

THE GLADES
Board of Directors Meeting
May 23, 2019

Board Members Present: Tom Trossen, President
Sherri Dotson, Vice President
Martin Tancredi, Director
George McNitt, Treasurer Dina Brown, Secretary

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, May 23, 2019 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Fifteen owners were in the audience.

Opening Remarks

- Tom Trossen, President, called the meeting to order at 6:30 PM and welcomed those in attendance.
- Quorum attained with three (3) voting board members present.
- Tom Trossen regretfully announced that John Paul Jones had to resign for personal reasons.
- Tom Trossen amended the March 28 minutes to add who seconded the motion to table the Marketing Title Act. Martin Tancredi motioned to approve the March 28th, 2019 meeting minutes as amended. Sherri Dotson seconded the motion. Motion carried unanimously.

Old Business:

- Update on Glades Phase II fence installation: Fence repair is complete at a total cost of \$2,333.00
- Update on the former Hombre Golf Course: George Roberts has agreed to remove the outhouses and to create a buffer zone of 30-50 feet between the homes and the golf course. Property will be maintained on an as needed basis. The City has requested Mr. Roberts clean the drainage canal between 133-135 Grand Heron as it is obstructing the flow which is keeping the ponds elevated.
- Mr. Trossen spoke with the Property Appraisers office. They have adjusted each of the property records from Single Family Residential/Golf to simply Single Family Residential. While this did impact taxable property values to the negative, the market has not reflected a decrease in overall home values. The "Bad & Ugly" portions of the golf course are still zoned commercial but there has been no marketing activity noted. The "Good" remains zoned residential and DR Horton representatives were on site viewing the property recently.

- Open Vacancies on Board and Committees: Mr. Trossen invited attendees to volunteer for either the Board or a Committee. No volunteers stepped forward.
- Attorney Bill Henry, of Burke & Blue Law firm, discussed the Marketable Record Title Act. Martin Tancredi moved to direct the Attorney to preserve and protect the covenants and restrictions from extinguishment under the Marketable Record Title Act, chapter 712.05 (2) (b) by recording the document, as specified in Florida Statute 720.3032, with the Bay County Clerk of Courts. Sherri Dotson seconded. Motion carried 3-0

Board and Support Staff Reports

Treasurer's Report

- George McNitt reported on the association's YTD revenue and expenses. As of May 23, 2019 the operating balance is \$57,941.40 and a reserve balance of \$80,078.05. The total amount in the bank is \$138,019.45.
- Mr. McNitt reported 10 (ten) homes are actively for sale and an additional five (5) under contract. Six (6) empty lots remain.
- Tom Trossen motioned to pay for the Phase II fence repair from the operating account rather than the previously approved Reserve account. Martin Tancredi seconded the motion. Motion carried 3-0
- Martin Tancredi motioned to approve the Treasurers report. Sherri Dotson seconded. Motion carried unanimously.

Repair and Maintenance Report

- Sherri Dotson volunteered to seek bids from Landscape companies as the contract with Bay Landscape expires in the fall.

Communications and Public Relations

- Sherri Dotson remarked on the Ladies Luncheon. They have had good attendance and welcome all Ladies to the next luncheon to be held on the second Tuesday of June.

Environmental Report

- Code Enforcement will begin issuing fines October 1st to those that are not in compliance with fencing around pools and roof repairs. Homeowners need either to complete repairs or have a contract in place to make repairs to avoid the fine.
- Martin Tancredi reported on trailers, fences and brick walls that were not in compliance.

- Eight (8) roof requests have been received. Reminder that residents removing trees must also submit a request form PRIOR to tree removal.
- Resident remarked on the number of trashcan violations he has noted. Mr. Tancredi requested he communicate the addresses and he will follow up.

New Business

- Discussion of Facebook membership & rules. Sherri Dotson requested guidelines for Facebook comments. All agreed that the community page is not the proper forum for political views or vulgar language and any such statements be removed. The Board agreed to allow those in Tierra Verde to join the Facebook group as well.

Discussion

- Tom Trossen offered residents information on Mosquito Patrol. They are servicing the ponds and other water features to prevent the larvae from hatching.
- Mr. Bruce would like the community to purchase the golf course. He has written to the Panama City Beach Council, the Tourist Council and numerous others to no avail. Tom Trossen reported that Attorney Bill Henry has researched the documents only to find that the Hombre Golf Course and the Glades Homeowners Association have no association between the two. Therefore, the Golf Course is private property and the relationship simply a civil matter between property owners.
- Resident requested information on privatizing the roads inside the Community. Mr. Trossen explained that the Board had investigated only to determine that the cost, among other things, made the privatization prohibitive.

Adjournment

- Tom Trossen noted the next meeting is scheduled for Thursday, July 25, 2019 at 6:30pm. Motion to adjourn meeting made by Sherry Dotson. Motion seconded by Martin Tancredi. Meeting adjourned at 8:24 pm by a consensus of the Board.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary