

# THE GLADES

## Board of Directors Special Meeting

April 27, 2017

Board Members Present:

Jay Sourbeer, President	Rolfe Hunt, Vice President
Jim Snider, Director	Jim Storey, Director      Gus Martell, Director
George McNitt, Treasurer	Dina Brown, Secretary

The Glades Homeowner's Association held a Special Board of Directors meeting on Thursday, April 27, 2017 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. There were fifteen owners present at the meeting.

### Opening Remarks

- Jay Sourbeer called the meeting to order at 6:35 PM and welcomed those in attendance.
- Quorum was attained with five voting board members present. Jay Sourbeer stated he would call The Hombre to find out who is responsible for the hedge behind Sheila Conyers house.

### New Business

- This special meeting was called in response to the Notice from Panama City Beach Planning Department that was mailed to Glades residents. The notice stated that the Hombre Golf Club has requested rezoning for approximately 81 acres from recreation to R-1B. The PCB Planning Department will meet May 8<sup>th</sup> at 2PM to vote on this request.

Issues of concern regarding the variance were:

- The influx of traffic upon Glades Trail. Request that the City seek another means for ingress and egress if this property is developed
- Threat to the surrounding wetlands
- The watershed from an area that is already flood prone, storm water runoff and retention ponds that will be affected
- Assurance that the Golf Course as a whole would not be further zoned for housing
- Baseline prices of homes to guarantee the value of Glades existing properties
- Residents volunteered to pass fliers requesting The Glades residents attend the May 8<sup>th</sup> zoning meeting and wear green
- Requests made that if the Zoning Committee does agree to rezone that the developer install sidewalks, walking paths, a traffic light, possible alternate means for ingress and egress and assurance drainage issues will not occur
- Motion made by Rolfe Hunt to engage legal representation to request a stay/delay of the Planning meeting and advise The Glades Board of Directors on the rezoning issue. Motion seconded by Jim Storey. Motion carried 5-0.

### Adjournment

- Jay Sourbeer motioned to adjourn the meeting at 7:47PM. Rolfe Hunt seconded the motion and all were in favor.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary