



Celebration Residential Owners Association (CROA)

BOARD OF DIRECTORS MEETING

Residents may attend in person or virtually

To join online: Click here to join the meeting Meeting ID: 135 929 416#	To join by phone: 689-206-0281 Meeting ID: 135 929 416#
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Wednesday, January 26, 2022 6:00 – 8:00 PM

AGENDA

- ❖ **Owners Comments**
- ❖ **Verify Meeting Properly Noticed**
- ❖ **Verify Quorum**
- ❖ **Pledge of Allegiance**
 - a. **Call to Order**
 - b. **Adopt Agenda**
 - c. **Approval of Minutes**
 - CROA Board Meeting [1-12-22](#)
 - d. **Financial Update**
 - November financials
 - e. **Discussion Items (Resident participation welcome)**
 - 1. **Transition and Management Update**
 - a. Staffing
 - b. Call Center training and responsiveness
 - c. Completeness of on-line portals for resident information
 - 2. **Updates for ongoing projects:**
 - a. **Engineering Work on the Civic Corridor**
 - 1. Discussion of KPM Franklin report on Lots B & D
 - 2. Discussion of range of cost estimates related to the concept drawings evaluated





Celebration Residential Owners Association (CROA)

- b. CROA Amenities Inventory and quality grades
 1. [Listing of sites to assess](#)
 2. Current work performed/planned
 3. Timeline for future site(s) assessment
 4. Update on Basketball Court
 3. Legal issues briefing
 4. Update on 2022 [CROA Board election](#)
 5. Discussion regarding CROA providing insurance for non-CROA sponsored events
 6. Discussion of Island Village amenity wish list
 7. Discussion of [K-8 School contract renewal](#)
 - a. How do we wish to proceed with assessment of potential renewal?
 - b. Should this be a CROA contract or should various entities (e.g., Little League) negotiate for utilization of school properties (like ball fields)?
 - c. Are we as a Board willing to consider committing CROA funds to fixing up K-8 school properties?
 - d. What about other school properties (high school and Island Village)?
 - e. What legal precedents do we set for CROA with the above decisions?
 8. Discussion of [Covenants Process](#)
- f. Action Items (Board discussion only)**
9. Motion to approve the proposal to provide an updated [2022 Reserve Study](#) by Reserve Advisors in the amount of \$24,800.00 with additional options as needed – CROA Operating Expenditure.
 10. Motion to approve the contract for 2022 [Fourth of July fireworks](#) with Garden State Fireworks, Inc.
 11. Motion to approve purchase of [lane line reel](#) and cover at Lakeside Park pool by SwimOutlet in the amount of \$3,587.36 – Replacement Reserve Expenditure





Celebration Residential Owners Association (CROA)

12. Motion to approve the painting of [Memorial Gardens](#) by Vice Painting in the amount of \$1,995.00 – Replacement Reserve Expenditure
13. Motion to renew a one-year contract with Nannette's for [Ballroom Dance](#), as recommended by the Recreation Committee.
14. Motion to approve replacement shutters for [South Village Townhomes](#) by Architectural Depot in the amount of \$42,167.64 – South Village Townhomes Replacement Reserve Expenditure
15. Motion to initiate the fining process for [19 Non-Compliance Items*](#) through notification of the Covenants Committee meeting to approve or reject the fine
16. Motion to approve [4 Resident Fee Waiver Requests*](#)
17. Motion to approve the list of owners ineligible to vote in the 2022 CROA Board of Directors election.

g. Board Comments

h. Adjournment

❖ Appendix

ARC Covenants* [Dog Park](#) Finance Recreation [Special Events](#)
Technology Artisan Park Pickleball Task Force Lawn Sports Task Force
Condo Council





Celebration Residential Owners Association (CROA)

BOARD OF DIRECTORS' MEETING

**Tuesday, January 12, 2022 6:00 PM
MINUTES**

Call to Order

The Board Meeting was called to order at 6:00 PM by Mr. Brian Kensil, President. Also present were Mr. David Anderson, Vice President; Mrs. Cindy Swisher, Treasurer; and Director Mr. Jackson Mumey. Mr. Kevin Kirby and Mrs. Celia McFadden were not in attendance. Representing GrandManors were Mrs. Lauren Gunnyon, Executive Director; Ms. Suzanna McLeod, Community Manager; Mr. Ariel Lovera, Financial Manager and Mr. Donn Gilray, Accounting Director. Also present was Mr. Tom Slaten with LarsenSlaten PLLC. The meeting, having been appropriately noticed, was ready to proceed with business.

Adopt Agenda

Mr. Mumey motioned to adopt the agenda, Mrs. Swisher seconded, and the motion passed unanimously.

Approval of Meeting Minutes

Mr. Mumey motioned to approve the minutes for the Board meeting on December 8, 2021; Mrs. Swisher seconded, and the motion passed unanimously.

Financial Update

Mr. Lovera began by saying the November's financials will be available for the Board to review on January 20th and December's financials will be ready by February 15th which will include all service areas. Mr. Lovera continued by saying that all transitions needed from CCMC has been given to GrandManors and they are currently in the process of finalizing the last data that was received to compile and finish the transition. Mr. Lovera explained that owner balances were in bad shape from a data transition perspective and most of November was devoted to fixing accounts receivable balances for homeowners. Mr. Gilray added that the timeline for the first set of November financials was extended to fix data transition issues, moving forward each month's financials shall be ready by the 20th of the following month. The expectation is that the January financials will be available on February 20th.





Celebration Residential Owners Association (CROA)

Action/Discussion Items

1. Transition and Management Update

a. Staffing

Mrs. Gunnyon began by explaining that Town Hall would be fully staffed per the 2022 budget with 29 full time employees and 7 part time employees. In early November at transition Town Hall was down to 16 full time positions and since then they have been working to back fill all those positions. Currently, they are still looking for a resident service coordinator, maintenance lead, maintenance tech, and 3 part time park monitors and thus still short staffed. Mrs. Gunnyon mentioned they have extended offers to a Service Area Manager and a Community Standards Manager.

b. Call Center training and responsiveness

Mr. Kensil explained that both management company finalists had call centers. The Board specifically looked for a company with this capacity as it was felt to be a serious need. The prior management company was not doing a good job of answering calls. It was felt that to properly answer calls a couple of more full-time employees would be required. A call center was felt by the Board to be the best long-term answer. Mr. Kensil noted that the Board knew service needed to improve with the call center and Mrs. Gunnyon was tackling the issues.

Mrs. Gunnyon stated she recently had a face-to-face zoom meeting with the manager of the call center. During the meeting there was a discussion of communication issues and an understanding of how the Celebration Town Hall back-office works. Mrs. Gunnyon also discussed with the call center manager the information they currently have about Celebration and training of their staff. She explained the call center was given information about Celebration in a PDF format and a hard copy format, which is not how most of their staff is used to working, rather pulling information from CiraNet instead. She confirmed that she will be working with the team in putting more information into CiraNet to help the call center have the information available to further assist homeowners. Finally, additional staff training has been tentatively scheduled from corporate next week.

c. Completeness of on-line portals for resident information

Mrs. Gunnyon began by saying the online portal resident information is not complete, and it ties in with the call center issues and transferring data from the website to the portal. A discussion in creating a plan for moving things over was discussed with Mr. Dume, as he currently manages the website.





Celebration Residential Owners Association (CROA)

2. Discussion on Covid and mask usage

Mrs. Gunnyon began by providing the GrandManors policy that was recently updated: all staff members must wear a face covering while in the office unless in a private office or private cubicle. Also, when walking around the office or having conversations, face masks are required. Mr. Kensil continued by saying that GrandManors suggested that everybody in the building should have to wear a mask; however, this was opposed by many on the Board.

Attorney Slaten continued to explain Florida law is very straight forward and the legislation in the last session passed some restrictions on mask mandates for private companies which states they can do what they want. GrandManors and CROA can decide how they would like to handle based upon any preference for business operations. The Board ultimately stated that residents would be strongly encouraged, but not required, to wear masks in Town Hall and at board meetings.

3. Updates for ongoing projects:

a. Lawn Sports design

Mr. Kensil began by saying why Lawn Sports was chosen to be in Heritage Hall, it is in the middle of a neighborhood with bathrooms and a facility and has a wonderful space in the back. He explained he wants everyone to understand the design one more time with hopes to move with a board conversation and pass a motion to get bids.

Motion: Mrs. Swisher motioned to approve the design concept shown at the meeting and to proceed with obtaining bids for both alternatives with both 1 or 2 croquet lawn courts at Heritage Hall. Mr. Mumey seconded, and the motion passed unanimously.

b. Engineering Work on the Civic Corridor – Approval of concept designs for Fields 1 & 2 / Lot D

Mr. Kensil provided an update on the Recreation Committee meeting and the outcome of their deliberations about placement of a Pickleball facility. He noted that there was not a consensus on the Committee, however, the prevailing opinion was to place Pickleball on Lot D and to not place turf on either Fields 1 and/or 2 at this time.

Mr. Mumey said that he supported the decision of the Recreation Committee and would like to see a line item in the bid showing the cost to turf Field 1 and Field 2.

Mrs. Swisher agreed that the Lot D placement was the best option.

Mr. Anderson also agreed with the Lot D proposal.





Celebration Residential Owners Association (CROA)

It was discussed that bid pricing would be ala carte so the Board could see the cost of the various components.

Motion: Mr. Mumey motioned to approve and move forward with a design build bid concept from KPM for Lot D having Pickleball by the parking lot (with a second parking lot being built) and the rest of the lot being made pad ready. Mrs. Swisher seconded, and the motion passed unanimously.

c. CROA Amenities Inventory and quality grades

Mr. Kensil stated that on the next CROA Board Meeting on January 26, the CROA Amenities Inventory will be discussed in further detail.

4. Legal issues briefing

a. Charleston Place Quit Claim Deed request from CCDD

Mr. Mumey began by saying they have been talking with CCDD about the Charleston service area, there was a question about a Quit Claim Deed and changing those properties back to the service area. Mr. Mumey continued by saying they have met with Executive Committee of the service area, and they unanimously recommended that we do not accept Quit Claim and based on that Mr. Mumey recommends to the Board that we honor their wishes, and we communicate to the CCDD that we will not be engaging in those discussions.

b. Siena mediation filing regarding the properties

Mr. Mumey began by saying CROA has been engaged in covenants violations with Siena Condominium Association. It was further explained that Mr. Slaten has been in contact with the attorney for Siena and are now in Presuit mediation.

c. Apartment Recreational Fees

Two commercial properties have failed to pay their 2021 recreational assessments to CROA and an intent to file a foreclosure notice is being prepared for delivery the week of Jan 17, 2022. Both property managers have been informed and discussions are underway with CROA's legal counsel. In the event that the amounts plus the first quarter of 2022 fees are not paid, the residents of those buildings would lose access to CROA amenities and events.

Motion: Mr. Mumey motioned to move and deny access to CROA's Recreational Property and CROA events by residents and guests of Astoria DST, 688 Celebration Blvd. and BRP Celebration LLC, 1370 Celebration Blvd. effective February 1, 2022, and for so long as assessments levied against these properties under the Declaration of Recreational Easement and Covenant to Share Costs, as amended, remain delinquent. Mrs. Swisher seconded, and the motion passed unanimously.





Celebration Residential Owners Association (CROA)

5. Update on 2022 CROA Board election

a. Timeline

Mrs. Gunnyon began by saying she will be meeting with each candidate and give them an overview of board duties and responsibilities, the time it takes to be a board member, information about GrandManors and staff taking place Thursday and Friday of this week. The Candidate Forum will take place on Monday, January 24 at 6pm in Celebration Town Hall. Ballots go out January 27th, polls open January 31st and close March 1st, the Annual meeting March 2nd and the Board Organizational meeting is on March 4th.

b. Candidates

There are 9 (nine) candidates running for the open Board of Directors seats.

c. Candidate Forum

The Forum will consist of 5-6 questions solicited from residents ahead of time. There will be a moderator chosen, hopefully one of the current Committee members.

Mr. Kensil concluded the annual meeting this year should go back to in-person and with wine, appetizers and social interaction before the meeting.

6. Lot D briefing discussion regarding dumpsters/storage

Mr. Kensil began by saying the team is working with CCDD on developing an agreement to take a portion of land at end of Lot D for CCDD and CROA staging and then put in hedges to screen everything. Negotiations between CROA and CCDD have begun.

7. Motion to approve a new ARC member

Motion: Mr. Mumey motioned to approve the first applicant presented in the Board Packet who has more architectural experience. Mrs. Swisher seconded, and the motion was passed unanimously.

Board Comments

Mr. Anderson expressed his appreciation for having Teams and virtual meetings. He also mentioned there was a new board policy in terms of covenants inspections and requested to have an update at a future meeting.





Celebration Residential Owners Association (CROA)

Mr. Mumey invited candidates to reach out to Board Members who will be glad to share insights and experiences to help them understand the requirements and time requirements.

Mr. Kensil thanked the audience for attending the meeting.

Adjournment

Mrs. Swisher motioned to adjourn. Mr. Mumey seconded, and the motion passed unanimously at 8:09 p.m.

Kevin Kirby, Secretary





Celebration Residential Owners Association (CROA)

Celebration Community Inventory Grading System 2022

GOAL: to bring all community amenities, both active and passive, up to community standards

Grade 1 – Poor - 15 or more items across multiple categories

Grade 2 – Fair - 10-14 items across multiple categories

Grade 3 – Fairly Good – 5-9 items across multiple categories

Grade 4 – Good – 1- 4 items across multiple categories

Grade 5 – Excellent - meets community standard



PARKS & FACILITIES		X = Open maintenance item √ = Complete					
CELEBRATION VILLAGE							
DATE OF INSPECTION	12/20	12/14					NOTES
PARKS & FACILITIES		L A K E S I D E P A R K	L O N G M E A D O W P A R K	V E R A N D A P A R K	S A V A N N A H S Q U A R E	H I P P O D R O M P A R K	F O U N D E R S P A R K
FACILITY/BUILDING - EXTERIOR		DETAILS					
Clean							
Paint		X					
Repair	Jones room doors	X					
Misc							
BATHROOMS							
Clean							
Paint	doors/walls/soaps	X					
Repair							
Misc	signs need replaced	X					
MEETING ROOMS							
Clean							
Paint							
Repair							
Misc	replace doors	X					
POOL & DECK AREA							
Clean	completed 1/13	√					
Paint	resurface kiddie pool	X					
Repair	handicap lift	X					
repair	frog fountains	X					
Pool Equipment	lane line/blocks/flags	X					
Pool cover	replace	X					
Turf	roots lifting	X					
PAVILIONS							
Clean							
Paint	columns	X	X				
Repair	wood beams	X					
Misc							
PLAYGROUND							
Clean	completed 1/10 & 1/11	√	√				longmeadow playground to be replaced per reserve study
Replace	entire playground		X				
Paint			X				
Repair	roots shaving	X					
Misc	sandbox will be replaced with turf		X				
LANDSCAPE							
Plant replacement	jasmine at Long	X	X				
Pruning plants/trees		X	X				
Weeds	Great Lawn	X					
Mulch	entrances		X				
FIELDS/OPEN SPACE							
Clean	benches		X				
Paint							
Repair							
Misc							
TENNIS COURTS							
Clean	net	X					
Paint	discoloration	X					
Repair	water fountain	X					
Misc	replace pads	X					
BASKETBALL COURT							
resurface	court	X					
Paint	paint	X					
Repair	install poles	X					
Misc	lights	X					
OTHER							
Clean	light poles/trash cans	X					
Paint	table/benches	X					
Repair	benches - slats		X				
Misc	water fountain		X				
TOTAL SCORE		29 Poor	10 Fair				

LAKESIDE PARK

- Paint doors & walls
- Jones rooms doors need replaced & revamped
- Paint light poles
- Mold up to light poles need removed
- Paint gates
- Need new bathrooms signs
- Pressure wash pool deck
- Resurfacing on kiddie pool
- Replace or repair Pavilion ceiling wood panels
- Gazebo wood replacement
- Roots need shaving down
- Landscape makeover front & back
- Wood table & benches need restrained
- Clean & replace handicap bench
- Paint & repair frogs
- Cleaning of playground equipment
- Soft was brick areas

LONGMEADOW PARK

- Resurface concrete columns & cleaning
- Clean the trash cans
- Sand area (will eliminate with new playground)
- Replace dead mulch grass
- Chemical treatment & re-sodding
- Mulch paths needed at entrance
- Replace wood slats on benches
- Clean benches pressure wash
- Cleaning of playground equipment
- Water fountain missing screws

VERANDA PARK

SAVANNAH SQUARE

HIPPODROM PARK

FOUNDERS PARK

EAST VILLAGE
Building needs wash and paint
Roof needs a soft wash
Paint gates
Repairs to walls & joints - Stucco & EIFS
Wash and paint floors for bathrooms
Replace doors & drame door of bathrooms
Need new fencing around playgroud
Sod & landscaping revamp
Sod needs treatment
Dollas weeds in pool area
Two dead palms need replacement outside pool area
Cleaning of playground equipment
Fill jasmine in flower beds
MEMORIAL GARDENS
Roof needs a soft wash
Building needs wash and paint
Stucco repairs
PONDVIEW PARK
RUNNER OAK PARK
GREENLAWN PARK
SANDLACE PARK
ROSEMARY PARK
PENNYROYAL PARK
ROSELING PARK
TOWHEE PARK
EASTLAWN FIELD
FIRETHORN PARK
DEERWOODS PARK
GOLDEN ASTOR PARK

PARKS & FACILITIES		x = Does not meet standards				
		√ = Meets standards				
NORTH VILLAGE						
DATE OF INSPECTION		12/13				NOTES
PARKS & FACILITIES		N O R T H V I L L C O M M O N S	E A S T P A R K C R E S C E N T	N O R F O L K P A R K	R E S E R V E P A R K	
FACILITY/ BUILDING - EXTERIOR		DETAILS				
	Clean					
	Paint	touch up by sign	X			
	Repair					
	Misc	trim missing at peak	X			
BATHROOMS						
	Clean					
	Paint	doors	X			
	Repair					
	Misc					
MEETING ROOMS						
	Clean	vents	X			
	Paint					
	Repair					
	Misc	replace carpet	X			
POOL & DECK AREA						
	Clean	acid wash on deck	X			
	Paint					
	Repair					
	Misc	furniture & umbrellas				
PAVILIONS						
	Clean		X			
	Paint	beams & tables	X			
	Repair	wood	X			
	Misc	lights & outlet	X			
PLAYGROUND						
	Clean	cleaning of playground equipment	X			
	Paint		X			
	Repair					
	Misc	sandbox	X			
LANDSCAPE						
	Plant replacement		X			
	Pruning plants/trees		X			
	Weeds					
	Mulch					
FIELDS/OPEN SPACE						
	Clean	metal benches	X			
	Paint					
	Repair	fountain	X			
	Misc					
OTHER						
	Clean					
	Paint	fence	X			
	Repair	uneven sidewalks	X			
	Replace	N/S sign	X			
TOTAL SCORE			19 Poor			

NORTH VILLAGE COMMONS

- Pressure wash fence
- Pressure wash column bases
- Paint patch by Park hours sign
- No smoking signs needs replacement
- Need paint on wood & walls
- Carpet needs replacement
- Pool bathroom doors need painting
- Need umbrella bases
- Need acid wash on pool surface
- Outlet cover missing
- Check lights
- Painting & wood replacement as needed
- Paint playground
- Fix sand issue
- Swing set needs paint
- Missing jasmine & cedars need trim
- Piece of trim missing of top of pavilion
- Landscaping needs trimming & cleaning
- Tree trimming
- Fix uneven sidewalk
- Water fountain needs fixing
- Refinish tables 3 paint
- Paint or replace benches on lawn front
- Cleaning of playground equipment
- AA room vent windows need permanent seal

EASTPARK CRESCENT

-
-

NORFOLK PARK

-

RESERVE PARK

PARKS & FACILITIES		X = Open maintenance item √ = Complete					
WEST VILLAGE							
DATE OF INSPECTION		01/11					NOTES
PARKS & FACILITIES		T O W N H A L L	T R U M P E T	N A D I N A	C A N N E P L A C E	K - 8 F I E L D S	G R E E N B R I E R
AMENITY BUILDING - EXTERIOR		DETAILS					
Clean	Pressure wash	X					
Paint	Touch up paint	X					
Repair	Roof - intrusion issue	X					
Misc	Chairs & tables replacement	X					
BATHROOMS							
Clean							
Paint							
Repair							
Misc							
MEETING ROOMS							
Clean							
Paint							
Repair	replair wooden floors	X					
Misc	Replace chairs for amenities	X					
POOL & DECK AREA							
Clean							
Paint							
Repair							
Misc							
PAVILIONS							
Clean							
Paint							
Repair							
Misc							
PLAYGROUND							
Clean	cleaning of playground equipment						
Paint							
Repair							
Misc							
LANDSCAPE							
Plant replacement	replace pots for plants	X					
Pruning plants/trees							
Weeds							
Mulch							
FIELDS/OPEN SPACE							
Clean							
Paint							
Repair							
Misc							
OTHER							
Clean							
Paint							
Repair							
Misc	replace bike racks, and need benches & umbrellas	X					
TOTAL SCORE							

TOWN HALL

Drywall (dry rot) around windows

Chairs and white tables need to be replaced

Missing electric covers

Pressure wash back area of Town Hall

Need panels refabricated

Pressure washing throughout

Find a fix for seams at down spouts

Flashing / water intrusion issue - need roofer

Find out where the sign poles need to go

We need to have Servpro come out & do some remedial work

Touch up paint throughout

Replace chairs for amenities

Gouge's in walls need repairs

Floors need revamped - wood floors

Add some sod to tighten up the beds

Landscaping needs revamped

Replace pots for plants

Replace bike racks

Need 2 benches & 2 umbrellas

TRUMPET

NADINA

CANNE PLACE

K-8 FIELDS

GREENBRIER

PARKS & FACILITIES		X = Open maintenance item √ = Complete								
SOUTH VILLAGE										
DATE OF INSPECTION	12/29								NOTES	
PARKS & FACILITIES		S P R I N G P A R K	D A M A S K	B L A Z E	W A T E R S I D E	D O W N E Y	C R O T O N	P A W S T A N D	A Q U I L A L O O P	
AMENITY BUILDING - EXTERIOR		DETAILS								
Clean										
Paint	touch up bld/gates	X								
Repair										
Misc										
BATHROOMS										
Clean	benches	X								
Paint	floors/walls	X								
Repair	doors and frames	X								
replace	upper screens	X								
MEETING ROOMS										
Clean										
Paint	touch up	X								
Repair	middle door	X								
Misc	thermostat frame	X								
POOL & DECK AREA										
Clean	deck	X								
Paint										
Repair	kiddie pool lock	X								pool deck at Spring Park needs to be evaluated
Misc	furniture/umbrellas	X								
PAVILIONS										
Clean										
Paint										
Repair										
Misc										
PLAYGROUND										
Clean	completed 1/11	√								
Replace	entire playground	X								entire playground to be replaced per reserve study
Repair	artificial turf	X								
Misc	furniture/umbrellas	X								
LANDSCAPE										
Plant replacement	front/side of bldg	X								
Pruning plants/trees	trees	X								
Weeds										
upgrade	potted plants	X								
FIELDS/OPEN SPACE										
Plant replacement										
Pruning plants/trees										
Weeds	field sod needs treat	X								
Mulch										
OTHER										
Clean										
Paint										
Repair										
Misc	phone booth?	X								
TOTAL SCORE										19 Poor

SPRING PARK / HERITAGE HALL

Touch up paint throughtout interior & exterior

Paint gates

Doors & frame doors need replacement

Bathroom floors need repaint - Epoxy paint

Screens need replacement in bathroom

Check door in center of pool area (it does not open)

Pool area needs pressure washing & rust stains remove

Missing umbrellas / need umbrella & bases

Remove & replace A/C control cover (odd frame)

Turf repairs needed on playground

Playground equipment needs paint & wash

Playground hardware needs swapped to stainless steel

Landscape revamp

Research what to do with public phone / remove

Wooden benches need cleaned & teaked oiled

Cleaning of playground equipment

Bathroom benches needs replacement

DAMASK

BLAZE

WATERSIDE

DOWNEY

CROTON

PAWSTAND

AQUILA LOOP

PARKS & FACILITIES		X = Open maintenance item √ = Complete							
SPRING LAKE									
DATE OF INSPECTION	12/29								NOTES
PARKS & FACILITIES		S P R I N G L A K C L U B							
FACILITY/ BUILDING - EXTERIOR	DETAILS								
Clean	bldg/gate/brick walls	X							
Paint		X							
Repair		X							
Misc									
BATHROOMS									
Clean									
Paint		X							
Repair									
Misc									
GYM/WORKOUT ROOM									
Clean		X							
Paint		X							
Repair	lights out								
Misc									
POOL & DECK AREA									
Clean	deck	X							
Paint	defibrillator box	X							
replace									
Misc	lights out	X							
PAVILIONS									
Clean	gazebo on deck	X							
Paint									
Repair	wood/outside gazebo	X							
Misc									
PLAYGROUND									
Clean	completed 1/13	√							
Paint									
Repair	wood at play gazebo	X							
Replace	furniture at gazebo	X							
LANDSCAPE									
Plant replacement									
Pruning plants/trees									
Weeds									
upgrade									
FIELDS/OPEN SPACE									
Plant replacement	front of bldg	X							
Pruning plants/trees									
Weeds									
Mulch									
OTHER									
replace	two grills	X							
Paint									
Repair									
Misc									
TOTAL SCORE		14 Fair							

PARKS & FACILITIES		X = Open maintenance item √ = Complete							
ARTISAN									
DATE OF INSPECTION		3/21			1/18	1/18		1/18	NOTES
PARKS & FACILITIES		A M P H I T H E A T E R	A S H B E E	T A P E S T R Y	O S C A R	M O S A I C	L U T Y E N S	G R E E N S Q U A R E	B O C C E B A L L
AMENIT - EXTERIOR		DETAILS							
	Clean								
	Paint								
	Repair								
	Misc								
BATHROOMS									
	Clean								
	Paint								
	Repair								
	Misc								
MEETING ROOMS									
	Clean								
	Paint								
	Repair								
	Misc								
PAVILIONS									
	Clean								
	Paint								
	Repair								
	Misc								
LANDSCAPE									
	Plant replacement				X		X	X	
	Pruning plants/trees								
	Weeds						X	X	
	Misc							X	
OTHER									
	Clean								
	Paint								
	Repair								
	Misc								
TOTAL SCORE					Fairly Good		Poor	Poor	

AMPHITHEATER

ASHBEE

TAPESTRY

OSCARE

MOSAIC

LUTYENS

GREEN SQUARE

BOCCE BALL

PARKS & FACILITIES				X = Open maintenance item √ = Complete					
CIVIC CORRIDOR									
DATE OF INSPECTION				01/12			NOTES		
PARKS & FACILITIES		D O G P A R K	L O T B	L O T D	S P O R T S C O M P L E X	F I E L D O N E	F I E L D T W O	F I E L D T H R E E	P A V I L I O N
FACILITY/BUILDING - EXTERIOR		DETAILS							
Clean	Clean and paint floors				X				
Paint	Touch up paint / doors / interior				X				
Repair									
Misc	Ceilings need touch up paint / hole in the ground / lights out				X		X		
BATHROOMS									
Clean	Floors need scrubbed				X				
Paint									
Repair	Soap dispensers rusted							X	
Misc									
MEETING ROOMS									
Clean								X	
Paint	Scratch marks on surface								
Repair									
Misc									
LANDSCAPE									
Plant replacement									
Pruning plants/trees									
Weeds									
Misc	Replace the rocks with mulch				X				
PAVILION									
Clean									
Paint	Painting the brown parts of the pavilion							X	
Repair									
Misc	Restain / paint the brown pillars of the pavilion							X	
OTHER									
Clean									
Paint									
Repair	Stop sign is bent / entrance gate is bent /14 black netting				X		X		
Misc	Light post light out / replacement of wheels for all goals / replace 14 black nets				X	X	X	X	
TOTAL SCORE									

DOG PARK

LOT B

LOT D

SPORTS COMPLEX

Touch up paint interior & exterior throughout

Replace the rocks with mulch

Floors need scrubbed in restrooms

Ceilings need touch up paint

Doors need paint

Clean and paint floors

FIELD ONE

7 black netting pullies need to be replaced

No hole for the left gate pole to be placed into (currently using a cone to keep it stable / keep from swinging)

Entrance gate looks like it was hit, multiple dents.

Light post light is out on the drive down to the complex (located by the 1st crosswalk in the sidewalk)

Leaning stop sign, in the grass area closest to the parking lot

FIELD TWO

7 black netting pullies need to be replaced

FIELD THREE

14 black netting pullies need to be replaced

Restain/paint the brown pillars of the pavilion

Bolders - one is completely missing

Bolders - lights out (one right after the missing bolder

Bolders - lights out (second one after the pavilion entrance

Bolders - lights out (Sixth one after the pavilion entrance)

Bolders - lights out (very last bolder we have on the walkway - behind field 3)

PAVILION

Scratch marks on the second picnic table from the right

Soap dispensers in the restrooms have rust on them

EQUIPMENT NEEDED

Replacing all wheels for the goals (48 total)

Replacing 2 top side bars on the 6X18' goals

Netting - 6x18' goals (4), 4x6' goals (8), 7x21' goals (4), 24' goals (4)



Election Timeline 2022

January:

- January 27 – ballots to be mailed out

February:

- January 31 – Polls open, online voting begins
- Article in magazine regarding Candidates

March:

- March 1 - Polls close, votes counted, new Directors announced
- March 2 - Annual Meeting, new Directors introduced
- Top two (2) candidates with the most votes will serve a three (3) year term, candidate with the 3rd most votes will serve one (1) year term
- March 4 - Board Organizational Meeting



**SECOND AMENDMENT TO THE AMENDED AND RESTATED
SCHOOL FACILITY USE AGREEMENT**

This AMENDED AND RESTATED SCHOOL FACILITY USE AGREEMENT ("Agreement") is made and entered into as of this 12th day of, December 2017, by and between THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA, a public body corporate organized and existing under the laws and Constitution of the State of Florida, with its principal offices at 817 Bill Beck Boulevard, Kissimmee, Florida 34744, hereinafter called "SCHOOL BOARD," and CELEBRATION RESIDENTIAL OWNER'S ASSOCIATION, INC., a not for profit corporation organized and existing under the laws of the State of Florida, with its principal offices at 851 Celebration Avenue, Celebration, Florida 34747, hereinafter called "CROA."

WHEREAS, the SCHOOL BOARD and CROA were parties to the School Facility Use Agreement dated July 22, 2003 (the "2003 Agreement"); and

WHEREAS, the SCHOOL BOARD and CROA reinstated and extended the 2003 Agreement until May 31, 2007; and

WHEREAS, the SCHOOL BOARD and CROA again reinstated and extended the 2007 Amended and Restated Agreement until December 31, 2017, and

WHEREAS, the SCHOOL BOARD and CROA desire to once again amend and restate the 2003 Agreement as outlined in the below provisions until June 30, 2022.

WITNESSETH:

That, in consideration of the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the SCHOOL BOARD and CROA hereby covenant and agree to and with each other as follows:

I.

The recitals in the WHEREAS clauses are incorporated by reference and made a part of this Agreement.

II.

A. LICENSE TO USE SCHOOL PREMISES

1. The SCHOOL BOARD hereby grants to CROA a non-exclusive license to occupy and use, subject to all the terms and conditions herein contained, certain real property as shown on **Exhibit A and Exhibit B** attached hereto and incorporated herein by reference (the "Premises"), which comprises a portion of the Celebration School campus and more

particularly consists of the recreational facilities identified on **Exhibit A** and the Celebration School gymnasium identified on **Exhibit B**.

2. The Premises may be occupied and used by CROA for the promotion and support of its sports activities, programs and events during the term of this Agreement, which term shall begin on January 1, 2018, and shall continue until June 30, 2022, or until such earlier time as this Agreement is terminated in the manner specified in Section G below. This Agreement shall be reviewed annually in March by the parties to determine the desirability or necessity of amendments thereto. The School Board shall have the option to renew the Agreement for an additional five (5) year term, provided it gives written notice to CROA no later than June 30, 2021.

B. ALLOWABLE IMPROVEMENTS

1. CROA may request, subject to the requirements of this Agreement, to construct on the Premises at its sole cost and expense such improvements or modifications as are reasonably necessary for furthering those uses of the Premises contemplated herein. Any such improvements or modifications shall be subject to the discretion and prior, written approval of the SCHOOL BOARD, and shall be consistent with District plans for additional site amenities at the School. CROA understands and agrees that governmental agencies with jurisdiction over the Premises may impose fees for permitting, inspection and the like, in conjunction with CROA's improvements to the Premises. CROA agrees to pay such fees to the SCHOOL BOARD or to such other governmental agencies, as the SCHOOL BOARD may direct. The SCHOOL BOARD may waive such fees in its sole discretion. As used in this Agreement, the term "improvement" shall have the meaning given to it under Florida law, and shall include, without limitation, buildings, structures, systems, facilities, fixtures, fences, parking areas, and any other valuable addition made to the Premises intended to enhance value, beauty or utility, or to adapt it for new or further purposes.

2. Any improvements or modifications made to the Premises by CROA shall conform to construction standards of the SCHOOL BOARD and the Florida Department of Education, and such work will not interfere with the current or proposed educational uses of the Premises by the SCHOOL BOARD nor violate any SCHOOL BOARD policies and rules. All such improvements and modifications shall be subject to the SCHOOL BOARD's plans for site improvements at the School, and shall take into consideration site security and access control. The design and construction of any such improvements shall be managed by the Facilities Department of the Osceola School District, shall be conducted by District personnel or under contracts approved by the District, and shall be subject to plan review and code and fire compliance as administered by the District.

3. All additions, changes or other improvements erected or placed on the Premises shall remain thereon and shall not be removed therefrom at any time by CROA, unless CROA is requested to do so by the SCHOOL

BOARD. In the event that the improvements fail to conform to the requirements of this Agreement at any time during the term hereof, the SCHOOL BOARD may reject the improvements or any portion thereof and require CROA to remove such improvements and restore the Premises to its original condition at CROA's expense. At the expiration, abandonment or termination of this Agreement, all such improvements shall remain the property of the SCHOOL BOARD, unless the SCHOOL BOARD directs that the improvements be removed. If the SCHOOL BOARD directs CROA to remove the improvements, CROA shall restore the Premises to its original condition at CROA's expense. Additions, changes, or other improvements must be approved, in advance, in writing by the SCHOOL BOARD. Any work performed at the Premises without prior approval shall at the direction by the SCHOOL BOARD, be removed by CROA at its expense, and CROA, at its expense, shall promptly restore the Premises to its original condition.

4. CROA shall also perform specific maintenance of the improvements constructed on the Premises. Maintenance activities must have the prior written approval of the SCHOOL BOARD Chief Facilities Officer/Designee and conform to SCHOOL BOARD construction standards.

5. CROA will provide all labor, materials and services necessary to design and construct the improvements at no cost to the SCHOOL BOARD. In the SCHOOL BOARD's discretion, the SCHOOL BOARD may provide such labor, materials and services at CROA's expense, provided that the expenses are known and approved by CROA in advance of any agreement to proceed with the work. CROA may not obligate or commit any SCHOOL BOARD funds. Prior to commencing the improvements, CROA will have demonstrated adequate resources to accomplish the entire project without financial liability to the SCHOOL BOARD. Within 45 days after completion of any improvement or modification and final payment therefor, CROA shall provide the SCHOOL BOARD with a written record of the total amount paid by CROA for said improvement or modification, including design services, construction services, and all fees and other costs necessary to design, develop and construct said improvement or modification.

C. SCHEDULING PRIORITIES FOR USE OF PREMISES

Scheduling of events on the Premises shall be based upon the following priorities:

1. CELEBRATION SCHOOL K-8 shall have exclusive use of the Premises during normal school hours including extended day program. The SCHOOL will also have first priority use of the Premises for field days, carnivals, home games, meets, or practice sessions for public school athletic bands, or similar groups; other school related functions that occur after school hours; and any other school or non-school related events which do

not conflict with events previously scheduled for the Premises by CROA as provided below. In the event of an extended athletic year due to tournaments or playoffs, Celebration K-8 School shall provide CROA with as much notice as possible for any previously scheduled event that will need to be canceled or rescheduled. Without limiting the foregoing, CELEBRATION K-8 SCHOOL shall have exclusive use of the parking lots on school property during normal school hours.

2. CROA shall have second priority for events, provided CROA has not violated any provisions of this agreement, according to a written schedule approved by the Executive Director of CROA and the Principal of the Celebration K-8 School ("Principal"). The schedule shall be submitted and approved at least thirty (30) days prior to the date of the requested use; provided, however, that CROA shall submit its summer schedule for the period from the last day to the first day of school for students by April 15 in each year.

3. The schedule shall be comprised of all requested event uses. All uses of the gymnasium other than events and uses by CROA on the approved schedule, shall first be pre-approved, by the Principal, and documented by a Facility Use Request, (Ex. C) submitted by CROA to the Principal.

4. In an attempt to improve scheduling and facility maintenance, and eliminate conflicts, The Celebration K-8 School agrees to provide all events, games, and practice schedules to CROA so they can be booked in CROA's RecPro Automation System. The Principal shall be given read access to CROA's RecPro Automation System. In no event shall any games, practice schedules, or other events identified in the RecPro Automation System prevail over the schedule approved and maintained by the Principal.

5. All facility maintenance shall be scheduled in advance and approved by the Principal.

D. OPERATING AND PROGRAMS REQUIREMENTS

CROA shall:

1. Coordinate with the Principal:

(a) Schedule its maintenance activities with the Principal as set forth under Paragraph C of this Agreement. All such activities shall be included in a written schedule to be submitted and approved by Principal. Such schedule of maintenance activities shall be established in conjunction with both the School District Facilities and Maintenance Departments, which may add maintenance items deemed necessary for the proper maintenance, safety and operation of the grounds and fields shown on Exhibits A and B, and of which CROA is notified in advance.

(b) At least seventy-two (72) hours prior to distribution of the schedule, provide the Principal with copies of any and all notices or information regarding the programs it conducts on the Premises. Such copies shall be emailed, faxed or hand delivered to the office of the Principal at such addresses as shall be provided by Principal. Any such programs that have not been scheduled as required under this Agreement are subject to cancellation by the Principal.

(c) Maintain on file and furnish the Principal with a monthly report on its utilization of the Premises. Such report shall identify the date and time of each use including maintenance performed. As well as any financial data (i.e., rental fees, deposits, cleanup costs and damage costs) related to each use.

(d) Not make any use of the Premises in such manner or such times as would interfere in any way with scheduled school activities. A Facility Use Form must be submitted to and approved by the Principal prior to any use of the gymnasium facility. Without prior approval of the Principal, use of any area other than the Premises and the paved parking, as identified in **Exhibit A and Exhibit B**, by and for the benefit of CROA and its guests is prohibited.

2. Maintain Premises

(a) Ensure that fields are properly maintained including but not limited to mowing as necessary, replacing or repairing damaged turf areas when needed, and making repairs as necessary to maintain the irrigation system. CROA will maintain all improvements and modifications to such fields and property that CROA has installed and/or funded which may include a running track, basketball and tennis courts and soccer fields, including renewal and refurbishment of same per warranty and life expectancy of the improvement and modification. The CROA Board of Directors and Principal, in conjunction with both the Facilities and Maintenance Departments of the School District, shall establish a schedule to accomplish refurbishment. CROA shall make adequate provision for reserve funding to pay for work required under such schedule, the level of which shall be annually reviewed as provided in the following paragraph. If CROA fails to undertake such renewal or refurbishment, the SCHOOL BOARD may determine to perform same and charge CROA the reasonable cost of such work, which shall be promptly paid by CROA. If CROA fails to promptly pay such cost or fails, after written notice, to refurbish and renew properly such improvements and modifications within 60 days after such notice, CROA's privilege to use the Premises may be suspended or this Agreement may be terminated, at the sole option and determination of the SCHOOL BOARD. CROA shall provide the

Principal with a written record of all expenditures associated with repair or refurbishment within 30 days after the completion thereof.

(b) Operating Costs. CROA agrees to pay for the cost of all utilities used in its use of the fields and for the use of the gymnasium facilities at the following rates: (i) \$30.00 per hour for use of the gymnasium; and (ii) \$15 per day for use of only the lobby and restrooms in the gymnasium. A District Facility Use Form must be submitted to and approved by the Principal prior to any use of the gymnasium facility. If CROA provides substantial Capital Improvements to the gymnasium, the operating costs for utilities outlined above will be waived by the District until such time the cost of the improvements are met. All capital improvements are to be made in accordance with B(2) above and the District's Maintenance District Facility Condition Assessment.

(c) CROA also agrees to pay a custodial fee to be determined annually based on the fee calculated and identified on the District's Facility Use Form, of use that will be established based upon number of hours the facility is to be used and the number of people who will have access to the facilities. All such amounts shall be paid by check payable to The Celebration K-8 School custodial fees will not be waived if substantial Capital Improvements are made to the facility. To the extent the School Board approves Capital Improvements, the parties will negotiate any reduction in custodial fees.

(d) Regularly inspect the fields and outside areas adjacent to the gymnasium and keep the same neat and clean at all times. CROA shall also install and maintain on the fields and outside areas adjacent to the gymnasium sufficient trash receptacles to dispose of trash and litter and, after each game, event or other use by CROA, clean such areas and, in addition, clean that portion of the School campus upon which trash or litter has been left by persons attending scheduled functions, events or recreational use of CROA. If such areas or any portion thereof are not maintained in a neat, orderly, safe and sanitary condition, after advance notice to CROA of at least 24 hours, the Principal may direct SCHOOL BOARD personnel to clean such areas and shall charge CROA the reasonable cost of such work, which shall be promptly paid by CROA. If CROA fails to promptly pay such cost or fails, after reasonable notice, to properly maintain such areas, CROA's privilege to use such areas may be suspended or this Agreement may be terminated, at the sole option and determination of SCHOOL BOARD.

(e) Provide capital improvements to gymnasium as needed (new gym floor, restroom upgrades, etc. All capital improvements are to be made in accordance with B(2) above and the District's Maintenance District Facility Condition Assessment.

3. Ensure Proper Behavior

(a) During CROA scheduled programs, events and recreational use, not suffer or allow any person, whether as a participant, a spectator, or otherwise, to possess or consume alcoholic beverages or illegal drugs, or to use any tobacco products (including, but not limited to, cigars, cigarettes, e-cigarettes, chewing tobacco, and snuff) on the Premises.

(b) Instruct its players, managers, coaches and other participants and spectators to be courteous and respectful to persons residing near the Premises, to approach and depart the Premises in a safe and orderly fashion, without undue noise and disturbance, and to avoid obstructing traffic on streets adjoining the Premises. CROA shall strive to maintain good relations with persons residing near the Premises. In the event of any complaint from a resident regarding CROA's or its participants' activities on or around the Premises, CROA shall immediately notify the Principal of such complaint(or, if the Principal receives a complaint, the Principal shall notify CROA), and CROA will respond to the complaint within three (3) business days after being notified of such complaint. CROA will contact the complaining resident and make a good faith effort to resolve such complaint.

(c) Prohibit and prevent participants and guests, from entering the School buildings and hallways.

(d) Prevent its representatives, participants, guests, and invitees from performing any disorderly conduct, violating any SCHOOL BOARD policies and rules, or committing or maintaining any nuisance on the Premises, or using the Premises in any way so as to interfere with the operation of the School or the exercise by other licensees or privileges which the SCHOOL BOARD may give them in the Premises.

4. Comply with all Legal Rules

(a) In CROA's use of the Premises, and at its sole expense, comply with all present and future applicable laws, ordinances, and regulations of the Federal Government; the State of Florida; Osceola County, Florida and any municipality wherein the programs operate; the SCHOOL BOARD; and agencies of any of the foregoing (including, but not limited to, those agencies involved with zoning, health and sanitary conditions, safety and fire prevention); and CROA will not use the Premises or allow the Premises to be used for any illegal, unsafe, or immoral purpose. Gambling is strictly prohibited on the Premises.

5. Ensure Non-Discriminatory Access

(a) Manage and operate the Premises and programs on a non-discriminatory basis. However, nothing shall prohibit establishing separate boys and girls leagues and teams, provided that the opportunity for participation in such teams as part of the programs is reasonably comparable for both males and females.

6. Provide Proper Supervision

(a) The SCHOOL BOARD shall not be responsible for providing supervision of CROA's scheduled programs and events at the Premises. CROA shall be solely responsible for supervising the participants in its programs and events conducted at the Premises. CROA shall be solely responsible for supervising the participants in its programs and events conducted at the Premises.

7. CROA designates CROA's President of the Board (or designee) as its representative who will have full authority to act on behalf of and bind CROA. The CROA representative may be contacted at:

Address: Celebration Town Hall
851 Celebration Avenue
Celebration, FL 34747

Phone: (407) 566-1200

Fax: (407) 566-1210

CROA will promptly notify the SCHOOL Board of any changes in the above information.

8. Pursuant to SCHOOL BOARD Policy Number 9.30, CROA agrees that no individual, including an employee of the SCHOOL BOARD or CROA, group or organization, may use the Premises specifically for private profit or personal gain. Any revenue generated or amounts received by CROA from the use of the Premises by any individual, group or organization shall only be used to pay for CROA's obligations hereunder and finance improvements or other modifications permitted hereunder. Any revenues or amounts not used as required by the preceding sentence or any remaining revenue shall be remitted to Celebration K-8 School promptly upon request, or if no request made, no later than June 30th of every year.

9. Non-profit and youth organizations shall be permitted to use the Premises for fund-raising purposes, with prior approval from the Principal and Superintendent of Schools. The term *non-profit* shall mean those organizations, which are 501c(3) exempt and recognized as such by the Internal Revenue Service. The term *youth organizations* shall refer to charitable non-profit organizations which are deemed to operate for the benefit of the children of Osceola County. Additionally, summer clinics, trainings, and other sporting events may be permitted on the premises upon written request, with prior approval from the Principal and Superintendent of Schools within ten (10) business days.

10. Access to and Retention of Documentation. The SCHOOL BOARD the Auditor General, or any of their duly authorized representatives shall have access to any books, documents, papers, and records of CROA which are directly pertinent to work and services to be performed under this agreement, the license granted herein and the use thereof, all improvements, uses, income, expenses, reserve funding, maintenance, refurbishment and scheduling for the purpose of audit, examination, excerpting and transcribing. The parties will retain all such required records, and records required under any state or federal rules, regulations or laws respecting audit, for a period of three years after the year to which such records retain or to such longer time as may be required by law, rule or regulation.

E. INDEMNIFICATION AND LIABILITY INSURANCE REQUIRED

CROA shall:

1. Exercise its privileges and duties hereunder at its own risk and expense.
2. Indemnify and save harmless the SCHOOL BOARD from and against any and all liability, claims, demands, damages, expenses, fees, fines, penalties, suits, proceedings, actions and costs of actions (including without limitation witness fees, expert fees, consultant fees, attorney (in- house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, in mediation, arbitration or bankruptcy, at trial or on appeal), of any kind and nature arising or growing out of or in any way connected with the use and occupancy of and construction on the Premises by CROA or its officers, agents, servants, employees, contractors, subcontractors, laborers, materialmen, licensees, sublicenses, guests or invitees; or arising out of or in any way connected with the operation or conduct of any CROA program in, upon or about the Premises, or arising out of or in any way connected with any act, intentional or otherwise, or omission of CROA, or its officers, agents, servants, employees, contractors,

subcontractors, subcontractors, laborers, materialmen, licensees, sublicenses, guest or invitees. In consideration of the indemnity, the SCHOOL BOARD agrees to give CROA Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, in addition to other good and valuable consideration.

3. Maintain, throughout the term hereof, in full force and effect, liability insurance written by one (1) or more good and solvent insurance companies acceptable to the SCHOOL BOARD which shall insure both the SCHOOL BOARD and CROA against liability for injury to or death of persons or loss or damage to property occurring on or about the Premises and shall also require any other group, organization or entity which uses the Premises with the approval or consent of CROA to purchase and maintain similar insurance coverage. To provide a Certificate of Insurance naming The School Board of Osceola County, Florida, as Certificate Holder and Additional Insured, with minimum limits of \$1,000,000 per occurrence and \$2,000,000 or more in aggregate, and dates policy is in force. If CROA will have employees working in conjunction with CROA activities or events at the Premises, CROA shall maintain workers' compensation insurance in accordance with applicable statutory requirements and shall furnish evidence thereof to SCHOOL BOARD or the Principal upon demand.

4. Furnish proof of such insurance to SCHOOL BOARD prior to June 30th of each year during the terms of this Agreement by delivery of a certificate of insurance to the Risk Management Department, The School District of Osceola County, FL, 831 Simpson Road, Suite 100, Kissimmee, Florida 34744, with a copy to the Principal. The certificate must name the SCHOOL BOARD as an additional insured. Failure to have adequate proof of current insurance meeting the requirements of this paragraph or to file such proof with SCHOOL BOARD's Risk Management Department shall entitle SCHOOL BOARD to immediately suspend the privilege of CROA to use the Premises until such proof is furnished and shall warrant termination of this Agreement.

F. NON-SUBSTANTIAL AMENDMENTS TO AGREEMENT

This Agreement may be amended upon the mutual written consent of the parties hereto. The SCHOOL BOARD does hereby confer upon the Superintendent, or Superintendent's designee, the authority to amend this Agreement without formal School Board approval, provided such amendment does not substantially alter or modify the terms herein. If, in the sole judgment of the SCHOOL BOARD, such amendment does substantially alter or amend this Agreement, then the SCHOOL BOARD shall have the option of declaring the amendment void ab initio, thus rendering the amendment without any legal force and effect.

G. TERMINATION

1. This Agreement may be terminated by either party at any time during the term hereof upon thirty (30) days prior written notice to the other party; provided, however, in the event the SCHOOL BOARD terminates this Agreement for any reason other than a breach by CROA, the SCHOOL BOARD shall, within ninety (90) days after written demand by CROA, pay CROA the amortized cost actually paid by CROA to install any improvements described in Paragraph B.1 (including all design, permitting and construction costs) which were approved by the SCHOOL BOARD prior to installation and pursuant to the terms of this Agreement, during the term of this Agreement and not prior agreements, from the date of installation of said improvements (assuming useful life of five (5) years with no residual value).

2. Abandonment of the Premises by CROA as evidenced by failure to operate programs for a period of one (1) year, by decertification or dissolution CROA, or by continuous failure to maintain and manage the Premises in compliance with this Agreement for a period of six (6) months or more consecutively, shall be considered an abandonment of the Premises, and the SCHOOL BOARD may, at its sole discretion, terminate this Agreement and shall not be liable for any reimbursement as provided above.

H. BACKGROUND CHECK

CROA agrees to comply with all level 2 screening requirements of sections 1012.32 and 1012.465, Florida Statutes, and all of its personnel who (1) are to be permitted access to school grounds when students are present, (2) will have direct contact with students, or (3) have access or control of school funds, shall successfully complete the background screening required by the referenced statutes and meet the standards established by the statutes. This background screening will be conducted by the School Board in advance of CROA or its personnel providing any services under the conditions described in the previous sentence. CROA shall bear the cost of acquiring the background screening required by section 1012.32, Florida Statutes, and any fee imposed by the Florida Department of Law Enforcement to maintain the fingerprints provided with respect to CROA and its personnel. The parties agree that the failure of CROA to perform any of the duties described in this section shall constitute a material breach of this agreement entitling the School Board to terminate immediately with no further responsibilities or duties to perform under this agreement. CROA agrees to indemnify and hold harmless the School Board, its officers and employees from any liability in the form of physical or mental injury, death or property damage resulting from CROA's failure to comply with requirements of this section

or with sections 1012.32 and 1012.465, Florida Statutes.

- I. This Agreement is made subject to the Interlocal Agreement Master Joint Use and Development of Recreational Facilities between School Board and Osceola County. CROA shall be responsible for obtaining any required waiver of any inconsistent terms of said Interlocal Agreement.

IN WITNESS WHEREOF, the SCHOOL BOARD and CROA have hereunto caused these provisions to be executed the day and year first above written.

**THE SCHOOL BOARD OF
OSCEOLA COUNTY, FLORIDA**

By: Debra P. Pace
Debra Pace, Ed. D., Superintendent

By: Ricky Booth
Ricky Booth, Chairman

Attest: Joseph M. Culver

Date: 12/12/17

Date: 12/12/17

**CELEBRATION RESIDENTIAL
OWNER'S ASSOCIATION, INC.**

By: John McLaughlin

Date: 12/18/17

Attest: Rachael Bennett

Date: 12-18-17



Susan P. Edder

1/8/2018

EXHIBIT A

Includes the Celebration K-8 School outdoor recreational facilities located on the parcel of land adjacent to Celebration Avenue, Starling Drive, and Greenbrier Avenue including the baseball field, basketball/tennis courts, soccer field, running track, softball field, parking lot and those such amenities associated with each facility.

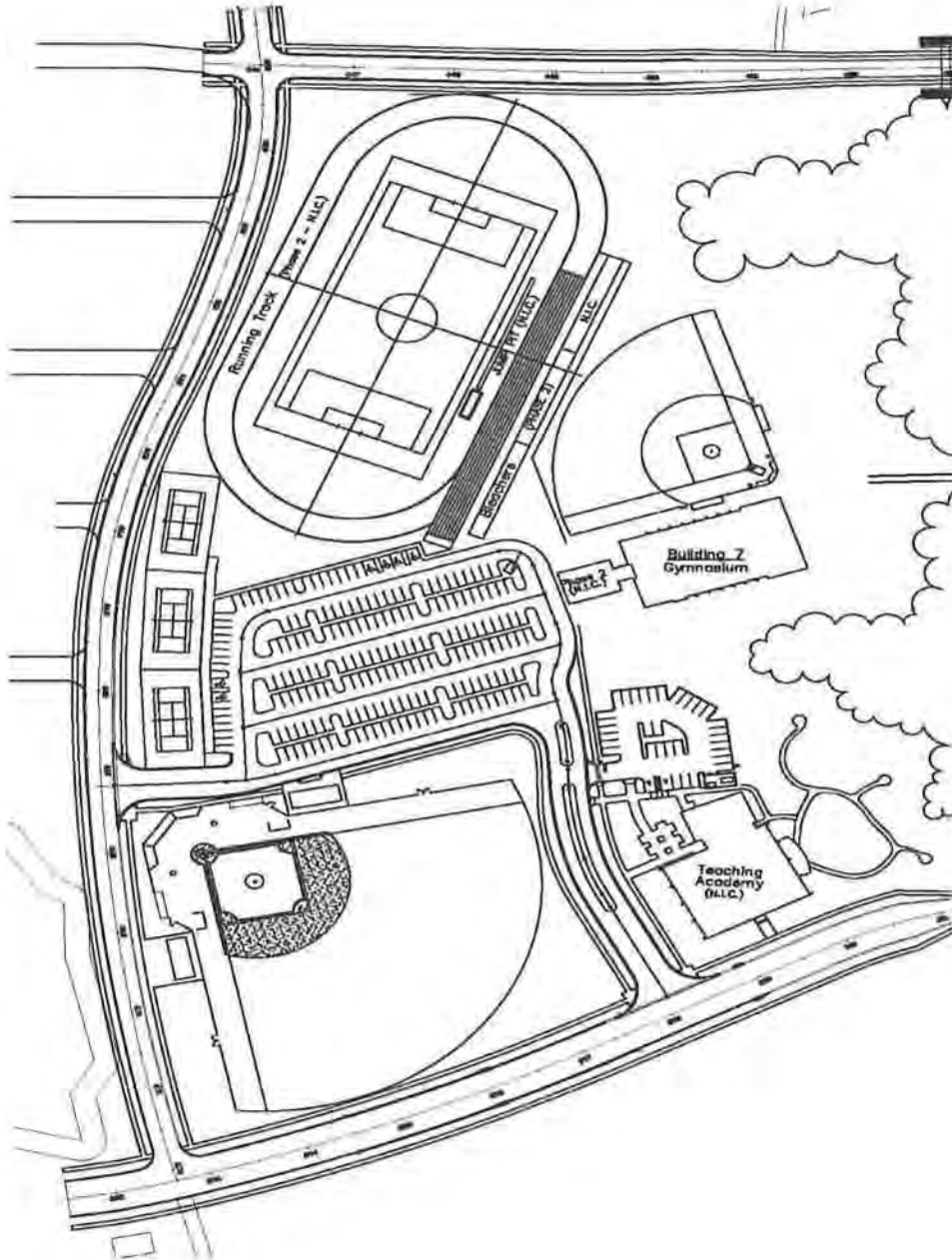


Exhibit C

**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
FACILITY USE REQUEST**

FORM MUST BE SUBMITTED TO RISK MANAGEMENT DEPARTMENT
15 WORK DAYS PRIOR TO PLANNED USE

NAME OF ORGANIZATION: _____
 AUTHORIZED REPRESENTATIVE: _____
 BUSINESS PHONE: _____ HOME PHONE: _____
 MAILING ADDRESS: _____
STREET OR PO Box CITY STATE ZIP
 NAME OF SCHOOL: _____ FACILITY AND/OR ROOM REQUESTED: _____
 # PARTICIPANTS: _____ PURPOSE OF USE: _____
 DO YOU REQUIRE USE OF KITCHEN OR KITCHEN EQUIPMENT? YES NO

ONE TIME USE ONLY: DATE OF USE: _____
 TIME OF USE: FROM: _____ TO: _____

REGULAR USE: DAY(S) OF USE: (Check) SUN MON TUES WED THUR FRI SAT
 WEEKS PER MONTH: (Check) 1st 2nd 3rd 4th ALL
 BEGINNING DATE: _____ ENDING DATE: _____
 TIME OF USE: FROM: _____ TO: _____

THE INDIVIDUAL/ORGANIZATION REQUESTING USE OF THE ABOVE FACILITY HEREBY AGREES

a) To pay the fee and charges prior to the date the facility is to be used by check made payable to the Osceola County School Board.
 b) To provide a Certificate of Insurance naming The School Board of Osceola County, Florida, as Certificate Holder and Additional Insured, with minimum limits of \$1,000,000 per occurrence and \$2,000,000 or more in aggregate, dates policy is in force, or to reimburse the School Board for cost of coverage for the Special Events Liability coverage:
 Certificate of Insurance Attached Special Events Liability Application & Premium Attached
 c) That there will be no alcoholic beverage sold or consumed on school premises.
 d) To return facilities to the same conditions as received.
 e) To follow proper procedures in use of all school equipment.
 f) To accept liability for damages to the facilities and to reimburse the School Board for all damages caused by persons/organizations using the facilities.

Facility Use Fee Schedule (attached):

Use/Rental Fee: 1400011 _____
 Utility Fee: 1004301 _____
 Equipment Use Fee: 1400011 _____
 Salary/Benefit Cost: 1400021 _____
 Sales Tax: _____
 Total Use Fee: _____

Requested By: _____
Signature of Requestor Date
 Approved By: _____
Site Administrator Date
 Approved By: _____
Superintendent/Designee Date

**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
FACILITIES USE AGREEMENT**

This Agreement made between the SCHOOL BOARD OF OSCEOLA COUNTY (hereinafter referred to as the "Board" and _____ (hereinafter referred to as "User");

In consideration of the following mutual promises and conditions, the Board and User agree as follows:

1. The Board grants to the User the temporary use of the facilities described on the Facility Use Request, attached hereto and made a part hereof for the purposes, dates and times set forth on said exhibit. Such use shall be in conformance with and subject to the Board's Use of Facilities Policy and to any Administrative Regulations developed pursuant to such policy.
2. Prior to use of Board's facilities, User shall pay to Board the fees set forth in the Facility Use Request.
3. User shall conform to the general conditions of use set forth in this Agreement and the additional conditions of use, and other matters, if any, set forth in the Facility Use Request.
4. User warrants that all information, including the information set forth in any application for temporary use of the Board's facilities, which User may have given the Board in connection with the use of the facilities described on the Facility Use Request, is true, complete and correct.
5. This Agreement shall be deemed dated, and become effective, as of the date on which a duly authorized representative of the Board executes this Agreement, provided such date of execution is later than the date on which the User executes this Agreement.
6. This Agreement shall not be assignable or transferable in any manner without the express written consent of the Board.
7. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Board and the User.
8. The User agrees to provide at its expense general liability coverage under an occurrence basis policy, with minimum limits of \$1,000,000 per occurrence and \$2,000,000 or more in aggregate, combined single limit covering bodily injury, property damage, personal injury, premises, operations, products, completed operations, independent contractors, and contractual liability. There shall be no exclusions for contracted liability. Coverage must be written by a carrier which has and maintains a rating of "A" or better and a financial size category of "VII" or better according to A.M. Best Company. The School Board of Osceola County, Florida, shall be named as Certificate Holder and Additional Insured for claims arising out of any and all facility use under this policy and that the insurance is not cancelable without first giving thirty (30) days written notice to the Board.
9. User hereby agrees to hold harmless and indemnify the Board, its agents, and employees, from and against any and all losses, claims, demands, penalties, judgments, court costs, attorneys' fees and liabilities of every other kind and nature in connection with, arising from, or related to User's use of the Board's facility, occupancy of the subject premises, installation, operation or maintenance of any fixtures or equipment in or upon the demised premises, or any negligence or fault of the User in failing to control, monitor or supervise any activity on the premises during the term of the lease of the premises hereunder.
10. Notwithstanding any other provision in this agreement, the User agrees to hold harmless and indemnify the Board from and against any and all losses, claims, demands, penalties, judgments, court costs, attorneys' fees and liabilities of every kind and nature whatsoever which may arise as a result of any employee, agent, member, guest, invitee, licensee or volunteer of the User causing any harm or violating any rights of the Board, or its agents, employees, or any student, parent, guardian, invitee, licensee, visitor or guest on or about the premises of any Board facility or who may otherwise be injured, including but not limited to injury to any civil right protected by law, as a result of or during any use of the facility by the User.
11. The User agrees that it will cooperate with the Board, school principal or designee of either of them when any of said Board representatives shall direct the User to remove any employee, agent, member, guest, invitee or licensee of the User from the facility. Such direction to remove may be given in the sole discretion of the Board or its designee so long as the Board or its designee shall require such removal in the interest of the educational program, or the safety, health, welfare or security of any student, parent, guardian, guest, invitee, licensee, employee or agent of the Board.
12. Risk of any loss to User's property shall be entirely upon User. User may not store any equipment, material or other matter in Board's facilities without express written approval from the Board.
13. No equipment, material or other matter which presents a health or safety hazard to persons or property may be brought upon the Board's facility. The use of open flames, makeshift electrical wiring, flammable and/or caustic materials and the like are prohibited.
14. All persons using the Board's facility pursuant to the Agreement shall confine themselves to the area of the facility for which temporary use has been granted to User.
15. The use of any form of tobacco, illegal drugs, liquor, profane language, obscene materials or acts, gambling or violence is prohibited.
16. Food or beverages may not be used without express written approval from the Board.
17. Equipment, material or other matter owned by the Board may not be used or removed without express written approval from the Board.
18. Prior to the termination of the temporary use, unless other arrangements are expressly approved in writing by the Board, all equipment, material and other matter brought upon the facility by User shall be removed and the facility cleaned up and restored to the condition in which it was provided.
19. User shall at all times provide sufficient supervision of its activities to insure compliance with this Agreement. The Board may, but has no duty to, require additional supervision, including police supervision, as it deems appropriate for protection of the facility and other Board property and to determine User's compliance with this Agreement.
20. Electrical equipment shall not be operated without express written approval from the Board.
21. Use of a facility may be terminated by the Board in the event of any emergency, and breach of this Agreement, or in the event that the facility is required for any Board program which cannot reasonably be held at another time and place.
22. The User agrees that if the standard fee schedule changes during the period of time for use reserved hereunder, that any increased fees shall be due and payable at the time they become effective.
23. The maximum capacity of the facility, as set forth in the Facility Use Request to this Agreement or as otherwise set forth by the Board, shall not be exceeded.

IN WITNESS WHEREOF, the Board and User have executed this Agreement as follows:

SUPERINTENDENT:

USER: (AUTHORIZED REPRESENTATIVE)

Dr. Debra P. Pace

PRINT NAME

PRINT NAME

SIGNATURE

DATE

SIGNATURE

DATE

Covenants

Enforcement Procedures

The Association shall have the power, as provided in the Charter to impose sanctions for any violation of the Governing Documents. To the extent specifically required by the Charter the Board shall comply with the following procedures prior to imposing sanctions:

1. Notice and Procedure.

The Board or its *delegate* shall serve the homeowner or designated representative with electronic and written notice describing the issue(s) of "alleged" non-compliance of Property Maintenance as defined in the Celebration Charter. Chapter 5 (Architecture, Landscaping, and Aesthetics Guidelines), Chapter 6 (Maintenance, Repair, and Replacement) and Exhibit C, Rules, as well as CROA Board approved Design Guidelines.

The written notice of the alleged non-compliance will:

(a) Identify the category of community standards and description of the alleged non-compliance, with a digital photograph as to what the inspector has observed.

(b) The maximum proposed sanction to be imposed is \$100.00 per day per category as per Florida Statute 720.305(2) as amended from time to time.

(c) The written notice will also include a statement that the proposed sanction may be imposed upon a hearing at the next scheduled meeting of the Covenants Committee appointed pursuant to Article VI, 6.2, of the Charter.

28 *For inspection purposes, community standards are defined in six categories with the*
29 *following examples (examples are not all inclusive):*

30

31 *- Landscape Maintenance: Lawn Care, Plants, Lawn Art, Landscape Screening,*
32 *Pavers, Trellis, Potted Plants, and Hose Storage.*

33

34 *- Cleaning: House Exterior, Roof, Sidewalk (Pavers outside the Private Area - Behind a*
35 *Fence), Curb, Driveway, Porch, Steps, and Fence.*

36

37 *- Repairs: Stucco / Siding Damage, Wood Deterioration, Fences, Screens, Railings,*
38 *Post Columns, Garage Doors, Shutters and Mailbox.*

39

40 *- Painting: House, Garage, Trim, Porch, Steps, Chimney, Exterior Lights, Doors,*
41 *Garage Doors, Mailbox / Post, Building Foundation and Stem Walls.*

42

43 *- Architectural: Shutters, Awnings, Exterior Ceiling Fans, Door Hardware, Flags,*
44 *Fountains, Dormer Windows, Gutters and Gutter Extensions, Address Numbers on the*
45 *House and Mailbox, Light Fixtures.*

46

47 *- Miscellaneous: Signs, Debris Pick-up, Garbage/Yard Waste and Recycle Bin Storage,*
48 *Unapproved Architectural Changes, Holiday Lights and Decorations (14 Days after the*
49 *Holiday), Security Surveillance Cameras, Satellite Stands, Data/Communication Cables,*
50 *Storage of Items on Front Porch, Oversized and Commercial Vehicles, Short Term*
51 *Leases, Home Businesses, and items not categorized into an above group.*

52 If, after 14 days the violation has not been corrected or the homeowner has not
53 communicated with Community Standards staff, the homeowner will be notified of a
54 hearing to be held at the next scheduled meeting of the Covenants Committee.

55 After the Community Standards staff has been notified that the non-compliance issue(s)
56 has been corrected a re-inspection will be conducted. The Community Standards staff
57 will notify the homeowner as to satisfactory completion of the non-compliance issue(s).

58 Prior to imposing sanctions pursuant to the Charter, proof of proper notice shall be
59 placed in the minutes of the Covenants Committee. Such proof shall be deemed
60 adequate if a copy of the notice, together with a statement of the date and manner of
61 delivery, is entered by the officer, director, or agent who delivered such notice. The
62 notice requirement shall be deemed satisfied if the homeowner or its designated
63 representative requests and appears at the hearing.

64

65 2. Homeowner Response: The homeowner shall respond to the notice of the alleged
66 non-compliance issue(s) in writing or by email within the 14-day period, whether or not
67 the homeowner is challenging the proposed sanction.

68 The homeowner will:

69 (a) correct the non-compliance issue(s), or

70 (b) provide written or oral communication to the Community Standards staff, as
71 to a “plan of corrective action.” The plan of action must include a timeline of completion
72 within 30 days and method to correct the non-compliance issue(s), (i.e., contracted
73 services or by the homeowner).

74 3. Hearings.

75 A hearing shall be held before the Covenants Committee after providing at least 14
76 days advanced written notice of the hearing. The homeowner shall be afforded a
77 reasonable opportunity to be heard. The minutes of the meetings of the Covenants
78 Committee shall contain a written statement of the results of the hearing (i.e., the
79 Committee's decision) and the Board's sanction(s), if to be imposed. The role of the
80 Covenants Committee is limited to determining whether to confirm or reject the fine or
81 suspension levied by the Board. Promptly after the hearing, the Association shall
82 provide written notice of such fine or suspension by mail to the homeowner whether the
83 non-compliance issue(s) is a result of the homeowner or a tenant, contractor, or guest.

84 4. Appeal.

85 If, following a hearing before the Covenants Committee, a sanction is imposed, the
86 homeowner shall have the right to appeal the decision to the CROA Board of Directors.
87 To exercise this right, the homeowner must deliver a written notice of appeal to the
88 Community Standards staff, within 14 days after the hearing date.

89

90 Should the Board waive a sanction, such a waiver shall not constitute a waiver of the
91 right to sanction future non-compliance issue(s) of the same or other provisions and
92 rules by any homeowner.

93

Action Item 9

Motion Subject:	Approve update of the reserve study
Background:	CROA historically has updated the Reserve Study every three years, as is a best practice for a large-scale community to evaluate the condition and predict costs of amenity replacements. The Reserve Study was last updated in 2019 for the calendar year 2020 and future years.
Funding Source:	CROA Reserve Expenditure
Budgeted Amount:	This item was also not included in the reserve study for 2019
Bids Received:	Reserve Advisors for \$24,800 (no other bids solicited due to history with company) Optional: \$15,000 to look at individual service area buildings. Optional: additional costs of hard cover books for \$75.00 each
Rationale:	Contract execution will set the schedule for the reserve study on February 7, 2022.
Management Recommendation:	Management recommends approval of the Reserve Study proposal.
Motion on Agenda:	Motion to approve the proposal to provide an updated 2022 Reserve Study by Reserve Advisors in the amount of \$24,800.00 with additional options as needed – CROA Operating Expenditure.



RESERVE STUDY UPDATE PROPOSAL

Celebration Residential Owner's Association, Inc.

Prepared for:
Ms. Suzanna McLeod, Community Manager
c/o Grand Manors

January 7, 2022



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com

January 7, 2022

Dear Ms. Suzanna McLeod,

Thank you for the opportunity to present Celebration Residential Owner's Association, Inc. with this proposal for a reserve study update, with site-visit (Level II).

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study update will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:

FULL ENGAGEMENT



It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

DETAILED UNDERSTANDING



We will do whatever it takes to ensure Celebration Residential Owner's Association, Inc. has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Celebration Residential Owner's Association, Inc. Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community’s reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level II) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: If applicable, the reserve study consultant updates the list of reserve components to reflect any changes to the property since the previous reserve study. A new condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Updated life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. An updated funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

We've identified and will include the following reserve components in your Reserve Study Update:

The specific property to be included in your custom-comprehensive reserve study includes:

CROA

- Passive and Active Parks – Common Site Elements
- Active Parks – Unique Site Elements
- Passive Parks – Unique Site Elements
- Pool and Pool House Elements
- Lakeside Pool
- Lakeside Pool House
- North Village Commons Pool
- North Village Commons Pool House
- Spring Park Pool
- Spring Park Pool House
- East Village Pool
- East Village Pool House
- Heritage Hall Elements
- Heritage Hall Pool
- Maintenance Building Elements
- 851 Celebration Avenue Elements
- Spring Lake Amenity Center
- Athletic Complex



Site Components

- Playground
- Streets & Curbs
- Pavers
- Catch Basins
- Sidewalks
- Irrigation System
- Landscaping
- Fences
- Signage
- Fountain
- Benches
- Bicycle Racks
- Wooden Chairs
- Drinking Fountains
- Garage Cans
- Light Fixtures
- Pet Waste Stations
- Picnic Tables
- Planters
- Pavilions
- Security System
- Water Tower

Service Areas*

- Meeting House Green and Academy Row
- North Village Townhomes (Charleston Place)
- Roseville Corner
- Savannah Square
- South Village
- East Village Unit 1 Duplexes
- East Village Unit 3 "Oak Pond" Townhomes East Village
- Unit 3 "Blue Sage" Townhomes
- Greenlawn Townhomes
- Golden Astor Triplex
- Parkview Townhomes
- Spring Lake Townhomes

**We will provide a general condition assessment of the roofs through a visual analysis from the ground. While we are not providing a detailed roof analysis (roof by roof), we are happy to incorporate any information from previous roofing inspection(s).*

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives

RESERVE ADVISORS
Roofs, Asphalt Shingles
 Line Items: 1,286 through 1,293
 Quantity: Approximately 5,802 square ft. of the following sections:

Location	Quantity (square ft.)	Years of Remaining
Concord Lane	400	20/20/20
Kennwood Drive	400	20/20
Briarwood Drive	400	20/20/20/20
Goldenshire Drive	400	20/20/20/20
Maple Creek and Sweet Lane	400	20/20
Washington Drive	200	20/20
Delwood Drive	400	20/20/20
Maple and Colonial Lane	400	20/20/20
Delwood Drive	400	20/20/20

History: The roof shingles at Concord Lane and Kennwood Drive were replaced from 2019 to 2020. The remaining roof systems are original in construction.
Condition: The original roof systems exhibit signs of drainage, fill and granule loss. The roof systems at Washington and Jefferson Drive exhibit visible sheathing deficiencies. Drainage systems are in good condition with no evidence of the following: roof control for water. The Board affirms as of an extensive history of water infiltration due to ice dam formation, primarily at the roof eaves.

Photograph documenting system condition and photographs of problem areas are not included. View Sample Report.



FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. [View Preview Video](#)

[Download Our Report Overview](#)

It is more than just a reserve study.
 It's added value and peace of mind with unconditional support.

**CONFIRMATION OF SERVICES FOR
 CELEBRATION RESIDENTIAL OWNER'S ASSOCIATION, INC.**

Reserve Study Update with Site-Visit (Level II) for a total investment of **\$24,800** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plans (13) with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

OPTIONAL SERVICES

_____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: _____
[ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$2,480** per year

_____ **Building Facade Inspection Report** – Detailed condition report by individual building noting the stucco cracks, sealant deterioration, and other conditions observable at ground level for **\$15,000**

To authorize the reserve study update:

**1. Sign and email agreement to
 Nick@reserveadvisors.com.**

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Celebration Residential Owner's
 Association, Inc. (000272)**

2. Send \$12,400 retainer to:
 Reserve Advisors, LLC
 735 N. Water Street, Suite 175
 Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated January 7, 2022, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. ***The Report*** contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

Action Item 10

Motion Subject:	Fourth of July Fireworks Contract
Background:	Fourth of July fireworks has historically been contracted with Garden State Fireworks and CCS. This year the contract will be approved by CROA.
Funding Source:	Operating Expenditure
Budgeted Amount:	N/A
Bids Received:	No other bids solicited
Rationale:	Fireworks are part of the special events celebration for Fourth of July. A contract is needed to confirm the event.
Management Recommendation:	Management recommends approval of the contract
Motion on Agenda:	Motion to approve the contract for 2022 Fourth of July fireworks with Garden State Fireworks, Inc.

Contract

THIS CONTRACT ("Contract") is made on this 11th day of January, 2022, between GARDEN STATE FIREWORKS, INC., hereinafter known as and designated as "Garden State; and Celebration Residential Owners Association, hereinafter known as and designated as "CROA."

WITNESSETH: For and in consideration of all mutual covenants and agreements hereinafter entered into, the Party and Parties hereinafter agree to a Contract as follows:

1. "Garden State" agrees to furnish "CROA" at a location on the sidewalk behind the lake in Celebration on the 4th day of July, 2022, in a location to be designated by "CROA" and approved by "Garden State" and governing officials, an exhibition of fireworks.

2. "Garden State" agrees to pay all expenses for the freight and cartage for the said display, all necessary labor and equipment, and experienced and licensed Pyrotechnic Operators to discharge the said display. "Garden State" agrees to clean the debris on the site location to the best of their ability.

3. "Garden State" and "CROA" agree to a rain or shine performance of said event. In the event that excessive winds prevent safe firing of the display there will be a postponement fee equal to ten percent of the total contract.

4. "Garden State" agrees to supply insurance coverage in the amount of FIVE MILLION DOLLARS for public liability and/or property damage and vehicle insurance in the amount of FIVE MILLION DOLLARS as required by the New Jersey Department of Transportation. "CROA" agree to hold harmless "Garden State" of all and any claims, legal fees incurred outside the operations or control of "Garden State." "Garden State" agrees to hold harmless "CROA" from all claims and legal fees incurred from the operations of "Garden State." At least ten (10) days prior to July 4th 2022, "Garden State" shall supply to "CROA" a Certificate of Insurance showing them as the Certificate Holder.

5. "CROA" agrees to furnish ample security or police protection and barricades to prevent any persons from coming into the safety zone area designated for discharging said fireworks display. "CROA" also agrees to barricade and post proper signage at both bridges on either side of the lake to prevent pedestrian traffic for the entire day and night of both July 3rd and July 4th. "CROA" agrees to post a security guard or police officer for an over night watch shift of fifteen (15) hours commencing at 5pm on July 3rd and ending at 8am on July 4th. Additional security is required for the evening of July 4th. On July 4th, "CROA" agrees to arrange for two police officers, one stationed at each of the above mentioned bridges commencing at 6pm and ending half an hour following the display. With the exception of conditions stated in paragraph 4 above, "Celebration" also agrees to assume sole responsibility for spectator safety, including seating, lighting, and ground

surfaces, and agrees to conduct an inspection of the site approximately 24 hours in advance of the display to ensure a safe spectator environment.

6. "CROA" agrees to pay for any and all permits and 'fire watch' required by municipal authorities for the discharging of the said fireworks display at their own expense. Garden State will complete the application process and bill "CROA" for permits and fire watch fees at cost. The anticipated permit/fire watch costs are approximately \$800.00.

7. "CROA" agrees to coordinate and provide "Garden State" at least two (2) mule carts and adequate trailers to haul the pyrotechnics and equipment from the parking lot to the launch site. This equipment must be the equivalent of the equipment that has been provided for prior annual July 4th events. Said equipment must be made available to "Garden State" on the morning of July 2nd through completion of the event and clean up of equipment.

8. Upon execution of the contract a \$14,175.00 deposit is due and payable to "Garden State" on or before February 20, 2022. "CROA" is responsible for ensuring payment of the deposit. If the event is cancelled due to Covid restrictions the deposit will be applied to a future event within 180 calendar days of the display date. If a postponement date exceeds 180 calendar days a 20% rescheduling fee will be deducted from the deposit for carrying costs.

9. Upon delivery of the said display, the full balance of the contract amount shall be paid by 'CROA' to the pyrotechnic operator for "Garden State" in a sealed envelope either before or immediately following the discharging of the display.

10. The total Contract amount is \$28,350.00 United States Dollars. The display will be choreographed to a musical soundtrack of patriotic and popular music approved by "CROA" The display duration will be approximately seventeen minutes.

Witness:

Witness:

GARDEN STATE FIREWORKS, INC.

By: _____

August N. Santore

Celebration Residential Owners Association

By: _____

Print Name:

Action Item 11

Motion Subject:	Lakeside Pool Lane Line Reel Replacement
Background:	The lane line reel is need of replacement as it has rusted areas. The new reel has stainless steel which will resist rusting. A cover is also needed to protect it from natural elements. It is not known the last time it was replaced.
Funding Source:	CROA Replacement Reserves
Budgeted Amount:	Per 2019 Reserve Study, Line 1.303 – Pool House Elements Lakeside Park – Furniture Replacement (incl Diving blocks and lane lines) - \$29,402 in 2024
Bids Received:	SwimOutlet - \$3,587.36 Lincoln Aquatics - \$5,310.80 Pool Supply Limited - \$4,035.06
Rationale:	Replacing the lane line reel is important to maintain the CROA facilities for program partner use.
Management Recommendation:	To approve the invoice from SwimOutlet as the quality of the lane line reel is better and will last longer.
Motion on Agenda:	Motion to approve the purchase of a lane line reel and cover for Lakeside Pool by SwimOutlet in the amount of \$3,587.36 – Replacement Reserve Expenditure



Please remit check to (via USPS only):
 Spiraledge Inc.
 DBA SwimOutlet.com
 PO Box #: 68099
 Newark NJ 07101-8087

Invoice Date: 12/30/2021
 Payment Term: 30 days
 Due Date: 1/29/2022
 Order/ Invoice#: 20502188



Thank you for shopping at SwimOutlet.com
 The Web's most popular swim shop!

Bill To: (CustomerID# 9274684) Ship To:

Celebration Residential Owners Asso NIKI Patten 851 Celebration Ave. Celebration, FL 34747 United States 4075661200 x233 niki.patten@grandmanors.com	Celebration Residential Owners Asso NIKI Patten 851 Celebration Ave. Celebration, FL 34747 United States 4075661200 x233
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Payment Method: Shipping Method:

Purchase Order # 12302021CROA Standard Shipping (5-7 Business Days)
 Contact Name:
 Contact Email:

Code	Description	Qty	Price	Total
8131748	Competitor Elite Stor-Lane Reel	1	\$2,753.00	\$2,753.00
8148269-0001	Competitor Elite Stor Lane Reel Cover - Blue - 66x88x67	1	\$216.81	\$216.81
			Subtotal:	\$2,969.81
			Tax (7.5%):	\$222.74
			Shipping Fee:	\$394.81
			Grand Total:	\$3,587.36
			Total Due:	\$3,587.36

Please remit check to (via USPS only):
 Spiraledge Inc.
 DBA SwimOutlet.com
 PO Box #: 68099
 Newark NJ 07101-8087

Please contact us if a check is delivered by express couriers (FedEx, UPS and DHL).

See Backside for Return and Exchange Instructions

Action Item 12

Motion Subject:	Painting of Memorial Gardens
Background:	Memorial Gardens is in need of repair and painting of the monuments to reflect the importance of the park as well as maintain the high standards of the community.
Funding Source:	Replacement Reserves
Budgeted Amount:	1.258 Memorial Park, Monuments, Paint Finishes and Repairs - \$9,257.00 in 2021
Bids Received:	Vice Painting - \$1,995.00
Rationale:	Vice Painting has done considerable quality paint work for CROA for years with reasonable price, including this quote.
Management Recommendation:	Management recommends approval of Vice Painting to paint the Memorial Gardens
Motion on Agenda:	Motion to approve the painting of Memorial Gardens by Vice Painting in the amount of \$1,995.00 – Replacement Reserve Expenditure



Celebration Residential Owners Association, Inc.
c/o Grand Manors
Attn: Brayan Senquis
851 Celebration Avenue
Celebration, FL 34747
Telephone: 407-566-1200
E-Mail: brayan.senquis@grandmanors.com

Date: January 11, 2022
Project: Exterior Repaint
Memorial Garden Columns/Sign

We are pleased to submit our contract for the following:
Please see specifications for complete detail of work.

PRICE:

Contract Price: **\$1,995.00**

Includes: Clean monument Garden columns and sign, wire brush rusted corner bead on columns, seal, patch, caulk and paint the columns and monument sign as discussed for Celebration Memorial Garden, Celebration, Fl.

Excludes: Anything not specifically mentioned above.

Payment to be as follows: To be negotiated

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Owners will be responsibility for any equipment cost associated with work delays due to approval of colors, samples, mockups, etc... After payment terms have been negotiated, payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents or any other cause beyond our control. We are not responsible for damage to lanai screens due to following our scope of work, or for overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary insurance. We carry General Liability and our employees are fully covered by Workman's Compensation. Any claims for construction defects are subject to the notice and cure provision of Chapter 558, Florida Statutes.

This proposal and contract is valid for 60 days.

VICE PAINTING, LLC.

By: Matt Vice
Matt Vice, President

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Acceptance Date: _____

Signature: _____
Print Name: _____
Title: _____

Action Item 13

Motion Subject:	Ballroom Dance contract renewal
Background:	<p>The Parks & Recreation Program Plan was established to assist the Recreation Committee in establishing the highest quality program and sports leagues to recommend to the Board of Directors of CROA.</p> <p>The Recreation Committee voted to renew a one-year contract for Ballroom Dance at the December 14, 2021 workshop. The contract will run from January 1, 2022 through December 31, 2022.</p>
Funding Source:	N/A
Budgeted Amount:	N/A
Bids Received:	N/A
Rationale:	<p>The Ballroom Dance contract is attached. Ballroom Dance has partnered with Town Hall for 11 years. There have been no complaints registered with Parks & Recreation regarding the program.</p> <p>So far in 2021, the program has provided a 20% revenue split to CROA of \$192 with an average of 10 participants per month.</p>
Management Recommendation:	Management supports the recommendation of the Recreation Committee to renew a one-year contract with Ballroom Dance.
Motion on Agenda:	Motion to renew a one-year contract with Nannette's for Ballroom Dance, as recommended by the Recreation Committee.

Agreement No. 2022Ballroom
Project: 610
Scope of Services: Ballroom Dance

Reviewed by: _____

SERVICES AGREEMENT

THIS AGREEMENT, is made effective as of the 1st day of July 2022, by and between Celebration Residential Owners Association, Inc. (herein referred to as the "Owner"), whose mailing address is 851 Celebration Avenue, Celebration, FL 34747, and Nannette's Inc. (herein referred to as the "Contractor"), whose mailing address is 3335 Shalmar Circle, Deltona, FL 32738, Attention: Nanette Sweet.

WITNESSETH

WHEREAS, Owner desires to employ the services of Contractor for a period 01/01/2022 and 12/31/2022 or as otherwise modified as set forth in this Agreement, to perform the hereinafter described Services, and Contractor desires to be so employed.

NOW THEREFORE, in consideration of the premises and the mutual covenants and obligations contained in this Agreement, the parties agree as follows:

1. DEFINITIONS.

a. Agreement. The Agreement consists of this Services Agreement, the Scope of Services, the Rate Schedule, the form of Changed Service Authorization, the form of General Release, and all other documents enumerated on the List of Exhibits set forth below. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 6.

b. Services. The term "Services" as used in this Agreement shall be construed to include all Services set forth in Exhibit A, all obligations of Contractor under this Agreement and where any Changed Service Authorizations have been issued pursuant to Article 6 of this Agreement, the changed Services set forth therein.

2. SCOPE OF SERVICES.

a. A description of the nature, scope and schedule of Services to be performed by Contractor under this Agreement in accordance with the following List of Exhibits:

i. Exhibit A, Scope of Services, 6 page.

ii. Exhibit B, Rate Schedule, 7 page.

3. BASIS FOR COMPENSATION AND PAYMENTS.

a. Contractor will be invoiced at the close of each month for the prior month's facility usage at the agreed rate of 20% of tuition charges for classes at the premises. Contractor will drop off payment made payable to Celebration Residential Owners Association, Inc. otherwise known as CROA at Town Hall, 851 Celebration Ave, Celebration, FL 34747. Payment is due in full within 15 days of the invoice date. Failure to pay within that period of time will result in the cancelation of classes.

b. Owner retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2, or in any Changed Service Authorization, in accordance with the provisions of Article 6 of this Agreement.

- c. All invoices should reference the contract number and be returned to the following address:

CROA
851 Celebration Ave
Celebration, FL 34747

4. REPRESENTATIONS, WARRANTIES, AND COVENANTS. Contractor hereby represents to Owner that: (a) it has the experience and skill to perform the Services as set forth in this Agreement; (b) that it shall comply with all applicable federal, state, and local laws, rules, codes, and orders of any public, quasi public or other government authority; (c) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (d) it has by careful examination satisfied itself as to: (i) the nature, location and character of the general area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the general area and, to the extent pertinent, all other conditions; and (ii) all other matters or things which could in any manner affect the performance of the Services.

5. INSURANCE; INDEMNIFICATION.

- a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

i Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$1,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

ii Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of Five Hundred Thousand Dollars (\$500,000) per occurrence.

b. All such insurance required in Paragraph a. shall be in companies and on forms acceptable to Owner and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

c. Contractor shall defend (if requested by Owner) or pay for Owner's defense, indemnify and hold Owner and its officers, directors, agents, employees, managers and assigns harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys' fees, paralegal fees, and court costs) arising directly or indirectly, in whole or in part, from or out of: any act or omission of Contractor, its officers, directors, agents or employees; any breach of Contractor's representations as set forth in this Agreement; or any other failure of Contractor to comply with the obligations on its part to be performed under this Agreement. The provisions of this paragraph shall survive the expiration or earlier termination of this Agreement.

6. MODIFICATIONS, ADDITIONS, OR DELETIONS TO THE SERVICES.

a. A Changed Service Authorization shall be in writing by the Owner, in the form and manner attached to this Agreement as Exhibit C, which shall consist of additions, deletions, or other modifications to the Agreement.

b. The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Changed Service Authorizations which may identify additional or revised Scope of Services, or other

written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any such Changed Service Authorization, the Contractor shall promptly proceed with the Changed Service Authorization, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 3 in this Agreement.

7. PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to all persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents, guests, visitors, invitees and licensees of the Owner who may visit or be affected thereby.

b. All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (a) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (b) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

c. The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

8. BOOKS AND RECORDS. Contractor shall maintain comprehensive books and records relating to any Services performed under this Agreement, which shall be retained by Contractor for a period of at least four (4) years from and after the completion of such Services. Owner, or its authorized representatives, shall have the right to audit such books and records at all reasonable times upon prior notice to Contractor. The provisions of this paragraph shall survive the expiration or early termination of this Agreement.

9. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of Owner, which consent Owner may withhold in its sole discretion. Owner retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume Owner's obligations under this Agreement, Owner shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of Owner's obligations under this Agreement.

10. SUSPENSION OR TERMINATION. Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and with or without cause, have the right to suspend or terminate this Agreement upon seven (7) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for extra Services performed pursuant to Articles 3 and 6, through the date of termination, plus any Reimbursable Expenses incurred (to the extent these are expressly allowed under Article 3).

11. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

a. Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged and agreed that the Owner is an intended third-party beneficiary of the

obligations of the Subcontractors related to the Services and any agreement between the Contractor and Subcontractor show identify Owner as a third party beneficiary to the agreement.

b. Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement, Contractor shall be and remain responsible for the quality, timeliness and the coordination of all Services furnished by the Contractor or its Subcontractors.

c. All subcontracts shall be in writing. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and conditions of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by, such terms and conditions to the full extent applicable to its portion of the Services.

12. NOTICE.

a. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, telex, e-mail, cable, or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Owner: Celebration Residential Owners Association, Inc
851 Celebration Avenue
Celebration, FL 34747

If to Contractor: Nannette's Inc.
3335 Shalmar Circle
Deltona, FL 32738
Attn: Nannette Sweet

or to such other address as either party may direct by notice given to the other as hereinabove provided.

b. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

13. LEGAL PROCEEDINGS.

a. The Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and shall constitute the entire and sole understanding of the parties hereto notwithstanding any prior or written statements, instructions, agreements, representations, or other communications.

b. Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement or the Services to be performed hereunder, shall be submitted for trial, before the Circuit Court of the Ninth Judicial Circuit in and for Orange/Osceola County, Florida; or, if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida (Orlando Division); or if neither of such courts shall have jurisdiction, then before any other court sitting in Orange/Osceola County, Florida, having subject matter jurisdiction. The parties consent and submit to the jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto.

c. In the event that any provision of the Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity or, if this leads to an impracticable result, shall be stricken but, in either event, all other provisions of the Agreement shall remain in full force and effect.

14. MISCELLANEOUS PROVISIONS.

a. Any failure by Owner to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Owner may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

b. The acceptance of final payment under this Agreement, or the acceptance of final payment upon early termination hereof, shall constitute a full and complete release of Owner by Contractor from any and all claims, demands and causes of action whatsoever which Contractor may have against Owner in any way related to the subject matter of this Agreement and Contractor shall as a condition precedent to receipt of final payment from Owner, submit to the Owner a fully and properly executed General Release, in the form attached to this Agreement. Neither the Owner's review, approval or acceptance of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to Owner in accordance with law for all damages to Owner caused by the Contractor's performance of any of the Services furnished pursuant to this Agreement.

c. It is understood and agreed that Contractor is acting as an independent contractor in the performance of its Services hereunder, and nothing contained in this Agreement shall be deemed to create an agency relationship between Owner and Contractor.

d. The rights and remedies of Owner provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed effective as of the day and year first above written.

OWNER

CONTRACTOR

Authorized
Signature: _____

Authorized
Signature: _____

Print Name: _____

Print Name: _____

Title: CROA President

Title: _____

Date: _____

Date: _____

Exhibit A
Scope of Services
Contract No.

Scope of Services

Contractor shall provide as set forth herein or, beginning on a date to mutually determine by Contractor and Owner, fully trained professionals.

1. Facilities will be available for classes on a mutually agreed upon schedule at Town Hall at 851 Celebration Ave, Celebration, FL 34747 @ 20 percent of the tuition charged for classes conducted at the premises as detailed in the body of the agreement.
2. Contractor will provide a monthly schedule of the facility usage.
3. Contractor will provide a monthly registration spreadsheet for scheduled class. Contractor is expected to keep an accurate log of all lessons held, participants and payments collected.
4. Service Provider is responsible for providing CROA proof of Level II Criminal Background checks of all persons who instruct, teach, volunteer or have direct authority over children at any level. *Note: CROA will monitor the participation of instructors, staff members, and volunteers to ensure proof of background checks and will complete random/unannounced audits for proof of Level II background checks. Non-compliance could lead to discontinuation of usage agreement.*
5. CROA reserves the right to request all records related to classes/lessons conducted on property at any time. Contractor will provide these records upon request within two business days.
6. Contractor must provide Owner with a copy of contractor's insurance policy certificates which meet the following requirements: \$1,000,000 General Liability Per Occurrence, \$2,000,000 General Aggregate; listing as additional named insured the following entities:
 - Celebration Residential Owners Association,
 - Celebration Non-Residential Owners Association,
 - Celebration Joint Committee
 - Celebration Community Development District

Policy must name CROA as the Certificate Holder with mailing address 851 Celebration Ave. Celebration, FL 34747

7. Contractor will provide Owner with days and times that they will not need the facility one month in advance.
8. CROA reserves the right to move all classes to an alternative location if needed.
9. CROA reserves the right to cancel all activities in the event of festivals, inclement weather, maintenance work, holiday or as defined in CROA Recreation Program Plan where the space is deemed necessary. CROA will provide such information at least one month in advance (when applicable). If classes are cancelled, Owner will send contractor a notice in email form as soon as possible.
10. Contractor will maintain a positive an educational atmosphere.
11. Contractor will provide the following to participants:
 - a. Students will have knowledge of the following dances: Foxtrot, Salsa, Waltz, Swing, Tango, Cha-Cha, etc.
 - b. Students should notice: good posture and body alignment, stress relief, increase in balance and flexibility, etc.
12. Contractor agrees to remain in compliance with the Youth Sports and Activities Minimum Standard

Requirements, as stated in the Celebration Recreation Program Plan. (Celebration Recreation Program is available at <http://www.celebration.fl.us/town-hall/parks-and-recreation/recreation-program-plan/>).

