



BOARD OF DIRECTORS MEETING

Zoom Conference Call

Tuesday, November 17, 2020, 5:00 PM

MINUTES

Owners Comment Period

No comments were provided.

Call to Order

The meeting was called to order at 5:15 PM by Mr. Page Pierce, President. Also in attendance were Directors Mr. David Anderson, Ms. Ashley McGehee, Mrs. Diana Vassallo and Mr. Henry Thrash. Todd Rimmer was not present. Representing CCMC was Mr. Neil Bresnahan, Executive Director and Ms. Suzanna McLeod, Community Manager. A quorum of Directors was declared, and the meeting, having been properly noticed, was ready to proceed with business.

Adopt Agenda

Mr. Page Pierce motioned to adopt the agenda; Mr. David Anderson seconded, and the motion passed unanimously. Mr. Page Pierce after Action Item 1 moved Item 2, Discussion of Lexin Downtown Holiday Event to the last item on the agenda.

Minutes

Mr. Page Pierce motioned to adopt the Minutes of the August 18, 2020 meeting. Mr. David Anderson seconded, and the motion passed unanimously. Mr. Page Pierce also acknowledged the RFP process and RFP Task Force report.

Financial

Neil Bresnahan presented the financial report as CJC having a positive variance of; there were no questions from the Board.

Mr. Page Pierce's requested that Action Item 1 be approved then Mr. Neil Bresnahan provide a summary of action items 4-8 and move the Lexin Holiday Discussion to afterward.

Action Items

1. Mr. Page Pierce motioned to accept Todd Rimmer's resignation and accept Henry Thrash back onto the Board of Directors. Ashley McGehee seconded and the motion passed unanimously.
2. Discussion of Lexin Downtown Holiday Event – Mr. Page Pierce directed this discussion to be moved to the end of the meeting.

Mr. Neil Bresnahan gave a summary of items 4 through 8. Management recommends approval of the following items: 2019 CJC Audit and the 2020 CJC Audit Engagement; CJC Budget with .37% increase predominantly due to Insurance and Technology Committee budget; Insurance policy not to exceed \$203,790.00; Microsoft Team software for CJC and across all entities which will provide better control to all volunteers move meetings from Zoom to Microsoft Teams.



Mr. Page Pierce motioned to approve Action Items 4, 5, 6, 7 and 8; Mr. Henry Thrash seconded and the motion was approved unanimously.

3. Change Order for Water Tower Repairs: Operations Manager explained that the initial work approved by CJC was for cosmetic purposes only. Since then it has been revealed there are structural issues as well. The Project Manager for I.E. Construction further explained the issues center around the structural beams. Mr. Page Peirce directed that a routine inspection be scheduled of the water tower for future preventative maintenance. Mr. David Anderson asked what material materials will be; I.E. stated it will be like for like but waterproofing will be done to protect it. They also stated that materials are backed up for delivery due to covid. Mr. David Anderson stressed that safety measures should be taken into consideration until then.

Motion to approve the Change Order by I.E. Construction for Water Tower Repairs in the amount of \$18,095.00 – CJC Reserve Expenditure. Mr. David Anderson seconded and the motion passed unanimously.

4. Motion to approve the 2019 CJC Audit as prepared by Cole & Associates, LLC.
5. Motion to approve the CJC 2020 Audit Engagement as prepared by Cole & Associates, LLC.
6. Motion to approve the CJC Budget for 2021 with gross revenues and expenditures of \$ 1,634,851.
7. Motion to approve the CJC Insurance Renewal for 2020-2021 policy year through Sihle Insurance - CJC Operating Expenditure.
8. Motion to approve an aggregate expenditure of up to \$10,000 of operating expenses to implement the Microsoft Teams software – CJC operating expenditure, Technology Committee budget.
9. Discussion of Lexin Downtown Holiday Event: Mr. Page Pierce acknowledged receiving the letter from CROA regarding the event. Mr. Mike Nunez then related an overview of the event. Lexin did not schedule this to just have an event but a decision based on Celebration not being a gated community. He contacted county and health officials to make sure that people are spread out so the following changes will be made: Tree will be center on Market Street; no snow on the ground, no interaction with Santa Clause for kids; snow will be sporadic bursts of 3 minutes; horse and carriage rides and train rides are offered for one family at a time (or plexi glass in between) and no lines; carolers will station away from people; hiring a security company to ensure all guests are wearing masks; closing off of Market and Front Streets; they are following all CDC and county health guidelines. Mr. Nunez stated they would monitor CDC guidelines; masks will be required; there will be no TV, radio or print advertising so as to not attract crowds to the area. Mr. Page Pierce asked for CROA's comments on the event and Mrs. Diana Vassallo asked how mask policy will be enforced and how residents can avoid the crowds. Mr. Mike



Nunez said it was not lawfully enforceable but they will play audio reminders to wear them, and that residents have rear access to avoid crowds. Mr. David Anderson stated the event is not required and it should be shut down if necessary. Mr. Page Pierce stated that there are concerns with covid cases rising and clarified from Mr. Mike Nunez that if the program gets out of control, it will be adapted or eliminated based on crowds; Mr. Mike Nunez agreed.

Public Comments – CROA Resident clarified that while there are rear exits from the condos, the amount of people forces residents to avoid crowds and park far away; requested mask signs be clear and prevalent. Other commentators said the virus can enter the community through people entering the businesses; the snowfall and tree still creates a crowd; messages seem conflicted on drawing crowds or not; request that Lexin follow through on the standards to keep people safe.

Mr. Page Pierce concluded the discussion by Celebration Holiday event has always been successful and the goal this year is to cut the crowds and still have an event where the business owners can make money in a safe way. The rules are in place and Lexin will need to make judgment calls and err on asking people to wear masks and leave if need be. Communication should be sent to CNOA and CROA as well so that they can answer questions that the residents have regarding the event.

Adjournment

There being no further business before the Board, the meeting adjourned at 6:45 PM. Mr. Page Pierce motioned to adjourn; Second by David Anderson and the motion passed unanimously.

Page Pierce, President