



Celebration Residential Owners Association (CROA)

CROA BOARD OF DIRECTORS MEETING

Wednesday, June 28, 2023

MINUTES

Call to Order

The Board Meeting was called to order at 6:02 PM by Mrs. Cindy Swisher, President. Also present were Mr. Charles Richards, Vice President; Mr. Bill Grindl, Treasurer; Mrs. Celia McFadden, Secretary; Mr. David Anderson, Director; Mr. Jim Hays, Director; and Mr. Jared Wise, Director. Representing GrandManors were Ms. Lauren Gunnyon, Executive Director; Ms. Natalie Mower, Community Manager; Mr. Jose Otero, Director of Technology and Project Management; Brayen Senquis, Operations Manager; and Roger Edwards, Vice President of Onsite Management. The meeting was appropriately noticed and ready to proceed with business.

President Comments

Mrs. Swisher begins addressing the community noting, there is no discussion of Lot D on the agenda, and there will be no future discussion without an accompanied master plan discussion. In their workshop this month, the board agreed to have a comprehensive master plan developed with input from the community, including all the needed amenities as we go forward. She stated she wanted to offer some closure and thoughts. She stated as a board, they screwed up, and mistakes were made, but she learned that residents would speak out when asked but are left with the task of repairing the community; as President, she will begin the healing process and moving forward positively.

Mr. Richards, Vice President, begins with an apology, and continued stating the board has been preoccupied with the wrong things, and the workshop will help with the priorities moving forward. He apologized to Cindy for not supporting her as he should and to the board. He questions what they have learned, what can be done better, and what can be done moving forward, prioritizing communication, workshops, and the master plan strategies. He states it is critical that all seven board members move forward and in the same direction, spoke of tolerance and stated disrespect will not be tolerated, and the Board must set the example.

Adopt Agenda

Mr. Grindl moves to adopt the agenda, Mr. Hays seconds for purposes of discussion. Mr. Wise motions to remove number A19 from the consent agenda and place it as a standard action item. Consent agenda item A19 is moved to become Action Item B1. Mr. Grindl and Mr. Hays accept the amendment, the motion passes unanimously.





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Approval of Minutes

Mrs. McFadden moves to approve the minutes from the CROA Board Meeting held on May 24th, 2023. Mr. Grindl seconds, Mr. Wise noted to add in the reference for the call for Mr. Grindl to step down as treasurer. Mr. Grindl and Mrs. McFadden accept the amendment, motion passed unanimously.

Financials

Ms. Gunnyon presented the financials for May; we still have the outstanding expenditure of \$190,000 from remediation, which does impact on the budget. The pool chemicals are high in cost, and we are working to remediate the pool feeders and sensors and actively looking for a new pool company. Mr. Wise mentions that the Aloha event went over budget by 72%. Ms. Gunnyon notes the 72% overage is revenue and not expenditures, \$4,304.00 of revenue was brought in instead of the expected \$2,500.00. Mr. Grindl mentions we are on budget, besides the \$195,000 for the remediation of the flood damage from last year is keeping us in the negative. Mr. Wise mentioned the number was about \$60,00.00 over budget right now. Mr. Grindl states it is \$69,133.00 over budget.

Mr. Wise Motions to accept the May financials as written, Mr. Richards seconds, the motion passes unanimously.

Committee and Partner Updates

A. Committees

Technology Committee

Mr. Hays mentions he would like the Technology committee chair to talk about what's been happening there's a lot going on. Mr. Greenburg, Technology Committee Chair, begins with a review of the first committee meeting, there was good attendance by committee and community members and there were a lot of questions and feedback. There are a lot of projects currently under way, the Website is about 90% done, a demo will be coming out for the card access into the facilities, tying it into our application, Jose is testing it out, work with CCDD on the GoGov app, work on systems for the dog park and the rabies shots that will alert residents and us that the vaccines are expired, and the North Village Wi-Fi was just installed.