13. Contractor will be in charge of removing and replacing flooring in room 102 with contractors' staff at the beginning of the season and end of the season (Contractor will be present when flooring removal is required for other events).
- 14. Contractor is required to distribute the End of Season Survey provided by CROA to all participants on their roster. If said Contractor does not distribute the survey a penalty of suspension or dismissal as a CROA Partner may occur.**
- 15. Contractor will be required to attend a minimum of 3 events per year with their choice of the following: Food Truck Friday, Founders Day Parade, 4th of July Parade or a CROA related event.**
- 16. Contractor will be required to review the reopening plan with CROA to go over safety measurements in regards to COVID-19.**

General Responsibilities: Contractor will be responsible for performing the following services:

1. Communicating to the students the availability of programs as directed by Owner.
2. Communicating to Owner any student concerns or problems which are brought to the Contractor's attention
3. Submitting to Owner accident reports for injuries to student(s) or staff occurring on property owned by Owner.

Marketing package

1. CROA will provide one article and/or photo inclusion as it relates to the specified program in the Celebration News at editorial staff's discretion.
2. CROA will provide three postings into the Friday Flash for program registrations, special event or general information involving the program.
3. CROA will also add your program information to the Celebration News Recreation Program list and list of Recreational Programs on the Celebration Town Hall website.

End of Exhibit A

Exhibit B
Rate Schedule
Contract No.

Contractor will be invoiced at the close of each month for the prior month's facility usage at the agreed rate of 20% of tuition charges for classes at the premises. Contractor will drop off payment made payable to Celebration Residential Owners Association, Inc. otherwise known as CROA at Town Hall, 851 Celebration Ave, Celebration, FL 34747. Payment is due in full within 15 days of the invoice date. Failure to pay within that period of time will result in the cancelation of classes.

End of Exhibit B

Action Item 14

Motion Subject:	Shutter Replacement for South Village Townhomes Service Area
Background:	South Village Townhomes painting was completed in December 2021. Shutter replacement is part of the reserve schedule to coincide with the painting. Due to covid, some sizes were not available until just now.
Funding Source:	South Village Service Area Replacement Reserves
Budgeted Amount:	Per the 2019 Reserve Study budgeted for 2021: Line 6.030 Shutters \$30,648
Bids Received:	Architectural Depot - \$38,199.66 The shutter cost is over the reserve amount by \$7,551.66 due to inflation of product. However the project cost of the entire painting project in 2021 was under the reserve by \$29,123.00 thus providing room for the overage. The cost to install the new shutters was previously included in Vice's quote.
Rationale:	Architectural Depot has provided all service area shutters in the past for the service area projects due to quality being good and they make custom sizes (which is needed in South Village)
Management Recommendation:	South Village Committee and Management recommends purchase of shutters by Architectural Depot.
Motion on Agenda:	Motion to approve replacement shutters for South Village Townhomes by Architectural Depot in the amount of \$42,167.64 – South Village Townhomes Replacement Reserve Expenditure



Final Order Review...

By placing your order, you agree to ArchitecturalDepot.com terms and policies that apply to this order.

Shipping Address

[Change](#)

ATTN: Tim Prescott
851 CELEBRATION AVE
CELEBRATION, FL 84747
Phone: (407) 566-1200 ext 232
servicearea@celebrationtownhall.com

Billing Address

[Change](#)

Celebration Town Hall
8360 E VIA DE VENTURA BLVD
SUITE L 100
SCOTTSDALE, AZ 85258

Use Card on File:
Michael Henry
XXXX-6784 Exp.: 01/2024 

Add Card    

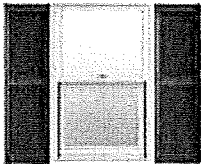
Pay Using PayPal 

Review Items on Order

([_update.php](#))

18"W X 68"H STRAIGHT TOP CENTER MULLION OPEN LOUVER WINDOW SHUTTERS, W/INSTALLATION SHUTTER-LOKS (PER PAIR), 002 - BLACK

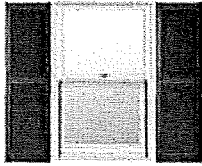
8



Item No.: MVLL2
\$187.93
Usually ships in 10-12 business days

[Message](#)

[X \(_update.php\)](#)

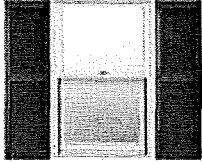


18"W X 62"H STRAIGHT TOP CENTER MULLION OPEN LOUVER WINDOW SHUTTERS, W/INSTALLATION SHUTTER-LOKS (PER PAIR), 002 - BLACK

54

Item No.: MVLL2
\$171.36
Usually ships in 10-12 business days

[X \(_update.php\)](#)

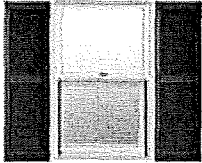


18"W X 72"H STRAIGHT TOP CENTER MULLION OPEN LOUVER WINDOW SHUTTERS, W/INSTALLATION SHUTTER-LOKS (PER PAIR), 002 - BLACK

82

Item No.: MVLL2
\$203.94
Usually ships in 10-12 business days

[X \(_update.php\)](#)



18"W X 95"H STRAIGHT TOP CENTER MULLION OPEN LOUVER WINDOW SHUTTERS, W/INSTALLATION SHUTTER-LOKS (PER PAIR), 002 - BLACK

32

Item No.: MVLL2
\$257.06
Usually ships in 10-12 business days



Need help?

Hayley McCoy
888-573-3768 xt. 7135
E-mail Me | Live Chat ([https://www.livesupportteam.com/chat.php?operator=7135&ptn=Tim Prescott&pte=servicearea@celebrationtownhall.com&mp=sales_all&ptcf0=02-1006175&ptq=I have a question on 02-1006175...](https://www.livesupportteam.com/chat.php?operator=7135&ptn=TimPrescott&pte=servicearea@celebrationtownhall.com&mp=sales_all&ptcf0=02-1006175&ptq=I%20have%20a%20question%20on%2002-1006175...))

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Quote Number:	02-1006175
Quote Expires:	2/20/2022
Estimated Ship Date:	2/8/2022
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Order Summary

Items:	\$35,705.88
Sales Tax:	Message 2,665.09
Shipping: Common Carrier - Residential:	\$0.00
Discount:	\$-171.31

Order Total:

\$38,199.66

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Rest assured that communications between your browser and our web servers are private and secure.

Recommended Items to Order



Pacific Columns & Architectural Depot Product Catalog

Item No: CAT-DEPOT_PC

\$4.99

1	Add to Order
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Lead-Times

Message



Celebration Residential Owners Association (CROA)

CROA Dog Park Committee Meeting

Thursday, September 16, 2021

MINUTES

The Dog Park Committee meeting was called to order at 5:30 P.M. on September 16 by Paul Battaglini (Chairman). Also present were Meredith Brown, Sue Davis, Ralph Doucette, Jill Furlong and Lez'lie Reynolds. Representing CCMC was Niki Patten, Parks and Recreation Manager. The meeting has been properly noticed and was ready to proceed with business.

Approval of the Minutes

- Jill motioned to approve the September 2, 2021 Dog Park Meeting minutes, Lez'lie seconded the motion. The motion passed unanimously.

Dog Park/Pickle Ball Update

- Paul gave the committee a Dog Park and Pickle Ball update after attending the previous Rec Committee Meeting on August 31, 2021. Paul assured the committee the rumor of “chopping” the park was inaccurate and the Board was searching for alternative locations.
- The committee discussed maintenance of the dog park (Updating Water fountains and repairing leaks).
- Paul asked Management about a budget for repairs. Management explained that Dog park repairs would fall into the maintenance budget.

Review 2 CROA ID for Dogs

- Committee discuss having an additional CROA ID for dogs. Management suggested creating a proposal to bring to the CROA Board. Paul suggested tabling the item for a future meeting.
- Jill recommended the committee to come together and create a list of what they want to accomplish with the additional CROA ID.
- Lez'lie expressed concerns that there would be an issue with a dog's photo on the card due to having the canine visit Town Hall to take the photo. Management would have to investigate further.
- Committee agrees on having a workshop on discussing the pro and cons of an additional CROA ID.
- Meredith suggested a CROA ID with no picture, only the name, breed and color. Paul and Jill agreed.
- Ralph suggested a CROA ID should have a picture to prove it's an actual photo for that particular dog.
- Lez'lie proposed moving forward with Meredith's recommendation of no picture CROA ID, only the name, breed and color. Paul seconded the motion. The motion passed unanimously.

Committee Member/Resident Comments





Celebration Residential Owners Association (CROA)

- Jill asked management about lights and what kind of lights they can have. Management stated that they will be sending out light info to the committee.
- Lez'lie asked Paul if he had a recommendation for someone to help with proposal and Paul recommended someone who has a better knowledge of lights and history of the park. Management agreed to help with process.
- Management mentioned a concern from a resident with the large dog park and how other residents are not cleaning up after their dogs. Management asked the committee if they had a similar problem. Paul and Meredith stated that sometimes there is an issue but not to the extent that there is no walking room.

Adjournment

- After there being no further business, the meeting adjourned at 6:35 PM.





Celebration Residential Owners Association (CROA)

Special Events Committee Meeting

Tuesday, December 14, 2021

MINUTES

- I. **Call Meeting to Order & Establish Quorum** – The Special Events Committee meeting was called to order at 2:00 p.m. by Dorie Moyer. Committee members attending the meeting in person were Dorie Moyer, Melodee Nemeth, Sandy Chaleski and Debi Jackson. Representing Management in person were J.R Rupp, Communications and Lifestyle Director, and Lifestyle Coordinators Amber Whittaker and Allison Iskowitz. Representing the CROA Board of Directors was Celia McFadden. A quorum was declared and the meeting, having been properly noticed, was ready to proceed with business.
- II. **Review & Approve October Committee Meeting Minutes** – Debi Jackson motioned to approve the November 9, 2021 meeting minutes as presented. Sandy Chaleski seconded the motion to approve the minutes and the Committee was all in favor.
- III. **Review Past Events**
 - A. **Founders Day** – The 25th Anniversary celebration took place on Friday, November 12 and Saturday, November 13.
 - i. **Friday, November 12** – There were an estimated 2500 residents in attendance at the Founders Day Party in the Park. The Committee and Management heard positive comments about this event, specifically regarding the Center Court Lounge and the Silent DJ Party. The Committee enjoyed that the Center Court Lounge was well decorated and served almost like a separate event geared towards adults. The Absent Trio also received high remarks from the Committee.
 - ii. **Saturday, November 13** – Estimated attendance for the Saturday events were as follows: the Veterans Day Parade, 1200 people and 18 parade participant groups; the Veterans Ceremony, 500 people; the Community Celebration, 3000 people. The Committee enjoyed the Parade and Ceremony, but they weren't as fond of Caroline Jones as the headliner for the Community Celebration. They commented that it was hard to hear or understand her, most likely due to the acoustics of the Downtown area. The Committee loved the fireworks show and said it was the perfect way to end the evening. Next year the Founders Day festivities will be held exclusively at Lakeside Park.
 - B. **Movie Night** – The November 20 movie night featuring *Free Guy* took place at Lakeside Park and an estimated 60 people attended this event.
 - C. **Holiday Fest & Movie Night** – Holiday Fest took place at Lakeside Park on December 3 from 5-9 p.m. This resident-only event had two bounce houses, a snow slide, an ice rink, a special showing of the movie *Elf*, a free hot cocoa bar with sugar cookies and a special photo opportunity with Santa. The Artisan Experience food truck sold food at this event and Town Hall staff also sold giant pretzels and holiday themed alcoholic drinks. Management





Celebration Residential Owners Association (CROA)

estimates there were approximately 1200 residents in attendance at this event, which is more than were in attendance in previous years.

IV. Review Upcoming Events

- A. Holiday Concert** – The Holiday Concert featuring The Legendary Count Basie Orchestra will take place at the CCFC on Sunday, December 19 beginning at 7 p.m. There were 50 six-person tables and 40 four-person tables, and all tables are currently sold out with 10 groups on the wait list for the four-person tables and 8 on the wait list for the six-person tables. The centerpieces for this event will be the small white fiber optic lights with a small wreath and the wrapped present table number. Melia is scheduled to sell food and beverages at this event, and the Committee recommended placing stanchions outside the pavilion to prevent the line from going through the VIP seating area. The Committee also recommended moving the last row so there were no tables placed directly behind the dance floor.
- B. Father Daughter Dance** – The Father Daughter Dance is scheduled for Friday, February 18 at the CCFC from 6-9 p.m. The Committee discussed the name for the event and ended on “Flower Power Father Daughter Dance.” The Committee discussed decorations and liked the idea of giving out flower crowns and sunglasses to the attendees as they arrived. They wanted to keep the layout the same with the photo backdrop and giveaway at the entrance. The proposed food & beverage menu is as follows: White Castle Sliders (if possible), Cheeto puffs, Cool Ranch Doritos, pre-packaged mixed fruit cups, Uncrustable sandwiches, Famous Amos chocolate chip cookies, Kool Aid Jammers or Hugs drinks. Management and the Committee discussed a “Selfie Scavenger Hunt” activity for attendees to complete during the event for a prize. The Committee also discussed decorations for the event and decided to use neon tablecloths.
- C. Pups & Pints** – Pups & Pints is scheduled for February 26, 2022, from 11 a.m. to 3 p.m. at Lakeside Park. Vendor applications are now open and have already been sent to vendors who have previously participated. The Committee requested there be more signage detailing the schedule of events placed throughout the venue.

V. Open Discussion

- A. Miscellaneous** – The Committee discussed the various channels events are advertised in the community. The Committee also discussed the potential capital improvement project at the CCFC and how it might affect event parking on Lot D.
- B. 2022 Event Dates** – Other 2022 event dates scheduled so far are as follows: Jan 14 – Food Truck Friday & Movie Night; Mar 16 – St Patricks’ Day Event feat Dublin Beat; Apr 2 – Comedian Act (16 + show); Apr 16 – Egg Hunt at CCFC; July 4 – Independence Day Event & Fireworks; Oct 19 – Dueling Pianos; Nov 12 – Founders Day. There are other events in the works for 2022, however, they are not yet finalized.

- VI. Adjournment** – There being no further business, the Committee adjourned at 3:41 p.m. The next meeting is scheduled for Tuesday, January 11, 2022.

