

THE GLADES
Board of Directors
May 26th, 2022
Location: The Gulf Beach Baptist Church

MINUTES

Call to Order:

Tom Trossen called the meeting to order at 6:30pm

Quorum:

Quorum verified with 5 of the 5 Board members present; President Trossen, Vice President Jagger, Director Darce, Director McDaniel, and Director Quiggle. Also present, Treasurer McNitt. Absent: Secretary Bucci.

After a discussion and two corrections by President Trossen, ***Director Darce made a motion to approve the 24 March 2022 TGOA Board Meeting Minutes. Seconded by Director McDaniel. Motion approved unanimously.***

Old Business:

Tom Trossen presented an update on Duplin Winery progress. Read an email update that has also been posted to the Glades Facebook page. All construction materials are on-site. Slab complete by end of June. Steel installation begins 15 July. Construction complete by end of year. Will have a soft opening and requests Glades Owners and Residents participate when announced. Will be advertising for employee hiring in the future and will provide early notice to The Glades. Official opening in April 2023.

Rob Jagger: 42 responses to Gang Mailbox survey. No complaints of major leak or destroyed mail. 2 reported occasionally soaked, 7 reported sometimes wet mail, 5 reported sometimes damp mail. There are issues with the parcel boxes, particularly the key identification and lock functionality. 32 reported adequate lighting, 10 reported insufficient. Rob recommended to update light fixtures. 50/50 split on whether to install overhead cover, deemed not a priority. 2:1 against mailbox users paying for overhead cover. Rob will investigate if there are any unused boxes that could be reassigned to respondents with soaked or wet mail. ***Rob Jagger motioned to paint mailboxes in The Glades color scheme with approval of USPS. Seconded by Daniel Darce. Motion approved unanimously.***

Rob Jagger solicited for lighting fixture style inputs / recommendations from The Glades owners. The electrician TGOA uses has been on vacation and not able to provide input. This covers all monument mounted lighting fixtures at the entryways. Additional discussion to repair / replace ground-based lighting once all construction traffic is complete.

Treasurer McNitt Report: Treasurer McNitt reported the accounts standing balances. Copies provided to attendees. Detailed breakdown sheets provided to Directors for additional clarity. Largest expenditure since last meeting was the washing and painting of entry monuments.

He also shared that there are 1 closing, 1 pending contract and 3 homes for sale. There are NO annual dues delinquencies for the first time in years! Phone book update in near future – awaiting current closing. Will also need new map for the phonebook as well.

After a discussion, ***Vice President Jagger made a motion to approve the Treasurer's Report. Seconded by Director Darce. Motion approved unanimously.***

Environmental Control Committee Chairman Darce Report: Complaint process is to contact the Chairman, a member of the ECC, or a Board Member with a complaint about a condition/property in The Glades. Facebook post is not part of the process and is not used by the ECC to receive complaints. 9 violation door hangers were issued since last meeting covering trailers/boats/weeds/ducks/loose dogs. 16 modification requests received by the ECC. Contact the ECC by

email at eccmrdarce@gmail.com. Please lock your car doors to prevent theft of contents, there has been an increase in vehicle burglaries. Mr Darce received complaint at the meeting about 254 South Glades Trail and will address appropriate standards. President Trossen reminded members to be the eyes of the association and provide feedback to ECC about DCR issues that should be addressed.

Maintenance Committee Chairman Jagger report: The landscape contract is up in September/October. All landscape contractors are having employee retention issues (industry wide) but the delivery of services per the contract has been substandard. New bids will be sought for future contract. Will review status of three phase II ponds and grass carp status for future re-stocking of “fishes.” Will replace visual screen around the pump at R Jackson Entrance.

Recreation Committee Chairman Quiggle Report: Ladies luncheons have been scheduled through the end of the year and published on the Facebook page. 4th of July Parade is upcoming and tentatively scheduled for Sunday 3 July to allow for a weather day delay of 4 July. Nonnie Kinner, Geri Laws and Director Quiggle will provide Facebook update on parade plan.

New Business:

President Trossen reported the Bay County Sheriff’s Office will host county HOA Board Members on 2 June to discuss the integration of HOA’s and the BAYROC – Bay County Realtime Operations Center. Renae Brown provided additional information from the meeting she attended today with BAYROC.

President Trossen opened the floor for comments from Owners. New owner George Hefner at 200 South Glades Trail introduced himself and is happy to be in The Best Place to Live in Panama City Beach. Tom Dee raised the issue of being banned from The Glades Facebook page and that he was unfairly banned. President Trossen advised that numerous complaints were received and he was removed from page. President Trossen reminded Facebook users that the page is a valuable tool to share pertinent information to the benefit of The Glades owners and residents. Director McDaniel reminded users about being kind on the page, and ramifications are a part of the rules for responsible use of the page. George Hefner brought questioned if a single trash hauler had been considered for contract vice the numerous providers currently in use. He was advised that indeed this was addressed in years prior and that feedback from members indicated there was no consensus other than to let each owner choose their provided. Significant discussion on the topic and potential solutions. Future review under the general provisions of the DCR and powers of the BOD will be conducted.

Adjournment – Vice President Jagger made the motion to adjourn. Seconded by Director Quiggle. Approved unanimously. Meeting adjourned at 8:00pm

Next Meeting: July 28th, 2022, Thursday

2022 Schedule of Board Meetings:

July 28, 2022
September 22, 2022
November 17, 2022
January 12, 2023