



BOARD OF DIRECTORS MEETING

Zoom Meeting Online or by Phone

Tuesday, February 9, 2021 4:00 PM

MINUTES

Owners Comment Period

No comments were offered at this time.

Verify Meeting Properly Noticed

Mr. Neil Bresnahan confirmed the meeting was property noticed with more than the legal requirement of 48 hours.

Call to Order

The meeting was called to order at 4:00 PM by Mr. Page Pierce. Also in attendance were Directors, Ms. Ashley McGehee, Mr. Henry Thrash, Mr. Ron Nagy and Mr. Mike Nunez. Representing CCMC were Mr. Neil Bresnahan, Executive Director and Ms. Suzanna McLeod, CNOA Manager. A quorum of Directors was declared and the meeting, having been properly noticed, was ready to proceed with business.

Agenda

Page Pierce motioned to adopt the agenda. Ron Nagy seconded and the motion passed unanimously.

Minutes

Mr. Page Pierce motioned to approve the minutes of the November 17, 2020 meeting. Mr. Ron Nagy seconded and the motion passed unanimously. Mr. Pierce asked Mr. Neil Bresnahan to provide an update; he explained that management is not involved in the task force and the candidates have been reduced from 260 to 14 companies that will then be vetted by Task Force for CROA in June.

Financial Review

Mr. Neil Bresnahan presented the financial report through December 31, 2020. He stated he will be sending the Board a monthly variance report. There is a 52,000 positive variance with a less than 1% delinquency rate. Financial position for CNOA in 2020 is in a good place.



Management Report

Ms. Suzanna McLeod provided the Management Report, stating that CNOA and Town Center Foundation are still active in the legal process; an update was provided on new business and noncompliance issues throughout the properties. The item of the information kiosk downtown was discussed with CCDD taking care of physical repairs and Lexin to provide informational update. Mr. Mike Nunez confirmed that Lexin was indeed willing to keep the sign updated and will be communicating with CCDD. The request by Community Presbyterian Church to keep their holiday lights up through April 4 was discussed and feedback from the Board was in favor of the variance because of the unusual circumstances regarding the pandemic and fund raising. Mr. Ron Nagy asked Management to look into the entrance directional signs in Celebration that have outdated information (i.e. Stetson University) and allow members to apply to have their names on the signs.

Action Items

Mr. Page Pierce made the motion to adopt the Association Resolution for CNOA to have Excess Membership Income from 2020 Applied to 2021 year's operating contingency. The Board agreed it is preferable if the excess can be used next year to offset raised assessments.

Board Comments

There were no Board comments made.

Adjourn

There being no further business before the board the meeting was adjourned at 4:28 PM.

Page Pierce, President



Celebration Non-Residential Owners Association, Inc. (CNOA)

