

**THE GLADES**  
**Board of Directors Meeting**  
**July 25<sup>th</sup>, 2019**  
**Minutes**

Board Members Present:        Tom Trossen, President  
   Sherri Schaler, Vice President  
   Martin Tancredi, Director  
   George McNitt, Treasurer        Irene Smith, Secretary

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, July 25, 2019 at 6:30 PM (CST) at the Gulf Coast Baptist Church, located at 10620 Hutchinson, Blvd., Panama City Beach, FL 32407. Forty five owners were in attendance.

**Opening Remarks**

- Tom Trossen called the meeting to order at 6:30 PM
- Quorum verified with three (3) board members present
- The May 23<sup>rd</sup> Board Meeting Minutes were presented for approval. Martin Tancredi made a motion for the minutes to be approved with no changes, seconded by Sherry Schaler. Minutes approved with all in favor.

**Special Order Item**

- Tom Trossen announced the resignation of Dina Brown, Secretary, due to job changes. Her Resignation was accepted with a motion by Tom Trossen, a second by Sherri Schaler and none opposed.
- Tom Trossen introduced Irene Smith and made a motion to accept her appointment as the new acting Secretary. Motion seconded by Sherri Schaler and passed with all in favor.

**Old Business**

- Tom Trossen announced two new candidates for the Board of Directors: Dennis Dingman and Linda Dalton. With confirmation from George McNitt, Treasurer, that both are members in good standing both candidates were approved for the Board with two separate motions from Tom Trossen, seconded by Martin Tancredi and 100% board approval. Both nominations will fulfill the remainder of the Board terms.
- George McNitt reports that as of May 28, 2019 the DCCR Preservation Documents have been filed making them active for another 30 years.

### **Board and Support Staff Reports**

#### **Treasurer's Report – George McNitt**

- With a Balance Sheet handout provided, Mr. McNitt reported the balance in the checking account as of July 22, 2019 as \$48,642.16, the reserve fund balance as \$80,088.03 with a total balance of \$128,730.19.
- The Bank is actively in the process of taking possession of 204 South Glades Trail. There are eight (8) properties under contract, six (6) properties actively for sale, two (2) foreclosures and twenty one (21) rentals.
- The Treasurer's report was approved with a motion by Martin Tancredi, seconded by Tom Trossen with none opposed.

#### **Environmental Report: Martin Tancredi**

- Mr. Tancredi reports there were two (2) requests for modification in May and two (2) in June with a few compliance issues taken care of. It was clarified that the Chairman of the Environmental Committee is to enforce The Glades Owners Association Declaration of Covenants and Restrictions, and approve requests for modification.
- The city is allowing for hurricane repairs through October 1, 2019, which also applies to this community.
- Tom Trossen, President, made an appeal for volunteers to the seven (7) Committees established in the Covenants, Codes and Restrictions of the Association. The Environmental Committee needs 3 (three) members, the Audit Committee needs 2 (two) members, Publicity (Facebook and Website) needs 3 (three) members and the Maintenance Committee needs 3 members.

#### **Maintenance Committee Report: Sherri Schaler**

- Sherri Schaler will be taking over this committee, 3 (three) more members needed.

#### **Recreation Committee Report: Sherri Schaler**

- Delores Nash will be taking over this Committee

### **New Business**

- Sherri Schaler reported several landscaping companies were reviewed and bids received including from the current company, Bay Landscape who submitted a new bid going up from \$18,450 to \$23,340. Mrs. Schaler made a motion to move away from the current company and to accept Leap Landscapes with a three (3) year contract and annual cost of \$23,698. The Motion was lost for lack of a second. Tom Trossen made a motion that was seconded by Martin Tancredi to table this decision until the next meeting so all bids can be presented and to allow for modification of terms due to changes in the work needed beyond the Association and the entrances. Motion passed with none opposed.
- The Fines and suspension process was discussed, and owners encouraged to access the website to read the Bylaws for the procedures required to be followed for enforcement.
- Mr. Trossen informed the Board to expect an official request from Tierra Verde II for consideration of annexation into The Glades Phase II. Tierra Verde II includes 15 homes. They are exercising due diligence with their Attorney before official request is presented to The Glades. The request will be thoroughly researched by the Board and owners are encouraged to submit written comments and concerns to the Board for discussion at the September meeting.

- Martin Tancredi had submitted his resignation to be effective the end of this meeting as he is moving out of the community. With words of appreciation and well wishes, his resignation was accepted with a motion from Mr. Trossen that was seconded by Mrs. Schaler and unanimous Board approval.
- An appointment by Tom Trossen was made to appoint David Nash, a member in good standing, to fulfill Martin Tancredi's term on the Board. It was seconded by Mrs. Schaler and passed with no opposition.

### **Discussion**

- Davita Sanchez raised awareness for the need to maintain the drainage ditch next to her Mother's home. .
- Diana Holmes brought up that the Mayor, during the Panama City Beach city council meeting, reported that Glades owners are calling asking that golf course debris not be moved nor grass cut. She appeals to the membership not to do that.
- June Kennedy expressed the desire for Airbnb rentals to be allowed like they are in other neighborhoods. She also requests comments from the Board on Facebook be appropriate.
- Joe Kennedy provided comments on new construction expected at the golf course.
- Jim Snider raised the problem of flooding in the community.
- Mary Zahasky suggests more board meetings during this critical time. She requested a total of Attorney expenses for the DR Horton construction at the golf course, and questioned when the Board knew of the hotel planned on Middle Beach Rd and how quickly information is disseminated to owners.
- Tom Jones raised the problem of parking in yards and requested clarification on how violations are handled. He is also concerned about speeding in the community and suggests the possibility of speed bumps or radars.
- Bert Hansen requests attention to flooding issues.

### **Adjournment**

- The next meeting is scheduled for September 26<sup>th</sup>, 2019 at 6:30 PM.
- Dennis Dingman made a motion to adjourn that was seconded by Mr. Trossen. With unanimous approval the meeting adjourned at 8:33 PM.