

THE GLADES
Board of Directors Meeting
May 24, 2018

Board Members Present: Thomas Trossen, President Jeromey Gillespie, Vice President
 Jeff Storey, Director Jim Snider, Director
 Sherry Dotson, Director
 George McNitt, Treasurer Dina Brown, Secretary

Absent: John Paul Jones and Gus Martell

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, May 24, 2018 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Twelve owners were in the audience.

Opening Remarks

- Thomas Trossen, President, 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 February 25 and March 22, 2018 meeting minutes. Jeff Storey seconded motion. Motion carried unanimously.
- Thomas Trossen solicited modifications or additions to the agenda. There were none.

Old Business:

- Fence Removal behind Glades II homes: The fence belongs to the Association. No point in replacing as there will no longer be golfers back there as it is being developed. Jim Snider motioned to remove the fence and have the debris hauled off at a cost not to exceed \$1,000. Jeromey Gillespie seconded. Motion carried 5-0

Board and Support Staff Reports

Treasurer’s Report

- George McNitt reported on the association’s YTD revenue and expenses. As of May 24, 2018 the operating balance is \$60,824.38 and a reserve balance of \$73,040.61. The total amount in the bank is \$133,864.99.
- Jeromey Gillespie asked that George McNitt provide a breakdown of maintenance expenses in the future.
- George McNitt reported there are 5 homes closing in the next 2 weeks, 11 other properties for sale, 7 empty lots and 2 properties in collection.
- Jeff Storey motioned to approve the Treasurers report. Jeromey Gillespie seconded. Motion carried unanimously.

Repair and Maintenance Report

- Thomas Trossen reported in Gus Martell’s absence that a tree was removed and pine straw installed on South Glades Trail. The lights at the west entrance were repaired.

Communications and Public Relations

- Jeff Storey reported Facebook now has 171 participants.
- Jeff Storey motioned to approved payment to Grant Wittstruck for services rendered in the preparation of The Glades website. Jeromey Gillespie seconded the motion. Motion carried unanimously.
- Jeff Storey noted Grant Wittstruck has volunteered to be on the communication committee.

Environmental Report

- Jim Snider reported he has received complaints regarding the multifamily rule. He is working with Code Enforcement to remedy the issue. Resident complaint regarding 126 Grand Heron Drive feeding the wildlife. Resident was advised to contact Fish, Game and Wildlife for enforcement.
- Jim Snider requested Jeff Storey remind residents via Facebook that authorization is needed PRIOR to a material alteration to the exterior of a home.
- **New Business**
- Thomas Trossen motioned to send the Official Notices Preference survey to The Glades owners to elect how they would prefer to receive official notices from the Board of Directors at a cost not to exceed \$500. Jeff Storey seconded. Motion carried unanimously.
- Lawn and yard maintenance standards. Jim Snider requested they be noted on Facebook as a “Spring Cleaning” reminder.
- Sun Sails at 125 Hombre - Jim Snyder will send notice that they are in violation of protocol as they had not requested a modification of the exterior appearance from the Board prior to installation.
- Golf course gully on Grand Heron has not been mowed and is attracting vermin. Jeromey Gillespie discussed the matter with Pat in maintenance to no avail. Jim Snider motioned to authorize Gus Martell to obtain quotes to clean the gully at 134-135 Grand Heron and 125-127 Hombre Circle. Motion seconded by Jeromy Gillespie. Motion carried unanimously.
- Jeff Storey motioned to compensate Dina Brown \$500 for typing The Glades Declarations into word format so that they can be easily read and searched. Thomas Trossen seconded. Motion carried unanimously.

Adjournment

- Thomas Trossen noted the next meeting is scheduled for July 26 at 6:30pm. Meeting adjourned at 8:02 pm by a consensus of the Board.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary