

**THE GLADES**  
**Annual Members Meeting**  
**27 February 2022**

Board Members Present:	Thomas Trossen, President	Rob Jager, Vice President
	Bill McDaniel, Director	David Nash, Director
	George McNitt, Treasurer	

Board Members Absent:	Pat Fidanzato, Director	Jessika Bucci, Secretary
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The Glades Homeowner's Association held the Annual Meeting of Members on Sunday, 27 February 2022 at the Edgewater Resort Conference Center at 1:00 pm.

- Quorum verified by George McNitt through count of proxies and Homeowners Present. 139 owners represented.
- Tom Trossen, President, called the meeting to order at 1:10 pm.
- Tom Trossen introduced Jonathan Fussell, President of Duplin Winery to make a presentation on the status of the winery. Jonathan noted that all steel, stone, and wood necessary to build the winery were on hand or in storage, and that the materials would be delivered on site in April 2022. All building permits are in-hand and construction would begin shortly at a very fast pace. Intent is to have the winery open by the end of 2022 or early 2023. He offered a free bottle of wine to all the ladies present – just go to the former clubhouse and ask!
- D R Horton did not provide a guest speaker. Tom Trossen noted that DRH is not returning calls or emails from him at this time.
- Due to the absence of the Secretary, the 27 January 2022 BoD Meeting Minutes were not able to be reviewed and approved.
- Bill McDaniel, Chairman of the Audit Committee, presented the Annual Review and stated all finances were in good standing with no issues.
- Treasurer George McNitt presented the Treasurer's Report of balances for 2021. Information was provided to all members in the Annual Meeting packet mailed out to members.
- Treasurer also reported there are 12 outstanding HOA invoices that will now include a late fee.
- There have been 47 changes of ownership since the last phone book was published, and he is working on transferring data to the publisher for a printing of a 2022 Glades Directory.
- Common area mailboxes are now the responsibility of owners per the US Postal Service.
- Treasurer presented the Proposed 2022 TGOA Budget for member approval. Motion to approve by Daniel Darce 109 Heron Turn, seconded by James Etherton 119 Hombre Circle. Motion approved by unanimous vote of members.

Old Business

- Request by Luis Sanchez 137 Grand Heron to display No Trespassing signs on his property tabled until the next meeting of the Board.

New Business

- Tom Trossen, Chairman of the Nominations Committee, reported there was only one nomination for the board and two volunteers to fill the three vacancies created by expiration of terms of three Directors. Tom Trossen was nominated, Daniel Darce and Terry Quiggle volunteered for 2022-2024 term. Bill Henry, 144 Hombre Circle moved to close the nomination period and accept the three as Directors, seconded by Ernest Kramer 106 Grand Heron Drive. Motion approved by unanimous vote of members.

Open Discussion

- Cost of mailing invoices and potential savings of postage costs by transitioning to electronic billing discussed. Due to limited number of mailings by the association, not for profit status of the Association, and other factors, the Association will continue to use first class postage for mailings.
- Due to the limited number of proxies returned via the self addressed postage paid return envelopes, future mailings would not include such convenience. However, the addition of a drop box at the common area mail boxes was accepted.
- Discussion of individual mailboxes to replace common area mailboxes included a recommendation to potentially include dual mailboxes serving two properties rather than individual mailboxes to cut down on the number of stops along South Glades Trail. Directors will research and then discuss potential solutions to common area mailboxes at the 24 March 2022 BoD meeting.

#### Announcement of the 2022 Board of Directors

- Tom Trossen announced the new Board of Directors for the 2022-2023 session: Rob Jagger, Bill McDaniel, Daniel Darce, Terry Quiggle, and Tom Trossen.

Meeting was adjourned at 2:25 pm.