

THE GLADES
Board of Directors Meeting
July 27, 2017

Board Members Present: Jay Sourbeer, President Rolfe Hunt, Vice President
 Jim Snider, Director Gus Martell, Director
 George McNitt, Treasurer Dina Brown, Secretary

Absent: Jeff Storey, Director

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, July 27, 2017 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Seventeen 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 four voting board members present.
- Rolfe Hunt motioned to approve the May 25, 2017 meeting minutes. Gus Martell seconded motion. Motion carried unanimously.

Old Business:

- Jay Sourbeer told the audience that the City of Panama City Beach had approved the rezoning of recreational portions of the Hombre Golf Club to residential with no concessions to the Glades. Amy Mikoveck was told by the City that a light would be going in at the Hwy 98 junction of Glades Trail. There was discussion regarding the possibility of purchasing the streets from the City or adding gates to the community. Lou Carroll stated that the storm water runoff would then become the community’s responsibility. Gus Martell mentioned that they had purchased the roads from the City in another community and that it was very expensive. Shelly Sourbeer recalled that the Developer of the Hombre Golf Course, Mr. Roberts, had offered to assist with paying for gates to the community. Terry Nanney stated that he could request more information from Paul Casto, Public Works Director of Panama City Beach. Jay Sourbeer motioned that a special Board meeting be called to hold this meeting with Paul Casto. Gus Martell seconded the motion. Motion carried. 4-0

Board and Support Staff Reports

Treasurer’s Report

- George McNitt reported on the association’s YTD revenue and expenses. As of July 27, 2017 the operating balance is \$49,057.74 and a reserve balance of \$65,015.22. The total amount in the bank is \$114,072.96.
- George reported that the allowable fees for Attorney Brandon Burg to represent The Glades Association in the hearing with the City regarding the proposed zoning change was to be no more than \$3,000. To date only \$1,400 was spent.

Repair and Maintenance Report

- Gus Martell reported that work is beginning on clearing around the telephone boxes. He also reported that Bay Landscaping has changed ownership and that the new management is not doing well in his opinion. Gus Martell will be sending the attorney a copy of the Bay Landscape contract to review for breach of contract.
- Mary Zahasky thanked Gus Martell for the flags and said they looked great.

Owner - Board Communications Report

- No report in Jeff Storey’s absence.

Public Relations

- No report in Trisha McGrath’s absence.

Environmental Report

- Jim Snider reported that he now has business cards with contact information for residents to use to call in concerns. He has found that using door hangers for noncompliance issues has been working well. He reported that there is a signage issue with taxi service, realty services and Suds & Duds signs all in violation of the covenants. He requested clarification on satellite dishes placed in the middle of yards instead of them being placed in a less obtrusive area. Flower bed maintenance, mainly on rentals, have been the biggest issue of late. He requested Shelly Sourbeer place a notice regarding the rules on the Facebook page.
- Ruth Edwards requested contact be made with the property owner of the lot that was cleared by The Hombre in error. Jim Snider said he would do so.

New Business

- Jay Sourbeer opened the floor for new business. Hannah Matherne reported that her house flooded when the polybutylene piping in her house burst causing over \$10,000 in damages. Insurance does not pay for re-piping the house. She strongly encouraged the Board and the audience to spread the word: *Polybutylene piping was a low-cost piping formed of plastic resin. It is commonly gray, white, blue, black and ivory in color. Poly piping was used as a substitute for copper piping in both underground water mains and interior plumbing. One of the easiest ways to identify this pipe is to locate the "PB" lettering on the printed label. Because of the ease of installing poly piping, it was used in the construction of millions of homes throughout the U.S. between 1978 and 1995. Not all polybutylene piping systems use polybutylene fittings; some use copper. Therefore, if you see copper fittings on a pipe, it does not mean that you do not have poly piping.*

Adjournment

- Rolfe Hunt thanked the audience members as attendance was better than average. He thanked Shelly Sourbeer for the Facebook page that currently over 90 residents have joined. Rolfe 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