Special Events Committee

Mrs. McFadden mentions the special events committee has five members who work well together; a need for new tents is on the agenda; they are old, torn, and unsafe for the residents or staff. In the service area, Rose did all her walkthroughs and sent photos of what needed to be done.

CCDD



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Mr. Hays mentions he did not attend the meeting they had originally canceled the meeting, but they found an error in the budget, so they held their meeting on 06/27/2023 and the error in the budget is in favor of the residents.

Foundation

Ms. Sipio provided an update on recently held Foundation events, scholarship awards, donations to civic groups, and a thank you to the many volunteers and partners. Ms. Sipio asks the CROA Board to decide or discuss whether the Foundation can use Town Hall for its Winter Wonderland event. The Board agrees that it will discuss and provide Ms. Sipio with a decision once additional information regarding Town Hall repairs is received.

Consent Agenda

Mrs. Swisher states the Consent Agenda is now numbers 1-18 and who would like to motion to approve these items as is, does not include number 19.

1. Mr. Hays motions to approve the stucco repairs to Greenlawn Townhomes by Central Painting and Waterproofing in the amount of \$3,780.00-Service Area Reserve Funds, Mr. Richards, seconds motion passes unanimously.
2. Mr. Hays motions to approve arbor work at East Village Duplexes by Exquisite Lawncare in the amount of \$1500.00- Service Area Reserve Funds, Mr. Richards, seconds motion passes unanimously.
3. Mr. Hays motions to approve the Landscaping improvements at Spring Lake Garden Homes with Exquisite Lawncare in the amount of \$5,665.00 - Service Area Operating Funds, Mr. Richards, seconds motion passes unanimously.
4. Mr. Hays motions to approve the three-year landscaping service agreement for Academy Row and Meeting House Green Service Area with Prince and Sons Inc. in the amount of \$39,313.00 annually – Service Area Operating Funds, Mr. Richards, seconds motion passes unanimously.
5. Mr. Hays motions to approve the replacement of the Pool Grids in five community pools by Alegria Pools in the amount of \$8,100.58-CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.
6. Mr. Hays motions to approve the purchase of three chargers and six batteries for the ADA chair lifts in the community pools by All Terrain and Medical Mobility in the amount of \$2,971.86 - CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.
7. Mr. Hays motions to approve the replacement of fountain tiles at Heritage Hall by PGS Centrum in the amount of \$1,800.00- CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.
8. Mr. Hays motions to approve the replacement of the landscape lighting at Founders Park by Michael's lighting & Electric in the amount of \$3,679.35-CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.





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9. Mr. Hays motions to approve sidewalk repairs at Founders Park by PGS Centrum in the amount of \$5,022.48-CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.
10. Mr. Hays motions to approve landscaping improvements at North Village Reserve Park by Exquisite Lawncare in the amount of \$2,325.00- CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.
11. Mr. Hays motions to approve landscaping improvements at Towhee Park by Exquisite Lawncare in the amount of \$1,276.00-CROA Reserve Funds, Mr. Richards, seconds motion passes unanimously.
12. Mr. Hays motions to approve the Pest Control agreement for Island Village Amenity Center by Florida Pest Control in the amount of \$65.00 Monthly-CROA Operating Funds, Mr. Richards, seconds motion passes unanimously.
13. Mr. Hays motions to approve the installation of electrical wiring for the digital signage at North Village by Michaels Lighting in the amount of \$1,663.87 - CROA Capital Improvement Funds, Mr. Richards, seconds motion passes unanimously.
14. Mr. Hays motions to ratify an expenditure up to, not exceeding \$25,990.50 to have Pro-Tech replace the 7.5-ton air handler in the kitchen with 2 4-ton air handlers, using the reserve fund-Artisan Park Reserve Fund, Mr. Richards, seconds motion passes unanimously.
15. Mr. Hays motions to ratify an expenditure up to, but not exceeding \$31,713.88 to replace the two Precor ellipticals and one Precor recumbent bike with one Matrix elliptical, one Matrix absent trainer and one Matrix recumbent bike-Artisan Park Reserve Fund, Mr. Richards, seconds motion passes unanimously.
16. Mr. Hays motions to adopt the Island Village Townhomes Service Area Committee Resolution, Mr. Richards, seconds motion passes unanimously.
17. Mr. Hays motions to approve the routine maintenance and replacement of the HVAC with Condenser for the 2016 Chevrolet Colorado by Don's Complete Auto Service in the amount of \$2,019.56-CROA Operating Funds, Mr. Richards, seconds motion passes unanimously.
18. Mr. Hays motions to approve the purchase of new tent weights by ULINE in the amount of \$1,030.68-CROA Operating Funds, Mr. Richards, seconds motion passes unanimously.

