

**THE GLADES**  
**Board of Directors Meeting**  
**September 20, 2018**

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

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, September 20, 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 five voting board members present.
- Jim Snider motioned to approve the July 26, 2018 meeting minutes. Gus Martell seconded motion. Motion carried unanimously.

**Old Business:**

- Thomas Trossen discussed Nextdoor.com.

**Board and Support Staff Reports**

**Treasurer’s Report**

- George McNitt reported on the association’s YTD revenue and expenses. As of September 18, 2018 the operating balance is \$46,577.34 and a reserve balance of \$73,049.71. The total amount in the bank is \$119,627.05.
- Mr. McNitt reported 18 (eighteen) homes have been sold YTD, 6 (six) lots remain undeveloped and that there are currently 21(twenty-one) rentals and 5 (five) homes actively for sale.
- Jim Snider motioned to approve the Treasurers report. Gus Martell seconded. Motion carried unanimously.

**Repair and Maintenance Report**

- Gus Martell reported upon irrigation repairs. He expects the damage was caused by landscapers and vehicular traffic. He raised the heads to be more visible and placed a rock near one to protect it.
- Gus Martell reported a new flag had been installed with stronger line. Thomas Trossen requested the flag at R Jackson entrance be replaced as well.
- Gus Martell introduced Lee Jay Kenner who discussed the advantages of the Association working with just one waste provider. He would like to offer a 3-5 year contract that would have no increase for the first 24 months. They would also offer a discounted rate for a roll off container for spring cleanup.

**Communications and Public Relations**

- Jeff Storey reported Facebook now has 200 participants.

## **Environmental Report**

- Jim Snider reported that he has received complaints regarding trash cans being out too long, trailers in driveway and other various concerns. All have been remedied. He welcomed residents to call him if they become aware of a violation.
- Jim Snider reminded the residents that approval is needed before altering the exterior appearance of your home. This includes the addition of a new mailbox.

## **New Business**

- George McNitt recommended the Board minutes be posted to the website after they have been reviewed by the board for errors or omissions. Thomas Trossen agreed so long as a disclaimer stating “This is a draft of the proposed minutes of The Glades Owners Association Meeting. These minutes are not officially approved, but approval will be on the Agenda at the next Board Meeting” was written on the draft minutes.
- Sherri Dotson brought up discussion of the drainage issues between 240 and 250 Glades Trail. Jim Dalton had reached out to Paul Casto last year and recommended Thomas Trossen speak to Paul again. Thomas Trossen has scheduled a meeting with “Corky” from the Public Works department early next week. He invited Mr. Dalton to walk with them when they investigate the pipes.
- Thomas Trossen discussed proposed rule for parking. The City Ordinance mandates no parking on the grass and allows parking on the paved area. Thomas Trossen asked if anyone would like to make the motion to Request the City to install signs which would ban parking in the street. No motion was made. Motion failed. Jim Snyder will continue to cite residents that habitually park in the street under the current Glades Rules and Regulations.
- Thomas Trossen brought up the discussion of mailboxes. Currently any new mailbox is required to obtain approval from the Environmental Control Committee. Thomas Trossen recommended that guidelines be provided for “preapproved” types of mailboxes.

## **Discussion**

- Resident Terry Nanny reported that the Fish Game and Wildlife (FWC) Animal Control Division (888) 404-3922 will enforce “No feeding wildlife” regulation. No one should be leaving food out for Ferrell cats, raccoons, possums and the sort to eat.
- Gus Martell reminded everyone that the City Council approved ordinance 1469, which creates building maintenance requirements for the outward appearance of homes and buildings. The ordinance mandates exterior walls should be painted and not chipped or discolored. Roof repairs and replacements should be finished, and other standards. Repair work should be painted to resemble the color of the space around any repair patches, according to the ordinance. Shutters, mailboxes, windows and doors should all be secure, and sidewalks and driveways should be free of debris. The law also mentions rust deposits, dirt, and screen enclosures. The ordinance also states violators should pay \$25 or \$50 per week.
- Resident remarked that a 4x4 truck has been driving on the golf course with the radio blaring between 3am and 4am on the weekend. Resident was advised to call the police.

## **Adjournment**

- Thomas Trossen noted the next meeting is scheduled for November 15 2018 at 6:30pm. Motion to adjourn meeting made by Jim Snider. Motion seconded by Jeff Storey. Meeting adjourned at 8:09 pm by a consensus of the Board.

**Minutes prepared by:** Dina Brown LCAM, CMCA, Secretary