

# CARILLON BEACH



2020  
Annual Meeting

Saturday, September 26<sup>th</sup>



Welcome  
Tom Clark





# 2020 Annual Meeting Format

- Postponed from May 1-2 due to Covid-19 Virus
  - Eliminated Friday Town Hall Meeting this Year
- Today – Annual Meeting and Results of Board Director Election
- Today – Organizational Meeting to Establish Director Roles and Responsibilities (Executive Session)
- All meeting presentations will be available through our Homeowner Page on our community Website not later than October 1<sup>st</sup>



# Annual Meeting Agenda

Tom Clark

- Call To Order
- Proof of Due Notice of Meeting
  - Establishment of Quorum
- Vote on Minutes, 2019 Annual Meeting





# Annual Meeting Agenda (cont.)

- Introduction of Staff & Board of Directors – Tom Clark
  - President's Report – Tom Clark
  - Financial Report – Steve Nail
- Association Manager's Report – Rob Braniff
  - Design Review Board – Rich Coad
- Compliance Officer's Report – Mike Hunnicutt
  - Social Media Report – Tammi Thomas
- Hospitality, Weddings and Landscaping – Stephen Guidry

(Agenda continued next slide)

CARILLON  
BEACH





# Annual Meeting Agenda (cont.)

- Homeowner Pool Update – Ross McMillan
- Meeting House Renovations – Mike Hunnicutt
- Bell Tower Renovations – Mike Hunnicutt
- Carillon Beach Real Estate Report – Fran Bright
- Homeowner Comments – 2 min. max each person / Total of 20 minutes
  - President's Award – Tom Clark
  - Board Recognition – Rob Braniff
- Election Results – Aaron White, Association Counsel
  - Adjournment – Tom Clark

