

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.

THE GLADES
Board of Directors Meeting
November 15, 2018

Board Members Present:

Thomas Trossen, President	John Paul Jones, Director
Jeff Storey, Director	Jim Snider, Director
Jeromey Gillespie, Director	Gus Martell, Director
George McNitt, Treasurer	Dina Brown, Secretary
Absent: Sherri Dotson, Director	

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, November 15, 2018 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Forty one owners were in the audience.

Opening Remarks

- Thomas Trossen, President, called the meeting to order at 6:31 PM and welcomed those in attendance.
- Quorum was attained with six (6) voting board members present.
- Gus Martell motioned to approve the September 20, 2018 meeting minutes. Jim Snider seconded motion. Motion carried unanimously.

Old Business: None

Board and Support Staff Reports

Treasurer's Report

- George McNitt reported on the association's YTD revenue and expenses. As of November 14, 2018 the operating balance is \$34,320.47 and a reserve balance of \$73,058.81. The total amount in the bank is \$107,379.28.
- Mr. McNitt reported 8 (eight) homes are actively for sale.
- Of the 268 owners in the Glades only one resident has not yet paid the 2018 assessment. They have been sent to the attorney for collection.
- Gus Martell motioned to approve the Treasurers report. John Paul Jones seconded. Motion carried unanimously.

Repair and Maintenance Report

- Gus Martell reported upon Hurricane Michael restoration. The flag pole has been repaired, a new well cover was built and will soon be painted. An irrigation clock was damaged by a fallen tree. The City is scheduled to start picking up debris on Monday, November 19.

Tom Easter requested Gus look at a palm tree leaning on sign. Dick Smith reported pavers appear to be sinking. Gus said he was aware of the pavers sinking and is seeking an expert determine why it keeps happening and how to make a permanent fix.

- **Communications and Public Relations**

- Jeff Storey reported Facebook now has 280 participants. Facebook really helped with communications after the storm.

- Tom Trossen thanked residents that stayed for sending pictures and communicating the condition of the neighborhood to those that had left town. He appreciated their efforts and found Facebook to be a great tool in helping the community help each other.

Environmental Report

- Jim Snider reported that he is stepping down as the Compliance Committee Chair at the Annual Meeting. He requested volunteers and offered his assistance and support to whomever volunteers for this position.
- Since the storm the majority of architectural requests have been roof approvals.

New Business

- George McNitt provided the 2019 Budget forecast. Gus Martell motioned to approve the forecast. Jim Snider seconded. Motion carried 6-0
- George McNitt recommended the Board transfer \$7,000 from the checking account to the Reserve Account. Gus Martell made the motion, John Paul Jones seconded. Motion carried 6-0
- Gus Martell requested funding to remove the fence that was damaged due to Hurricane Michael. John Paul Jones motion that the fence be removed at a cost not to exceed \$3,000. Jim Snider seconded. Motion carried 6-0.
- Jim Snider recommended a temporary (6 months) waiver of DCR standards with respect to structures, enclosures, property maintenance, multi families and trailers. Tom Trossen made the motion. John Paul Jones seconded. Motion carried 6-0

Discussion

- Tom Trossen opened discussion on the closure of the Hombre Golf Course. Residents expressed concerns over diminished property value and the property becoming a nuisance if not maintained.
- The Hombre owners have not authorized the trespass onto the golf course or the cart paths for liability reasons.
- Attorney Bill Henry stated neither the Declaration nor the Deeds contain language that would force the Hombre to rebuild or restore the property to original condition.
- Gary Wakstein recommended the Board entertain a mutual business agreement between the Glades and the golf course.
- John Paul Jones asked Attorney Bill Henry for clarification of the golf course easements if the golf course dissolves. Mr. Henry stated the easement would be moot if the course no longer exists.
- Tom Trossen stated he would try to schedule a meeting with Paul Casto to discuss the Golf Course closure.
- Lee Jay Kenner, resident and Waste Pro representative, apologized for service being a day late but they have been hauling for areas that were hit by the storm. The audience thanked him for his service.
- Jason Jones requested assistance with trees on Common property that are leaning on his house. The area in question belongs to The Hombre. It was suggested he contact them directly to remove.
- Tom Trossen brought up exposed pools, potential safety hazards, and whether TGOA Environmental Control Committee should address. Consensus feedback from owners and board members was against board involvement.

Adjournment

- Thomas Trossen noted the next meeting is scheduled for January 24, 2018 at 6:30pm. Meeting adjourned at 8:28 pm by a consensus of the Board.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary