

Minutes
Board of Directors Meeting

March 23, 2023, 6:30 PM CT

Location: The Gulf Beach Baptist Church, Middle Beach Rd., Panama City Beach, FL

Call to Order: Tom Trossen called the meeting to order at 6:30P.M CDT

Quorum: Tom Trossen, President/Director
Rob Jagger, Vice President/Director
Bill McDaniel, Director
Daniel Darce, Director
Martha Cook, Director
Rosa Lopez, Secretary

5/5 Board members were present, with 14 owners in person and 6 on Zoom.

Appointment of New Secretary:

Mr. McDaniel led the discussion on the appointment of a new secretary, Rosa Lopez. Pay was discussed, comparing an hourly rate of \$25/hr to a flat rate of \$125 for Zoom attendance and \$150 for in-person attendance.

Mr. McDaniel made the motion to approve Rosa Lopez as the new secretary, with the flat rate of \$125 for Zoom attendance and \$150 for in-person attendance. Mr. Darce Seconded the motion, and the motion passed unanimously.

Approval of Annual Meeting Minutes:

The approval of the Annual Meeting minutes was taken off the agenda due to the draft not capturing sufficient detail.

Approval of Special Meeting Minutes:

The approval of the Special Meeting Minutes for 03/12/2023 was discussed briefly.

Mr. Darce made a motion to approve finalizing the 03/12/2023 Special Meeting Minutes into approval.

Mr. McDaniel Seconded the motion. The motion passed unanimously.

OLD BUSINESS

Waste Pro Trash Implementation/Can Delivery Status

Mr. Jagger discussed Waste Pro Management and the delivery of new cans. New cans will be delivered the week of 03/27, and no later than 03/31, according to Mr. LeeJ Kinner. Owners who were not a Waste Pro customer will be getting new cans and will be able to put those cans out on 04/02, and will be picked up on 04/03, then the cycle will start. Additionally, any owner who had Waste Pro for services that are currently being used that extend into the period will be refunded for that time. If there is a problem and an owner doesn't receive a refund, reach out to Mr. Jagger, whom will reach out to Waste Pro. Mr. Trossen added that owners will need to cancel their automatic payments to Waste Pro. Mr. Jagger continued discussion on can delivery, mentioning if for some reasons the cans do not show up when expected, Waste Pro will pick up trash from another vendors can. All owners will need to cancel services

with their other trash companies.

An owner asked when they can expect a bill for the first payment, and will it be sent to their P.O. Box; the answer to when they can expect the bill was unknown at this time, the invoice will be going to the P.O. Box.

An owner asked about the twice a year pick up with the dumpsters wanting to know if they have decided when they were going to do that, and where they were going to place them; the answer being sometime in the second week of April and there are a couple of ideas idea on location, but it hasn't been decided yet. A drawing will be provided on where they are on property, so everyone knows the locations. There will also be a list of what can/cannot be put in the dumpsters. The rules and diagram will be put on Facebook as well as sent electronically.

An owner asked if owners who already have Waste Pro as a trash service could get damaged cans replaced; the answer being they would need to call the operations number.

Maintenance Contract Bidding Update

Mr. Jagger put in five requests for maintenance contract proposals, only receiving two, one of which is the current company being used, with no additions to the contract. A plan to improve the landscaping was not offered. Since then, Mr. Jagger talked with Mr. Randle, who suggested he reach out to Chip Chester, who owns Leak Landscaping, and would most likely provide additional quotes to modify the current landscaping. The second quote was from Nolescapes, who quoted around \$96,000 before starting to maintain. The company is wanting to tear everything out, starting fresh. Nolescape's quote is three times as much as Leak Landscaping just to maintain. Mr. Trossen asked that if Leak Landscaping was kept, what the annual total would be. Mr. Jagger responded with \$23,700 currently, the new bid being \$27,380 for the same contract.

An owner asked about the company they had before Leak Landscaping. The Board responded saying they didn't have that information and that the company may have gone out of business.

Mr. Jagger mentioned he asked the companies to include all the areas around the pond in Glades II, which was not bid for the first time, causing a separate payment for the maintenance around the area. Adding this separate payment, \$2,700, to the current contract for Leak Landscape, it would bring the total close to the current bid of \$27,380 if the ponds are included in the quote.

Mr. Trossen made a motion to continue month to month with the present contractor, Leak Landscape, to provide sufficient level maintenance services for the terms contract. The motion was seconded by Mr. Jagger and the motion passed unanimously.

Mr. Trossen made a second motion to continue the search for proposals from landscaping companies to improve the current landscaping. The motion was seconded by Mr. McDaniel and passed unanimously.

