



## Celebration Residential Owners Association (CROA)

### CELEBRATION HALL ADVISORY GROUP & CROA BOARD OF DIRECTORS MEETING

*Residents may attend in person or virtually*

<b>To join online:</b> <a href="#">Click here to join the meeting</a> Meeting ID: 978 476 923#	<b>To join by phone:</b> 689-206-0281 Meeting ID: 978 476 923#
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**Thursday, May 5, 2022 5:00 – 6:30 PM**

#### AGENDA

- I. Verify Meeting Properly Noticed
- II. Verify Quorum / Roll Call
- III. Adopt Agenda
- IV. [Update: Finance Committee Representative](#)
  1. Select a member of the Celebration Hall Advisory Group to attend Finance Committee meetings
  2. Request a member of the Finance Committee attend Celebration Hall Advisory group meetings and provide information as needed
- V. Discussion Items:
  1. Update – Jackson Mumey
  2. [Review and Discuss Questions Submitted by the CROA Board](#)
  3. Review and Discuss Questions Submitted by the Celebration Hall Advisory Group
- VI. Select Dates and Agenda Items for Future Meetings
- VII. Discussion (Time Permitting)
  1. [Celebration Hall Advisory Group](#) and CROA Board Member Comments
  2. Owners Comments (2 minutes per household)
- VIII. Adjournment



## **Notes from Finance Committee meeting of Monday, May 2<sup>nd</sup> related to Celebration Hall**

Consensus of the Committee was that our work on this project would be more “back ended”. We need inputs to start making financial assessments.

Goal with our end product will be to show the financial impacts of various options on the Cash Position and Future Assessment needs for residents.

Toward that end, we will first work on developing a budget for 2023 through 2025 for CROA. We likely will extend this further out towards 2030 or so.

Examples of items we will work on incorporating now include:

1. Impacts of inflation
2. Change in landscaping companies
3. The ongoing replacement reserve study engineering work
4. The GrandManors contract increases
5. Impact of current amenity projects underway

The Committee specifically discussed the types of questions that we will look to the Advisory Group for input/feedback on for developing a financial model.

Examples include the following:

1. What is the real “need” versus “want”?
  - a. Is it a Community Center
  - b. Is it a Performing Arts Center
  - c. Is it more space for management

We have several people on the Committee that have worked on these types of projects before. From a financial perspective they learned with those projects that ultimately they need to be scaled back to what is really needed to be economically viable.

(e.g. how perfect does the acoustics need to be?)

2. As regards the Theatre and what ever use is decided – what would we have to redo on both the the inside of the building, and possibly the outside too? Who can we work with to get cost estimates?
3. What are the metrics to measure utilization and cost/benefit of a performing arts center? Specific conversation regarding the cost of entertainers and how many tickets will we really sell? What support staff will be required?

Or likewise, if we were going to host business center functions, is that a feasible model without significant staff and a pretty steady stream of events?

4. The Committee will want to assess the cost/bemnefit of leasing versus owning the space. Is leasing the Theatre, or building on Lot B, the only options for a performing arts center, or could a covering over Lakeside provide a reasonable mid-term alternative – a business question from a financial and risk management perspective.
5. Community Center – as you define the real need - if it is flexible space, indoor courts, more management space and/or other? How much change/construction must we plan for?

Do we need to do everything immediately, or if we went with a solution like the 851 Building, could we do it over a period of years in phases?

6. If we build on Lot B, how would the building be utilized? What type of structure are we envisioning?
7. Parking needs – what might be the impacts of your decisions on our financial modeling.

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## Appendix A

### Celebration Hall Advisory Group Questions

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#### *Community Needs and Definitions Questions*

1. What is the difference between a Community Center and a Performing Arts Center?
2. What should a Community Center include?
  - a. Which audiences would be served?
3. What should a Performing Art Center include?
  - a. Which audience would be served?
4. What community needs are not currently being met?

#### *Location Use and Purpose Questions*

1. 851 Building
  - a. How can the 851 building be reconfigured and utilized as a community center or multiple purpose building/complex?
  - b. What purpose(s) would it serve?
2. Theatre
  - a. How can the Theater be reconfigured to be the most useful to community?
  - b. What are the potential options for the Theatre as a multi-use / town hall space?
  - c. Consider the short term decision needs for the Theater versus other long term options. Rent/Own
3. Lot B
  - a. If we were to build on Lot B, what should be built?
  - b. What would its use be?
  - c. How would the building integrate into the corridor plan and be used with other CROA buildings?

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## Appendix A

### Celebration Hall Advisory Group Questions

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#### *Broad Questions*

1. Which of the three options adds the most value to the community?
2. Do the locations provide ample parking for its intended use?
3. What is the timeline to complete each of the options?
4. How would each of these options or a combination of these options address community needs?
5. Is there an immediate need and a long term need that can be addressed by one or a combination of these options?
6. What other stakeholders would be impacted by each of these options?
7. Do these options consider children or youth needs? What should be consider for children & youth?
8. Are there any “hard stops” to one or more of these options that make it unrealistic as an answer to the identified community needs?
9. Is one or more of these choices value-additive to Celebration as a whole outside of addressing an identified community need? (e.g. economic revitalization of downtown, alternative revenue sources, etc.)
10. Does the addition of Island Village impact the optional benefit of one or more of these options?

#### *Additional Questions*

1. Will CROA meeting rooms and Grand Manors offices be co-located in one of these three facilities?
2. Should consideration be given to the possibility of generating external income streams from outside groups using these facilities?
3. What type of flex space could accommodate multiple needs to include, leisure recreation, education, learning, art, etc.
4. What were the definitions of "community center," "performing arts facility," and " active adult/senior center" in the 2019 master plan survey?
5. How much total CROA operational (management, back-of-house, meeting spaces) is needed and how much exists today, i.e., what type and amount of space is the ask?

**Celebration Residential Owners Association, Inc.**  
**Administrative Resolution**  
**Celebration Hall Advisory Group**  
**2022**

**WHEREAS**, Article V of the By-Laws authorizes the Board of Directors of Celebration Residential Owners' Association, Inc. (CROA), to appoint advisory groups it deems appropriate; and

**WHEREAS**, the Board of Directors desires to create an advisory group to research, analyze, evaluate, and offer recommendations to the Board regarding options for a community and performing arts center, said project to be called "Celebration Hall" for reference;

**WHEREAS**, the Board of Directors desires to receive and review the Advisory Group recommendations within 90 days of the date of this Resolution in order to timely act on existing opportunities.

**NOW, THEREFORE, BE IT RESOLVED** the following specifications shall apply upon adoption and shall remain effective until the Board modifies the objectives of this Advisory Group or as modified by law:

**A. Universal Advisory Group Goals**

1. Provide meeting minutes for review at each Board meeting
2. Maintain open lines of communication with the Board and management as to Advisory Group direction and needs.

**B. 2022 Celebration Hall Advisory Group Goals & Objectives**

- Work with management to research, analyze, evaluate, and make recommendations to the Board regarding the three options specified in Appendix A for a community and/or performing arts center, conceptually referred to as "Celebration Hall."
- Research, analyze, evaluate and respond to the specific questions presented to the Advisory Group by the Board as specified in Appendix A.
- Hold meetings as necessary to solicit input and direction from community stakeholders.
- Make final written recommendations to the Board of Directors within 90 days.

**C. Sunset – 90 days from the date of this Resolution**

- The Advisory Group shall sunset after 90 days unless otherwise approved by the Board.
- All work shall be finished and delivered to the Board within 90 days of the date of this resolution.

**D. Composition:**

- Eight (8) residents in good standing appointed by the CROA Board.
- Chair: Designee: Dorie Moyer
- Board Liaisons (non-voting): Jackson Mumey and Bill Grindl
- Staff Liaisons (non-voting) Executive Director, Community Director

**ADOPTION**

This Resolution was updated on this 27<sup>th</sup> day of April, 2022 by the Board of Directors,  
Celebration Residential Owners Association, Inc.

  
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President

  
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Secretary