



2021 Annual Owners Meeting Minutes APPROVED

(minutes approved at 2022 Annual Meeting 14 May 2022)

1. **Call to Order/Welcome** – Randy Dunn 9:04 AM 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 myHOA system
3. **Establishing a Quorum** – Rob Braniff Quorum was established through the myHOA system and paper limited proxy at 75% participation / Also all Board Directors present
4. **Introduction of CBA Staff & Board** – Randy Dunn Staff and Board Charts discussed
5. **Approval of September 26th, 2020 Annual Meeting Minutes** Motion: K. Ross / 2nd: S. Guidry / Vote: 5-0 in favor
6. **Board President's Report** – Randy Dunn Comments regarding security enhancements, CBI Capital Campaign Fund, stormwater mitigation, office support, social media, mail station, maintenance and Patrol Cart Fleet, O'Connell Annual Report, Vendor Scope, Pool Heaters, Stucco Repairs, Team leadership, handicap beach access, and palm tree booting
7. **Financial Report** – Steve Nail, Treasurer / Kevin Boyer, Warren-Averett 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 vendor relationships, office transitions, annual condition survey, and future projects
9. **Town Planner (DRB) Report** – Jonathan Hampel / M. Hunnicutt DRB intro, frequently asked questions, showed CB activity map
10. **Compliance Officer's Report** – Mike Hunnicutt Presented about working with Rob Braniff on compliance initiatives
11. **Beautification & Social Media Report** – Stephen Guidry Spoke on recently done beautification projects (palm tree booting and landscaping), and future projects
12. **Security / Amenities Report** – Bob Thomas spoke on new pool gate keypads, security cameras and perimeter security
13. **Meeting House & Bell Tower Campaign Fund** – Ken Ross Showed where we stand on contributions to the Bell Tower and Meeting House and start date for Bell Tower renovations

14. **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.
15. **President's Award** – Randy Dunn presented award to Carillon Beach Developer, Bill Biggs
16. **Election Results and Votes on Rollover of Excess Funds** – Aaron White Announced the candidates who were elected onto the Board of Directors (Stephen Guidry, Randy Butler and Bob Thomas) as well as an affirmative vote from Homeowners on the rollover of excess funds, if any, from this year, to be applied to next year's budget
17. **Homeowner Questions / Comments** – Few Comments and/or questions
18. **Adjournment of Annual Meeting** 10:40 AM
19. **Organizational Meeting** – President: R. Dunn, Vice President: Bob Thomas, Treasure: R. Butler, Secretary: S. Guidry Motion: S. Guidry / 2nd: K. Ross / Vote: 5-0 in favor