



2020 Annual Owners Meeting Approved Minutes
(at 2021 Annual Meeting, 1 May)

1. **Call to Order/Welcome** – Tom Clark Meeting called to order w/ general opening comments
2. **Proof of Due Notice of Meeting** – Rob Braniff Noticed by HOA Kiosk, email to all owners and by mail to those who had not opted in through the myHOAst system (everyone)
3. **Establishing a Quorum** – Tom Clark Quorum was established through the myHOAst system and paper limited proxy at 75% participation / Also all Board Directors present
4. **Introduction of CBA Staff & Board** – Tom Clark Staff and Board Charts discussed
5. **Approval of June 1, 2019 Annual Meeting Minutes** Motion: / 2nd: / Vote: 5-0 in favor
6. **Board President's Report** – Tom Clark Comments regarding the last year and a half regarding covid, Reserve Study, Capital Projects List, key Board Accomplishments, forward issues and opportunities
7. **Financial Report** – Steve Nail, Treasurer Comments as to the make-up of both CBI and CBA, status of Reserves, Year end projections, accomplishments and forward opportunities
8. **General Manager's Report** – Rob Braniff General Comments regarding maintenance team, landscaping, homeowner compliance and projects
9. **Design Review Board (DRB) Report** – Rich Coad DRB intro, communication vehicles (email and website) and then went through relevant construction statistics.
10. **Compliance Officer's Report** – Mike Hunnicutt Presented about working with Rob Braniff on compliance initiatives
11. **Carillon Social Media Report** – Tammi Thomas Presented website login, homeowner portal, website and Facebook stats as well as Rental Ads
12. **Weddings, Landscaping & Social Events Report** – Stephen Guidry Went over projected revenues and actuals and reported a \$20k loss due to Covid-19 cancellations. Also, presented on Landscaping successes and opportunities coming up.
13. **Homeowner Pool Update** – Ross McMillan Discussed the rationale and the analysis of the Beach Club Pool as a Homeowner Only Pool. Also showed renderings of what the pool could look like.
14. **Meeting House Renovations** – Board Mike Hunnicutt showed slides of the condition of the Meeting House and laid out the scope of work for this project

15. **Bell Tower Renovations** – Board **Mike Hunnicutt** showed slides of the condition of the Bell Tower and laid out the scope of work for this project
16. **Carillon Beach Real Estate Report and Downtown Update** – Fran Bright Presented a video on the state of real estate in general and specifically in Carillon, basically showing home values and sales skyrocketing.
17. **President's Award** – Tom Clark
18. **Board Recognition** – Rob Braniff
19. **Homeowner Questions / Comments** – Few Comments and/or questions
20. **Election Results and Votes on Rollover of Excess Funds** – Aaron White Announced the candidates who were elected onto the Board of Directors (Randy Dunn and Ken Ross)
21. **Adjournment of Annual Meeting** Organizational Meeting Ensued for election of offices