

**THE GLADES**  
**Board of Director's Meeting**  
**November 17th, 2022 at 6:30 PM CT**  
**304 South Glades Trail, Panama City Beach**

**DRAFT MINUTES**

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

**Roll:** Tom Trossen, President; Rob Jagger, Vice President; Daniel Darce, Director; Bill McDaniel, Director. Also present, George McNitt Treasurer. Meeting was live casted via Zoom to The Glades Facebook site.

**Approval of 20 October 2022 meeting minutes:**

Tom Trossen noted a required change to draft minutes for correction. **Bill McDaniel motioned to approve the meeting minutes as amended, seconded by Rob Jagger, motion passed unanimously.**

**OLD BUSINESS:**

**Proposed Budget Development**

Tom Trossen opened the discussion on the budget. FL Statute requires separate line item entries for contracts, so budget proposal amended to include individual line items under contract. Rob Jagger is still working the maintenance contract bid. Written bids to be accepted as historically completed in the past. Pond maintenance contract also under bid process. Significant expenditures on monument maintenance in 2022 not projected for 2023. Insurance cost projection includes an increase based on quote from insurance agent. As cost avoidance, the Back Beach Road entrance shack will be self insured vice \$1600 per year insurance since Reserve Fund is now fully funded. Seeking new annual meeting venue due to significant expense of Edgewater Conference Center. Legal budget line item increased in anticipation of changing environment due to construction and potential need for legal challenges and resolutions. Discussion of legal fee rate and acknowledgement that current rate billed to the Association is below market rate and advantageous to the Association. Admin expenses were dramatically over budget due to Lake Hombre special meeting costs, presentation to City Council on apartment complex, and additional signs printed this year. Flock Safety Camera line item was included in base budget at \$7500. Draft budget included a \$30 dues increase. Tom Trossen initiated discussion on dues increase and process by DCR, By-Laws, and statute. 179 members necessary for membership vote, DCR also provides for BoD to make a no greater than 15% annual increase. Proposed budget models discussed with and without dues increase. Shortfall would exist without increase. Flock cameras are significant budget driver. Discussion of city provided coverage to meet TGOA needs and whether TGOA needs additional coverage. Discussion of existing camera coverage through Ring Doorbells, winery, hotel, Superior Residences as potential contributors to TGOA security monitoring. Daniel Darce noted that any such information would not be under control of TGOA. Those cameras are not license plate readers and do not provide consistent coverage and live time protection is not possible. Discussion on use of Reserve Fund to meet budget shortfalls. Attorney advised it is a business type decision to meet Association responsibilities and therefore it would be acceptable. Member Terry Nanny suggested use of reserve funds would be more palatable to members. George McNitt noted the Reserve Fund, due to the sale of the Back Beach Road monument to FDOT, is fully funded.

**Bill McDaniel motioned to raise base dues per the DCR limit of 15% equal to \$33.75. Seconded by Daniel Darce. Motion passed unanimously.**

**Daniel Darce motioned to use \$7500 Reserve Fund for one year of Flock Safety Cameras. Seconded by Tom Trossen.** During discussion, George McNitt noted the budget estimate includes \$7500 and therefore does not need use of Reserve Funds. **Motion failed unanimously.**

**Daniel Darce motioned to contract for Flock Safety Cameras for the safety of Glades residents per the proposed budget. Seconded by Rob Jagger. Motion approved 3 – 1 with Director McDaniel voting no.**

Rob Jagger led discussion on consolidated trash collection bids. Three bids received, two companies considering rebidding with lower numbers. Discussion on whether all three bids should be offered to owners vice the Directors making a business-based decision to recommend only one as the best offer. Tom Trossen restated the attorney advised once again that it is the role of the board of directors to make business decisions for the association, and making a singular recommendation to members is what should be expected. Discussion on averaging the monthly cost over the term of the contract vice annual dues increase. Discussion proceeded to necessity for membership vote on consolidated trash by creating a dues obligation. Benefits include reduced price to majority of members, reduces the vehicular traffic of trash trucks, provides twice annual bulk pick up, makes common trash pickup days, and period excess trash pickup with coordination with vendor.

**Bill McDaniel motioned that the board present Waste Pro as the selected vendor at the annual meeting, seconded by Daniel Darce. Motion passed unanimously.**

## **BOARD REPORTS**

### **Treasurer's Reports:**

George McNitt went over the Association's year to date financials and announced that the Reserves had decreased to \$109,705 based on final capital expense. George also announced that there were 2 different properties closing this month and 7 for sale within the community.

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

### **Environmental Report:**

Daniel Darce went over the current report from the environmental committee, noting 10 approved modifications and 11 illegal / after-the-fact modifications. Continuous problem because of lack of owner understanding of the DCR requirements. He emphasized the requirement is 20 day advance notice of work through approval request. Frustrated that process has become only a paper drill vice approval process to ensure quality appearance of neighborhood.

**Daniel Darce motioned that unapproved modifications when discovered result in the owner receiving an immediate violation notice of fine of \$50. Seconded by Tom Trossen.** Discussion of a probationary period for new owners of one month, and understanding how new homeowners aren't advised by realtor of restrictions. Also discussed the importance of the welcoming committee to welcome new owners with printed copies of DCR and website information. **Motion passed unanimously.** Schedule of fines to be updated accordingly.

**Maintenance Report:**

All new lighting fixtures have arrived. Some arrived damaged and will be replaced by vendor. Installation to begin shortly and will be completed within weeks. Mailbox painting had not been accomplished yet, but vendor has been contacted and will begin work this weekend. Maintenance contract request for proposals will be mailed out to vendors next week.

**Recreation Committee Report:**

Geri Laws reported that the ladies luncheon was a success, with 14 women attending at American Charlies. Next is scheduled for 9 December, check Facebook page for details. Rob Jagger noted several of the husbands meet at the same time and it might be good to reinstate the men's breakfast. Also, the annual Christmas tree lighting would take place on December 3rd by the association mailbox and there would be home decoration judging on the 11th and 12<sup>th</sup>. Christmas parade will be on 18 December, details on Facebook page. Possibility of having a post-parade assembly.

**NEW BUSINESS****OWNER'S COMMENTS**

Geri Laws raised the potential of the use of 304 South Glades Trail for the post-parade gathering. Tom Trossen commented it is a single family residence now being used for auxiliary purposes by the church to hold meetings for teen groups. It is not being used as a residence by anyone. It has been used to host a couple of Glades events, including an artist paid to lead a recreational painting event. Much of what happens in the building is what neighbors often engage in – having friends and guests over, hosting social events, etc. Use by the TGOA BoD for a meeting in his opinion is members meeting in a member's home, as the church is a member of the Association by ownership. The issue becomes if the activities become disruptive to neighbors, or if the church is renting out the home, which would require direct action by the Association. Daniel Darce noted public accommodation safety concerns from a fire / emergency response perspective. Tom said he would ask Code Enforcement for clarification and city position on the use of the home as a meeting place.

**Adjournment:**

**Tom Trossen motioned to adjourn, seconded by Rob Jagger. Motion passed unanimously.** Tom Trossen adjourned the meeting at 9:58 PM