

THE GLADES
Board of Director's Meeting
October 20, 2022 at 6:30 PM CT
Location The Gulf Beach Baptist Church

DRAFT MINUTES

Call to Order: Tom Trossen called the meeting to order at 6:30 PM

Roll: Tom Trossen, president; Rob Jagger, vice president; Dan Darce, director; Bill McDaniel, director. Also present, George McNitt Treasurer and Secretary Kevin Decker

Appointment of new secretary: Tom Trossen nominated and the Board unanimously appointed Kevin Decker as Secretary.

Approval of July 28, 2022 meeting minutes:

Dan Darce motioned to approve the previous meeting minutes as presented, seconded by Bill McDaniel, motion passed unanimously.

OLD BUSINESS:

Duplin Winery Update:

Tom Trossen announced that Jonathan Fussel was unable to attend the meeting but prepared a statement to be read at the meeting: " Construction of the winery was behind schedule, due to a shortage of labor. " Tom Trossen reported that he had spoken with Jonathan about the company building the new apartments near the community and about an alternate access road, but no purchase agreements have been made yet and design changes are still in development.

FDOT Payment Received for Monument:

The association has received the \$26,000 from the Florida Department of transportation for the purchase of the community sign to be torn down to widen back Beach Road.

License plate, reader, camera system:

Tom Trossen went over the benefits of having the flock camera system installed on property and potential locations for the cameras to be set up. The cameras will be linked to the police department database and will also be able to flag felons and sex offenders and other offender-linked vehicles by PCBPD. Tom Trossen then opened the floor to owners for questions and comments. The camera system would have an initial installation cost of around \$175.00 and would cost around \$7,200.00 a year for data storage. He then opened the floor for owner questions and comments.

Mike 160 Grand Heron, asked if people would be able to sneak past the cameras by going through the church parking lot, Tom responded that that would be an option, but they would have to know about the cameras in advance to know to avoid them. Mike also asked if the cameras had a history of being vandalized and Tom responded that they do not.

Terry 124 Grand Heron, asked where the funding for the cameras would come from and Tom responded that it hadn't been decided whether it would come from reserves or operating budget for the first year.

Jordan 107 Grand Heron, asked how far off the ground the cameras are, Tom responded that they are about 12 feet. Jordan also asked who manages the data for the cameras and Tom responded that he was hoping to have volunteers from the community.

Jason 213 South Glades, asked about the camera that is already installed at the intersection by the main entrance to the property, Tom responded that that camera is not a plate reading camera. It simply monitors traffic for the city.

Ernest 106 Grand Heron, asked if the cameras would be able to be controlled to track vehicles through the property. Tom responded that the cameras are stationary.

Lydia 102 Heron Turn, I asked how long the contract was on the cameras and Tom responded that it was a year by year contract.

Bill 220 South Glades, asked that if DR Horton was going to be able to benefit from the cameras, then maybe they should help with the cost, Tom responded that that was unlikely, but the Board would look into it.

Jerry, 106 Hombre Circle, asked for a timeframe for when the Association had to decide. Jerry also asked about having speed bumps installed within the community and Tom responded that in the past the committee has been very against that.

Bill 144 South Glades Trail, requested that the board look into having the local government conduct a traffic impact study on the entrance of the property.

An unnamed owner asked if the board had looked into having gates installed on the community, and Tom responded that since the Association does not own the streets, they cannot gate them.

Steve 117 Hombre Circle, asked why a Winery representative was not at the meeting and Tom responded that Mr. Fussel didn't say why he was unable to join the meeting.

After this discussion with the ownership, the board decided to hold off on making any decisions regarding the camera installation until the next scheduled board meeting on November 17 2022.

Entrance lighting, and Richard Jackson Entrance Repair:

Rob Jagger went over the repairs that have been completed and the check is being processed. Rob has been researching options to replace the light fixture with a new bronze colored fixture for around \$4000.00 to come from reserves.

BOARD REPORTS

Treasurer's Reports:

George McNitt went over the Association's year to date financials and announced that the Reserves had increased to \$117,000. George also announced that there were 10 different properties for sale or closing with the community. He then went over his proposed budget for the 2023 fiscal year. After reviewing last year's financials and with the coming years increases in insurance premiums and inflation, he has suggested that the Association dues be increased.

An unnamed owner asked if there was any way the association could generate funding through estoppel fees or capital contribution fees, for people purchasing within the Association. George Responded that it's better to avoid those fees because legally the association is a non-for profit organization and charging those kinds of fees can be considered taxable income. This owner also asked if there was a way that owners could make payments via the Internet and Tom said that they would have George look into it for the next meeting.

Paul, 256 S. Glades Trail, asked if the association could cut down on printing costs by providing documentation to the owners digitally, Tom responded, that this has been resisted by the Community in the past for several reasons, including security of personal information, and lack of technological access.

Dan Darce motioned to approve the Treasurer's Report, seconded by Rob Jagger, all in favor, motion passed unanimously.

Environmental Report:

Dan Darce went over the current report from the environmental committee, he requested that owners who are leaving old furniture, and other debris in their front yards. Please take care of it themselves, and any owners who see other owners with unwanted items in the front yard reach out to him so that he can give them warnings.

Zach 137 hombre, asked how much the association makes in fines each year, Mr. Dan responded that since he has been in charge of the environmental committee, he has not had to find anyone yet, the owners that he has reached out to who were violating association rules fixed the issues before fines were necessary.

An unnamed owner asked how new owners were provided copies of the rules and regulations for the community, and Mr. Tom responded that the treasurer, George McNitt personally delivered them along with a gift card, welcoming them to the community.

Maintenance Report:

Rob Jagger reported that the mailbox painting was scheduled for the weekend following the meeting weather permitting, worst case scenario it would take place the following weekend.

Recreation Committee Report:

Renee reported that the ladies luncheon was a success, and that Halloween trick-or-treating was scheduled to take place on the 31st. She also added that they are planning to do a Christmas card parade on December 18 and that they could use some volunteers to play Mr. and Mrs. Claus. Also, the annual Christmas tree lighting would take place on December 1 by the association mailbox and there would be home decoration judging on the 11th and 12th

NEW BUSINESS

Trash Bids:

Rob Jagger was requested to seek out bids for having trash service be covered by the HOA, to be charged from owners annual HOA fees. The bid that Mr. Rob found that the average bid for the association is two trash pick-ups a week and it will cost owners about \$25 a month. He then opened the floor for owner's comments.

Cook 111 Heron Turn, commented that she did not like the trash constantly being out by the street and the trash trucks from different companies driving up and down the roads constantly

Glenn 118 grand Heron, asked if the board had any plan for what could be done for owners who couldn't pay the additional charge, Rob responded that at \$25 a month. He didn't think that that would be an issue.

Landscaping Contract Up For Bid:

Rob Jagger reported that he is seeking bids from Brightview landscaping and Nolescapes for the landscaping contract that is up in December, he also mentioned that if anyone knew of any companies that were in the area and had a good track record that they are welcome to submit bids as well.

Annual Meeting:

Tom Trossen reported that Terry Quiggle has sold their home and so their board seat will be up for election at the upcoming annual meeting in February.

2023 Dues Increase and Draft Budget:

Tom Trossen reported that increasing the association dues was probably going to be necessary, and that the board could increase the dues up to 15% without requiring approval from a majority of the ownership. He also added that the Board still had some research that needed to be done before deciding on a 2023 Budget.

OWNER'S COMMENTS

Bill 144 South Glades Trail, suggested again that the Bourne, and request that the local government conduct a comprehensive traffic study of the main entrance to the property.

Lee J 230 South Glade Trail, stated that the speed bumps that were installed, aren't helping slow drivers down within the community enough, he requested that the board look into other ways to slow down drivers within the neighborhood. Tom Trossen went through the options that he was aware of and all of them would simply inconvenience owners without impacting traffic that much.

Adjournment:

With no further business to come before the board, Tom Trossen adjourned the meeting at 8:38 PM