



**Pickleball Task Force
August 26, 2021 Meeting Minutes**

Call to Order

The Task Force meeting was called to order at 4:00 PM by Steve Northridge as co-chair. Present were Task Force members Lucy Clark, Dave Eastman, Mike Jackson, Steve Northridge and Scott Kirschner. Allen Rowin, the Recreational Committee liaison, was not able to attend. Brian Kensil and Celia McFadden represented the CROA Board as liaisons. Steve Waring represented management. The meeting, having been properly noticed, was ready to proceed with business.

Owners' Comments

There were no owners' comments.

Adopt Agenda

Mr. Northridge proposed replacing the two original discussion items with the following two:

- 1) What materials should be posted on the Pickleball Info page on the Celebration Front Porch Website
- 2) Recreation Committee "deeper" Lot B proposal

Mr. Northridge made the motion to adopt the revised agenda, Mr. Jackson seconded, and the motion passed unanimously.

Approval of July 21, 2021 meeting minutes

Mr. Eastman motioned to approve the minutes. Mr. Jackson seconded, and the motion passed unanimously.

Discuss Pickleball Info Page

Mr. Northridge started the discussion by mentioning the negative comments on social media and the suggestion by Mr. Kensil to counteract by providing a Pickleball Info page and a community meeting on Sept. 15 (subsequently revised to Sept. 16) to answer questions. Mr. Northridge then turned the discussion over to Mr. Kensil to frame the activity and give his thoughts on content.

Mr. Eastman expressed concern about the intent of the Sep 16th meeting. Based on social media comments, it appears as if most residents expect the meeting to be a forum for residents to determine if permanent pickleball courts are needed in Celebration. Mr. Eastman asked Mr. Kensil and Ms. McFadden to make known officially that this is not the purpose of the meeting, but the meeting will be an opportunity to educate residents on the decision the board has already made and discuss options for the location of the permanent pickleball courts. Mr. Jackson suggested a strategy to work with the Recreation Committee to come up with a joint proposal.

Mr. Kensil indicated he asked Mr. Rupp to attend this meeting since he is responsible for the website. Mr. Kensil explained that the Pickleball Lot selection vote on the previous evening's (Aug. 25) CROA Board meeting agenda was pulled since the amount of feedback on social media led the Board to believe the agenda item may have consumed too much Board meeting time and it was imperative that the Board approve the new Grand Manors management contract in that meeting and get the management company transition underway.

Mr. Kensil acknowledged the frustration expressed by the Pickleball Task Force and he too is not happy with the misinformation being spread on social media. Mr. Kensil again expressed the support of Pickleball within the CROA Board.

Mr. Kensil indicated that Mr. Rupp will set up the website and we need to put together facts in a concise fashion. Mr. Kensil will also provide some of the financial historical cost information related to the Civic Corridor. Mr. Kensil suggested posting the following:

- 1) The PowerPoint presentation intended for Aug. 25 board meeting
- 2) History on Pickleball in Celebration
- 3) Brian will create a one pager to address:
 - a. Financials on the dog park and athletic fields for context
 - b. Where money is coming from (Capital budget)
- 4) Couple of pages to answer questions from social media and rumor mill
- 5) Pickleball Task Force minutes and agendas

Mr. Jackson recommended a link to the Celebration Pickleball history. Mr. Eastman suggested we post information related to public meetings where Pickleball was discussed.

Mr. Kensil indicated that we want to post information so people can see logically and reasonably what is going on.

Mr. Northridge suggested that the Pickleball Task Force pulls together the material and runs it by Mr. Kensil and Ms. McFadden prior to posting. Mr. Kensil agreed and indicated he did not want Mr. Rupp posting anything until we are ready.

Discuss Recreation Committee "Deeper" Lot B proposal

Mr. Kensil asked Mr. Waring if there were engineering studies regarding Lot B and the retention pond. Mr. Waring indicated that no specific engineering studies were done, but indicated that the responses to the 2020 RFP had contingencies added to address these issues. Mr. Northridge stated during the 2020 RFP preparation that the former Town Hall rep (Todd Haskett) specified that the usable space on Lot B was 100 ft deep by 300 ft and further when, in early 2020, Mr. Eastman asked if we could squeeze any more depth Mr. Haskett indicated maybe a few more feet depending on how parking was aligned. Mr. Northridge indicated that the Pickleball group was specifically told to create a court layout that would fit within the 100 ft by 300 ft footprint and the only thing that could be done with the retention pond area is to build a suspended court structure above it.

Given the Recreation Committee proposal to consider reengineering the retention pond on Lot B to allow more space, Mr. Eastman suggested we look into this. Mr. Waring indicated that an engineering study would be necessary to validate the use of the retention pond area. Mr. Kensil asked if we should hire an engineer to look at Lot B and Lot D to see if they are viable for Pickleball. Mr. Northridge suggested a skinny engineering study to determine the space available on Lot B. Mr. Jackson indicated we should not do an engineering study on Lot D yet since we don't know what portion of Lot D would be used by Pickleball, further he pointed out that the straight-in parking on Lot B may not be adequate (only 24 spots) and by his measurements, nearly 2/3rd of the retention pond would be needed in order use Lot B. Mr. Jackson asked if it would be useful to walk Lot B and get a layman's sense if it is viable.

Mr. Northridge summarized the requirement for the Pickleball facility is to not only have a Lot capable of supporting double stacked courts but a Lot capable of supporting the future growth of the facility to support 12-14 courts.

Ms. McFadden indicated that during the Recreation Committee meeting someone stated that \$37K was spent on drawings for Lot B. No one in the meeting was aware of this expenditure and Mr. Jackson indicated that the Pickleball Task Force has spent \$0. Ms. McFadden also indicated that the Recreation Committee only wants parking on Lot D so it comes down to Pickleball vs. parking. Ms. McFadden also mentioned that the Recreation Committee is no longer recommending using part of the dog park as was recommended in their August 25 statement.

Mr. Kensil asked Mr. Waring if TCC had stated that they did not want Lot D only used for parking and Mr. Waring said he was not aware of that requirement.

Mr. Eastman pointed out that we all agree additional parking is needed, but we don't have any hard numbers identified for parking in the Civic Corridor, so it is difficult to understand how or why parking should trump any other use on Lot D. Mr. Northridge pointed out that even if a 150 ft x 300 ft parcel on Lot D was used for pickleball courts, that would still allow for 517 parking spaces in the Civic Corridor through the Library. Mr. Rupp indicated for an average Lakeside event we get 450-500 people. The largest event at the Civic Corridor had 700 people. Mr. Jackson indicated that the average number of people per car is over 2 and we would still have more than adequate parking in the Civic Corridor even after the Pickleball Facility is built on a 150 ft x 300 ft parcel in Lot D. Mr. Lee Moore indicated about 250 kids attend on Saturday mornings plus cars for adult soccer.

Task Force Member Comments

No further comments were offered.

Next Meeting

The next meeting will be pending events, such as, the CROA board action on moving ahead with the Pickleball lot selection. In the future the Task Force wants to meet on the third Thursday of every month for it official public meeting.

The meeting was then adjourned.