CARILLON  
BEACH





# Introduction of Staff & Board of Directors

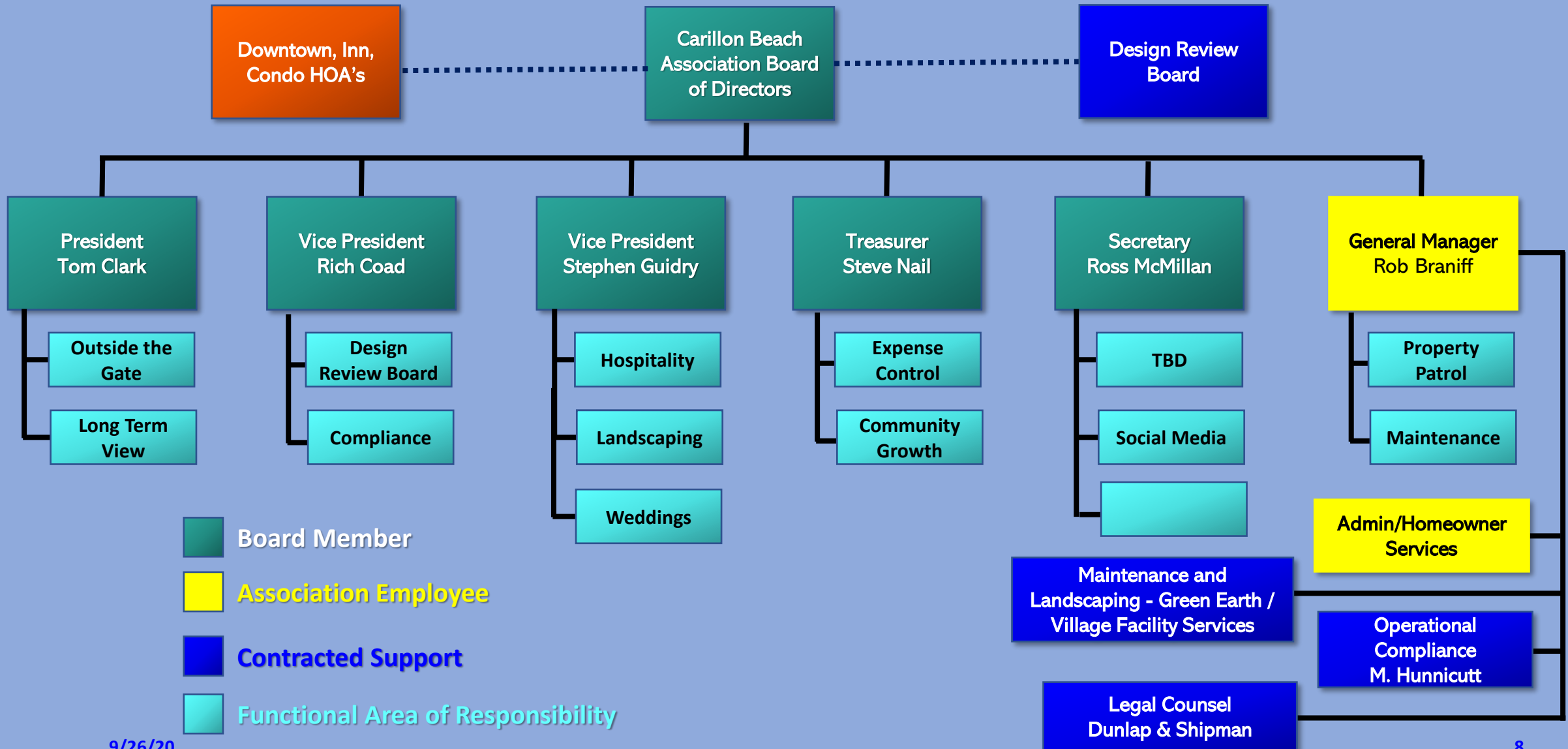
Tom Clark

CARILLON  
BEACH





# Carillon Beach Association Organization





President's Report  
Tom Clark





# President's Report

Tom Clark

Reserve Study



80 SW 8th Street, Suite 8200  
Miami, FL 33130  
Tel: (800) 401-9011  
Fax: (800) 401-7511

1800 Penbrook Drive, Suite 4000  
Orlando, FL 32810  
Tel: (800) 706-6560  
Fax: (800) 706-2120  
[www.reservestudy.com](http://www.reservestudy.com)

*PP&S*  
**ASSOCIATION  
RESERVES**  
Est. 1986  
*Over 25,000 Reserve Studies nationwide*

#### Regional Offices

Arizona  
California  
Colorado  
Florida  
Hawaii  
Nevada  
Washington

## "Full" Reserve Study



### Carillon Beach Association Panama City Beach, FL

Report #: 27486-0  
For Period Beginning: January 1, 2015  
Expires: December 31, 2015

Date Prepared: January 15, 2015





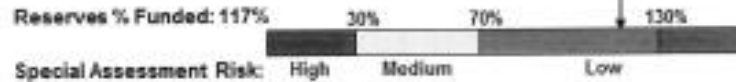
### 3- Minute Executive Summary

Association: Carillon Beach Association #: 27486-0  
 Location: Panama City Beach, FL # of Units: 1  
 Report Period: January 1, 2015 through December 31, 2015

**Findings/Recommendations as-of 1/1/2015:**

Projected Starting Reserve Balance: .....	\$1,330,000
Current Fully Funded Reserve Balance: .....	\$1,137,310
Average Reserve Deficit (Surplus) Per Unit: .....	\$(192,690)
Recommended 2015 Annual "Full Funding" Contributions: .....	\$104,000
Alternate minimum contribs* to keep Reserves above \$0: .....	\$72,500
Recommended 2015 Special Assessment for Reserves: .....	\$0

Most Recent Budgeted Reserve Contribution Rate:.....\$100,000



**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves..... 1.00%  
 Annual Inflation Rate ..... 3.00%

- This is a "Full" Reserve Study (original, created "from scratch"), and is based on our site inspection on November 13, 2014. It was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is above 70% at 117% Funded, this means the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to **Fully Fund** your Reserves, where associations enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions in 2015 to \$104,000. Going forward, we are recommending 4% increases to this amount for the next 10 years, followed by annual increases of 3%.
- No assets appropriate for Reserve designation were excluded.

\*officially called "Baseline Funding"



Table 1 Executive Summary

27486-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
<b>Site and Grounds</b>				
2114	Gravel Cover - Replenish/Replace	4	3	\$22,550
2119	Pavers (Roads) - Replace	40	20	\$60,000
2120	Pavers (Promenade) - Replace	40	20	\$35,600
2123	Asphalt - Seal/Repair	4	4	\$32,150
2125	Asphalt - Resurface	20	3	\$438,500
2137	Perimeter Fencing - Replace	30	10	\$117,500
2148	Roundabout Features - Refurbish	15	0	\$3,500
2169	Sign/Monument - Refurbish/Replace	20	19	\$14,000
2170	Directional/Street Signs - Replace	20	18	\$7,400
2173	Street Lights - Replace	25	5	\$87,500
2199	Golf Carts (Newer) - Replace	15	5	\$18,750
2199	Golf Carts (Older) - Replace	15	0	\$11,250
<b>Guardhouse</b>				
2343	Guardhouse - Seal/Paint	5	2	\$1,250
2367	Windows & Doors - Replace	30	10	\$15,800
2384	Metal Roof - Replace	40	20	\$4,500
2511	Barrier Arm Operators - Replace	15	12	\$9,000
2522	HVAC (Guardhouse) - Replace	10	0	\$2,300
<b>Mail Station</b>				
2301	Mailboxes - Replace	15	10	\$20,550
2343	Mail Station - Seal/Paint	5	0	\$1,500
2384	Metal Roof (Mail Station) - Replace	40	20	\$9,000
<b>East Pool</b>				
2343	Building Exterior - Seal/Paint	5	0	\$2,750
2367	Windows & Doors - Replace	30	10	\$9,000
2384	Metal Roof - Replace	40	38	\$6,875
2751	Bathrooms - Remodel	20	5	\$7,000
2763	Pool Deck Furniture - Replace	6	3	\$5,000
2769	Pool Deck - Resurface	30	28	\$31,500
2771	Pool Fence - Replace	25	5	\$8,400
2773	Pool - Resurface	10	3	\$14,750
2783	Pool Heater - Replace	6	5	\$4,500
<b>Beach Club Pool</b>				
2343	Building Exterior - Seal/Paint	5	0	\$3,500
2367	Windows & Doors - Replace	30	10	\$12,000
2384	Tile Roof - Replace	40	0	\$19,800
2751	Bathrooms - Remodel	20	5	\$9,000
2763	Pool Deck Furniture - Replace	10	9	\$18,150
2769	Pool Deck - Resurface	30	0	\$28,800
2771	Pool Fence - Replace	20	0	\$12,450



Table 1: Executive Summary

27486-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
2773	Pool - Resurface	10	7	\$9,250
<b>West Pool</b>				
2343	Building Exterior - Seal/Paint	5	1	\$4,750
2367	Windows & Doors - Replace	30	10	\$36,000
2384	Metal Roof - Replace	40	39	\$14,400
2751	Bathrooms - Remodel	20	5	\$9,000
2763	Pool Deck Furniture - Replace	6	3	\$6,625
2769	Pool Deck - Resurface	30	10	\$60,650
2771	Pool Fence - Replace	25	0	\$16,600
2773	Pools (Main, Kid) - Resurface	10	3	\$19,000
2781	Pool Heaters - Replace	6	4	\$9,000
2801	Playground Equipment - Replace	15	14	\$18,750
2809	Tennis Courts - Re-coat	5	5	\$5,500
2811	Tennis Courts - Resurface	25	0	\$27,000
2813	Tennis Court Fencing - Replace	25	10	\$10,350
2822	Basketball Court - Resurface	15	14	\$20,200
<b>Walkovers</b>				
2195	Walkover #1 - Resurface	20	0	\$30,500
2195	Walkover #2 - Resurface	20	17	\$31,000
2195	Walkover #3 - Resurface	20	0	\$37,850
2195	Walkover #4 - Resurface	20	0	\$26,250
2195	Walkover #5 - Resurface	20	0	\$9,000
2195	Walkover #6 - Resurface	20	0	\$25,250
2195	Walkover #7 - Resurface	20	18	\$37,600
2195	Walkover #8 - Resurface	20	0	\$29,400
2196	Beach Walkovers - Repair/Paint	5	0	\$28,000
2197	Railings (Split) - Replace	20	0	\$21,050
2198	Railings (Picket) - Replace	20	12	\$48,850
62	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.



# President's Report

Tom Clark

Capital Projects

CARILLON  
BEACH









## GUARD HOUSE

PROJECT DESCRIPTION	2019	Priority	Sponsor	2020	Priority	Sponsor	2021	2022	2023
GUARD HOUSE - SEAL/PAINT - M Hunnicutt to inspect				\$1,875					
HVAC									
Expand Gatehouse Entrance Lane, New Gate Controls*							\$15,000		
Barrier Arm Operations							\$9,000		
TOTAL	\$0			\$1,875			\$24,000	\$0	\$0
*Pinnacle Port wants to move toward RFID for owners									







## BEACH CLUB POOL

PROJECT DESCRIPTION	2019	Priority	Sponsor	2020	2021	2022	2023
BUILDING EXT - SEAL & PAINT* M Hunnicutt to inspect				\$10,000	\$11,250		
POOL DECK FURNITURE - REPLACE	\$40,000						
CUSHIONS FOR CHAIRS - REPLACE							
TOTAL	\$40,000			\$10,000	\$11,250	\$0	\$0
*Left side wall cracking - Stucco							















## OTHER PROJECTS

PROJECT DESCRIPTION	2019	Priority	Sponsor	2020	Priority	Sponsor	2021	2022	2023
Resort Pool									
SIGNAGE:									
BEACH: NO GLASS, NO TRACE, NO PETS									
DEAD END: SANDY SHORE and BEACHSIDE DR.									
ADDITIONAL SPEED LIMIT SIGNS	-	-	-	-					
REPLACE STREET SIGNS	-	-	-	-					
UTILITY VEHICLE (WHITE)							\$10,000		
Total	\$0			\$0			\$10,000	\$0	\$0



# CARILLON BEACH INSTITUTE

PROJECT DESCRIPTION	2019	Priority	Sponsor	2020	Priority	Sponsor	2021	2022	2023
MEETING HOUSE WINDOWS, DOORS, ROOF and ROT	\$10,000			\$300,000					
BELL TOWER: BLDG. EXT. - SEAL & PAINT				\$4,000					
Bell Tower Chime Machine							\$20,000		
Total	\$10,000			\$304,000			\$20,000	\$0	\$0



# President's Report

Tom Clark

Key Board Accomplishments in Recent Years



## Key Board Accomplishments in Recent Years

- Successful Management of COVID-19 Pandemic / Amenities Safety
  - Successful Settlement and Working Relationship with Founder
    - Gained Participation on the Design Review Board (DRB)
    - Aggressive Cost Management
  - Targeted Directors Attention around 12 “Areas of Focus”
- Development and Use of Five Year Capital Plan based on Reserve Study
  - Stormwater Mitigation Plan / Including Gravel Renourishment
    - Under Budget Completion of Roads Project
- New Accounting Firm / Financial Statements w/ Analysis and Controls



## Key Board Accomplishments in Recent Years

- Reserve Fund Growth Over Budget
- Golf Cart Certified Vendor & Rules Tightening
- \$160,000 in Revenue from Weddings, Golf Cart Rentals, Beach Chairs & Advertising
- Improved Relationship with Pinnacle Port Management
- Groovin' On The Green Public Concert Series
  - Lilly Pad Park Development
  - Social Media Expansion
  - Carillon Monument Sign at Entrance
  - Dune Walkover Renovation



# Forward Issues & Opportunities

## Infrastructure:

- Meeting House Renovations
- Bell Tower Restoration
  - Roundabouts
  - Street Lamps
- Bell View Pool Repair

## Growth:

Founder Transfer – 13 Acres across Hwy 98, Easement over Basketball Court, DRB Transfer, Un-plotted Lots

Population Growth – Beach and Amenities Overcrowding, Parking, Garbage

Flood Water Mitigation



# Financial Report

Steve Nail





# Carillon Beach Institute & Carillon Beach Association

## • Carillon Beach Institute (CBI)

- 501c 3 organization
- Owns Meeting House, Bell Tower, Village Green
  - Carillon Beach Chapel rents the Meeting House from the Institute
- Hosts community parties and events
  - Groovin On the Green
  - Movie Night
  - Easter celebration
  - July 4 activities
  - Tree Lighting celebration

## • Carillon Beach Association (CBA)

- Owns all common grounds and other assets
  - Walkovers, Round-A-Bouts, Promenade
- Hosts community parties and events
  - July 4 BBQ
  - Annual Meeting Bfast & Dinner
  - Tree Lighting and Holiday Decor
  - Winter Gathering



# Carillon Association Reserves

- Reserves

Dec 2019	June 2020	Dec 2020
\$1,182,619	\$799,113	\$949,113

- Reserves dropped due to Road Paving project
  - Funds from Reserves \$325,172
- Carillon contributes \$150,000 annually to Reserves
  - YTD contribution has been \$75,000 and \$75,000 will be added at year end
- Goal is to reach \$1.2M in Reserves or greater
- The baseline of Reserves is for catastrophic damages



# 2020 Year End Projection

- 2020 Association YE Budget was projected to have a surplus
- As of August YTD
  - Revenue – 106% of budget
  - Expense – 95% of budget
- Savings from July 4<sup>th</sup> events, Annual Meeting Bfast & Dinner, etc. being cancelled
- Trending data shows a modest surplus at year end due to stringent controls and oversight over all aspects of the budget
- Board is committed to a strong balance sheet and be prepared for the long term



# 2020 Financials Accomplishments

- Professionalized Carillon's accounting functions
  - Carillon now receives monthly
    - Balance Sheet
    - Monthly Profit & Loss
    - YTD Profit & Loss
    - A/R Statements
- All invoices and payments are reviewed by two team members to assure accuracy and legitimacy



# 2020 Financials Accomplishments

- Transparency has improved by distributing all accounting reports to all Board members on a monthly basis
- Carillon's insurance needs and coverage were reviewed in detail



# Looking Back

- Association has funded the Operational Expenses and Reserves over the past decade
- Roads project took funds out of Association Reserves
- Currently Reserves have been used to fund two categories
  - Catastrophic damage
    - Hurricanes, Flooding, Fire, etc.
  - Community repairs and improvements
    - Common areas
    - Walkovers
    - Round-A-Bouts
    - Handicap access to beach
    - Entrance Gate



# Master Plan Capital Fund

- Establish a Master Plan Capital Fund
  - Utilized to support Capital projects
  - Enhance or support the community
    - Unexpected clean up projects
    - Major repair work
    - Handicap access the Beach
    - Carillon entrance gate
- The Reserve Fund will be held for catastrophic or emergency situations only
  - No pulling from Reserves for Capital projects
    - Keeps the Community protected 100% of the time
- Operational Account
  - Pays monthly bills



# Looking Forward

- Carillon is aging and requires rededication to support the infrastructure of our community
- Estimated Meeting House repairs are **\$400,000**
- Estimated Bell Tower repairs are **\$110,000**
- The Board will determine the best path forward to address these and other pending Capital projects
- To continue the legacy of Carillon to make it the best it can be



# Capital Projects

- Meeting House
- Bell Tower
  - Structure
  - Bell Striking machine
- Pools
  - Cracks, Decking, Additional Pool, Inn Pool
- Walkovers Structures
- Round-A-Bouts
- Long Term Improvements/Projects
  - Entrance Gate
  - Handicap Access to Beach
  - Common area enhancements



# Association Manager's Report

Rob Braniff



# Design Review Board (DRB) Report

Rich Coad

CARILLON  
BEACH





# Design Review Board (DRB)

## Membership

- Jonathan Hampel, Town Planner
  - Bill Biggs, Developer
- Rich Coad, CBA Representative

