

THE GLADES
Board of Directors Meeting
May 25, 2017

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

Absent: Jim Snyder, Director Gus Martell, Director

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, May 25, 2017 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Eight owners were in the audience.

Opening Remarks

- Jay Sourbeer called the meeting to order at 6:32 PM and welcomed those in attendance.
- Quorum was attained with three voting board members present.
- Rolfe Hunt motioned to approve the March 23, 2017 meeting minutes. Jeff Storey seconded motion. Motion carried unanimously.

Board and Support Staff Reports

Treasurer’s Report

- George McNitt reported on the association’s YTD revenue and expenses. Two owners are either in bankruptcy or close to it. The current operating balance is \$59,012.31 and the reserve balance is \$65,007.12.
- George requested information on attorney fees for Brandon Burg, who was retained in regards to the rezoning of the golf course. Jeff Storey reported they had capped his allowable fees to be no more than \$3,000.

Owner - Board Communications Report

- Jeff Storey reported that he is working to get residents to utilize Facebook as a communications tool. Jay Sourbeer motioned to purchase signs requesting residents sign on to The Glades Facebook website. Jeff Storey seconded. Motion passed unanimously.
- Shelly Sourbeer recommended the Board send Thank You cards to Diane Carroll, Connie Cocklin, Marcy Snider and Kathy Storey for hand delivering flyers about the Zoning Meeting. Jay Sourbeer said he would do just that.

Public Relations

- Trisha McGrath reported five homes are currently For Sale. She stated this is the lowest inventory for the Glades to her recollection.

Repair and Maintenance Report

- In Gus Martell’s absence, Todd Easter reported that Jack Morris has painted the mailboxes, cleaned sidewalks and trimmed palms. George McNitt reported that the issue of Bay Landscaping trimming the bushes along 98 entrance, golf course side, has been resolved and the bushes are now trimmed.

Environmental Report

- Rolfe Hunt reported that Jim Snyder had requested the Hearing Committee positions be filled. To that extent, Rolfe Hunt motioned to reconstruct the Hearing Committee and appoint Tom Easter as the Chairman. Jay Sourbeer seconded. Motion passed 2-1 (Jeff Storey)

- Discussion regarding the Fining process. George McNitt provided the Board with a previous board opinion on the fining policy. General consensus was to create an atmosphere of compliance and approach in a friendly manner. Recommendation was made to send a flyer reminding residents of the rules.

Old Business

- Jay Sourbeer opened the floor for discussion regarding The Hombre residential development plans and the Town Hall meeting held May 23, 2017. Consensus was to have the Association Attorney, Brandon Burg, request the Zoning Committee hold the development to 56 lots rather than the 350 written on the request, rezone some of the commercial to recreational as a tradeoff, and continue stance on the need for another form of ingress/egress.
- The next planning and zoning meeting is to be held on June 12, 2017 at 2pm. Residents are asked to wear green and car pool. Flyers will once again be hand delivered to each home requesting resident participation.

Adjournment

- Rolfe Hunt motioned to adjourn the meeting at 8:25PM. Jay Sourbeer seconded the motion and all were in favor.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary