

Carillon Beach Association/ Carillon Beach Institute

Board Meeting Saturday, December 20, 2025, at 9:00am CST / Online Platform

Approved Minutes / 14 Aug. 2026 Board Meeting

Carillon Beach Association/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, J. Krausen
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
4. Approval of Minutes from August 23rd, 2025 Board Meeting- R. Dunn- Motion to approve: M. Huffman, J. Zimmerman- 2nd. Vote 4-0
5. GM Report- Joell reviewed 2025 Community Highlights including community events, improvements and projects completed. Rob reviewed maintenance & beautification including completed landscaping improvement projects and Lake Carillon shore enhancement. Rob also reviewed upcoming projects for 2026 projects including Lake Carillon pool resurfacing, perimeter wall repairs & painting, VG artificial turf install, Cottage Courts lighting upgrade, S&S Project- Phase 3 and Beach Club pool roof replacement.
6. Design Review Update- Randy expressed his gratitude for the DRC Committee; Matt Huffman, Jonathan Hampel, Mike Hunnicut and Rich Coad. This team tirelessly works to maintain design continuity in the community.
7. 2026 CBA Budget Approval – John reviewed CBA budget revenue. 70% of our revenue comes from assessments. Beach service, golf cart and Guest Fee income amount to another \$450k revenue we bring in for the community. SymLiv Guest Fee will increase in 2026 to assist in additional

revenue. Our aging community requires a lot of upkeep, and the additional revenue streams help greatly.

He discussed expenses for the community and how we are all committed to being good stewards of the communities' resources. Plans are to contribute \$160k to reserves in 2026. He proposed a 5% increase for HOA dues for 2026. Garbage fees will increase as well as the Quarterly Admin Fee.

Motion to approve the budget for Carillon Beach Association as presented for the 2026 calendar year: J. Zimmerman- M. Huffman- 2nd. Vote 4-0

John reviewed Reserve Expenditures for 2024 & 2025 for post-factum Reserve Line Items. Motion to ratify and approve all reserve project expenditures incurred during the 2024 & 2025 fiscal years, as presented, which were completed in accordance with the Association's Reserve Study and in the best interest of the Association. Motion to approve: J. Zimmerman, J. Krausen- 2nd. Vote 4-0

8. 2026 CBI Budget Approval – John reviewed revenue for CBI which mainly comes from Institute Dues and weddings. Expenses are mainly maintenance services for CBI common areas.

Motion to approve the budget for Carillon Beach Institute as presented for the 2026 calendar year: J. Zimmerman- M. Huffman- 2nd. Vote 4-0

9. Owner Questions / Comments- Board Members- J. Krausen asked the status of the downtown restaurants. Chris Morning asked about the new wall going up and if it would block access. Randy confirmed fence/gate will have a keypad with QR/PIN code access.

10. Closing Comments- Randy thanked the Board of Directors for their commitment to Carillon Beach. He also thanked Rob and Joell for their hard work. Carillon celebrates 34 years strong in 2026 as we watch expanding community growth around all of Bay County!

11. Adjournment- 9:45 am