

**THE GLADES**  
**Board of Directors Meeting**  
**January 24, 2019**

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

The Glades Homeowner’s Association held a Board of Directors meeting on Thursday, January 24, 2019 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Thirty three 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 six (6) voting board members present.
- Gus Martell motioned to approve the November 15’ 2018 minutes as amended. Jim Snider seconded motion. Motion carried unanimously.

**Old Business:** Hombre Golf Course Update: Email from Mr. George Roberts, 22 January 2019: “Yes it was me in the helicopter yesterday looking at the trees. We have all trees moved but 2 that I missed last week and its in Tierra Verde. We are in the same position as the last meeting. We do not have a direction on anything at this point. I have NOT sold anything to anyone nor have I talked to anyone about purchasing it. We are working on a lot of emergence work and do not have enough people to start Tierra Verde at this time. Hope this helps. George”

**Board and Support Staff Reports**

**Treasurer’s Report**

- George McNitt reported on the association’s YTD revenue and expenses. As of January 23, 2019 the operating balance is \$50,150.54 and a reserve balance of \$80,068.40. The total amount in the bank is \$130,218.94.
- Mr. McNitt reported 2 vacant lots and thirteen homes are actively for sale. Two other homes are currently under contract.
- Of the 268 owners in the Glades 79% have already paid the 2019 assessment. Due date is 31 January 2019.
- Gus Martell motioned to approve the Treasurers report. John Paul Jones seconded. Motion carried unanimously.

**Repair and Maintenance Report**

- Gus Martell reported on Hurricane Michael restoration. The fence along Glades Phase II was removed as the Board instructed. The cost for removal was less than the \$3,000 the Board had approved.

**Communications and Public Relations**

- Jeff Storey reported Facebook now has just about 300 participants. He reported some residents have misused it for advertising purposes. Tom Trossen recommend he tell those residents to use the NextDoor website instead of Facebook for solicitations. The Glades website is working as it should.

**Environmental Control Committee Report**

- Jim Snider reported compliance issues have been low and those few he has had have been quick to be resolved.
- Tom Trossen reported that he had spoken with Code Enforcement regarding pool enclosures that are still down due to storm damage. Code Enforcement agreed to give the Association some time to inform the residents that they are not in

compliance before they start issuing fines of up to \$250 per day for not having the pool enclosed as contractors are difficult to come by and there is a long waiting period for those that need this service.

### **New Business**

- Tom Trossen opened floor for member input regarding the lack of responses for new board member nominations. He noted that Jim Snider, Jeff Storey and Gus Martell have all finished their terms. Gus Martell has volunteered to stay as a member of the 2019 Board. Tom Trossen announced that Jeromey Gillespie resigned from the Board of Directors in December as he has moved out of The Glades. With only one new volunteer this would leave the Board two members short. Discussion regarding the need to reduce the number of Board members from seven to five. Tom Trossen closed floor discussion and directed Association Attorney, Bill Henry, check to confirm whether quorum requirement of a 7 member board with two vacancies would be 4 or 3.
- Tom Trossen noted that per Statute 720.306 an election is not required unless more candidate nominations are submitted than vacancies exist. Therefore, there will be no election at the Annual Meeting.
- Gus Martell opened floor for member input for replacement of the fence that was removed due to damage from Tierra Verde II southwest to existing white vinyl fence behind church. Owners of three of the six houses that abutted the removed fence spoke about the need to replace the fence for aesthetic and security reasons. Additional members highlighted the remainder of the homes along the course have similar direct access security concerns but have no association provided fence. Floor discussion was closed to allow board deliberation.
- John Paul Jones motion to table this topic to allow the Board to view the area to understand owner security concerns and for Gus to obtain quotes for fence replacement. Sheri Dotson seconded. Motion died 0-6 (Thomas Trossen, Jeff Storey, Jim Snider, Gus Martell, Sherri Dotson, John Paul Jones)
- Jeff Storey motioned to replace the fence behind the homes with land access on either end of the pond only, as a physical barrier, from the remaining wooden panel up to the pond on the west end and from Tierra Verde II shrub line to the pond on the east end to prevent ground access with the fence to follow the original fence line. Motion seconded by Gus Martell. Motion carried 5-1 (Tom Trossen)
- Tom Trossen motioned the remaining fence posts along the pond not be removed for up to three months to allow time to determine if more fence panels are needed. Motion seconded by John Paul Jones. Motion carried 6-0
- Gus Martell reported the flag poles are too thin to withstand the high winds. He will submit to the Board, at the next meeting, the costs to replace the poles and bases at the Hutchinson and golf course. The flag pole at Richard Jackson Blvd does not need to be replaced.
- Gus Martell reported that he had spoken with the City regarding the pile of debris near Hwy 98 entrance east side. They have not picked it up to date. Tom Trossen stated he would contact Paul Casto regarding the removal.
- Gus Martell stated it would be up to the Golf Course to turn the fountain in #12 pond on as it is their property.
- Tom Trossen requested George McNitt remove the election item from the February 24<sup>th</sup> annual meeting mail out due to the lack of board nominees.
- George McNitt requested the board take action to collect from 204 S Glades owner. Gus Martell Motion to proceed with collection procedures to the extent the Statute allows until all dues have been collected. John Paul Jones seconded. Motion carried 6-0

**Adjournment**

- Thomas Trossen noted the next meeting is scheduled for February 24, 2019 immediately following The Glades Annual meeting. Meeting adjourned at 8:16 pm by a consensus of the Board.

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