

Carillon Beach Association/ Carillon Beach Institute Agenda

Board Meeting Saturday, August 23rd, 2025, at 9:00am CST / Online Platform

MEETING MINUTES- Approved at December 20, 2025 Board Meeting

Carillon Beach Institute Agenda

1. Call to Order – R. Dunn- 9:00 am Meeting called to order
2. Call of Role / Establishment of Quorum – R. Dunn- Quorum was established- 4 Board Members present- R. Dunn, J. Zimmerman, M. Huffman, K. Ross
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 May 24, 2025 Board Meeting- R. Dunn- Motion to approve: J. Zimmerman, M. Huffman- 2nd. Vote 4-0
5. CBI Mid-Year Financial Review- 2025 Update- J. Zimmerman- Treasurer John Zimmerman presented the CBI financials through the first six months of 2025
6. GM Report- R. Braniff & J. Miller- Joell and Rob presented a GM report with a focus on the turf care for the Village Green as we are considering a transition to artificial turf
7. Adjournment- 9:15 am

Carillon Beach Association Agenda

1. Call to Order – R. Dunn- 9:15 am
2. Call of Role / Establishment of Quorum – R. Dunn- Quorum was established- 5 Board Members present- R. Dunn, J. Zimmerman, M. Huffman, K. Ross, J. Krausen

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 May 24, 2025 Board Meeting – R. Dunn- Motion to approve: K. Ross, J. Krausen- 2nd. Vote 5-0
5. CBA Mid-Year Financial Review- 2025 Update – J. Zimmerman- Treasurer John Zimmerman presented the CBA financial highlights through the first six months of 2025
 - a. Overdue Dues Collection Policy Update – J. Zimmerman- Very important comments were made related to the late paying HOA dues currently outstanding at \$160,000
6. GM Report- Accomplishments & Upcoming Projects- R. Braniff & J. Miller- Much has been accomplished in the first half of 2025 in the community, with many projects planned for the second half of 2025. Joell Miller reported on the community events remaining for 2025. Our planned events are also on the www.carillonbeach.com website.
7. SymLiv- Family, Friends & Visitor Passes – R. Braniff & J. Miller- The \$35 guest parking fee is not being fully supported by the Carillon homeowners who rent their homes. The forecasted secondary annual revenue of \$250,000 is substantially behind the mid-year goal. The proper use of SymLiv and homeowner responsibility of ensuring all renting guests register their vehicles and pay the \$35 weekly fee is essential to keep our HOA dues lower. Also, please watch the SymLiv how to video as enhancements have taken place.
8. Design Review Update- M. Huffman- Vice President, Matt Huffman who also serves the Design Review Committee, provided a short recap of

important takeaways for owner responsibility, submission requests/approvals and processes to the Design Review Committee.

The DRC works diligently to maintain design continuity in the community. We need all homeowners to support the design code as well as the process of project management. Please watch Matt's presentation to better understand the DRC process and compliance strategy.

9. Owner Questions / Comments- Board Members- M. Huffman commented about the efficiency of SymLiv system and disappointment in owners circumventing the process. K. Ross and J. Krausen also commented on owners' responsibilities to pay their dues timely and support of the Unpaid Collections Policy implemented. Owner questions about SymLiv Host app and Lake Carillon outflow update/stormwater mitigation with new developments around Carillon.

10. Adjournment- 10:18 am