

THE GLADES
Annual Membership Meeting
February 24, 2019

Board Members Present: Thomas Trossen, Director
John Paul Jones, Director
Gus Martell, Director
Sherri Dotson, Director
Martin Tancredi, Director
George McNitt, Treasurer
Dina Brown, Secretary

The Glades Homeowner's Association held The Annual Membership meeting on Sunday, February 24, 2019 at 1:00 PM, Central Time at the Edgewater Beach Resort Conference Center, 11212 Front Beach Rd., Panama City Beach, FL 32407. Thirty four owners were in the audience.

Opening Remarks

- Thomas Trossen, President, called the meeting to order at 1:00 pm and welcomed those in attendance.
- Thomas Trossen thanked outgoing Board Members Jeff Storey and Jim Snyder for their service to the community.
- Quorum was attained with three (3) voting board members present.
- Gus Martell volunteered to serve another term on the Board. Sherri Dotson motioned for Gus Martell to remain a Board member. John Paul Jones seconded. Motion carried 3-0
- Martin Tancredi volunteered to fill the other vacancy on the Board. Sherri Dotson motioned to appoint Martin Tancredi to the Board. Gus Martell seconded. Motion carried 4-0
- John Paul Jones motioned to approve the January 24th 2019 Board minutes. Gus Martell seconded. Motion carried 5-0
- Gus Martell motioned to approve the February 16th 2019 Board minutes. John Paul Jones seconded. Motion carried 5-0
- Gus Martell motioned to accept the Annual Audit report conducted by C. Paul Cuthbertson. Sherri Dotson seconded. Motion carried unanimously.

Treasurer's Report

- George McNitt reported on the association's 2018 revenue and expenses. As of December 31, 2018 operating balance of \$19,898.64 and a reserve balance of \$80,068.40. The total amount in the bank is \$99,967.04
- Gus Martell motioned to approve the Treasurers report. John Paul Jones seconded. Motion carried unanimously.

Old Business

- Gus Martell reported the flag poles at Hutchinson and the Golf Course entrance will be replaced.

New Business

- Tom Trossen opened the floor for member input.
- John Paul Jones request the Board the cost of operating the fountain now that the golf course has stopped maintaining.

- Tom Trossen has had discussions with Code Enforcement regarding the appearance of the golf course and was told that the property is classified as “Developed Property” and as such must meet developed landscape code. Gus Martell reported that Panama City Mosquito patrol will continue to treat the ponds. Regarding trespassing on the Golf Course, Tom Trossen remarked that the property is still privately owned and the golf course would be responsible for enforcement of trespassers.
- Attorney Bill Henry remarked that golf course easements given to the golf course for maintenance and play through run with the land. Now that there is no golf course residents can hire an attorney to obtain clear title to remove the easement if they choose to.
- Resident requested the board approach the City of Panama City Beach to widen the entrance road for pedestrian traffic. Tom Trossen stated the board had previously discussed this matter with the City. The City declined to widen the street due to the constraints of land space.
- Gus Martell request the board investigate the costs of dog stations for pet refuse.
- Resident recommended the board contact Department of Environmental Protection to express concerns about the new development that will be replacing the golf course.
- Resident recommended the board consider the placement of a “Lending Library” kiosk for residents to share books.
- Resident Steve Robertson commented on the pile of debris left on the golf course property directly behind his house as a nuisance area. Tom Trossen stated The Hombre has a truck that is picking up debris and should be to his area soon.
- Tom Trossen solicited volunteers for the seven standing committees required in the Bylaws.

Adjournment

- Thomas Trossen noted the next meeting is scheduled for Thursday, March 28, 2019.
- Gus Martell motioned to adjourn the Annual Meeting at 2:24pm. Motion was approved unanimously.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary