

Carillon Beach Association

Board Meeting Agenda / Saturday, Dec 7th / 11:00 am / Online Platform

MEETING MINUTES- Approved at March 21, 2025 Board Meeting

Carillon Beach Association Meeting Agenda

1. Call to Order – R. Braniff- 11:01am Meeting called to order
2. Call of Role / Establishment of Quorum – R. Braniff- Quorum was established- 4 Board Members present- R. Dunn, B. Thomas, K. Ross and J. Zimmerman
3. Proof of Due Notice of Meeting – R. Braniff- Meeting notice was sent to all owners electronically 48 hours in advance of meeting and was posted at mailbox kiosk
4. Approval of Minutes from October 25th, 2024 Board Meeting – R. Braniff- Motion to approve: J. Zimmerman, R. Dunn- 2nd. Vote 4-0
5. Board Director Appointment- R. Braniff- S. Schrefer resigned from her position on the Board effective December 1, 2024. Rob reviewed Carillon Beach Declaration of Charter, Easements, Covenants and Restrictions- 3.9 Vacancy that states any vacancy occurring in the Board may be filled by a majority vote of the remaining Board Members, except that a vacancy resulting from removal of a director by the members shall be filled by a vote of the membership.

Introduction of Matt Huffman to the community. Matt has served on the Safety & Security Committee at Carillon. He and his wife have been owners since 2021. They have demo' d their home and are currently building a new home where they will live here in Carillon full time with their family. Motion to nominate Matt Huffman to be appointed to be interim Board Director to fill the remaining term held by to Sally that will expire at the Annual Meeting in 2025- Motion-R. Dunn, J. Zimmerman-2nd. Vote 4-0
6. Interim Board President Appointment- R. Braniff- Sally's vacancy requires a new Board President be appointed for the interim. Motion to appoint Randy Dunn as interim Board President for the interim period until Annual Meeting in 2025- J. Zimmerman, M. Huffman- 2nd Vote 5-0

7. 2025 CBA Budget Approval- J. Zimmerman- John discussed our focus on the importance assuring line items are accurate and expenses categorized accurately. He reported a good year for 2024 ending very close to budget by managing expenses. Revenue and expenses are two main parts to consider in the budget. Other than homeowner dues, there are two line-items for revenue that stand out; LDV beach services and front gate guest fee income. We missed a portion of last year's revenue for the guest fee, but we plan to collect an entire year this coming year. Trash fee we collect revenue, but we pay it right back out so there is no profit from that service. There are many expenses associated that are out of our control with taxes, insurance, etc. Repair and maintenance are a necessity. Our community continues to age, and we are trying to stay ahead of maintenance needs to not have any deferred maintenance. Property Patrol and Sheriff detail are in increased expense, but they also give the community that extra sense of security on premises. The CBA budget is a balanced, break-even budget; it is not a for profit organization. An increase of homeowner dues is included for a 5% increase. Management has worked hard to reduce expenses and bring those services in house for cost savings. All expenses and invoices are approved and reviewed by Joell, Rob and John Zimmerman so we have 3 eyes looking at all expenses and invoices that are paid and processed. Motion to approve budget- R. Dunn; M. Huffman- 2nd Vote 5-0

8. 2025 CBI Budget Approval- J. Zimmerman- John discussed CBI is a budget that is more simplified compared to CBA. The two main revenue items are weddings and institute fees. We anticipate an increase in weddings next year. An increase of 10% for Institute Fees is proposed for the budget. This budget is also a break-even budget for next year. Motion to approve budget- R. Dunn, M. Huffman- 2nd Vote 5-0

Randy opened the meeting for questions from homeowners if they have questions about the Safety & Security Project. He discussed social media comments and feedback from other homeowners regarding the previous crime events in the community. He encouraged homeowners to reach out to any Board member to get clarity and answers. There is a lot of speculation about the incidents; some that are not true or accurate. Bay County Sheriff Office, homeowners involved, and our legal counsel advised that we keep some of the crime incidents confidential and the Board supported that.

9. Owner Questions / Comments (Limit of 10 min. / Limit 2 min. per person)-

Matt Huffman discussed participating on the Safety & Security Committee as a homeowner. He expressed it was important to note that they met last summer. The crime incidents happened after the Safety & Security Committee made their recommendations to the Board. Growth and development in the area are other reasons for additional security at Carillon.

Randy Castro stated that he feels the Board was proactive and ahead of the security issue for our community. He mentioned revenue producing opportunities and asked the Board to consider looking further into opportunity with additional rental revenue streams.

Joan Warner asked on chat when next Homeowner Party would be scheduled. Rob discussed we would be putting out a 2025 calendar for the community with the January GM Report.

Bob Johnson said they had a great relationship with Sally. One of Sally's additional duties was to act as a liaison between the HOA and Sunrise/Sunset condos. He asked that the Board consider keeping an active liaison on the HOA Board as a liaison for Sunrise/Sunset condos.

Sue Morning expressed interest in helping coordinate homeowner events. She is a Certified Meeting Planner and has experience in this area. She also specializes in negotiations of contracts. She would like homeowners to be able to be more involved.

Randy Dunn discussed he will re-instate a hybrid in person Board meeting structure. Virtual meetings have provided inclusion and the convenience of access wherever homeowners are throughout the country. This doesn't mean all Board members will be on site for all meetings. Matt will eventually be living full time in Carillon, and he can position himself in the Meeting House to be available for Board meetings.

John Zimmerman complimented LDV's beach service and our new front entrance sign. Both big improvements for our community.

Ken Ross thanked Sally Schrefer for her service on the Board and appreciates the sacrifices she made for the community.

10. Adjournment- 11:49am

**27 total attendees were on Zoom meeting