



2025 Annual Owners Meeting Agenda APPROVED Minutes
Meeting April 12, 2025

Approved at March 7, 2026 Board Meeting

1. **Call to Order** – Randy Dunn -9:02am
2. **Proof of Due Notice of Meeting** – Joell Miller- The First Notice for the Annual Meeting was sent outside of the 60-day window both electronically and by mail for those who are not opted in electronically and posted on the kiosk. The Final Notice was sent outside the 30-day window both electronically and by mail for those who are not opted in electronically and posted on the kiosk
3. **Establishing a Quorum** – Randy Dunn- All 5 members of the Board in Attendance
4. **Approval of April 13th, 2024, Annual Board Meeting Minutes** – Randy Dunn- Motion made by M. Huffman to approve minutes, J. Zimmerman 2nd- VOTE 5-0

Randy made opening comments to share that this meeting will serve as a state of the community recapping Carillon from the past 12 months. Typically, in the annual meeting we will announce the outcome of the election. This year we had three expiring board member terms: Treasurer John Zimmerman, Secretary Matt Huffman who assumed an interim Board position after a resignation last December, Vice President Bob Thomas who chose to not run for reelection to fill the three board positions. We had two incumbents run for re-election which is John Zimmerman and Matt Huffman, and one Carillon homeowner of seven years, John Krausen run for election. Due to the three board seats open and three candidates, the election was uncontested, and no voting was required. We are not doing a Q&A in this meeting. Questions can be asked at tomorrow's Town Hall Meeting.

5. **Team and Board Member Introductions-** Randy Dunn- R. Dunn thanked the Board and Board Members introduced themselves. Randy thanked Rob and Joell, and they introduced themselves.
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 (Landscape vendor), Village Facility Services (Maintenance and Beautification), Horne Financial Services (Outsourced financial services), Carr Riggs & Ingram (3rd Party financial auditing), Bay County Sheriff Office (Carillon Safety and Security) and SymLiv (Credential Based Technology Partner).
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) to discuss new developments and the proposed growth plans

for Bay County and the development across the street from Carillon called Vintage Lake Powell.

- 8. Compliance Officer Report & 2024 Community Compliance Initiative-** Mike Hunnicut- M. Hunnicut reported Panama City Beach is #2 in the nation for economic growth. He feels a lot of that is due to St. Joe and their plans for the area. The Dolly Parton experience is a new \$60 million dollar investment to open this summer. New Top Golf to open in June. Expansion of the ECP airport physically and additional flight paths added. Vintage Lake Powell construction is moving quickly and will have retail on the ground floors of all buildings over 20,000 sq ft. He discussed new hospital on Hwy 79 that is a \$431 million investment with expected completion 2027. Goal to have 400 beds at the hospital. He discussed Kelly Street Development across from Wild Heron entrance. He discussed Hotel Rain development behind 30 Avenue. He discussed 2 new hotels proposed across from Ramsgate condos. He discussed the future connector road from the hospital to Walton County connecting to Hwy 98. Final location of road still undecided.
- 9. Real Estate Report-** Fran Bright- F. Bright provided Randy data on the current real estate activity in Carillon Beach. He discussed the mixed numbers for the past year, real estate comps, any listings currently under contract and total closed properties for the year.
- 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 (11 current major projects- we had 16 last year). We have 37 vacant lots in Carillon. He discussed the changes with the adopted flood panel in Carillon and the new FEMA & Bay County requirements that will affect some new home builds height requirements in the community.
- 11. Financial Review –**John Zimmerman/ Rob Braniff- J. Zimmerman discussed Q1 2025 highlights on CBA and CBI being in good financial standing.
- 12. General Manager’s Report –** Rob Braniff/ Joell Miller- R. Braniff and J. Miller discussed Safety & Security and updates in community with Phase 2, QR/PIN code gate video demonstration provided. 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.
- 13. President’s Award-** Randy Dunn- Randy presented the award to Bob Thomas.
- 14. Election Results & Rollover of Excess Funds-** Aaron White- A. White presented the rollover of funds vote. We had 36.9% participation and reached quorum. 123 Yes Votes and 3 No votes.
- 15. Organizational Meeting for Director Officer:** R. Dunn made a motion to nominate M. Huffman for VP role- 2nd J. Zimmerman- VOTE 5-0. M. Huffman made a motion to

nominate J. Krausen for Secretary role- 2nd K. Ross- VOTE 5-0. R. Dunn made a motion to nominate J. Zimmerman for Treasurer. 2nd K. Ross- VOTE 5-0. J. Zimmerman made a motion to nominated for President role- 2nd M. Huffman- VOTE 5-0.

16. Closing Remarks- Randy Dunn- R. Dunn thanked everyone who presented, and homeowners that attended the meeting.

17. Adjournment of Annual Meeting – 10:43 am