CARILLON  
BEACH





# Design Review Board (DRB)

## Communication Vehicles

- e-Mail: [drb@carillon-beach.com](mailto:drb@carillon-beach.com)
- Web-site: [cb-drb.com](http://cb-drb.com)

CARILLON  
BEACH





# Carillon Beach

## Construction Statistics

- Forecast Total Lots at Buildout 328
- Lots Developed with Homes 270
- Lots Under Construction 12
- Lots Undeveloped 18
- Lots Not Annexed to Carillon 28

CARILLON  
BEACH





# Carillon Beach

## Projects in Process and/or Completed this Year

- Home Re-Painting 12
- Home Renovations 15
- Projects in Process Phase 12
- Total Carillon Projects Tracked 39

CARILLON  
BEACH





# Compliance Officer's Report

Mike Hunnicutt



# Social Media Report

Tammi Thomas



# Carillon Beach Website

[www.carillonbeach.com](http://www.carillonbeach.com)

- Funds itself **PLUS** produces additional CBA Revenue

- Expenses:

- Covered Costs for recent upgrades to the website:
  - Covered in 2018/2019: \$3,875, 50% beginning of 2018, remaining 50% beginning of 2019.
- Yearly Maintenance: \$1,350
- Subscriptions Shutterfly, Photoshop , etc.: \$548
- **Forecasted 2020 Cost: \$1,898**

- Revenue:

- Properties \$150/1 yr & Downtown Business \$250/1 yr
  - All businesses EXCEPT for Gratify & Phat Crab's participated
  - Business listing cost included as many updates as required due to COVID-19 & Social Media Mentions
  - Forecasted \$450 additional revenue before year-end
- **Forecasted 2020 Revenue: \$10,638**

- **Expected to return approximately \$8,740.00 for the Association**

EXPENSES	Subscriptions	\$ 548.00
	Yr Maintenance	\$ 1,350.00
	<b>Total</b>	<b>\$ 1,898.00</b>
REVENUE	YTD	\$ 10,188.00
	Remaining 2020	\$ 450.00
	<b>Total</b>	<b>\$ 10,638.00</b>
<b>SURPLUS TO CBA</b>		<b>\$8,740.00</b>

Questions? You can email your questions and/or comments to me, [tmtuab@gmail.com](mailto:tmtuab@gmail.com)



# Carillon Beach Website METRICS

[www.carillonbeach.com](http://www.carillonbeach.com)

- **Outstanding exposure**

- Lowest bounce rate since rollout (14%)
- 87% increase in sessions (56,295)
- 77% increase in users (39,426)
- 60% increase in the average time spent on our site (2:42.0)
- Current period: 30.4% returning visitors, up 4%

*\*Metric Period: June 1 2019 – Sept 20 2020  
Compared to June 1 2018 – Sept 20 2019*

- **Top Pages**

- **“For Rent” Properties page was viewed 79,000 times**
- Significant number (5,700) to community news for the pool waivers and other updates
- Protected “Owners” page had 2,903 sessions (Since Rollout, March 2020)

- **Demographics:**

- 54% Men, 46% Women
- Ages 18-44 make up 76% of visitors
- Primary locale of our website visitors: Georgia, Florida, Alabama, Tennessee, Texas (no change in order from the previous period)

**Questions? You can email your questions and/or comments to me, [tmtuab@gmail.com](mailto:tmtuab@gmail.com)**



# Carillon Beach Facebook

@CarillonBeachFlorida

- No Cost, Great Exposure
- Perfect for distribution of information quickly to those in, and those planning to visit, the community
- Major Events, driving engagement, since the last annual meeting:
  - **Paving Updates**
  - **Hurricane/Weather**
  - **COVID** (*Closing, Delays, County/City Updates, etc.*)
  - **2019 Groovin' on the Green**
  - **"Positive Post"** Series (*30 days*)
  - **"2020 Summer Saturdays"** Series (*updates on rules, closings, pool waivers, etc.*)
  - **Surf Conditions**

Questions? You can email your questions and/or comments to me, [tmtuab@gmail.com](mailto:tmtuab@gmail.com)



# Carillon Beach Facebook METRICS

@CarillonBeachFlorida

- Digital Community has **grown by over 1,200!** 4,845 followers compared to 3,613 at the last Annual Meeting.
- On the *average*, our posts reach between 1100-1500 people. Posts reaching over 3000 people:
  - 15,300: Video of “The Cut”, 1/25/20
  - 6,600: Beach Picture - Time to head to the Beach”, 8/17/20
  - 5,400: Beach Picture – “Beautiful Day!”, 9/24/19
  - 3,900: Beach Picture – “A Beautiful Day from Carillon Beach”, 6/14/20
  - 3,800: Beach Picture – “Rise and Shine to Sunday Morning”, 6/7/20
  - 3,400: Announcement Link/Share – “Transitional Soft Opening of Beaches”, 4/21/20
  - 3,400: Evening Picture – “Full Moon”, Evening Picture, 6/15/19
  - 3,300: Beach Picture – “Good Morning from CB, WHOA!”, 6/8/20
  - 3,100: Video of the First Day of Paving our Roads, 10/25/19
  - 3,100: Announcement – Cancellation of July 4<sup>th</sup> Events, 6/25/20
- Demographics:
  - 83% Women / 16% Men
  - Ages 35-64 make up 87% of digital community
  - Primary locale of our Facebook community: Florida, Georgia, Tennessee, Alabama, Tennessee, Texas

**Questions? You can email your questions and/or comments to me, [tmtuab@gmail.com](mailto:tmtuab@gmail.com)**



# Carillon Beach Website Demo

- [www.carillonbeach.com](http://www.carillonbeach.com)
- [www.carillonbeach.com/owners](http://www.carillonbeach.com/owners)

Questions? You can email your questions and/or comments to me, [tmtuab@gmail.com](mailto:tmtuab@gmail.com)



# Weddings, Landscaping & Social Events Report

Stephen Guidry

CARILLON  
BEACH





# Weddings Report

2019 CBI/CBA Wedding Revenue \$102,680.00 (CBA \$5,745)

2020 CBI/CBA Wedding Revenue YTD \$50,124.00 (CBA \$7,540)

2020 CBI/CBA Projected Rest of Year \$29,774.00 (deposits already paid and funds due)

2020 CBI/CBA Projected Total \$79,898.00 (\$20k in COVID-19 Cancellations)

2021 CBI/CBA Bookings \$32,500.00

CARILLON  
BEACH

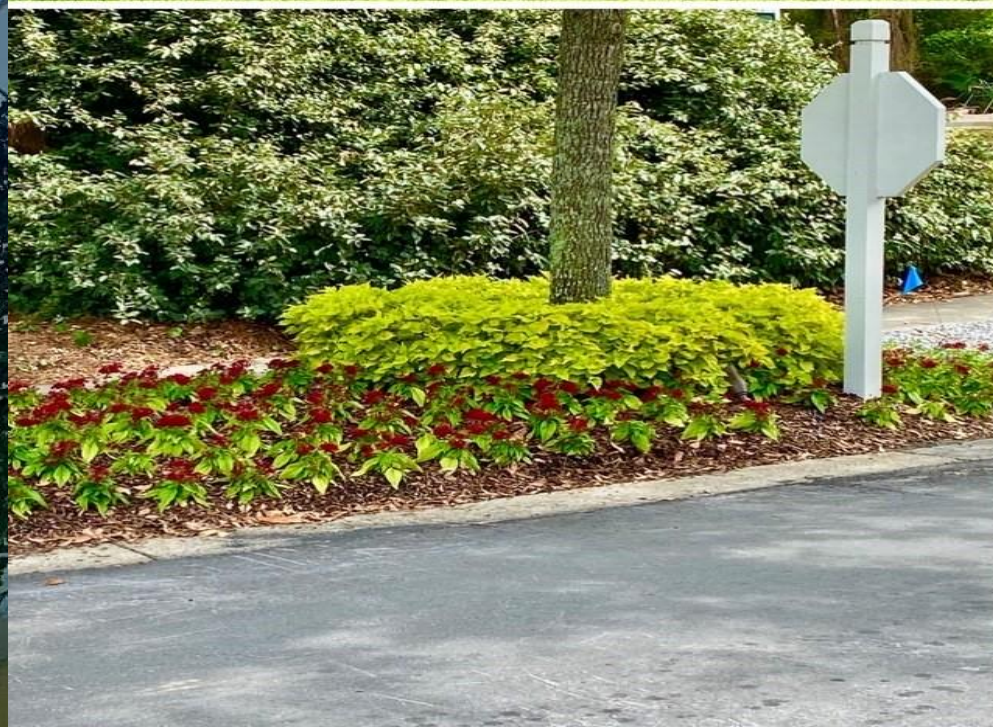




# Landscaping in Carillon

Stephen Guidry







# Landscaping Update

## Successes

- Annuals (Entrance Carillon, Circle)
- Pots (39 throughout community)
- Full Green Program (Village Green)
- Cottage Courtyard Planters
- Pro-active Weeds Programs
- Growth of Entrance Wings Landscaping

## 2021 Opportunities/Goals

- Adding Annuals turnaround,
- Downtown Entrance upgrade
- Pine Straw Beds throughout community
- Smart Irrigation on Greens



# Social Events Update

- COVID-19 Response / Adherence to Government mandates / No Formal Social Activities
- Future / Look for creative ways to gather for events / Assess Government mandates and create a 2021 Plan for events



# Homeowner Pool Update

Ross McMillan



# Meeting House Renovations

Mike Hunnicutt



The image shows the exterior of a light-colored building with horizontal siding and louvered shutters. A circular window is visible near the roofline. A large, semi-transparent circular graphic is overlaid on the right side of the image, containing the text.

# Carillon Meeting House

---

Renovations



Southeast  
view.



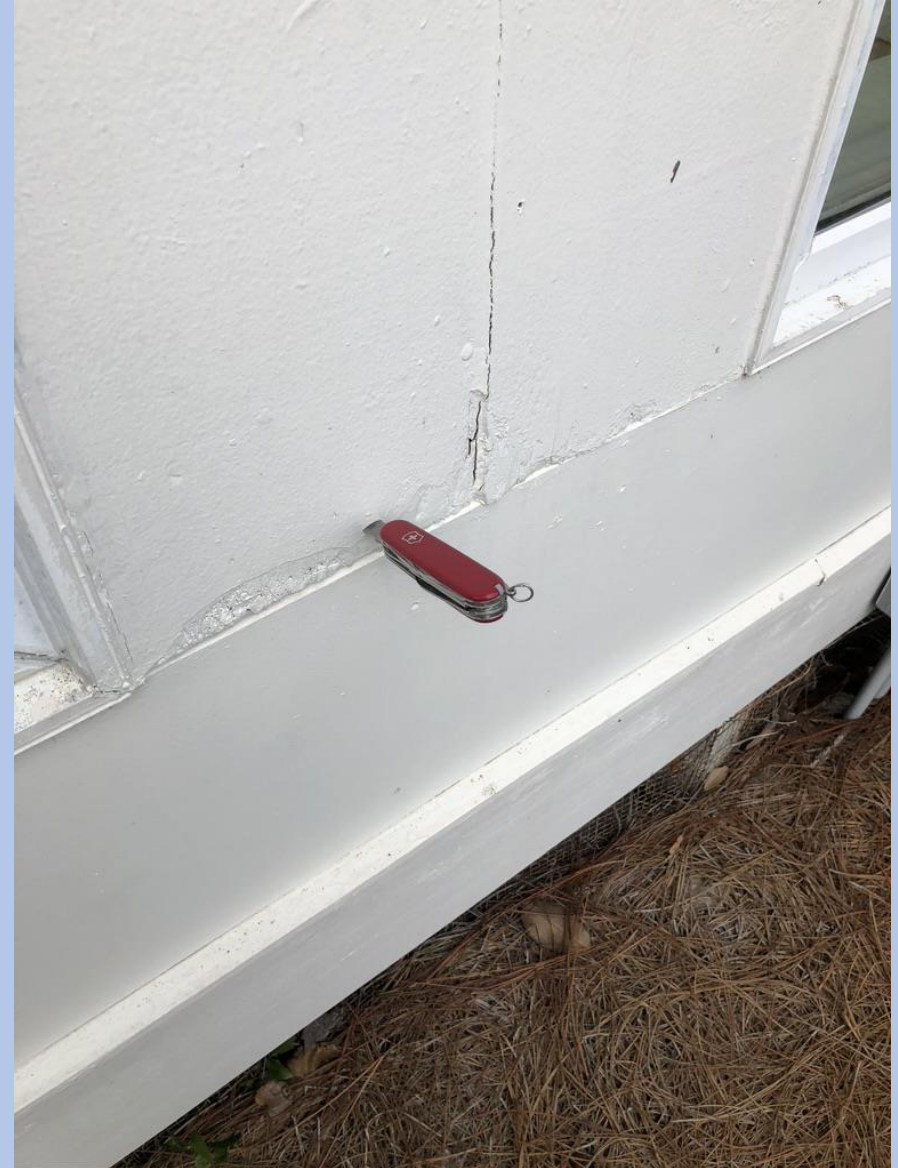


# Rotted Fascia





# Rotted trim boards





# South Side





# Header





# Behind Header





# Perimeter





Rot



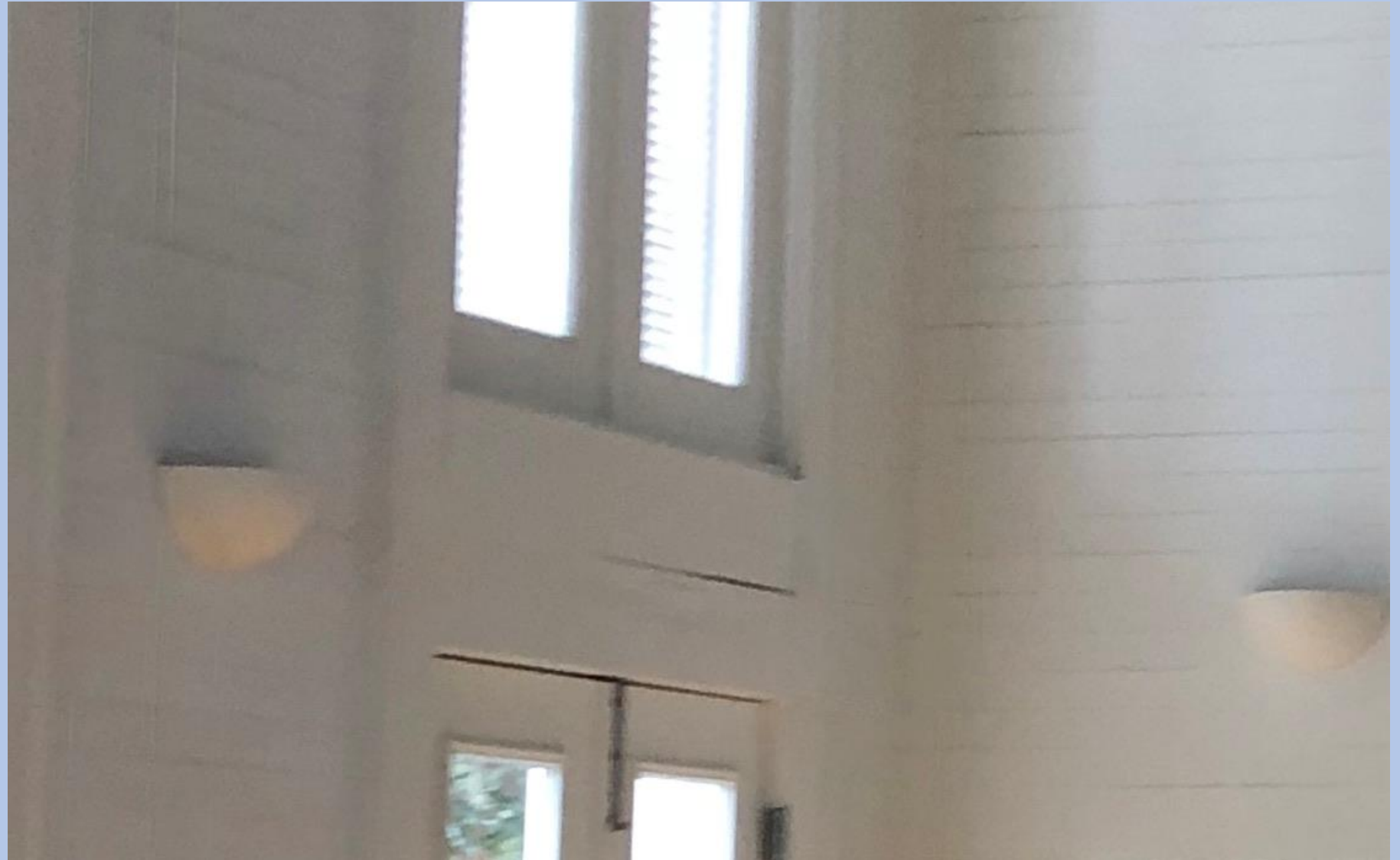


Jamb





# Interior Header





# Rotted Jambs & Floor





# Typical Condition





# Summary

- Rotted wood exists at all door and window openings
- Extent of damage is unknown.
- Exterior damage extends to interior.
- MWFRS – Main Wind Force Resisting System should be undamaged.



# The Project

- Remove siding, windows, and doors
- Inspect and replace any rotted wood.
- Use new waterproofing technology to extend life of bldg.
- Install new wood-clad windows / doors (impact rated).
- Install new hardi-board siding.
  
- Meeting Home Architecture should not change



# Budget

- Preliminary and updated estimates establish a budget between \$350,000 and \$400,000.
- 3 bids from Carillon Beach approved builders to execute work.



# Bell Tower Restoration

Mike Hunnicutt





# Carillon Beach Bell Tower Renovations





# Water Intrusion at Stucco





# Water Intrusion at Stucco







Ground floor  
door frame &  
threshold



# Upper level door frame - interior





# Exterior door threshold





# Interior door frame - jambs





# Upper level doors







Metal needs  
painting



# Summary

- Exterior stucco has cracks and water intrusion.
- Exterior doors and frames are deteriorated.
- Flashing / waterproofing is failing.
- Existing metal exhibits surface rust.



# The Project

- Remove stucco and re-install with waterproofing.
- Replace flashing and waterproofing.
- Install new doors and frames.
- Brush and paint exposed metal.
  
- Bell Tower Architecture should not change



# Budget

- Preliminary and updated estimates establish a budget between \$90,000 and \$120,000.





Carillon Real Estate Report  
&  
Downtown Update

Fran Bright



ANNUAL SALES REPORT 2020  
CARILLON REALTY, INC.





# Homeowner Comments

2 min max per Person / 20 min Total



# President's Award

Tom Clark

CARILLON  
BEACH





# Board Recognition

Rob Braniff





**Annual Meeting**

*Sat.  
Sept. 26.  
2020*

**Tom Clark**

*"For Your Faithful  
Service To Our  
Community On The  
Board Of Directors*



**Annual Meeting**

*Sat.  
Sept. 26.  
2020*

**Rich Coad**

*"For Your Faithful  
Service To Our  
Community On The  
Board Of Directors*





# Election Results

Aaron White, Association Counsel

Randy Dunn / Vote Count 166.6663

Ken Ross / Vote Count 164.5833

Dino Velazquez / Vote Count 118.33

\*\*\*Vote for the Rollover of Funds, if any, from the 2020 Fiscal Year, to the 2021 Budget

CARILLON  
BEACH





# 2021 Annual Meeting

Save the Date / April 30<sup>th</sup> & May 1st





Meeting Adjourned

Thank you for being the best part of Carillon Beach!

