

THE GLADES
Board of Directors Meeting
March 28, 2019

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

Absent: Tom Trossen, President

The Glades Homeowner's Association held a Board of Directors meeting on Thursday, March 28, 2019 at 6:30 PM, Central Time at the Gulf Coast Baptist Church, located 10620 Hutchinson Blvd., Panama City Beach, FL 32407. Eighteen owners were in the audience.

Opening Remarks

- Sherri Dotson, Vice President, called the meeting to order at 6:30 PM and welcomed those in attendance.
- Quorum was attained with four (3) voting board members present.
- Gus Martell motioned to approve the February 16 and February 24, 2019 meeting minutes. John Paul Jones 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 March 28, 2019 the operating balance is \$66,311.05 and a reserve balance of \$80,074.87. The total amount in the bank is \$146,385.92.
- Mr. McNitt reported 14 (fourteen) homes are actively for sale, five (5) of which are under contract.
- Of the 268 owners in the Glades only three (3) residents have not yet paid the 2019 assessment. Two have been sent to the attorney for collection.
- Gus Martell motioned to approve the Treasurers report. Martin Tancredi seconded. Motion carried unanimously.

Repair and Maintenance Report

- Gus Martell reported on Phase II Fence installation. Jack Morris, Fence builder, has been out for health reasons. He has received the 25% down payment. The rest will be paid after installation is complete.
- The City approved 22 carp to be placed between 3 ponds. John Paul Jones volunteered to pick them up.
- Two flags poles have been purchased from Gulf Glo Banners. They will be placed at the Hutchinson and Golf Course entrances.

Communications and Public Relations

- Code Enforcement will begin issuing fines April 1st to those that are not in compliance with fencing around pools and roof repairs. Homeowners either need to complete repairs or have a contract in place to make repairs to avoid the fine.

Environmental Report

- Martin Tancredi reported that yard maintenance has been the main issue.
- Three (3) roof requests have been received. Reminder that screening in patios also requires an application.
- Two (2) garage sales have been authorized.
- Martin Tancredi requested a reminder be placed on Facebook “All exterior modifications must be approved by Glades Board of Directors”.
- Motion made by Gus Martell to purchase three (3) signs to place at each entrance stating “All exterior changes must be approved by Glades Board of Directors”. John Paul Jones seconded. Motion failed 2-2 (John Paul Jones, Sherri Dotson)

New Business

- Attorney Bill Henry discussed new legislation which requires the Board to preserve the HOA Covenants and Restrictions. Motion made by John Paul Joes to file Summary notice to preserve Phase I, Phase II and Phase III (including plats and easements)

Discussion

- Gus Martell submitted his resignation. John Paul Jones regretfully accepted his resignation. Sherri Dotson seconded. Motion carried 3-0
- The City placed street signs coming in from Hutchinson which incorrectly identify the road as North Glades Trail. Mr. Easter volunteered to bring this issue to the City for correction to the correct name, South Glades Trail.
- Sherri Dotson welcomed residents to a Ladies Luncheon to be held Wednesday, April 3, at the Wicked Wheel Restaurant.
- Resident requested Mr. Tancredi look into trailers that are parked in driveways with no notable construction occurring.

Adjournment

- Sherri Dotson noted the next meeting is scheduled for Thursday, May 23, 2019 at 6:30pm. Motion to adjourn meeting made by John Paul Jones. Motion seconded by Martin Tancredi. Meeting adjourned at 7:25 pm by a consensus of the Board.

Minutes prepared by: Dina Brown LCAM, CMCA, Secretary