

THE GLADES
Board of Directors Meeting
July 26, 2018

Board Members Present: Thomas Trossen, President Jeff Storey, Director
 Jim Snider, Director John Paul Jones, Director
 Gus Martell, Director
 George McNitt, Treasurer Dina Brown, Secretary
Absent: Jeromey Gillespie, Vice President and Sherry Dotson, Director

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, July 26, 2018 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Thirty four 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 five voting board members present.
- Jim Snider motioned to approve the May 24, 2018 meeting minutes. John Paul Jones seconded motion. Motion carried unanimously.
- Thomas Trossen introduced Lieutenant Jamey Wright of the Panama City Beach Police Department. Lt. Wright discussed the Neighborhood Watch Program and how, with successful participation, the program works in communities such as Tapestry Park and Holiday Beach Resort. Residents schedule the meetings. The police will work as liaisons to the program. He advised residents to contact the PCB Police by calling (850) 233-5000 for direct contact with the police dispatch department. If the level of participation in the Neighborhood Watch program is high the City would provide and install signs at all entrances. Right now there are three shifts a day with twelve officers on each shift. Having residents participate as an extra set of eyes and calling police when they see something suspicious is greatly appreciated. He recommended residents keep their bushes around windows trimmed, install security lights and have well lit address numbers on the front of their home. He advised that there are websites residents are welcome to participate in (Crimeview and NextDoor) If you have any questions Lt. Wrights’ email is jwright@beachpolice.org.

Old Business:

- No Old Business

Board and Support Staff Reports

Treasurer’s Report

- George McNitt reported on the association’s YTD revenue and expenses. As of July 17, 2018 the operating balance is \$51,226.06 and a reserve balance of \$73,049.71. The total amount in the bank is \$124,275.77.
- Jeromey Gillespie had asked that George McNitt provide a breakdown of maintenance expenses at the last meeting. George McNitt supplied the breakdown to all members of the Board.
- Gus Martell motioned to approve the Treasurers report. Tom Trossen seconded. Motion carried unanimously.

Repair and Maintenance Report

- Gus Martell’s reported the fence was removed, he has ordered more carp for the ponds and replaced some lights with LED bulbs.
- Gus Martell reported that the Bay Landscape contract expires in January and he will be seeking competitive bids for service.

Environmental Report

- Jim Snider motioned for the same welcome packets that are provided to new homeowners also be provided to new renters. John Paul Jones seconded. Motion carried 3-2 (Jeff Storey, Gus Martell)

- Jim Snider requested Jeff Storey remind residents via Facebook that authorization is needed PRIOR to a material alteration to the exterior of a home.

Communications and Public Relations

- Jeff Storey reported Facebook now has almost 200 participants.
- Jeff Storey reported that three ads spaces were sold on the Gladespcb.org website and the funds deposited into the Operating Account.
- Board communications preference Mail Survey has not yet been sent out.

New Business

- Thomas Trossen discussed a Glades wide trash collection contract with one provider. Please respond via Facebook by August 3, 2018 so that the Board can gauge the interest.
- Thomas Trossen presented the Board with a rendering of the new Phase 3 plan of Hombre Development, Inc. No date for breaking ground as of yet. The County did advise Mr. Trossen that by combining the ponds and improving the infrastructure the Hombre Development has thus far, improved drainage for the area overall.

Discussion

- Resident expressed concern of Airbnb use in the community. Tom Trossen advised the community is designated as single family homes and therefore, Airbnb rentals would not be permitted.

Adjournment

- Thomas Trossen noted the next meeting is scheduled for September 20, 2018 at 6:30pm. Meeting adjourned at 7:58 pm by a consensus of the Board.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary