



Carillon Beach Association 2019 Town Hall Meeting

Friday, May 31st, 2019

Welcome and Guest Speaker Introduction

Tom Clark

Bay County Update

Philip “Grif” Griffitts

**Chairman and District 5 Commissioner
Bay County Commission**

Town Hall Format Agenda

- Welcome – T. Clark
- Introduction of Staff and CBA Board – T. Clark
- Guest Speaker – Bay County Commission Chairman – Chairman “Grif” Griffitts
- Board Election Results – T. Clark
- Building the Carillon Brand & Social Media – T. Thomas
- 2019-20 Storm Water Mitigation Report / Plans – G. Smith
- BoD and Manager Panel Discussions – BoD & GM
- Overview of Saturday Events – T. Clark
- Adjournment – T. Clark
- Town Hall Mixer -- All



2019 Election Board of Directors Slate

Tom Clark

New Board Member Comments to the Community

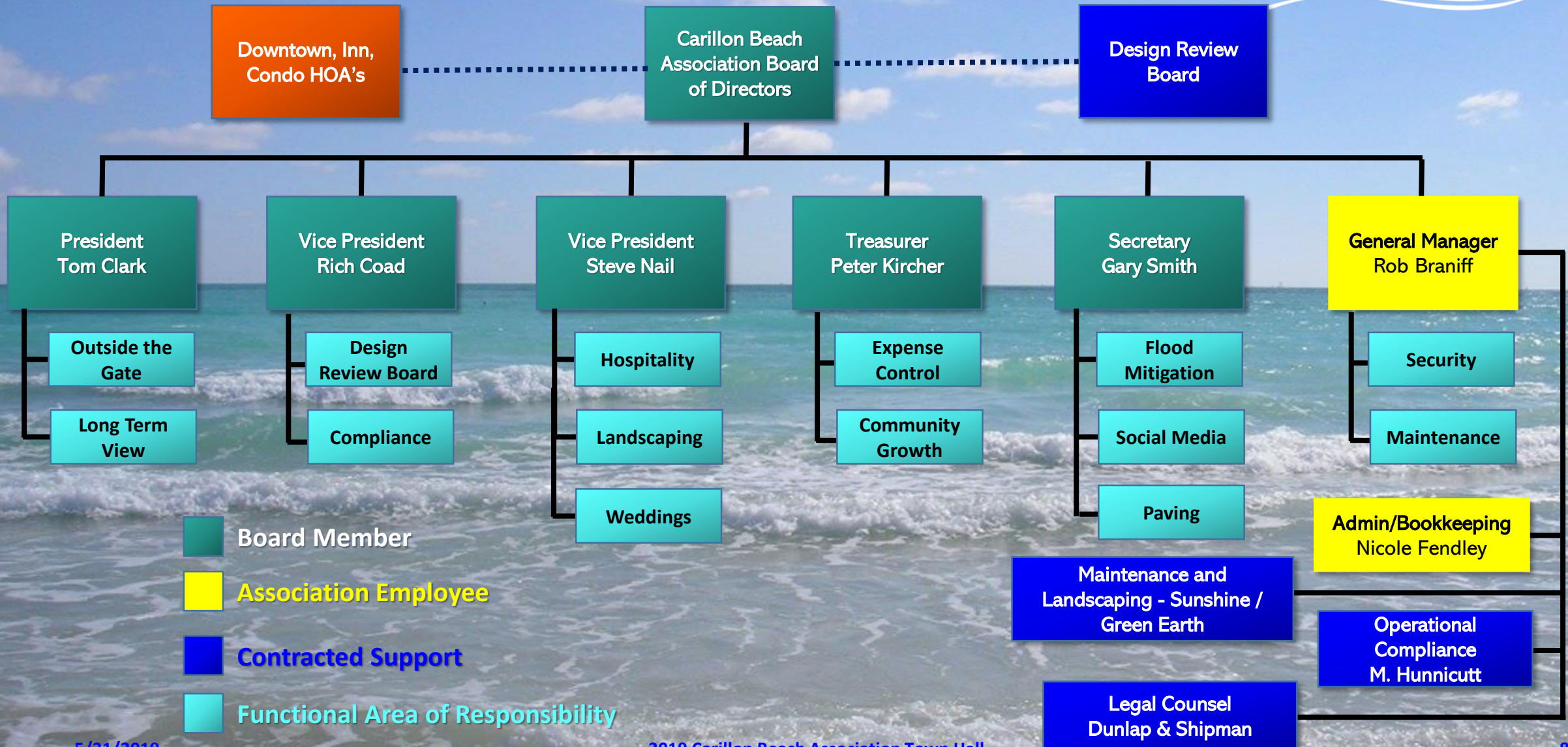
Stephen Guidry

- Sales R Up – Full Time Resident
- Wife – Beverly and 3 Adult Children
- Senior Sales Director in Biotech Pharmaceuticals
- Auburn BS in Accounting with Big Six Experience

Intro of Staff and Board Members

Tom Clark

Carillon Beach Association Organization



- Board Member
- Association Employee
- Contracted Support
- Functional Area of Responsibility

Overview of the 2019 Annual Meeting Weekend



- **Friday, May 31st -- 5:00 pm -- Town Hall Meeting, Panel Questions, and Social Mixer**
- **Saturday, June 1st**
 - ◆ **8:30 am – Breakfast at Meeting House**
 - ◆ **9:00 am -- Annual Meeting and Introduction of 2019 Board of Directors**
 - ◆ **TBD -- Operational Board Meeting to Establish Director Roles and Responsibilities**
 - ◆ **6:00 pm -- Homeowner's Dinner at Beach Pool**
- **All meeting presentations will be posted to and available through our secure "Condo Manager" CBA website not later than June 7th.**

Building the Carillon Brand

Social Media, Technology, and Sponsorships / Partnering

Tammi Thomas

Are YOU a Digital Consumer?

- Do you look at reviews before visiting a restaurant, hotel, city, vacation rental, etc.?
- Do you read news online?
- Do you visit websites?
- Do you follow friends and family on Facebook?
- Do you see Instagram Posts?
- *If so –you are a digital consumer!*
- Carillon Beach provides digital content for consumers!

Carillon Beach Facebook



- 30% Increase in Digital Community since June 2018
- Please visit and follow us at @CarillonBeachFlorida
- ↑ Over 215 individual posts in October 2018 and over 100 personal engagements
- Continues to be the top social media platform
- Our Little Beach Café' article was read by over 4000 digital consumers

Total Page Followers as of Today: 3,607



2019 Carillon Beach Association Town Hall

Carillon Beach
Published by Tammi Thomas [?] · May 8 at 9:56 AM · 🌐

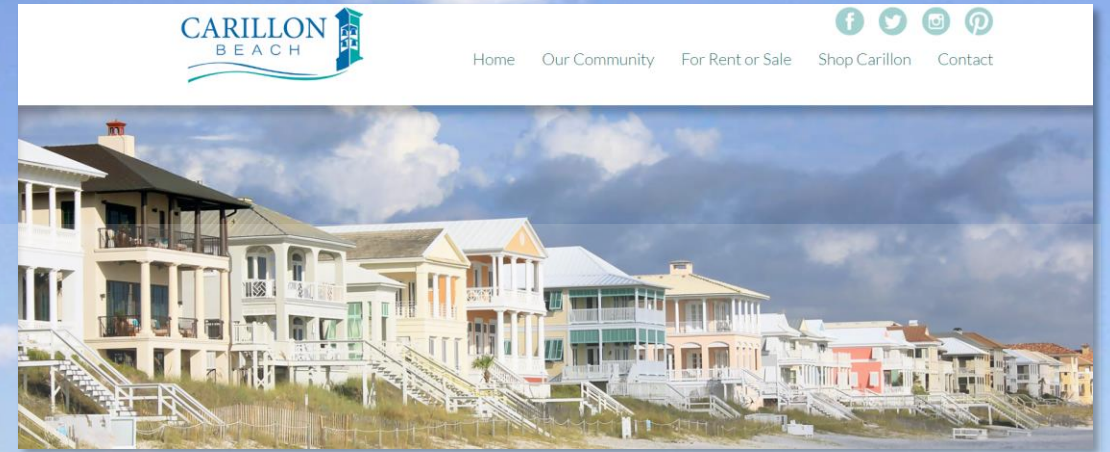
Want to know a secret?
Read On!
<https://carillonbeach.com/carillon-beach-our-little-beach-.../>

CARILLONBEACH.COM
Carillon Beach: Our Little Beach Café - Carillon Beach Association

3,654 People Reached 976 Engagements Boost Post

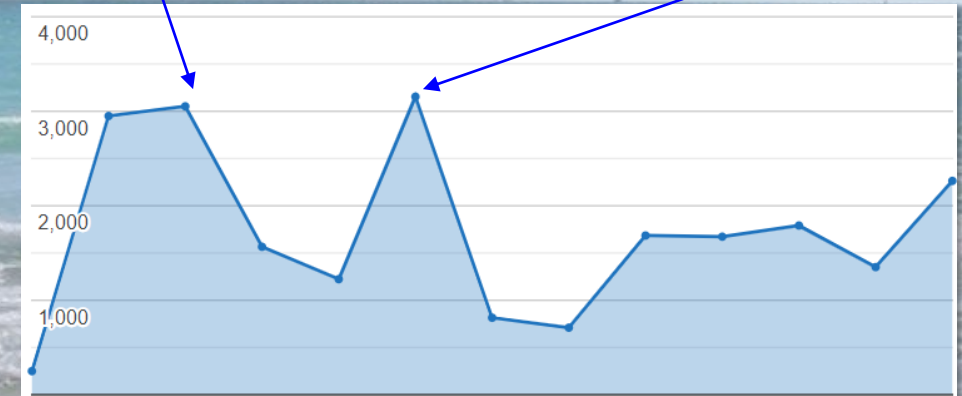
Carillon Beach Website

- www.carillonbeach.com
- Increasingly Popular pages:
 - ◆ Homes for Rent (#1)
 - ◆ Rules & Regs
 - ◆ Community News
 - ◆ Shop Downtown



July 4th (Parade, Sandcastle)

Hurricane Michael, Prep & Recovery (October)



Carillon Beach: Our Little Beach Café

Nestled in the corner of downtown Carillon Beach's Market Street businesses, you will find the home of what some say is the best burger in the Panhandle. Our Little Beach...

Website Visits

Sessions	22,483	Users	16,701	Page Views	49,877
Bounce Rate	57.85%	Organic Search	11,249	Pages/Session	2.22
Time on Page	00:01:22	Page Load Time	3.88	Session Duration	00:01:40

Website Upgrade Coming!

- Technology Refresh
- Targeted rollout – **June 2019**
- Improvements (Pictures, Rental Page Map, Amenities update, Space increase for Businesses)
 - ◆ New Pictures
 - ◆ Rental Sites w/ interactive map
 - ◆ Businesses and rental properties can now add multiple pictures and more verbiage
- Added HOMEOWNER login for important HOA docs
 - ◆ Commonly provided on Condo Manager – now will be available via website w/ password

Community Documents Coming to Our Website!



- Owners only!
- Simple Password Entry Required
- PDF Files posted to Condo Manager, including but not limited to:
 - ◆ CECR (Declaration of Charter, Easement, Covenants, and Restrictions)
 - ◆ Design Review Board
 - ◆ Budget & Comparative Analysis
 - ◆ Authorization Forms
 - ◆ Board Meeting Minutes
 - ◆ Annual Meeting Presentations

NEW!!! Carillon Beach Community Sponsorship Program



- CBA and CBI Building **RELATIONSHIPS** with VALUED PARTNERS
- PERFECT for Augmenting our Event CBA / CBI Costs!
- Trial Program for 2019
- Provides Sponsor advertising and regular “shout outs” via Social Media
- 2019:
 - ◆ Platinum (Limited):
 - Coastal Cars & Carts - \$4,000
 - Carillon Beach Rentals by ResortQuest - \$2,500
 - Green Earth Landscape Services - \$2,500
 - ◆ Silver:
 - Carousel Supermarket, Laguna Beach – Discounts of \$500 (current, not including Winter Gathering)
 - ◆ Friends of Carillon Beach
 - Our Little Beach Café – Routine discounts supporting Carillon Meetings and Events
 - Aroma Café & Deli and Charlies Donut Truck – Discounts for Carillon Meetings
- Opportunities to Participate for ALL Downtown Businesses
- Board will determine allocation of funds to each event

Sponsorship Program Matrix



CARILLON BEACH COMMUNITY SPONSORSHIP LEVELS	<i>Interface w/ Homeowners</i>	<i>Feature Website Article (2)</i>	<i>Feature Website Article (1)</i>	<i>Social Media per Month (2)</i>	<i>Social Media per Month (1)</i>	<i>Social Media Every Other Month (1)</i>
PLATINUM						
Funding Level: Above \$2500 - Cumulative for 2019	X	X		X		
GOLD						
Funding Level: \$1500-\$2499 - Cumulative for 2019			X	X		
SILVER						
Funding Level: Under \$500-1499 - Cumulative for 2019			X		X	
Bronze or Friend of Carillon Beach						
Funding Level: Under \$500 - Cumulative for 2019						X

2019 - 20
Storm Water Mitigation and Control
Accomplishments and Plans

Gary Smith

A Review of Accomplishments

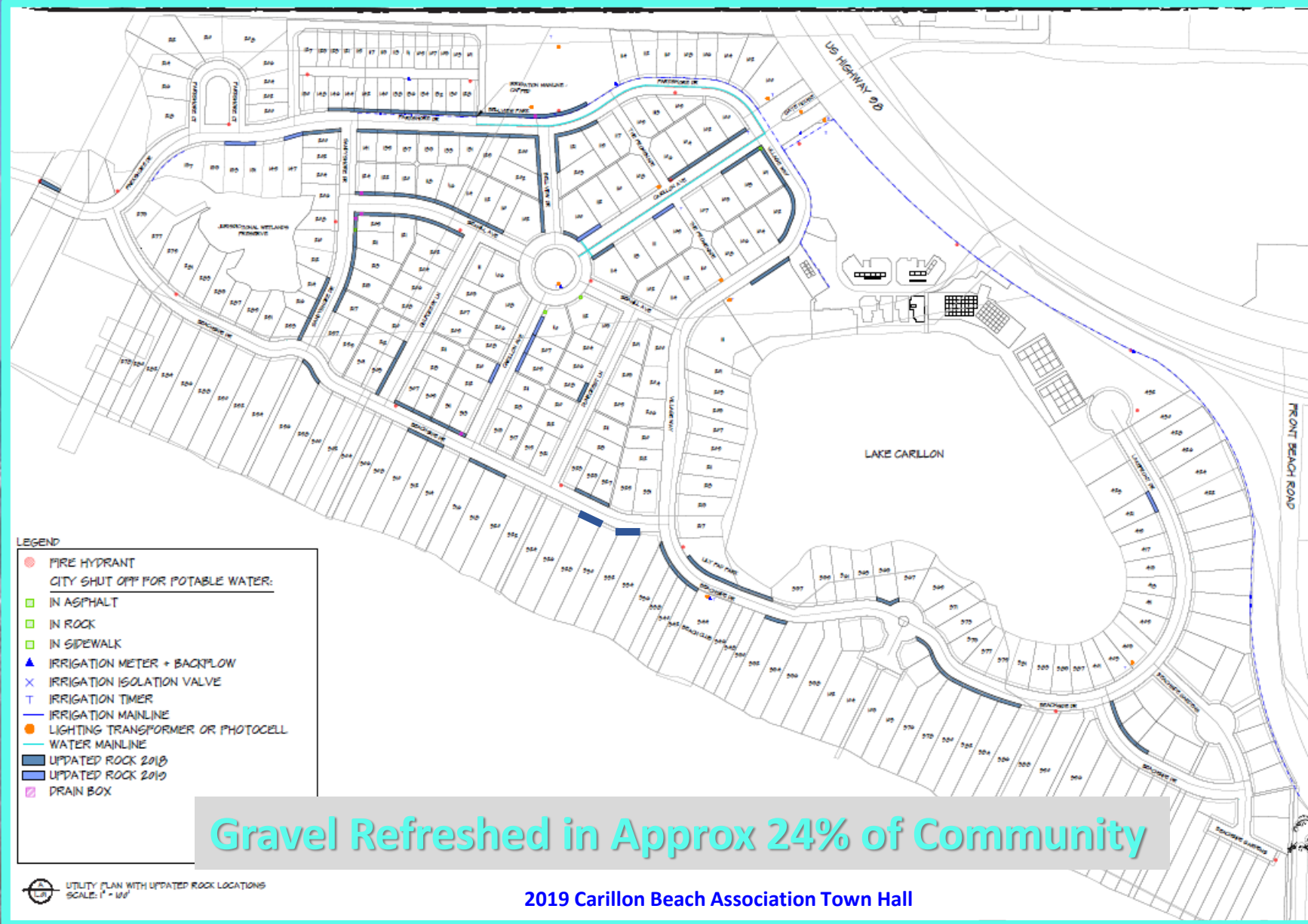
- **2017 and Prior**
 - ◆ Procured, trained, deployed dedicated storm water pumping capabilities
 - ◆ Initiated gravel bed renourishment program – 2,400 feet renourished
 - ◆ Concepted and priced large scale piping solution
- **2018 - 2019**
 - ◆ Renourished additional 3,300 feet of gravel / 5,700 feet total to date (24%)
 - ◆ Audited new construction homes for gravel renourishment and downhill drain compliance
 - ◆ Established “pre-construction” meetings to document condition of sidewalks and gravel
 - ◆ Transitioned “post-construction” gravel refurbishment to CBA
 - ◆ Completed development and installed five permanent pumping stations
 - ◆ Completed development of “Walking Path Prototype” in flood prone area
 - ◆ Incorporated permeable pavers as element of Roadway Rehabilitation Project
 - ◆ Downhill drain maintenance compliance ongoing

CBA Storm Water Mitigation Maintenance and Investments since 2014



Investment Area	CBA Cost Expended	Description
Storm Water Pump Equipment	\$ 17,148	6 Gas Pumps / 6 Electric Pumps + 5,000 feet of hose
Pump Labor	\$ 18,000	Sunshine Maintenance Pump Labor (estimate)
Gravel Renourishment (CBA)	\$51,335	Green Earth gravel remove & replace
Gravel Renourishment (New Homes)	\$ 4,300	Green Earth gravel remove & replace
Storm Water Collection Boxes	\$ 34,168	Fabrication and install of 5 SWCB's and connected piping
Civil Engineering Support / Studies	\$ 19,137	Buchanan & Harper Alternatives Study
Geo-Technical Engineering Support / Studies	\$ 5,000	Southern Earth Sciences water table measurement at 30+ locations -- (pro rata from roads study)
Walking Path Prototype	\$14,405	Between Sandysshore and Gulfcrest
Total Expended to Date	\$163,493	

Master Storm Water Mitigation Map

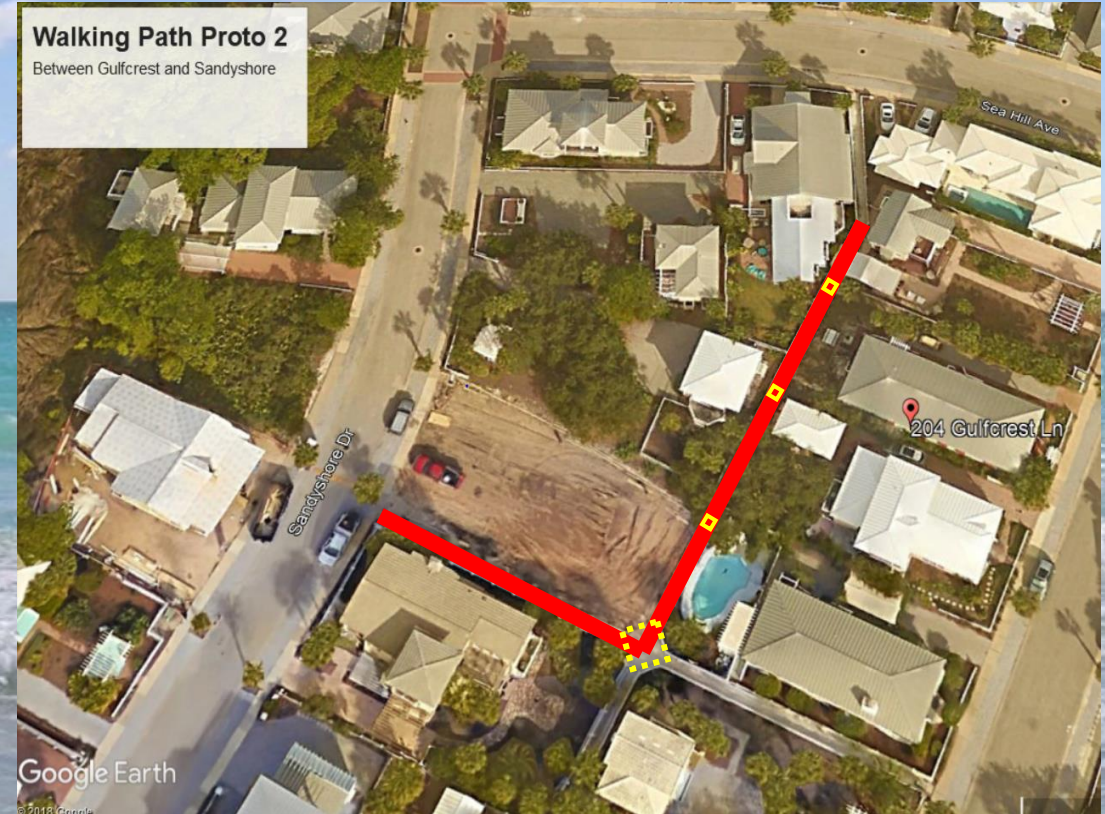
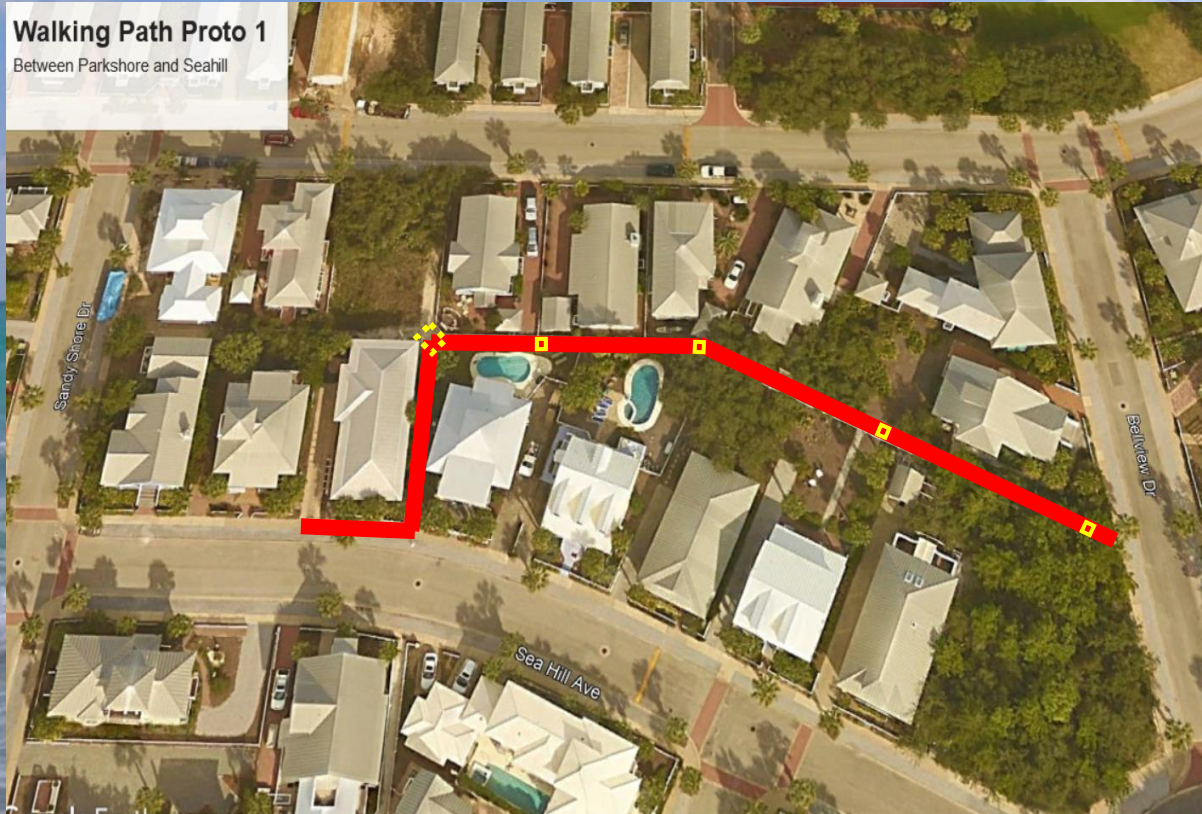


- LEGEND
- FIRE HYDRANT
 - CITY SHUT OFF FOR POTABLE WATER.
 - IN ASPHALT
 - IN ROCK
 - IN SIDEWALK
 - ▲ IRRIGATION METER + BACKFLOW
 - × IRRIGATION ISOLATION VALVE
 - T IRRIGATION TIMER
 - IRRIGATION MAINLINE
 - LIGHTING TRANSFORMER OR PHOTOCELL
 - WATER MAINLINE
 - UPDATED ROCK 2018
 - UPDATED ROCK 2019
 - DRAIN BOX

Gravel Refreshed in Approx 24% of Community

UTILITY PLAN WITH UPDATED ROCK LOCATIONS
SCALE: 1" = 100'

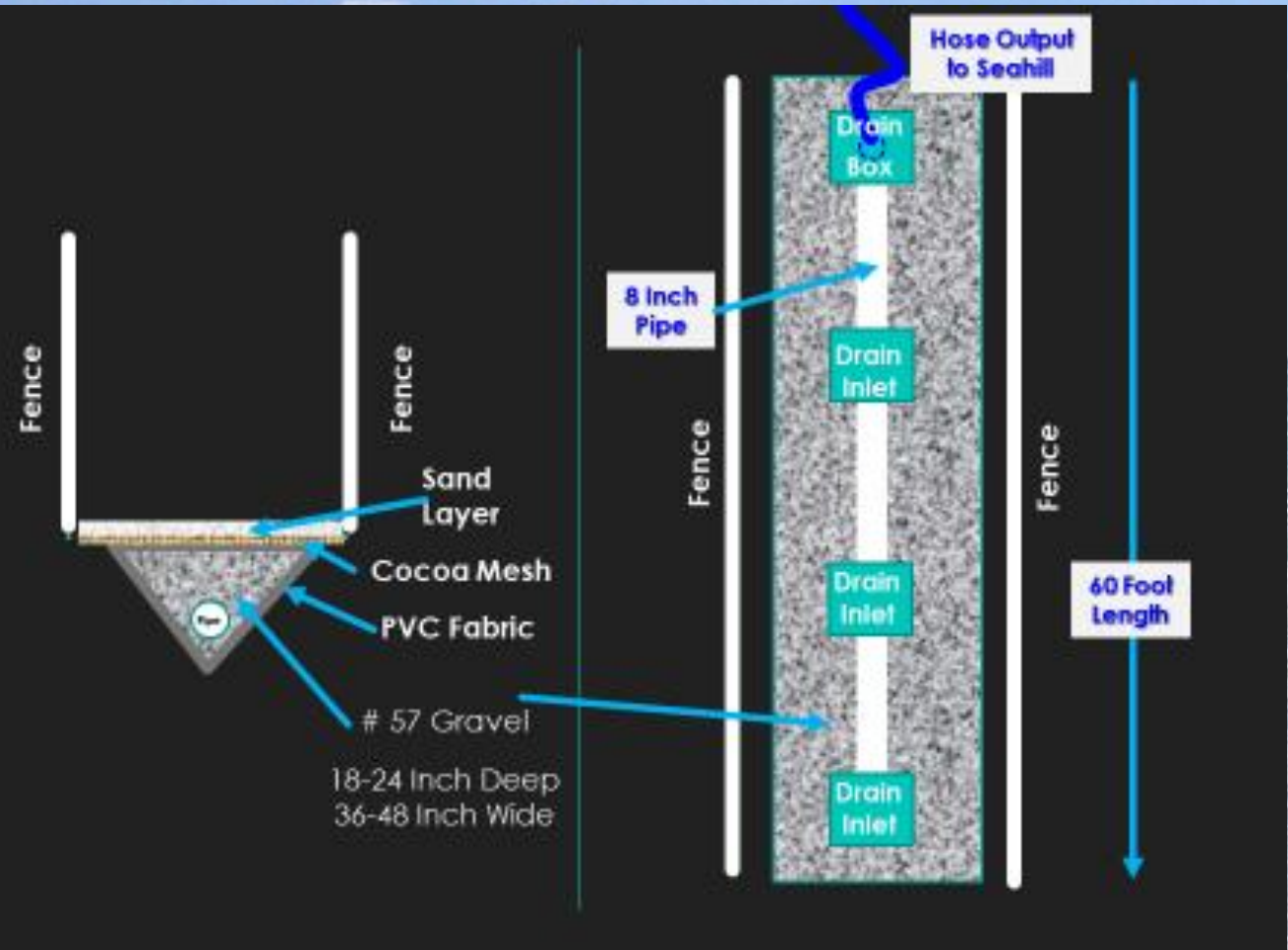
Pathway Prototype Concepts



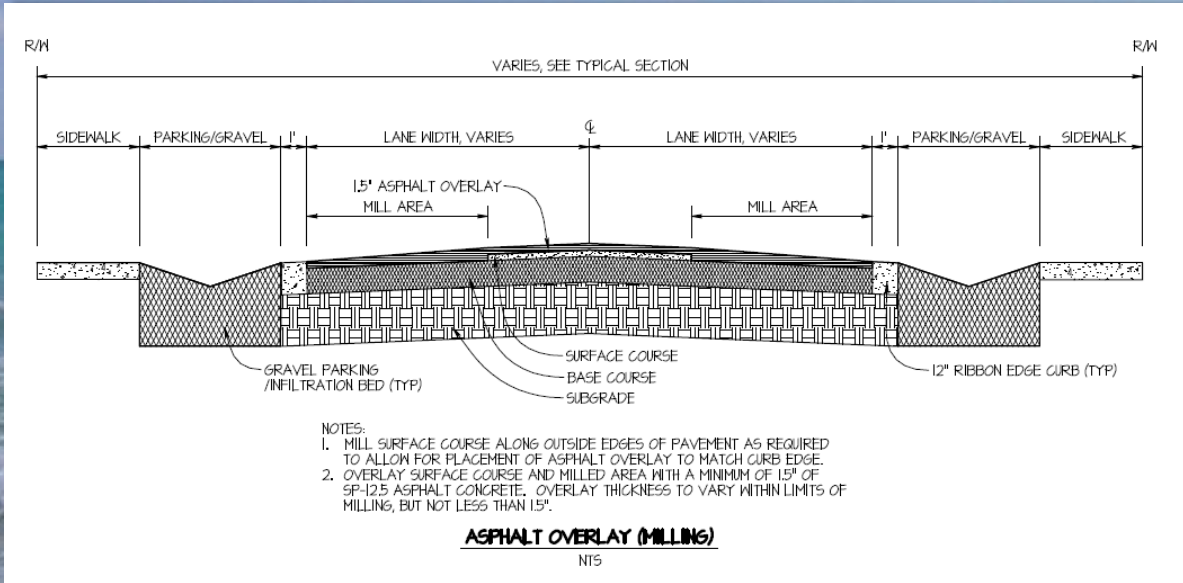
Selected Proto 2 for Initial Installation and Evaluation

Gulfcrest - Sandysshore Walking Path Prototype

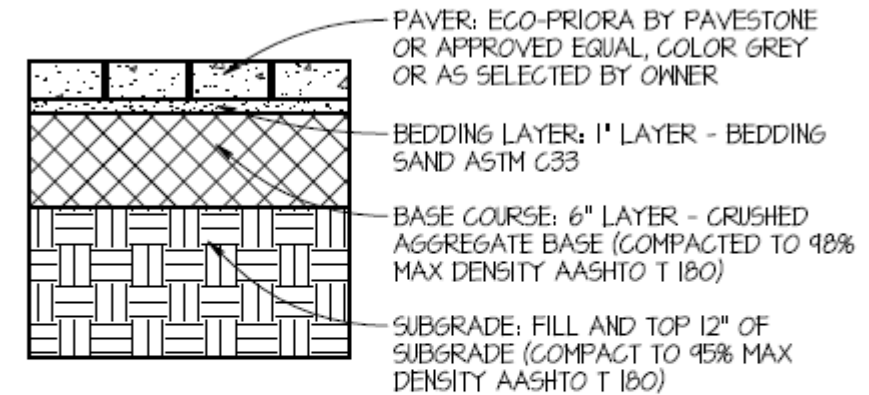
- Requires "active pumping" solution
- Propose removal of sandy soil and replacement with 60 Foot "V-Shaped" gravel trench
- 1 Drain Box with quick connect pumping station and 3 Inlet Boxes installed
- Water pumped via flex hose to pumping stations on Seahill
- Installed System Cost -- **\$11,216**
- Additional gravel option +\$3,000



Storm Water Mitigation During Pavement Rehabilitation Project



Increased "Crown" in Roadway Cross Section



NOTE: CONSTRUCT 12" RIBBON CURB ALONG LIMITS OF PERMEABLE PAVERS PER DETAILS CONTAINED HEREIN.

PERMEABLE CONCRETE PAVER SECTION

NTS

Permeable Pavers – Flood-Prone Areas

Storm Water Mitigation -- Where to From Here?

- **Maintain, train, and deploy portable pumps and hoses when needed**
- **Monitor effectiveness of initial Walking Path Prototype ... potentially expand concept in 2020**
- **Select and complete all budgeted gravel bed renourishment areas for 2019 and Plan for 2020 projects**
- **Complete Parkshore and Sandysshore/Seahill permeable pavers**
- **Finalize all initiatives for Storm Water Management, document improvements and essential sustainment/maintenance requirements**

Association BoD & General Manager Panel

Question and Answer

Annual Meeting Agenda



- Introduction of Staff and Board of Directors – T. Clark
- New Board Member Comments to Association
- President's Report – T. Clark
- Treasurer's Report – P. Kircher
- Association Manager's Report – R. Branniff
- Design Review Board – R. Coad
- Roadway Rehabilitation Project– G. Smith
- Events Committee – S. Nail
- Carillon Beach Real Estate Report – F. Bright
- President's Awards – T. Clark



2019 Annual Meeting

Town Hall Mixer



**See You Saturday
Morning at 8:30 am**

**Annual Meeting Starts
at 9:00 am SHARP!**

Back Up Charts

