

Carillon Beach Association

Board Meeting Agenda / Saturday, October 7th / 9:00 am / Online Platform

MEETING MINUTES- Approved at Dec 22, 2023 Board Meeting

Carillon Beach Association Meeting Agenda

1. Call to Order – R. Dunn- 9:03am Meeting called to order with general opening comments
2. Call of Role / Establishment of Quorum – R. Dunn- Quorum was established- 4 Board Members Present- R. Dunn, B. Thomas, J. Zimmerman, and S. Schrefer
3. Proof of Due Notice of Meeting – R. Braniff- Meeting notice was posted at mailbox kiosk and e-mail to all owners electronically 48 hours in advance of meeting
4. Approval of Minutes from June 3rd, 2023, Board Meeting – R. Dunn- Motion to approve: S. Schrefer, B. Thomas 2nd- Vote- 4-0 favor
5. GM Report – R. Braniff/ J. Miller- R. Braniff spoke on updates about: Preserve the Legacy Donor brick installation discussed, storage consolidation to remove the off-site storage units and save on storage costs, Kiosk update of base and electrical work, parking rules and construction trailer reminders to all and lighting enhancement at Bellview Park with light wrapped oak trees. Rob also discussed the HO End of Summer Party and the Holiday Xmas Tree lighting the day after Thanksgiving; more details will follow and be sent to homeowners. J. Miller discussed beautification efforts with new sod and irrigation updates at Village Green and Bell Tower as well as our maintenance team installing new landscaping and trellis' at Beach Club pool. CB Maint team has taken over flowerpots at all walkovers and we have removed them from GreenEarth contract.
6. Financial Report – J. Zimmerman/ R. Braniff- Comments about 3rd Quarter Financial Updates and Forward-Thinking Strategies for 4th Quarter. John reported we are in a sound financial position and operating costs are close to budget. We will need to focus on how to maintain everything because “nothing is cheap”. He and the team are looking at expenses and identifying revenue as well.

7. Safety & Security Committee Report and Recommendation- B. Thomas/R. Coad- Rich discussed community expansion across the street and down by Bayou Bills from us, S&S Committee's journey with technology and hardware partners and proposals while on the committee and the importance he felt for this as a HO in Carillon Beach. Rich added that many high-quality communities are going up, and many have great amenities, but they don't have a beach, so we have a primary concern regarding security on our beach. He also commented that they reviewed many 30a beach communities, and almost all have coded access to the beach.

Bob reviewed 5 recommendations S&S Committee made to the Board to implement and install technology and hardware/gates at all the amenities, beach walkovers and front gate.

Safety & Security Committee Recommendations

1. Committee Recommendation: Install walkover and amenity gates with automated QR technology. (Hardware provider - Planet Secure - \$188,063)
2. Committee Recommendation: Install surveillance cameras at all walkovers and amenity gates. (Hardware provider - Planet Secure - \$37,343)
3. Committee Recommendation: Install a complete support solution with software technology to manage security infrastructure including walkovers, amenities, and entrance gates. (Software provider - SymLiv - \$8,000)
Examples: Faster and more efficient access to the gates and ability to monitor contractor/construction access
4. Committee Recommendation: For the board to determine how we pay for the project with the following options:
 - a) Implement a rental guest fee using integrated security software.
 - b) Initiate a one-time homeowner special assessment
 - c) Increase HOA dues to support recommendations 1 - 3, or
 - d) any combination of a, b, and c
5. After recommendations 1-3 are executed and complete in 2024, HOA board will consider reinstating safety & security committee to review additional safety and security solutions.

Randy allowed open comments and answered a question from a HO about beach being public or private and restricted use. Rob answered a HO question about amenity gate technology. HO asked question about east end of community and Randy, Bob and Rob answered. Rob answered last HO question about public beach access and Walkover 4 being designated for public beach users with a unique QR code that deactivates that day after use.

8. Wetlands Update – R. Braniff- Comments about the status of Phase 2 of the wetlands project and awaiting State and Federal approval for us to proceed.

9. Design Review Committee Update – M. Hunnicut- Comments about new home builds that were approved by DRC as well as 2 demos of homes on property that we will see in the upcoming year. Comments on a possible fee for builders to meet time limits assigned for each job. Z block updates on platting and the city saying they will allow them to stay as platted if they meet the metes and bounds established.

6. Owner Questions / Comments (Limit of 10 min. / Limit 2 min. per person)-
9:58am- No questions from homeowners

7. Adjournment- 10:00am