Glades Phase II Pond Maintenance Discussion

Mr. Jagger led the discussion for The Glades II pond maintenance. Mr. Jagger started with a question he was receiving from owners in Glades II, asking where the extra \$50 paid living in Glades II is going. The request was for funding for the ponds in Glades II. Mr. Jagger met with the Lake Doctor to get quotes. The Lake Doctor suggested new grass carp for the ponds to help mitigate the algae and the weeds that come to the surface of the pond in the summertime. The cost being \$246.84 for seven carp that will go in two of the three ponds. The third pond on the West end currently has four carp. Of the new carp, three will go in the smaller pond and four in the larger. It was found that there were numerous electrical

boxes remaining from previous ponds around the area of the current ponds. There was also a pump with was possibly used for irrigating or a spray system, it is unsure what the pump was used for. The cost for new fountain systems, purchasing three, one for each pond, would be a total cost of \$10,452. This price does not include a complete renovation of the electrical system. Although there is some underground electric system running below near the ponds, but it is unsure if they could provide power. An electrician will be consulted. If the line cannot provide power, it is estimated it will be an additional \$2,000 to \$3,000 for electrical. If owners would like the fountains in the ponds, assessments would need to go up an additional \$300 to \$400 a year. The money paid out from the last two years was for insurance for the ponds. The Lake Doctor treated the ponds with two treatments. One treatment in 2021 was \$500, the other in 2022 being \$600.

Mr. Jagger received two quotes for an annual maintenance program from The Lake Doctor. One being a bi-monthly plan, the other being a quarterly plan. The bi-monthly is \$390, resulting in an annual cost of \$2,340. The quarterly plan is \$468 a treatment, resulting in an annual cost of \$1,872. Both quotes given are higher than the amount the ponds are currently bringing in, resulting in an increase in assessments for Glades II owners. Mr. Trossen discussed how phase II has a specific requirement for maintenance of the ponds. Not all the maintenance that has been done to the phase II common areas has been billed to the phase II, but instead to the general maintenance contract. Next year there will need to be a detailed look at the expenses of phase II to appropriately adjust any phase II dues. As of right now, there is \$4,000, which is enough to cover what was mentioned.

Owners had previously thought that the additional \$50 was going towards the maintenance of the landscaping/grass, but instead it was going towards the ponds. The \$50 is specifically for the Glades II common areas, which includes the mailbox island, the triangle on the East side of South Glades Trail, and the three pond areas.

There were two questions from Zoom participants.

Don and Linda Janovi 221 South Glades Trail – A pond fountain would be great. Does anyone know what happened to the ones that were there? Out of the ponds, are we not going to be able to maintain? Does The Glades actually own the ponds?

The Glades does own the ponds and the old equipment was discarded. There is no remaining old pond fountain equipment left.

Jean Glenn Walker 118 Grand Heron – Who has the responsibility to maintain the retention pond North of Grand Heron? Is there a maintenance plan for that pond?

The pond being referred belongs to the Duplin Winery / Fussel Properties across from it. They have the responsibility to maintain the area, not The Glades.

Initially, the Glades II assessments were an extra \$300, then went up to \$500, then went back down to the current \$50. To go about increasing the assessments, out the 24 lots in phase II, 66 and 2/3 will need to assemble a proxy and vote on the quorum to increase their due. It would be the boards responsibility to present the increase, it would be the decision of the 24 lots to approve.

There will be a requirement for a special meeting regarding the maintenance of the ponds including the mowing around the ponds as well as maintaining the health of the ponds through Lake Doctor.

Discussion ensued on bi-monthly vs quarterly for the Lake Doctor. An owner asked if there was a quote for bi-yearly. Mr. Jagger responded that by doing a bi-yearly would be too seldom, being by the time it came for a checkup, there could already be an issue, causing more of an expenses to fix. Whereas bi-monthly and quarterly could prevent issues. It was discussed bi-monthly was too often.

Mr. Trossen made the motion to approve the Lake Doctor quarterly contract for year cycle, implementing it on 04/01/2023. The motion was seconded by Mr. Darce and the motion passed unanimously.

An owner asked if the Lake Doctor is going to treat all three ponds in one trip to prevent something spreading from pond to pond. The answer being unsure, but most likely the Lake Doctor would be doing all three ponds in one trip.

BOARD AND SUPPORT STAFF REPORTS

Treasurer's Report

Mr. McNitt presented the Treasurers Report. It was stated that there are currently six homes for sale and no active contracts. There are eight delinquencies that will be 60 days unpaid on 04/01 and will go to collections once they reach the 60-day mark. Mr. McNitt sent them a statement along with the new charge. The payments for the trash service, 44 payments were posted today for a total of \$8,825.20. Since that time, 18 more payments have been brought in, totaling in 62 payments. There are only 3 that have paid a small portion.

Mr. McDaniel made the motion to approve the Treasurers Report. The motion was seconded by Mr. Darce and the motion passed unanimously.

Environmental Report

Mr. Darce led the discussion for the Environmental Report. Starting with five requests for modifications; two for painting, one for a new pool, one for new sod and a gazebo, and one to replace a driveway with pavers. There is one person who is wanting to add or change a driveway, but will have to go through the city to approve first, then submit the request to the Environmental Control Committee. There was also an automatic fine that was collected from an owner who is in the process of putting in a pool but didn't fill out a form to submit to the Committee.

Mr. Darce stated that once everyone is with one garbage company, trash violations will be easier to track, saying trash days are going to be Mondays and Thursdays for pick up.

Maintenance Report

Mr. Jagger presented the maintenance report.

Recreation Committee

Mrs. Cook presented the discussion for the Recreation Committee. There was a men's luncheon hosted, 19 people attended. The lunch ins will continue monthly. The next one being on the same day as the ladies on 04/11. The men will be going to American Charlie and the ladies to Wicked Wheel. There will be a community garage sale this Saturday, 03/25, and there will be a rain date of the next Saturday, 04/01. There will be a children's Easter egg scavenger hunt taking place on Friday, 04/07. Instead of an egg hunt, there will be a scavenger hunt where the children can go around and look for certain items and write down where they see them. \$60 is being asked for to make three Easter baskets for the first three winners and everyone will get a participation chocolate bunny.

Mr. Jagger made the motion to approve the \$60 for the prizes. Mr. Darce seconded the motion and the motion passed unanimously.

NEW BUSINESS

Flock Safety Camera Data Insights

Mr. McDaniel presented the report on the Flock safety cameras. The number of vehicles that entered the neighborhood was 27,945. Mr. McDaniel will start to distribute a report on the amount of traffic at the three entrances monthly through Facebook and email. It was clarified that the number being generated on the report is the number of cars, not the number of different plates, meaning the same car could have been counted more than once. If the amount of traffic that is not Glades residents wants to be known, all residents must register their license plate numbers to the Flock data base, then that data can be calculated. Of the 1,300 average per day incoming traffic, North Glades Trail has 410 a day, South Glades Trail has 683 a day and Grand Heron has 238 a day. Most of the traffic is from Middle Beach Road coming into the neighborhood. It was also stated Monday and Wednesdays are the biggest traffic days.

Recreation Committee Budget Requests/Revitalization of Welcoming Committee and Welcoming Process

Mrs. Cook and Lydia Jagger presented an idea of a new Welcoming Committee. A welcoming basket was presented including a bottle of wine, the new handbook, Environmental Control Committee door hangers so owners know what they can get fined for, calendar of events, a plant, names of Board and Committee members, a gift card from local restaurant, The Glades stickers and an information sheet about dangerous animals and wildlife. The Committee would be notified of a new homeowner and the welcoming basket would then be made as well as a date set to welcome the new owners. The baskets would cost \$50 or less, including a \$20/\$25 gift card to a restaurant. Mr. Trossen stated that based on past records, an average of \$20 a basket would come out to a yearly cost of \$500, which would be coming out of the Recreation Committee budget. Discussion ensued on there being a Welcoming Committee separate from the Recreation Committee.

Mr. Trossen made the motion to establish a Welcoming Committee that is separate from the Recreation Committee. Mr. Jagger seconded the motion and the motion passed unanimously. Mr. Trossen made a second motion to nominate Martha Cook as the First Chair of the Welcoming Committee. The motion was seconded by Mr. McDaniel and passed unanimously.

Mrs. Cook stated they will be meeting at her house on Monday, 03/27, at noon. Mrs. Cook also set up a generic Gmail account for electronic notices that can be passed on to future Board Members. The community emails will be sent to Mr. Trossen to approve and send.

Reformatting of The Glades Telephone Directory

Mr. Trossen led the discussion on the new formatting of the phone directory. The new formatting will list the name, address, and phone number of owners. There is allowed more than one phone number in the directory per lot. There is also an owner's directory, in which owners cannot opt out of. An inclusion of email address will be added later. The schedule of fines portion has been updated. The map has been updated to include address of The Glades, street names and street numbers. The new ponds are also drawn into the map, excluding the new neighborhood.

If owners would like to opt in for electronic communication, a form will need to be filled out and return to Mrs. Cook.

Mrs. Cook presented she would like to 50 decals at \$30, or .58 a piece. Mr. Jagger communicated that a larger number be ordered. Mr. Trossen added that the Flock camera would be able to pick up on the decals and would make recording residents cars easier, and residents wouldn't have to register their

plate number to the Flock data base. The funds for the batch of stickers would be coming out of the Recreation Committee budget.

Mr. McDaniel made a motion to approve 200 large Glade's stickers. The motion was seconded by Mr. Darce and passed unanimously.

Mr. Jagger presented an email received about not paying for trash services. Mr. Trossen said the response would be every member pays. It is Florida Statue as well as city Statue.

Three Minute Open Comment Periods for Members to Address the Board

There was one Zoom question.

Loius Sanchez - Was the option to register as a resident for Flock conveyed to everyone. The answer being nothing has been conveyed yet, but there will be a Facebook post and electronic notice soon.

There was one question from an owner who is present in person.

Tom – it was rumored that contractors plan on stealing more land to expand the lagoon. Right now he only has a few inches left until his property line because the rest of it is his property. The answer being the contractors should not be able to steal anything from him.

ADJOURNMENT

The next meeting will be held on 05/25/2023 at The Gulf Beach Baptist Church at 6:30P.M.

Mr. Trossen made the motion to adjourn the meeting at 8:28pm. The motion was seconded by Mr. Darce and passed unanimously.