

APPROVED JUNE 1, 2019

**Carillon Beach Association, Inc.
115 Market Street – Suite 212 Carillon Beach FL 32413**

Minutes of Town Hall Meeting

June 01, 2018

Held at 109 Village Way

Carillon Beach FL 32413

1. Call to order

The meeting was called to order by Tom Clark, Board President, at 5:01 pm. Mr. Clark opened the meeting by introducing the Board, the staff (Don Jones/HOA Manager and Nicole Fendley/HOA Administrative Assistant) and Robert Kauffman, Attorney with Dunlap & Shipman. Also present was Mike Hunnicutt, HOA Compliance Officer. Mr. Clark stated that while this meeting would basically be in an “Open Forum” format, we would generally follow a PowerPoint presentation organized by G. Smith. Special guest Commissioner Philip “Grif” Griffiths was present during part of the meeting.

2. Call of Roll, Establishment of Quorum

Board members present were Tom Clark, Gary Smith, Rich Coad, Steve Nail and Peter Kircher. With all five Board members present, a quorum was established. Owners present were Karen Adams, Roy Bruce, Tammi Thomas, Joyce Clark, Chris Coad, Dino and Ann Velazquez, Bob Johnson, Jerry and Carol Spurlock, Lisa Fisher, Bill and Monica Brockman, Robert Purcell, Michael and Joyce Konrad, John and Marla Hudson, Lisa Fisher, Bruce and Warwick Woodall, Fran Bright, Tom and Mary Jo Miller, John and Marla Hudson, Steve Trimble, Doug and Deborah Durden, Rhonda Gallaspy, Jim and Judy Corr, Stillwell Hunt, Martin Sandel, Chuck Chamberlain, Jim Bradley, Tom Smart, John and Nancey Boatwright, Marcia Sheppard, Grace and Joe Nichols, Terry Ho, Ken and Kim Mitchell, Tara Myers and Marie Paschal.

3. Proof of Due Notice of Meeting

D. Jones presented notarized affirmation that the meeting Notice was posted according to Florida Statutes.

4. Presentations

President’s Report

Mr. Clark took a few moments to explain the way in which the Board is structured i.e. that each member (in addition to the General Manager) has two particular areas of focus. He explained the organizational chart of the HOA’s operation.

Special Guest

Mr. Clark introduced Philip “Grif” Griffiths, Vice Chairman of and District 5 County Commissioner. He spoke about the 1/2 % sales tax which was approved and is being used to improve the County’s infrastructure. He provided information on the long-range plans of the St. Joe Company to build hundreds of homes north of the intracoastal waterway. Mr. Griffiths noted that the owners of the Oak Beach Property do not yet have a plat approved. He emphasized that all parties, including the Lake Powell Community Alliance, were keeping a close eye on this development in terms of how it might affect the designation of Lake Powell as a protected (and unique) body of water.

Manager’s Report

D. Jones introduced guests Bill Johnson and Robert Powell (of Lance Security) and reviewed some of the issues facing the Property Patrol Officers. He emphasized the importance of owners not only being responsible for informing their guests/renters of the Rules and Regulations but also setting a good example for others. He provided information as to whom in the municipal government to call for matters relating to items/trash left on the beach, dogs on the beach, etc. He explained that it is the role of the Property Patrol Officers to enforce the HOA Rules and Regulations as well educate and inform both owners and guests of the the laws of the County.

Landscaping and Maintenance

Mr. Nail gave a review of the responsibilities of Sunshine Maintenance and GreenEarth Landscaping. He highlighted a number of accomplishments realized over the past year.

Social Media

Volunteer Tammi Smith reviewed the drastic increases in activity over the past year with respect to social media. In summary, it appears that Facebook is the source where most people go for information. She included mention of where most of the visitors to the Carillon Beach website are from. She is working on providing to the Board a proposal for a video feed of the beach from one of the walkovers as well as the possibility of providing WIFI at the common areas and pools.

Storm Water Mitigation

G. Smith provided a detailed PowerPoint presentation to explain what has been done over the past year in an effort to address this issue. Specifically, two phases of gravel replenishment have been accomplished, an additional pump (and hoses) has been purchased, and the Association is working with GreenEarth Landscaping to design and fabricate tanks (to be buried in targeted gravel areas) into which the hoses can be affixed such that when pumping is necessary, it can be sooner and be accomplished more efficiently. He noted that this is an ongoing effort that will continue to be monitored.

Front Gate Ingress/Egress

G. Smith informed those present that efforts were underway to work with Pinnacle Port to make more efficient the ingress of both owners, guests and renters. A joint committee of representatives of the two Associations has been formed and has met on numerous occasions and will continue to meet to determine options for consideration.

5. Questions and Answers

A number of owners brought up issues regarding such matters as home occupancy, helicopters flying over Carillon Beach and enforcement of the HOA's Covenants.

Rob Braniff, who will replace D. Jones as the HOA Manager, joined the meeting in progress. He was introduced by Mr. Clark. Mr. Braniff gave a brief summary of his experience and expressed his gratitude to the Board for giving him the opportunity to serve as the new HOA Manager beginning around the end of June.

6. The meeting was adjourned at 7:32 pm.

Note: The meeting followed an outline provided by G. Smith in PowerPoint format. The complete file is posted on the owners' website.