



CBI / CBA Board Mtg. / Thurs. April 9th / 10:00am / Telephonic Meeting Only

APPROVED MINUTES (at 4 Apr Mtg)

CBI Agenda

1. Call to Order - T. Clark Meeting called to order at 10:07 am
2. Roll Call / Establishment of Quorum - T. Clark All 5 Board members on phone, along with HOA GM Rob Braniff and Association Counsel, Aaron White (and up to 20 homeowners on the call meeting as well)
3. Proof of Due Notice of Meeting - R. Braniff Meeting was Noticed outside of 48 hrs. on both the association Kiosk and sent electronically to all members
4. Approval of Minutes of March 5th CBI / BOD Mtg. - T. Clark Motion: R. Coad / 2nd: S. Nail / Vote: 5-0 in favor
5. Action Items Review – R. Braniff Updated Board on all items going over completed items and items deferred due to covid-19 constraints
6. Wedding Update (Covid-19 Impact) - S. Guidry Presented on weddings that have been re-scheduled and 6 that have been cancelled, resulting in a \$13k deficit to the Weddings Forecast (Budget) so far.
7. CBI Chapel Agreement - G. Smith T. Clark gave general opening remarks and on the decorum that would guide the conversation, deliberations between the CBI Board and CB Chapel Board and the resulting vote. G. Smith Board discussion and ensued with conflict of interest questions for two board members. Aaron gave verbal comments (having sent an opinion via email) that there did not seem to be a conflict, thereby allowing them to participate in the discussion and ensuing vote. G. Smith laid out presentation on chapel agreement and negotiations to date with chapel board. C. Coad (CB Chapel) gave a presentation on the differences in the soon to be revised contract, and then general comments on the impact this has had on the community and expressed a desire to have this finished today. R. Coad gave general comments, and then T. Clark gave comments regarding it being time to vote and move on at that time. Homeowner Comments

ensued with 6 homeowners giving general comments on importance of the Chapel in the community and a desire to continue the relationship and presence in the community.

Motion: S. Nail To adopt the contract for \$1k annually plus a \$2k donation, the contract being for a period of 7 yrs and a 45 day cancellation clause w/ due reason. / 2nd: R. Coad / Vote: 4-1 in Favor

8. Owners Comments (10 min total and limit of 2 min per person) Even though there was a owner comments section, two owners gave comments at this point.

9. Financial Report – S. Nail Gave a report on general financial status of CBI, then R. Coad asked about loan possibilities for CBI. S. Nail said there was conversations looking into those programs.

8. Meeting Adjournment – T. Clark Meeting was adjourned at 11:34am

CBA Agenda

1. Call to Order - T. Clark Meeting called to order at 11:34am

2. Roll Call / Establishment of Quorum - T. Clark All 5 Board members on phone, along with HOA GM Rob Braniff and Association Counsel, Aaron White (and up to 20 homeowners on the call meeting as well)

3. Proof of Due Notice of Meeting - R. Braniff Meeting was Noticed outside of 48 hrs. on both the association Kiosk and sent electronically to all members

4. Approval of Minutes of March 5th CBA / BOD Mtg. - T. Clark Motion: S. Nail / 2nd: S. Guidry / Vote: (THEN R. Coad asked for time to look over minutes for potential additions, therefore Motion was pulled off the table)

5. Directors Reports:

a) Presidents Report (T. Clark) Thanked Gary Smith for years of service to Board

Action Item Review: R. Braniff Updated Board on all items going over completed items and items deferred due to covid-19 constraints

b) Financial Report (S. Nail) Good Financial Report with the need to watch a few line items and make a couple adjustments with accounting for coding purposes.

c) Construction/DRB (R. Coad) Presented that the DRB had made a decision on a new Carillon Beach Town Planner, A Boheime. Also presented that there would be a transition period

d) Social Media (G. Smith) T. Thomas presented on homeowner and sponsor advertising

e) Landscaping (S. Guidry) Pine Straw install, Village Green program, Annuals Turnaround, and also noted Board that we would be having a conversation later this year about the potential need for a third annuals turn around as the Board had voted on 2 only in spite of recommendations that most HOAs do 3-4 a year.

f) GM Report (R. Braniff) General report on Covid-19 Office Impact, Homeowner Requests and feedback, also on status on events up to this point. Also, reported out on Green Earth emphasis coming up, and then a report on VFS Maintenance initiatives (transition status) and the results of a recent Property Blitz, which we plan on doing quarterly. This included forecast of a weekly report that VFS would generate showing (outside of the norm) completed projects from the previous reporting and projects upcoming for the next week.

6. (not on agenda originally) S. Nail presented request from the owner of Shipwrecked to introduce electric bicycles in the community. T. Clark, R. Braniff, G. Smith and R. Coad gave general cautionary comments, then A. White suggested the board vote to deny request and then to develop policy on this.

Motion: R. Coad – To deny request for electric bicycles in the community and for a broader policy to be developed / 2nd: S. Nail / Vote: 4-0 in favor (with one board member being absent).

6. Owners Comments (5 min total and limit of 2 min per person) 2

Homeowners gave general comments

7. Meeting Adjournment – T. Clark Meeting was adjourned at 12:23pm