

Carillon Beach Association/ Carillon Beach Institute Agenda

Board Meeting Saturday, May 24, 2025 at 10:00am CST / Online Platform

MEETING MINUTES- Approved at August 23, 2025 Board Meeting

Carillon Beach Institute Agenda

1. Call to Order – R. Dunn- 10:00 am Meeting called to order.
2. Call of Role / Establishment of Quorum – R. Dunn- Quorum was established- 4 Board Members present- R. Dunn, M. Huffman, J. Zimmerman, K. Ross.
3. Proof of Due Notice of Meeting – R. Braniff- Meeting notice was sent to all owners electronically 14 days in advance of meeting and was posted at mailbox kiosk (FL statutory requirements for policy introduction/change).
4. Approval of Minutes from February 21, 2025 Board Meeting – R. Dunn- Motion to approve: J. Zimmerman, M. Huffman- 2nd. Vote 4-0.
5. Carillon Beach Unpaid Assessment Collection Policy – Review in CBA Meeting.
6. Adjournment- 10:04 am.

Carillon Beach Association Agenda

1. Call to Order – R. Dunn- 10:04 am Meeting called to order.
2. Call of Role / Establishment of Quorum – R. Dunn- Quorum was established- 4 Board Members present- R. Dunn, M. Huffman, J. Zimmerman, K. Ross.

3. Proof of Due Notice of Meeting – R. Braniff- Meeting notice was sent to all owners electronically 14 days in advance of meeting and was posted at mailbox kiosk (FL statutory requirements for policy introduction/change).
4. Approval of Minutes from February 21, 2025 Board Meeting – R. Dunn- Motion to approve: J. Zimmerman, M. Huffman- 2nd. Vote 4-0.
5. Carillon Beach Recreational Fires Policy- R. Dunn discussed the need to update our existing policy due to the community seeing an increase in the number of recreational fires on our beach. M. Huffman read the policy verbatim in its entirety. Motion to approve policy: M. Huffman- I move to adopt the “Carillon Beach- Beach Recreational Fires Policy”. 2nd- J. Zimmerman. Rob read motion: Motion to adopt the Carillon Beach Recreational Fires Policy. Vote 4-0.
6. Carillon Beach Unpaid Assessment Collection Policy- R. Dunn discussed the increases in the late payments in the community. It is long overdue that we have a process that effectively supports the staff and the community for collecting homeowner dues. We have implemented credit card payment authorization forms for homeowners to use if interested. J. Zimmerman explained the importance of balancing the budget with revenue and keeping HOA dues down. J. Zimmerman read the policy verbatim in its entirety. Motion to approve policy: J. Zimmerman- I move to adopt the “Carillon Beach Association, Inc. Unpaid Assessment Collection Policy”. 2nd- M. Huffman. Vote 4-0.
7. Owner Questions / Comments- Homeowner asked Aaron White a question about unpaid assessments and how it may affect the CBI 501c3 status. Aaron answered the question by explaining our Docs have an Arts Trust

Assessment where we incorporate a contribution to CBI into the CBA assessments. It can be found in Article X of the covenants.

8. Adjournment- 9:25 am