

THE GLADES
Board of Directors Meeting
January 19, 2017

Board Members Present:

Rolfe Hunt, President
Jay Sourbeer, Vice President
Gus Martell, Director
George McNitt, Treasurer
Dina Brown, Secretary
Brian Bischoff, Director
Bob Henry, Director

Absent:

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, January 20, 2017 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. There were seven owners present at the meeting.

Opening Remarks:

- Rolfe Hunt called the meeting to order at 6:32 PM and welcomed those in attendance.
- Quorum was attained with three voting board members present.
- Jay Sourbeer motioned to approve the 11/17/16 meeting minutes. Motion seconded by Gus Martell. Motion carried 3-0

New Business: None

Old business:

- Webpage Development: With Brian Bischoff leaving, the AtHomeNet webpage will have to be readdressed. Motion made by Gus Martel to pay \$300 to continue the current webpage for another year. Motion seconded by Jay Sourbeer. Motion carried 3-0
- Environmental Compliance- Until a new Environmental Chairman is elected all yard sale and compliance issues should be addressed to Rolfe Hunt. (rolfehunt@att.net) Volunteers are needed for the Compliance Committee. Register with Rolfe Hunt if interested.

Board and Support Staff Reports

Treasurer's Report:

- George McNitt reported on the association's YTD revenue and expenses. He reported that collections were good and 2016 ended with income over expense.
- At the last meeting George McNitt had presented the Board with the 2017 budget. Hearing no requested changes to the budget Gus Martell motioned to approve the 2017 budget. Jay Sourbeer seconded. Motion carried 3-0

Repair and Maintenance Report:

- Gus Martell reported that the signs, rocks and pavers have been cleaned.
- Gus Martell has obtained three bids to install three flag poles. Jay Sourbeer motioned to install three flag poles not to exceed the lowest bid of \$2700. Motioned died for lack of second.
- Jay Sourbeer motioned to table the purchase of the flag. Motion was seconded by Gus Martell. Motion carried 3-0

- After discussion, Jay Sourbeer motioned to install three flag poles at a cost not to exceed \$2700 and if more funds were required to bring forward to the Board again. Gus Martell seconded. Motion carried 3-0

Owner-Board Communications: No report in Bob Henry's absence

Nominations Committee update:

- Elections to be held at the Annual Meeting February 26, 2017. Terms have expired for Directors Gus Martell, Brian Bischoff and Bob Henry leaving three vacancies. Gus Martell has provided his resume to run again. Jim Snyder has also presented his resume to run for office. This leaves one vacancy for a Board of five members.

Public Relations:

- Trisha McGrath reported that there are currently two homes under contract and nine actively for sale. Six homes have sold in the last 120 days.

Environmental Report:

- Rolfe Hunt thanked Brian Bischoff for his service to the community as the Environmental Chairperson.
- Rolfe Hunt reported that there are letters to be sent out regarding parking on grass and pet issues.

New Business

- Rolfe Hunt reported on his goals for 2017. Record keeping, financial status, progress on Reserve balance and maintenance are working well. He would like to improve on communications (Emails, Website and Facebook presence), working with rentals, rule understanding and compliance. He would like to see more community involvement in a positive manner.

Discussion

- Resident John Jones, 122 Hombre Circle, requested clarification of the easement. He would like to keep pine trees from being cut down. Gus Martell suggested he speak to the Golf Course. Rolfe Hunt volunteered to assist him.
- Trish McGrath requested Gus Martell contact Gulf Power on the cost to switch the bulbs of the street lights to LED.
- Gus Martell requested Trish McGrath provide the new owners of lot #227 with copies of the Declarations and Rules and Regulations.
- In order to publish a new directory, emails and phone numbers need to be current. Please forward any new or changes to contact information to George McNitt (Treasurergladespcb@gmail.com)

Adjournment

- Meeting was adjourned at 8:00 PM

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary