

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**  
**September 26, 2019**  
Minutes

Board Members Present: Tom Trossen, President                      Board Member not Present: Sherri Schaler  
David Nash, Director  
Linda Dalton, Director  
Dennis Dingman, Director  
George McNitt, Treasurer                      Irene Smith, Secretary

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, September 26, 2019 at 6:30 PM (CST) at the Gulf Coast Baptist Church, located at 10620 Hutchinson, Blvd., Panama City Beach, FL 32407. Twenty Three (23) owners were in attendance.

**Opening Remarks**

- Tom Trossen called the meeting to order at 6:31 PM
- Quorum verified with four (4) board members present
- The July 25th Board Meeting Minutes were presented for approval. ***Dennis Dingman made a motion for the minutes to be approved with no changes, seconded by David Nash. Minutes approved with all in favor.***

**Old Business**

- The Tierra Verde II annexation request to join TGOA was withdrawn. They will continue to be independent.
- Tom Trossen reports that plans for the sale of the golf course do not seem to have changed. The closing date slipped from September to October. A new entrance is still in the plans that will affect S. Glades Trail. Plans are posted on the HOA website.
- There are seven (7) committees, six (6) of which are chaired by Board Members. ***Tom Trossen made a motion to accept the chairs as stated below. Linda Dalton seconded with unanimous consent from the Board. Motion passed.***
  1. Maintenance – Sherri Schaler
  2. Environmental – Linda Dalton
  3. Audit – Dennis Dingman
  4. Recreation – Dave and Dolores Nash
  5. Publicity – Tom Trossen
  6. Nominating – Tom Trossen
  7. Fines & Suspension – Board soliciting support from at least two (2) owners to volunteer for this committee. Governing documents prohibit Board members on this committee. Anyone interested should email the Board.
- Sherri Schaler interviewed 4 Landscaping companies and reviewed each one based on specific criteria: Bay Landscaping \$23,340, HerbaFex \$34,020, Green Earth \$59,988 and Leake Landscaping \$23,698.92. Her recommendation is Leake Landscaping based on the responses to the reviewed criteria and increased communication directly with a company representative. Due to potential changes caused by

the sale of the golf course and ensuing construction that might affect the entryway, the contract may need to be flexed up or down.

***Tom Trossen made a motion that was seconded by David Nash, to table the decision until the November meeting. With all in favor the Motion was tabled.***

### **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 September 26, 2019 as \$46,399.49, the reserve fund balance as \$80,088.03 with a total balance of \$128,487.52.
- Since the last meeting, there have been five (5) closings, there is once pending closing and there are 11 homes for sale.
- The Edgewater Resort conference Center has been reserved for the Annual Meeting on February 23 at 1 PM.
- ***The Treasurer's report was approved with a motion by Linda Dalton, seconded by Dennis Dingman with none opposed.***

#### **Environmental Report: Linda Dalton**

- Currently there are two (2) compliance issues, Two (2) requests for modification for solar panels have been approved, two (2) requests for color change that were approved and one Airbnb issue yet unaddressed.
- The City extended code enforcement (land development code and Building Maintenance Standard) to October 1<sup>st</sup>. The HOA will follow suit.
- New Violation door hangers will be used during the monthly property reviews.
- Ms. Dalton requests volunteers for this committee and reminded everyone that the purpose of this committee is to maintain property values!

#### **Maintenance Committee Report: Sherri Schaler and Linda Dalton**

- The Retention ponds are cared for by 'Lake Dr' plus the addition of carp to eat the algae. The Lake Dr was here in March.

#### **Recreation Committee Report: Dave Nash**

- The Ladies Luncheon met on Aug. 13, July 10 and plans are in place for Oct 15.
- Ideas/suggestions are being accepted for Christmas and New Year activities.

#### **Publicity Committee Report: Tom Trossen**

- There are three (3) web space ads open for advertising. Revenue from advertising is taxable income to the Association.
- The Facebook page membership is under review. There are 337 members.
- Tom provided a recent home sales analysis in the community made available to ownership in general.

### **New Business**

- ***Tom Trossen made a motion to publish an updated Neighborhood Directly in 2020. Dennis Dingman seconded and with unanimous support the motion passed.***

### **Discussion**

- Members were given 3 minutes of open discussion to address the Board.

**Adjournment** - The meeting was adjourned at 7:40 PM.