

THE GLADES
Board of Directors Meeting
March 22, 2018

Board Members Present: Thomas Trossen, President Jeromey Gillespie, Vice President
 Jeff Storey, Director John Paul Jones, Director
 George McNitt, Treasurer Dina Brown, Secretary

Absent: Sherri Dotson, Jim Snider, Gus Martell

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, March 22, 2018 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Nine owners were in the audience.

Opening Remarks

- Thomas Trossen called the meeting to order at 6:32 PM and welcomed those in attendance.
- Quorum was attained with four voting board members present.
- Thomas Trossen introduced the new members with two year terms, John Paul Jones, Jeromey Gilliespie, Sherri Dotson and himself. He then thanked returning members Jim Snider and Jeff Storey who are just beginning the second year of their two year term. He also welcomed back Gus Martell who was re-elected for another two year term.
- John Paul Jones motioned to approve the February 25th Board and Organizational meeting minutes. Dr. Jeromey Gillespie seconded the motion. Motion carried unanimously.
- Modification to the agenda – Thomas Trossen requested a discussion period to be added to the end of the agenda for residents to bring any issues they may have for the Board to consider at the next regularly scheduled board meeting.

Old Business:

- No Old Business to report

Board and Support Staff Reports

Treasurer’s Report

- George McNitt reported on the association’s finances.
 - As of March 22, 2018 the operating balance is \$67,844.46 and a reserve balance of \$73,037.61. The total amount in the bank is \$140,882.07.
 - Four houses are in the process of closing, nine others are for sale and two vacant lots are for sale.
 - One property is still with the attorney in collections.
 - Of the 268 properties in The Glades, all but two have paid the 2018 assessment.
- John Paul Jones motioned to accept the Treasurers report. Jeff Storey seconded. Motion carried unanimously.

Repair and Maintenance Report

- George McNitt reported in Gus Martell absence
 - Two lights at the entrance were stolen. An electrician had to be hired to repair the lines and new fixtures were installed at a cost of \$303.
 - More fish and lilies will be added to the retention ponds as a means of natural maintenance.
 - Thomas Trossen will pick up the Board Meeting signs from Gus Martell and post in the future.

Owner - Board Communications Report

- Jeff Storey reported on communications.
 - Facebook now has 153 members.

- Grant Wittsruck has completed building the new website. Jeff Storey requested the board review and, upon acceptance at the next Board meeting, issue payment to Mr. Wittstruck.
- Thomas Trossen motioned to query the residents on which form of communication they personally prefer. The document would be hand delivered or mailed to each resident. Jeff Storey seconded. Motion carried unanimously.

Environmental Report

- Thomas Trossen reported in Jim Sniders absence.
 - Jim Snider has conferred with PCB Code of Enforcement regarding the rule infractions of 112 Hombre. The City has put them on notice. Jim Snider has sent proper notice via certified mail and will approach the Board to issue a fine at the next Board meeting if no improvement has been made at that time.
 - Jim Snider received a written record of violations from a concerned resident of AC units not concealed and trash cans that were left visible from the street. Jim Snider will take this under advisement.

New Business

- Hombre Golf Course: Dr. Jeromey Gillespie offered to be the liaison between the Glades Board of Directors and the Hombre Golf Course. Issues brought up at this meeting:
 - 122 Hombre – trees behind the home have been marked by the golf course three times to be removed. The trees are on private property and are NOT to be removed.
 - Large pile of dirt behind resident’s house is an attractive nuisance. Kids play on it and risk injury, the dust carries in the air and coats personal property and the rains washes the dirt into the ditch causing it to back up. Request that the pile be dispersed. Also, the dump trucks noise is very disturbing at 7am on a Saturday.
 - Drainage canals need to be cleared out to function properly
- Tom Trossen reported that he is taking a request to the City to paint a center line by the mailbox so people understand the road way has two lanes and to put up two exit signs to direct non locals the proper direction for egress.

Discussion

- Tom Trossen entertained issues the audience may have for the Board to consider at the next regularly scheduled board meeting. No issues were brought to the table.

Adjournment

- Next regularly scheduled Board Meeting to be held May 24, 2018 at 6:30 pm.
- John Paul Jones motioned to adjourn the meeting at 7:36 pm. Motion seconded by Dr. Jeromey Gillespie. Motion carried unanimously.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary