

Carillon Beach Association

Board Meeting Agenda Friday, October 25 at 9:00am CST / Online Platform

MEETING MINUTES- Approved at December 7, 2024 Board Meeting

Carillon Beach Association Meeting Agenda

1. Call to Order – S. Schrefer- 9:01am Meeting called to order
2. Call of Role / Establishment of Quorum – S. Schrefer- Quorum was established- 4 Board Members present- S. Schrefer, B. Thomas, J. Zimmerman, K. Ross
3. Proof of Due Notice of Meeting – J. Miller- Meeting notice was sent to all owners electronically 14 days in advance of meeting and was posted at mailbox kiosk
4. Approval of Minutes from May 24, 2024 Board Meeting – S. Schrefer- Motion to approve: K. Ross, B. Thomas- 2nd
5. Opening Comments- S. Schrefer- Meeting has singular focus on Phase 2 of Safety & Security. Timeline review of Safety & Security Initiative was broached Fall 2022. March 2023 Annual Meeting was a formal presentation (R. Dunn presented on Strategy & Rationale, M. Hunnicut presented on Regional Growth & Development, M. Morris presented on law enforcement, crime and beach updates for Bay County and Walton County). Safety & Security Committee was formed- 1st meeting was in June 2023. Committee met every other week through October 2023. The Committee presented their action plan to the Board at a Board Meeting in October 2023, and it was approved. Since then, Phase 1 has been underway at the front gate, and it is going well. Implementation of Phase 2 is also underway. Sally discussed important aspects of the Boards approach

including inclusivity, transparency and responsiveness. The Board and Management has responded to all questions along the way. Social Media Platforms (such as the two Carillon Beach Facebook pages) are not affiliated with the Board or Management so owners should reach out directly with any questions. Safety & Security Committee consisted of 5 homeowners: 2 Board Members (K. Ross and B. Thomas) and 3 Non-Board Members (C. Smith, R. Coad, M. Huffman). Committee also included A. White, M. Hunnicut and M. Morris for additional relevant knowledge and guidance. R. Braniff and J. Miller were also involved with the Committee. Safety & Security e-mail was set up for owner feedback on this topic and we received positive feedback from the community. A. White spoke on the proposed Special Assessment. He explained the Covenants contemplate a process in which the Board by majority would have the authority to adopt the Special Assessment. We have given the appropriate 14-days' notice with information about what the substance of the assessment is about. The purpose of this meeting is to approve the project itself and to fund it via a Board approved Special Assessment.

6. **Financial Review- 3rd Quarter Update – J. Zimmerman- Comments about CBA being in good financial shape and are tracking in line with our budget. We are in a better cash position than we were this time last year. We continue to build reserves. Discussed fluctuation areas in revenues and expenses. Gate fee revenues were behind due to a late start of implementation this year. We anticipate catching up on this revenue for the full year in 2025. We are ending the 3rd quarter with a positive net income position. Comments on financial checkpoints established with J.**

Zimmerman, R. Braniff and J. Miller to ensure we are categorizing all expenses appropriately. We have a multi-layer approval process established with our accounting firm, Horne, with J. Zimmerman as the final approval of all expenses.

7. **Consideration of Neighboring Development Activity-** M. Hunnicut- **Mike** discussed new development, Vintage Lake Powell, north of 98, where clearing of that property is under way. It will be 4- 5-story buildings of high-end apartments (235 units total), and the bottom story of each building will be retail space. TDK is doing the construction, and they are partnering with the developer. They will have 2 access points: 1 across from Sunrise/Sunset entrance and secondary access close to Publix. Construction expected to take 18-24 months to build it out. Bay County Property Appraiser website had a mistake listed on their website that showed Bill Biggs other Carillon lots included in the sale of this property; that has been corrected on the Appraiser website. Mike also discussed 'North 40' property update that this project is not going through as planned. The owner of this property is now talking with a high-end hotel developer.
8. **Safety & Security Project- Phase 2 – R. Braniff and J. Miller-** **Rob** discussed parameters of Safety & Security Project- Phase 2 and communications that have been sent out to the community. Joell discussed SymLiv & Planet Secure communities they also partner with. Scope of Phase 2 discussed with locations and a property map with specific details of areas getting new gates, QR/Pin code access and security cameras. Rob discussed details on the gate heights, colors and material of gates. Phase 2 installation and implementation timeline reviewed with details. Rob reviewed Special

Assessment total costs per homeowner including fractional share costs for condo owners.

9. **Vote to Approve-** Motion to approve: B. Thomas- Motion to approve the Safety & Security Phase 2 Project with partners Planet Secure and SymLiv, for the securing of Carillon amenities and boundaries, in the amount of \$368,000. 2nd- K. Ross- Vote approved 4-0
10. **Vote on Special Assessment to Fund-** Motion to approve: J. Zimmerman- Motion to approve a one-time special assessment in the amount of \$368,000 to fund the Safety & Security Phase 2 Project, to be billed to all owners on or about November 1st, 2024, with a 30-day due date. 2nd- B. Thomas- Vote approved 4-0
11. **Owner Questions / Comments –** Homeowner questions regarding new development across the street and what access they will have to Carillon and will they have ability to rent beach chairs. They will not have ability to rent beach chairs at Carillon. A. White discussed sale of property across the street does not include other property inside Carillon. Public beach access would be the only option they have. When we roll out Phase 2, Public beach access will get a QR code at the gate that will only work for 1 day and only at Walkover 4. Homeowner asked if there are plans at end of Beachside Dr by Pinnacle Port. Rob explained there are no plans because the HOA is not legally allowed to install pylons or gates in that area due to statute requirement at the end of all streets that we have a T or a roundabout for emergency vehicles to turn around. Homeowner asked if bikes will be allowed to access parking lot through the new gate. The only access through the parking lot gate will be for maintenance.

12.Adjournment- 9:51 am