed unanimously.
- 12B Debie McDonald motioned to approve 1 payment plan. David Anderson seconded and the motion passed unanimously.
13. Leonard Timm motioned to approve the release of arts survey e-mail addresses for single purpose use. David Anderson seconded and the motion passed unanimously.
15. Tim Swisher motioned to close the 851 Building on October 7, 2017 for the Porch and Yard Sale Debie McDonald voted no. Motion passed by a majority with Debie McDonald voting nay.

Strategic Planning Goals Update:

Goal #1: Build mutually beneficial strategic partnerships with the county, civic, community, schools and districts – Jack McLaughlin and Debie McDonald

Goal #2: Promote enhanced engagement with members of the community - Debie McDonald and David Anderson

Goal #3: Implementation of the CROA Facilities Master Plan – Leonard Timm and Jack McLaughlin

Goal #4: Implementation of the CROA Recreation Program Plan – Paul Collins and Tim Swisher

Goal #5: Develop and Refine Community Management and Organizational Efficiencies – David Anderson and Paul Collins

Goal #6: Explore green and technology initiatives – Eric Oppegaard and Leonard Timm

Goal #7: Ensure community standards are met – Tim Swisher and Eric Oppegaard

Board Comments

David Anderson presented brief results of a recent community survey. Jack McLaughlin reminded the audience of Good Neighbor Day on Thursday, September 29, and that updates would be delivered on Strategic Goals at the next CROA Board Meeting. It was also noted that volunteers from the board were needed for the ARC and Covenants committees.

Adjournment

There being no further business, the board adjourned at 9:15 PM.



Tim Swisher, Secretary

