

THE GLADES
Board of Directors Meeting
November 16, 2017

Board Members Present:	Jay Sourbeer, President	Jim Snider, Director
	Jeff Storey, Director	
Absent:	Rolfe Hunt, Vice President	Gus Martell, Director
	George McNitt, Treasurer	
	Dina Brown, Secretary	

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, November 16, 2017 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Ten owners were in the audience.

Opening Remarks

- Jay Sourbeer called the meeting to order at 6:30 PM and welcomed those in attendance.
- Quorum was attained with three voting board members present.
- Jim Snider motioned to approve the September 21, 2017 meeting minutes. Jeff Storey seconded motion. Motion carried unanimously.

Old Business:

- Jay Sourbeer recapped on the City Council meeting regarding the development of the good. He thanked the Council for the No Thru Street sign they placed on Glades Trail. Jay requested the minutes reflect that he had requested the additional undeveloped portions of the golf course to be zoned as recreations. Jay also reiterated the communities concerns with traffic to the Council, requesting that they consider widening the road next time it is resurfaced. Councilwoman Strange requested Public Works to take this under consideration.
- Jay Sourbeer stated he would contact the City in regards to placement of the radar trailer along Glades trail and the possibility of more speed bumps. Jay will also investigate what the necessary course of action to lower the speed limit as well.
- Resident Grant Wittstruck reported the golf courses fence adjacent to his property is falling down. He also stated the bushes need trimming and are so dense they caught fire twice over the summer when golfers disposed of cigarettes in them. Another resident reported three dead trees on the course that need to be removed before whatever killed them affects other trees. Jay Sourbeer said he would pass this information off to Gus Martell to handle with The Hombre.

Board and Support Staff Reports

Treasurer's Report

- George McNitt reported on the association's YTD revenue and expenses. As of November 16, 2017 the operating balance is \$29,128.30 and a reserve balance of \$65,023.32. The total amount in the bank is \$94,151.62.
- George McNitt stated he is waiting for three more homes to close before he sends the Directory to the printer.
- Jim Snider motioned to transfer \$8,000 from the operating checking account into the Reserves Money Market account. Jeff Storey seconded. Motion carried 3-0
- George McNitt reported that there are currently 21 rentals out of the 268 Glades properties. There are two lots that have been cleared leaving 7 vacant lots.

Repair and Maintenance Report

- No report in Gus Martell's absence.

Owner - Board Communications Report

- Jeff Storey reported Facebook now has 131 participants.

- Jeff Storey shared Grant Wittstruck's website samples. Jeff will work with Grant to put together a proposal for a new Glades website with Grant as the administrator and present the costs to the Board at the next meeting.

Public Relations

- No report in Trisha McGraths absence.
- Jim Snider requested Jay Sourbeer contact Trisha McGrath to determine if she is still interested in holding this position. If she is not, he is willing to take it.

Environmental Report

- Jim Snider reported that overall things are looking good. He has some concerns with reaching owner and/or Realtors when a rental isn't in compliance.
- A resident reported to Jim that while most of the trailer issues have been resolved there is still one at the entrance that needs his attention. Jim will contact the owner of the trailer.
- Connie Cocklin reported she and the committee walked the neighborhood citing those that had left trash cans out. Reminder to all that trash cans are not to be seen from the road, golf course or neighboring properties.

New Business

- Resident requested information regarding updating the Declarations. Attorney Bill Henry advised him of the obstacles that would have to be overcome in order to pursue this.

Adjournment

- Jay Sourbeer motioned to adjourn the meeting at 7:52 pm. Motion seconded by Jeff Storey. Motion carried unanimously.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary