

**THE GLADES**  
**Board of Director's Meeting**  
**January 12, 2023 at 6:30 PM CT**  
**The Church at the Beach, 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 17 November 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:**

Tom Trossen clarified contract with Flock Safety Cameras to ensure that while it is a two year contract, it is only paid one year at a time. Initial contract year is \$7,987.50 to include discounted installation fee. Second year is \$7,200. **Tom Trossen motioned to modify the budget forecast from \$7,500 to \$7,987.50 for the initial year. Seconded by Bill McDaniel, motion passed unanimously.**

Tom Trossen noted that the new Glades Safety Committee will need volunteers. These volunteers will receive familiarization training from Flock and sustainment assistance per the contract.

**BOARD SUPPORT STAFF REPORTS**

**Treasurer's Report:**

George McNitt reported that the Annual Meeting packets were mailed earlier in the week and he received his copy to validate postal system works. Several members in attendance reported they had not yet received their packets. Current checking account balance \$52,917 which includes 114 of the 268 annual dues payments received to date. Reserve Fund is fully funded at \$107,834 and the payment for irrigation pump replacement of \$1,600 will come from the reserve fund. CPA researching if sale of Back Beach Road monument is a taxable event. **Rob Jagger motioned to accept Treasurer's Report, seconded by Daniel Darce, motion passed unanimously.** 7 homes currently listed for sale. All recent sales have been recorded in TGOA records.

**Environmental Report:**

Daniel Darce reported there were 4 modification requests for painting and fences and all were approved. He also reported the first fine for DCR violations was received in accordance with the decision at the last board meeting to impose an immediate fine for unapproved modifications. Owner immediately responded to violation notice and turned in a check to Daniel. George McNitt noted he needs to generate an invoice for any funds received, and would generate an invoice marked "paid" for this fine receipt. Daniel explained the process to attendees.

### **Maintenance Report:**

Maintenance contract request for proposals has not been completed yet but will be shortly. Light fixtures are all installed and mailboxes painted.

### **Recreation Committee Report:**

Tom Trossen passed along compliments from many neighbors to the committee for their superior performance in hosting Ladies Luncheon, Christmas Tree Lighting, and Christmas Parade. Geri Laws has published a list of planned events for 2023:

25 March – Spring Garage Sale  
1 July – 4<sup>th</sup> of July Parade  
7 October – Fall Garage Sale  
2 December – Christmas Tree Lighting  
10 December – House decoration judging  
17 December – Christmas Parade

Also may plan other events including a Halloween Trunk-or-Treat costume judging

Monthly Ladies Luncheon will continue. Trying to get a Card Group reestablished. Bridge and Mahjongg groups intended. Board accepted scheduled events as proposed dates to be approved at next board meeting.

Daniel Darce suggested the two dumpster dates be coordinated with garage sale dates if members elect to go with consolidated trash pickup.

### **NEW BUSINESS**

Tom Trossen discussed the annual meeting location at 7550 Holley Wood Drive. He also presented draft slides for the meeting and for input from board members. Meeting facility cost is \$380 vice \$1200 for Edgewater. Rob noted the bar will be open (but not an open bar!). Serving juices, sodas, and alcoholic beverages. No new meeting packets will be available at the meeting, so members need to bring their annual meeting packet with them. Discussion of potential billing cycles based on approval of consolidated trash collection to include split payments. Also discussed the coordination with current vendors for can removal and can delivery for approved consolidated trash vendor. Ballots to be provided at the annual meeting. Question from Zoom attendee: can we see the contract before the vote? Answer from Rob: yes, will post to Facebook. Discussion of whether to have the bar open and liability of hosting facility for alcohol service. **Daniel Darce motioned for bartender for two hours and to provide finger foods/snacks at a cost not to exceed \$200. Second by Rob Jagger. Motioned approved 3-0 with Bill McDaniel abstaining.**

### **OWNER'S COMMENTS**

Geri Laws asked for confirmation of terms of office for upcoming board vote. Rob and Bill up for two years, Martha Cook up for one year to complete vacancy created by resignation of Terry Quiggle. Board organizational meeting will determine Officers and Committee Chairs.

Jim Snider call Mr. Sumner of FL Department of Environmental Protection who stated that silt barriers were required for construction, and he would come out to inspect the construction activities and discuss corrective actions needed. Concern is there is more than just sand dust blowing, potentially adverse

particulate matter “black stuff” as an example. Discussion of dirt piles acting like a snow fence creating drifting of sand and dust on the downwind side of piles and whether the piles could be leveled down.

Tom Trossen stated he spoke with Dina Brown of DR Horton about new construction. The development going in the center of The Glades is going to be called Caballeros at Hombre and is scheduled to be platted in November 2023.

Daniel Darce asked for the Association’s attorney to research options for The Glades Owners Association or individual members to pursue.

Tom Trossen was asked to explain proxy vote process. Proxy for this meeting is proxy to cover all voted issues at the meeting, not just the trash vote.

**Adjournment:**

**Rob Jagger motioned to adjourn, seconded by Daniel Darce. Motion passed unanimously.** Tom Trossen adjourned the meeting at 7:49 PM