Action Required

Previous Consent Agenda 19. Mrs. McFadden motions to approve the purchase of new tents by Vispronet in the amount of \$11,342.01-CROA Operating Funds, Mr. Anderson, seconds, after brief discussion, Mrs. McFadden and Mr. Anderson retract their motion and Mr. Hays motions to table this item, Mr. Wise Seconds, motion passes unanimously.

1. Mr. Wise motions to approve irrigation repairs and plant installations for Spring Lake Live Oak Mews by Exquisite Lawn Care in the amount of \$22,177.00- CROA Reserve Funds, Mr. Hays seconds, motion passes unanimously.





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2. Mr. Hays motions to approve sidewalk repairs at Spring Lake by K&D Concrete Inc. in the amount of \$10,300.00 - CROA Reserve Funds, Mr. Wise seconds, motion passes unanimously.

- 3 & 4. Mr. Anderson motions to bundle numbers 3 & 4 together for discussion, the replacement of the turf at the CCFC Soccer Field 2 by Prince and Sons Landscaping Inc. in the amount of \$90,410.00 and the replacement of the turf at the CCFC Soccer Field 1 by Prince and Sons Landscaping Inc. in the amount of \$58,450.00-CROA Reserve Funds, Mr. Wise seconds, motion for discussion, after brief discussion regarding the drainage issues, funding and Brayan Senquis, Operations Manager's opinion to not go this route, Brian Causey with Exquisite recommended seeding the field and not allowing anyone to play on the field for 30 days. The motion is amended to seed the fields in an amount not to exceed \$60,000.00, pending the bid from Prince & Sons. Management will work with the vendor and come back to the Board for final approval.

5. Mr. Wise motions to approve the Digital Sign Project by Citytel Corp. in the amount of \$14,837.75-CROA Capital Improvement Fund, Mr. Richards seconds, motion passes unanimously.

6. Mr. Wise motions to approve the Enterprise License and Support by 4Tek Gear in the amount of \$3,656.46-CROA Capital Expenditure, Mr. Richards seconds, motion passes unanimously.

7. Mr. Wise motions to recommend an expenditure of up to \$12,025.00 to sync the information under the Community Governance tab of the old website with the rebuilt site with Freshy Sites-CJC Operating fund, Mrs. McFadden seconds, after a brief discussion, Mr. Wise motions to modify his motion to 50% deposit 50% completion with a two-week timeline. Mrs. McFadden seconds, motion passes unanimously.

8. Mr. Wise motions for discussion for the recommendation of the Recreation Committee, a six-month contract agreement with Little Tunes, Mr. Anderson seconds, after a brief discussion Mr. Wise questions our contract and the compensation of 20% of what their tuition is and if we can have a minimum student to hold the class, to cover costs. Ms. Gunnyon mentions this is the standard and explains the Rec and Finance committees will do an analysis and investigate rental rates for this year. Mr. Anderson questions the noise concerns for the residents. Mr. Wise motions to table this and Mr. Anderson seconds, motion passes unanimously.

