



Celebration Non-Residential Owners Association (CNOA)

BOARD OF DIRECTORS MEETING

Teams Meeting Online or by Phone

Thursday, May 19, 2022 5:00 PM

MINUTES

Call to Order

The meeting was called to order at 5:01 PM by Mr. Page Pierce. Also in attendance were Directors, Mr. Henry Thrash, and Mr. Mike Nunez. Representing GrandManors was Mrs. Lauren Gunnyon, Executive Director, Mrs. Natalie Mower, CNOA Manager and Ariel Lovera, Finance Manager. A quorum of Directors was declared and the meeting, having been properly noticed, was ready to proceed with business.

Adopt Agenda

Mr. Pierce motioned to adopt the agenda; Mr. Nunez seconded, and the motion passed unanimously.

Board Meeting Minutes

Mr. Pierce motioned to approve the minutes for Board meetings on February 8, 2022; Mr. Nunez seconded, and the motion passed unanimously.

Financial Review

Mr. Lovera presented the financial review with the first item being the financial transition from CCMC to GrandManors officially complete. The operating cash as of March 31, 2022, was \$223,920. In account receivables for March 31 was \$330,246 and reserve cash were \$187,746.

Management Report

Mrs. Gunnyon presented the management report with the first item being Lexin Litigation. CNOA and Town Center Foundation have reached a settlement to the litigation with all parties having signed. Lexin will be performing work to address the items listed in the agreement. It was further stated there is one Celebration Non-Residential Owners that has not paid their 2021 Assessments, and currently in the collection process with legal who will proceed with an Intent to lien. Mrs. Gunnyon continued by stating that a general decline in maintenance and landscaping has been observed and therefore all CNOA members will receive a Spring-Cleaning notice requesting they look at their property(ies) and address items they note. Also, violation notices will go out in the middle of June for all outstanding items.





Celebration Non-Residential Owners Association (CNOA)

Action / Discussion Items

1. Introduction of new Community Manager, Natalie Mower

Mrs. Gunnyon began by introducing Mrs. Mower as the CNOA Community Manager and moving forward her and Mrs. Gunnyon will support the CNOA Community.

2. CROA Communications Advisory Committee

Mrs. Gunnyon began by saying the CROA Communications Advisory Committee has been established to review current communications approaches and recommend future strategies and resources to the CROA Board. Mr. Pierce requested that the CNOA Board be apprised of the report upon its completion for commentary prior to implementation by CROA. Mr. Nunez expressed interest in the impact of the Advisory Group recommendations on commercial property owners.

3. CROA Celebration Hall Advisory

Mrs. Gunnyon began by saying the CROA Celebration Hall Advisory Group has been established 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". Mr. Pierce asked that the CNOA board be kept apprised of the final report from this Advisory Group.

Board Comments

Adjournment

There being no further business before the board the meeting was adjourned at 5:25 PM.

Page Pierce, President