

THE GLADES
The Glades Owners Special Meeting
March 12th 2023 1:00 pm
7550 Holley Wood Road, Panama City Beach

Quorum Call: Tom Trossen verified per the Declaration of Covenants and Restrictions that over 90 members were present or present by proxy – 25 in person owners and 108 proxies filed with the Board.

Call to Order: Tom Trossen called the meeting to order at 1:06 PM

Roll: Present - Tom Trossen, President; Rob Jagger, Vice President; Bill McDaniel, Director; Martha Cook, Director; George McNitt Treasurer. Record of attendees and proxies is on file.

Rob Jagger, Vice President and project coordinator for consolidated trash service through additional annual dues, presented the same process and contract information as presented during the Annual Meeting. He covered details of the bidding process, with three written proposals received, the board discussions at board meetings, and the decision by the board to present Waste Pro bid for consideration by members. He also detailed the split payment options available to members.

Following his presentation, Tom Trossen opened the floor was opened for discussion, comments, and questions.

Geri Laws questioned if “snowbirds” or part time residents will be paying a reduced price for time periods they are not “using” trash services during their absence as there is some confusion among some members as well as rumors of differing rates. She also questioned if owners of vacant lots are charged for trash collection. Tom Trossen explained the per Florida Statute and noted by Martha Cook and Acting Secretary Jessika Bucci at the annual meeting, an amenity cannot be pro-rated and an equal billing for the amenity for all members is the only allowable process. He also noted that this answer was provided on Facebook as part of the annual meeting summary. Bill McDaniel further noted that all members will be receiving an invoice for annual dues increase this year and that future years annual dues will include trash collection. Tom Trossen noted that future years invoices will not include a line item for trash – annual dues covers all costs of the association.

A member asked if there would be any rate changes during the contract period. Tom Trossen noted that we have in writing from Waste Pro that there will be not any cost increases outside the contract as published.

A member asked what should be done by non Waste Pro customers. She was informed that Rob Jagger would contact the other providers as a courtesy, but that the individual owners should contact their current provider and cancel their service effective 31 March. Waste Pro will deliver containers to all current non-customers the last week of March.

Final comment from a member thanked the board for this effort in reducing individual cost of trash collection.

Tom Trossen closed the floor for discussion and requested ballots be submitted for counting.

Bill McDaniel conducted the initial count of ballots with a result of 125 YES and 5 NO votes.

Tom Trossen announced the initial vote count and that the measure was APPROVED by vote of members. He also stated that the final, audited count would be conducted to validate each proxy and ballot received.

Adjournment:

After soliciting final comments from members, **Tom Trossen adjourned the meeting at 1:32 pm.**