

**THE GLADES**  
**Board of Directors Meeting**  
**January 25, 2018**

Board Members Present:                    Jay Sourbeer, President    Jim Snider, Director    Jeff Storey, Director  
   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, January 25, 2018 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Eighteen 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 all five voting board members present.
- Jim Snider motioned to approve the November 16, 2017 meeting minutes. Jeff Storey seconded motion. Motion carried unanimously.

**Old Business:**

- Rolfe Hunt reported on the upcoming Annual Meeting and elections. He presented four candidates to the Board. Sherri Dotson, Thomas Trossen, Dr. Jeromey Gillespie and John Paul Jones. The term limit will expire this year for Jay Sourbeer and Rolfe Hunt. Neither wish to run again. This leaves two openings and four candidates. Rolfe Hunt motioned to raise the number of seats on the Board to seven. Gus Martell seconded. Motion carried 4-1 (Jeff Storey)
- Jay Sourbeer thanked George McNitt for his efforts in updating the directory and the numerous volunteers that distributed them.

**Board and Support Staff Reports**

**Treasurer's Report**

- George McNitt reported on the association's YTD revenue and expenses. As of January 25, 2018 the operating balance is \$48,070.09 and a reserve balance of \$73,031.51. The total amount in the bank is \$121,101.60
- George McNitt reported that 69% of residents have paid their annual assessment to date.
- Gus Martell motioned to approve the Treasurers report and the 2018 Proposed Budget for mail out. Rolfe Hunt seconded. Motion carried unanimously.

**Repair and Maintenance Report**

- Gus Martell reported work needs to be done to the pothole under the pavers at the Hwy 98 exit. George McNitt will send him the information on who repaired it last time. Jeromey Gillespie stated he would speak with the owner of the golf course about the repair as the owner is in the road building business.

**Owner - Board Communications Report**

- Jeff Storey reported Facebook now has 141 participants.
- Jeff Storey recapped on his research of a new Glades website. Resident Grant Wittstruck can create and administer a website at half the cost he normally charges for these services. The directory would be private. All other portions would be interactive and available for all to view. Jeff Storey made the motion to approve \$2,500 for the initial building of the website which should take four weeks. Jim Snyder seconded the motion. Motion carried 4-1 (Gus Martell)

**Public Relations**

- George McNitt receives information upon closing for new residents. Jim Snyder volunteered to meet with the new residents once he received this information from George McNitt. Jim Snyder will be taking over from Connie Conklin in welcoming the new residents. He will provide them with a directory, a copy of the Rules and Regulations and obtain their contact information for George McNitt to update the directory. Gus Martell volunteered to assist. Tom Easter volunteered to speak with PUBLIX to see if they would provide a basket as a welcoming gift under the current budgeted line item. Maxine Jordan and Sherry Dotson also volunteered to assist Jim Snyder. Shelly Sourbeer asked Jim Snyder to poll for volunteers on Facebook if more are needed.

### **Environmental Report**

- Jim Snider reported he has turned five properties over to Code Enforcement. He is with the City and the bank to remedy the violations of 168 Hombre Circle. Jim Snider has spoken with the commercial property owner Harry Patel regarding the debris left by its employees along the property line.
- Jim Snider requested some more No Dumping signs. Gus Martell stated he has some he will give to Jim.
- **New Business**
- Resident Vicki Walker requested assistance with the fence behind her property adjacent to the golf course. She requested allowance for a higher fence than the covenant allow. Jay Sourbeer stated he would talk to the owner of the golf course regarding the fence. She was reminded that there is an assumption of risk of errant golf balls when you choose to live on the golf course.
- Resident requested information as to why her fees are higher than others in The Glades. George McNitt stated that the extra assessment fee is charged for those that live on the retention ponds. The funds are meant for the maintenance and liability insurance of said ponds.

### **Adjournment**

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

**Minutes prepared by:** Dina Brown LCAM, CMCA, Secretary