

Carillon Beach Institute / Association

Board Meeting Agendas / August 13th at 11:00 am / Online Platform

Carillon Beach Institute Meeting Agenda

1. Call to Order – R. Dunn 11:08 AM
2. Call of Role / Establishment of Quorum – R. Dunn All directors present.
3. Proof of Due Notice of Meeting – R. Braniff Noticed outside of 14 days both by email / postal kiosk.
4. Approval of Minutes from April 23rd Meeting – R. Dunn Motion: J. Zimmerman 2nd: K. Ross VOTE 5-0 in favor
5. General Managers Report – R. Braniff R. Braniff spoke on re stringing all lighting at Village Green and Circle. Moved to low-voltage system (more cost efficient and better in inclement weather). Initial conversations have been held on improving the Village Green area. R. Dunn would like to hear from the community on turf for Village Green. 4-5 year ROI vs annual cost re maintenance.
6. Capital Campaign Review – K. Ross K. Ross spoke on donation total of \$290,397.00, pledge of \$10,000, and ways to donate.
7. Meeting House Renovation Update – M. Hunnicutt M. Hunnicutt gave an update on windows and doors delivery and project start date of Dec – February. By September 2, 99% of windows and doors will be received. Will be putting in a new moisture damage barrier; repaint entire building
8. Financial Review – J. Zimmerman J. Zimmerman Pointed out our strong financial position and that cash (\$388k) exceeds total liabilities (\$207k).
9. Adjournment 11:24 AM

Carillon Beach Association Meeting Agenda

1. Call to Order – R. Dunn 11:25 AM
2. Call of Role / Establishment of Quorum – R. Dunn All directors present.
3. Proof of Due Notice of Meeting – R. Braniff Noticed outside of 14 days both by email / postal kiosk.

4. Approval of Minutes from **April 23rd Meeting** – R. Dunn Motion: K. Ross 2nd: J. Zimmerman VOTE 5-0 in favor
5. General Manager's Report – R. Braniff R. Braniff said that Maintenance is the key word at the end of our busy season. Lighting enhancements completed at Roundabouts, Cottage Courtyard, and Beach Club Pool. Going to also add lights at footpaths at Cottage Courtyard. Next will be Bellview Green and Promenades. Tree trimming is moving forward. All street signs are new now. Delays on tennis court project, but should get started this month. Pressure washing of sidewalks coming up. Also, looking for a contractor to do sidewalk repairs. Many discussions taking place regarding enhancing safety and security in the community. RD stated that we will be proactive with resources, policies, etc. regarding safety and security.
6. Establishment of Parking Policy – R. Dunn & K. Ross Parking needed to be addressed because of flooding issues (the gravel is our drainage area), blocked driveways, overcrowding, sloppy parking etc. This parking policy is a starting point, and it may evolve over time. The committee included a variety of people - FT residents, renters, non-renters, etc. The committee unanimously recommended the parking policy that was submitted to the Board for approval. Motion: K. Ross moved that the Board adopt the 2022 Carillon Parking Policy in its entirety. 2nd: S. Schrefer VOTE 5-0 in favor
7. Establishment of Golf Cart Policy – R. Dunn & K. Ross Motion: K. Ross moved that the Board amend the Carillon Golf Cart Policy to disallow guests from bringing their own golf cart into the community and attach the amendment to the current Carillon Golf Cart Policy. 2nd: S. Schrefer VOTE 5-0 in favor
8. DRC / HOA Fee Schedule Change – J. Hampel & R. Braniff R. Braniff (increases) are based on the increased costs/expenses to Carillon for repairs to Carillon infrastructure at the end of a job (eg., gravel replacement). In addition to the increased costs proposed and approved, a timeline penalty may also be considered for construction jobs taking longer than they should. Motion: B. Thomas moved to approve the Recommended Construction Deposit / Fee Schedule as presented. 2nd: J. Zimmerman VOTE 5-0 in favor

9. Financial Review – J. Zimmerman J. Zimmerman stated that CBA is in a strong financial position, with \$1.7m in cash and \$1.18 in reserves.
10. Owner Questions / Comments (**Limit of 10 min. / Limit 2 min. per person**) Few homeowner question/ comments. Bob Johnson, from SRSS, and one other person voiced their concerns that the new policy will lead people to park their vehicles in the Town Center area and near the condos, whose owners are already pressed for parking spaces. (During Parking Policy Establishment)
11. Adjournment 12:37 PM