

APPROVED APRIL 25, 2018

**Carillon Beach Association
115 Market Street – Suite 212
Carillon Beach FL 32413**

Minutes of Board of Directors Meeting

March 22, 2018

Held at 115 Carillon Market Street, Suite 212

Carillon Beach FL 32413

Call to order

The meeting was called to order by Tom Clark, Board President, at 8:19 am.

1. Call of Roll, Establishment of Quorum

Tom Clark, Rich Coad, Gary Smith, and Steve Nail were present in person; Peter Kircher was present by speakerphone. With all Board members present, a quorum was established. Also present in person were Don Jones/HOA Manager and Nicole Fendley/HOA Administrative Assistant. Owners present during all or part of the meeting were Chris Coad (378 Beachside Drive), Doug Smith (378 Beachside Drive), Tammi Thomas (204 Gulfcrest Lane), Lisa Fisher (110 Carillon Circle), and Yvonne Ramirez (320 Beachside Drive). Dan Wojcik, Pinnacle Port Board Member, was also present. Mike Hunnicutt, Compliance Officer, joined the meeting in progress.

2. Proof of Due Notice of Meeting

D. Jones presented notarized affirmation that the meeting Notice was posted according to Florida Statutes.

3. Approval of Meetings' Minutes

R. Coad made a motion to waive the reading of the Minutes of the meeting of February 23, 2018 and to accept it. The motion was seconded by P. Kircher, and it passed unanimously.

4. Financial Report

Treasurer P. Kircher reported that the Association budget is on track and in order; CBA is in a sound financial state. He noted that expenses are in line with the budget.

5. General Manager's Report

D. Jones reported that there had not been any significant Property Patrol issues. He provided the Board with a list of accomplishments of the maintenance team since the last meeting. The Board was assured that the Community will be prepared for the influx of owners and guests during Spring Break. He noted that pine straw was delivered/installed on March 14th.

6. Strategic Areas of Focus

R. Coad advised that work on Lily Pad Park itself was complete but that some modifications in the gravel area/s might be needed to prevent cars from blocking golf cart parking. GreenEarth has completed connecting the sidewalks east of Lily Pad Park/across the street from the Beach Club Pool. Rene and team will be constructing a fence similar to the fence around the Meeting House to be installed between the sidewalk and lake. He noted that additional signs had been installed, two for Lily Pad Park stating "Parking for Golf Carts Only" and two "Slow, Children at Play". Mr. Coad advised that the Design Review Board was continuing to prioritize consideration for measures to enhance storm water issues.

Social Media

Tammi Thomas asked the Board for authorization to proceed with continuing to pursue obtaining a bid/proposal from Comcast for the installation of cameras at the beach and pools and for providing WIFI at the Bellview Park Pool and the Beach Club Pool. The Board extended their appreciation for her efforts thus far and asked that she solicit from Comcast a proposal for their consideration.

Trademark

Ms. Thomas expressed concern about the status of the “Carillon Beach” trademark. D. Jones was asked to provide to her the contact information for the law firm that handled this matter.

Compliance/Miscellaneous

M. Hunnicutt reported on the progress of compliance issues regarding lot B-06. The Board asks that he and D. Jones work with Attorney Aaron White on a letter to the owner regarding this matter. Mr. Hunnicutt advised that Oak Beach Property has received a Development Order but no action other than tree removal of diseased trees had been taken. He noted that a plat has not yet been recorded.

Storm Water Mitigation

R. Coad advised that the Design Review Board is proactively addressing the issue of storm water mitigation with new construction and with modifications to existing homes.

Gravel Replacement

G. Smith reported that he had met with GreenEarth and provided to them the areas in which we would like to have the gravel replenished in 2018, preferably before summer.

G. Smith reviewed the following DRAFTS of Non-Compliance Letters:

- Failure to install mandatory driveway drains
- Failure to maintain existing Driveway Drains
- Failure to refurbish gravel after major construction activities

It was decided that the letter regarding the maintenance of existing drains was ready to be sent to the applicable owners but that the other two letters required input from legal counsel.

Lessons Learned

- Over and Above Costs
- Damage to Comcast Cables – Marking and Notifications to Owners for Repair ASAP
- Utilities Marking and recording into “CBA Utilities Map”

2018 Flood Mitigation Objectives

- Conduct Gravel Refurbishment Program
 - Identify, prioritize areas for refurbishment and contract for ~ 2,000 linear feet
 - Complete refurbishment by 31 May 2018 – earlier if possible
 - Maximize recent construction gravel bed “corrective action” for failure to refresh
- Get Storm Water Collectors built, installed, tested, and duplicated – proto before 30 April 2018
- Select a walking path for prototype mitigation program -- ~ \$5K for prototype improvement
- Conduct ground water table and roadway sub-soils evaluation
- Complete pervious pavers feasibility analysis for cross walks and flood areas
- Assess run-off in Cottage Court and from Cottage Court to Parkshore
- Build a “visual flood map” – where is the water coming from and going to
- Build and maintain a Gravel Refreshment Map in a tool that can be easily updated
- Build and maintain the “CBA Utilities Map”
- Verify performance of all pumping equipment and hoses
- Pursue pumping “easements” with homeowners along Sandysore

7. Miscellaneous

D. Jones was asked to obtain pricing for street lights to have on hand for repairs/replacements.

D. Jones was asked to invite Lance Security to the Annual Meeting.

S. Nail has begun researching the possibility of providing handicapped access to the beach.

T. Clark reviewed the DRAFT of the Beach Club Pool survey.

P. Kircher reported that with the completion of the ipe at Walkover #3, the installation of ipe on all the dune walkovers had been completed.

The next Board meeting is scheduled for April 27, 2018.

8. The meeting went into Executive Session at 12:20 and was adjourned at 1:25 pm.