



2024 Annual Owners Meeting Agenda Minutes
Approved at the April 12th, 2025 Annual Meeting

1. **Call to Order** – Randy Dunn -9:01am
2. **Proof of Due Notice of Meeting** – Rob Braniff- The meeting was noticed -1st notice outside of 60 days both electronically and by mail for those who are not opted in electronically. Final notice was noticed the same way- sent out electronically and mailed to those not opted in electronically.
3. **Establishing a Quorum** – Randy Dunn- All 5 members of the Board in Attendance
4. **Approval of April 15th, 2023 Annual Board Meeting Minutes** – Randy Dunn- Motion made by S. Schrefer to approve minutes, J. Zimmerman 2nd- VOTE 5-0
5. **Team and Board Member Introductions-** Randy Dunn- R. Dunn thanked the Board and Board Members introduced themselves. Randy thanked Rob and Joell.
6. **Support Partner Introductions**– Randy Dunn- R. Dunn thanked and introduced Aaron White- Legal Counsel with Dunlap & Shipman, Mike Hunnicut- Compliance Director and Jonathan Hampel- Town Planner. Randy also thanked our business partners- La Dolce Vita (Dave Meadows and Hunter Woodruff), H&L Outdoor Designs (New landscape vendor), Village Facility Services (Maintenance and Beautification), Horne Financial Services (Outsourced financial services), Carr Riggs & Ingram (3rd Party financial auditing) and Bay County Sheriff Mike Morris (Carillon Safety and Security).
7. **President’s Report-** Randy Dunn- R. Dunn discussed community growth and economic development around Carillon Beach. He introduced Mike Hunnicut (Chairman of the Bay County Planning Commission) again to discuss new developments and the proposed plans for the “North 40” development and the development across the street from Carillon called Mainstead at Carillon. Both have a pending sale for major development.
8. **Real Estate Report-** Fran Bright- F. Bright provided a video on the current real estate activity in Carillon Beach.
9. **Compliance Officer Report & 2024 Community Compliance Initiative-** Mike Hunnicut- M. Hunnicut discussed 4 homeowner compliance areas- Landscaping (trees that need trimming dead plants and weeds), landscape lighting (minimal streetlights were in place when community was developed, so landscape lights between fencing and the road to provide additional lighting). fencing (street front fences are typically maintained routinely, but pedestrian path fencing may get in disrepair and need maintenance) and home upkeep (pressure washing and home maintenance is important for the value of the home and the community).
10. **Design Review Community Planner Report-** Jonathan Hampel- R. Dunn introduced Design Review Committee Members and thanked them for their work and commitment to Carillon Beach- Jonathan Hampel (Town Planner), Mike Hunnicut (Compliance Director), Rich Coad (Homeowner) and Bob Thomas (Board Member). Jonathan Hampel presented a video and the community map to

show the large-scale projects (16 total- we had 15 last year). West end of the beach has congestion with 6 big projects near the same area. The rest of the projects are evenly spread across the community. He reviewed a community map to show the 41 vacant parcels. A lot of these lots are also on the west end of the community. He discussed construction management, construction signs for all projects (small and large) as well as DocuSign adopted for Construction Agreements so the contractor, homeowner and HOA can all sign and be aware of rules and regulations. He discussed submitting documents and a new added tab on the Carillon Beach website under the Design Review section that will allow for homeowners to ask a question; this feature will make it easier to get answers needed from the Design Review Committee.

- 11. Financial Review** –John Zimmerman/ Rob Braniff- J. Zimmerman discussed Q1 2024 highlights on CBA and CBI being in good financial standing.
- 12. Safety & Security**- Randy Dunn/ Rob Braniff/ Mike Morris (Bay County Sheriff and Crime Prevention Officer)- R. Braniff discussed effort since last year’s annual meeting, focus with Safety & Security Committee as well as the crime incidents this year. Flock cameras added Off Duty Sheriff Deputy to work details in community and Sym Liv Technology – Phase 1 safety initiative at front gate. Coming will be Phase 2 and 3 to continue to provide additional safety and security in the community. M. Morris discussed increased crime incidents in Carillon as well as all areas outside of Carillon up and down the panhandle. He addressed the transients causing issues as they continue to enforce trespassing violations. He has coordinated efforts with Bay County Investigative Division and Homeland Security for Carillon over the past few months. They have undercover cars and undercover people on foot, drones, officers on bikes, etc. Mike discussed the importance of privacy with ongoing investigations and the HOA limitations with communicating sensitive information.
- 13. General Manager’s Report** – Rob Braniff/ Joell Miller- R. Braniff and J. Miller discussed Key accomplishments completed over the last year. Upcoming projects were discussed that are in progress or will be soon. Past and upcoming homeowner and community events were discussed.
- 14. New Partner Intro- La Dolce Vita (LDV)** – Dave Meadows & Hunter Woodruff- Dave provided an update on beach services and chair reservation counts (loungers and canvas sets). They have replaced 240 of the old wooden loungers with new loungers and will add 70 more the next week.
- 15. President’s Award**- Randy Dunn- Randy presented the award to Rich & Chris Coad.
- 16. Election Results & Rollover of Excess Funds**- Aaron White- A. White presented the rollover of funds were voted 100% YES. He presented election results: R. Dunn had 106 votes, K. Ross had 94 votes and J. Bradley had 44 votes.
- 17. Closing Remarks**- Randy Dunn- R. Dunn thanked everyone who presented, and homeowners that attended the meeting.
- 18. Homeowner Comments / Questions**- Rob Braniff- No homeowner comments or questions.
- 19. Adjournment of Annual Meeting - 11:10am**
- 20. Organizational Meeting for Director Officer Immediately Following:** M: R. Dunn made a motion to nominate J. Zimmerman as Treasurer- 2nd S. Schrefer. VOTE 4-0. M: K. Ross made a motion to nominate S. Schrefer as President- 2nd B. Thomas VOTE 3-0. M: B. Thomas made a motion to nominate K. Ross as Secretary- 2nd S. Schrefer VOTE 3-0. M: R. Dunn made a motion to nominate B. Thomas as Vice President- 2nd K. Ross VOTE 3-0.