

2026 Carousel Cove Homeowners Association, Inc.

Annual Meeting Minutes

March 11, 2026

Directors Present: Mark Graves and Rita Robertson. Representing Gulf Breeze Management Services Inc. : Andy Colvin, Community Association Manager

Mark Graves called the meeting to order at 10:10 AM and certified that a quorum was established.

Proof of Notice of Meeting

-Mark Graves certified that the meeting was properly noticed with the agenda posted and emailed to all owners according to the Florida Statutes.

President's Report

-Mark Graves reported the sales on homes in community were roughly 10%/year on average.

-Mark Graves informed the body of the current census for the community needed updating for 2026. Andy Colvin/Gulf Breeze is in the process of gathering the ages of individual homeowners to report to DBPR.

-Mark Graves also informed the body of the (MRTA) Market Record Title Act which requires every association including CC, to update & record the original Declaration after 30 years. Carousel Cove has an expiration date of September, 2027. Andy Colvin has included this for the future board to address and adopt at the 2027 Budget Adoption Meeting this October.

Treasurer's Report

-Rita Robertson reported a current balance of \$31, 423.53 in the operating checking account and \$9,341.61 in Reserves.

Nomination and Appointment of New Board Directors

-Mark Graves informed those in attendance the association received one intent from Mark Adams to be on the board while Larry King and Marianne McKenna both have terms expiring in 2027, therefore Mark will be opening the floor up for nominations to fill the remaining two seats.

Motion- Owner Mary Jane Nolan nominated Pat Pajor to the board, Marianne McKenna seconded the motion. All were in favor so Pat Pajor filled one of the two available seats on the board.

Motion- Pauline Klodner nominated Beth Esche to the board, Marianne Mckenna seconded the motion. All were in favor so Beth Esche filled the second remaining board seat.

New Business

-Mark Graves, Andy Colvin and Allen Bouley spoke to the body about the upcoming Master Association Annual Meeting and the two items up for a vote. Those two items were construction of a new stage in the main ballroom of main clubhouse and adding new defining language to Declaration for the term 'Guest' and amenity access that comes along with.

-Denny Stewart updated the community on the One-Way Street proposal for Carousel Cove community and status of engineering study. Denny stated he's moved through five firms so far but is still working on this.

Motion- Mark Graves made the motion to vote on IRS Revenue Ruling, all were in favor and the motion passed on IRS Revenue Ruling.

-Mark Graves also stated this year Carousel Cove would be having an audit this year since this has been waived last year.

Adjournment

Mark Graves made a motion to adjourn the meeting at 10:54 am. Rita Robertson seconded the motion. All were in favor and the meeting adjourned.

Andy Colvin, CAM, Property Manager

Carousel Cove Homeowners' Association, Inc.