- 9&10. Mr. Wise motions to approve the shade structures for Island Village pool pump by L & J Awnings in the amount of \$31,598.68-CROA Capital Fund, Mr. Hays seconds, after brief discussion regarding new bids and a more cost-effective way, Mr. Wise retracts his motion to instead table both 9 & 10, (10 is motion to approve the shade structure for the Spring Park Pool equipment by L & J Awnings in the amount of \$37,956.29-CROA Capital Fund) Mr. Hays seconds, motion passes unanimously.

11. Mrs. McFadden motions for discussion of the shade structures for the K-8 Field by L & J Awnings in the amount of \$48,762.80-CROA Operating Fund, Mr. Richards seconds, after a brief discussion regarding the school being an owner and if they have done any hurricane claims or have any type of insurance, Ms. Gunnyon explains the agreement that CROA is responsible for maintaining this area and she recommends tabling. 11&12. Mrs. McFadden and Mr. Richards agree to table this, and the motion passes unanimously.





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12. Mr. Richards motions to table with discussion the shade structures for the East Village Playground by L & J Awnings in the amount of \$99,486.66-CROA Capital Fund, Mr. Wise seconds, after brief discussion of all shade structure and tree bids received, Mr. Anderson requests searching for options for trees instead of shade structures, motion to table passes unanimously.
13. Fee Waivers- Mrs. McFadden motions to approve the fee waivers, Mr. Richards seconds, motion passes unanimously.
14. Non-Compliance List- Mr. Richards motions to approve the non-compliance list, Mr. Hays seconds, motion passes unanimously.
15. Resident payment plan request- Mr. Wise motions to approve the resident payment plan request, Mr. Hays seconds, motion passes unanimously.

Discussion Items

A. Management Update

Ms. Gunnyon provided an update on staffing, current projects, and departmental status checks. As part of the Community Standards update, Mr. Anderson requests a workshop on the whole process of covenants and what is needed budget.

- B. Celebration Master Plan- Mr. Wise recommends an advisory group, made of the five community members and one person from each committee, however, the five members will make the recommendations to the board. Mr. Anderson feels it should be board members and one member of each committee, and it is the board's job. Mr. Richards states they must schedule a workshop to see what the next steps look like.
- C. Additional Monthly Workshop- Mr. Wise suggests a second monthly workshop to discuss items before the board meeting. Ms. Gunnyon will propose via email the dates of the workshops for the remainder of the board's tenor.
- D. Adding additional members to the Covenants, Finance and Dog Park committees- Mr. Wise recommends adding Paul Battaglini and Mathew Blake to the Dog Park committee they only have three, making it a full committee of five members, for covenants he would like to add Sandy Chaleski and Shelly Reiche to that committee, Mr. Anderson proposes to have a total of seven members on this committee, Mrs. Swisher does not agree with adding new members at this time. After a brief discussion this will be an action item on the workshop agenda to appoint additional members to the two committees.
- E. Electric Vehicle Charging Station at Lakeside-Mr. Wise talks about the parking spaces, six electric parking spaces is a lot of spots for this parking area, Mr. Wise and Mrs. McFadden are



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recommending the charging stations be removed only leaving E1 and E2, giving the residents four parking spots including a handicap spot, he showed cost of how much it would cost for the chargers to be removed, Mr. Hays briefly discussed the contract and can they legally be moved or removed. Ms. Gunnyon advised she will look into the logistics of moving the charging stations – it was mentioned previously that CCDD may have interest in chargers they are discarding and see if they would be interested in paying for this so it's no cost to you.

F. GrandManors Evaluation- This will be put into the workshop along with the Master Plan

Board Comments:

Mrs. McFadden states she would like this building and Winter Wonderland on the next Agenda.

Adjournment

Mr. Wise moves to adjourn; Mrs. McFadden seconds; the motion passes unanimously at 8:35 PM.

Celia A McFadden

[Celia A McFadden \(Jul 27, 2023 09:33 EDT\)](#)

Celia A. McFadden, Secretary







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Final Audit Report

2023-07-27

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