

Minutes
Board of Directors Meeting

15 June, 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 6:30 P.M. CDT

Quorum: Tom Trossen, President/Director
Rob Jagger, Vice President/Director
Bill McDaniel, Director
Martha Cook, Director
Daniel Darce, Director - Absent

4/5 Board members were present, with 10 owners present in person and 2 on Zoom. President Trossen noted that the previously hired Secretary quit due to other commitments and announced the open position for applicants and/or recommendations for a new secretary.

Approval of 23 March 2023 Board Meeting Minutes: Tom Trossen presented the draft minutes for board approval. **Bill McDaniel motioned to accept as written, seconded by Rob Jager, approved by unanimous vote.**

OLD BUSINESS

Landscape Bids: Rob Jager presented the three written bids received in response to the distributed request for proposals. Only three companies of the six contacted provided written proposals that met requirements. Leake Landscape (current), Focus, and Nolescapes. Nolescapes was highest bidder, wanting to remove all old landscaping and start fresh with a total cost exceeding \$170,000 dollars first year, with an annual cost of \$89,576 (\$7,381 per month). Leake Landscape bid was \$36,365 per year (\$2,947 per month) and has done a poor job for TGOA the past 3 years. Focus bid was \$42,820 per year (\$3,586 per month). Discussion ensued on relevant variables between proposals. Following significant discussion and input from several members present on issues of rose bush removal, pine straw application, potential use of rubber mulch in place of pine straw, significant increase in chemical fertilizer and other recommended landscape action details, **Bill McDaniel motioned to accept the Focus Bid Proposal, seconded by Martha Cook. Motion passed unanimously.** Rob Jager will coordinate for a 1 July start date and on-site walk through with Focus manager. **Bill McDaniel motioned for a 1 July start date, seconded by Rob Jager, approved by unanimous vote.**

Recreation Committee Budget Requests: Martha Cook presented proposed expenses for activities of the Recreation Committee. First request was for funding to provide a welcome basket at the cost of \$25 plus a \$25 gift certificate to a local restaurant for a total of \$50 per basket. Second request was for \$300 for the 4th of July community celebration and potluck to be held at the Dunes of Panama condominium complex. Committee Member Vicki Walker presented a proposed plan for the use of the Dunes facilities as her guests, including the availability of the clubhouse, restrooms, and pools for Glades members. **Bill**

McDaniel motioned for approval of the basket purchase and a limit of \$300 for the 4th of July celebration, seconded by Tom Trossen, approved by unanimous vote.

BOARD AND SUPPORT STAFF REPORTS

Environment Committee Report: Tom Trossen read a written report from Daniel Darce, Committee Chairman. 17 requests for modification were submitted and approved / approved with modifications. 25 door hanger notices were written for various infractions. No fines were issued. Daniel thanked the owners who have taken actions to improve their homes and make The Glades the Best Place to Live in PCB.

Treasurer's Report: George McNitt provided year-to-date expenditure report to members with detailed breakout of expenses and income broken out between Base Dues and Phase 2 Supplemental Dues. Total dues, fees, and fine income to date is \$119,539.95 and Phase 2 Supplemental Dues of \$1,200. Expenses year to date amounted to \$45,935.27 base dues and \$2,069.84 for Phase II pond maintenance, fish stocking, and insurance. Tom Trossen asked questions about the Phase II accounting reflecting a remaining Phase II reserve of \$353 for the remainder of the year and implications for future dues changes. George also presented long-range budget proposals to the board for consideration at future meetings in response to Tom's questions. **Bill McDaniel motioned to accept the Treasurer's Report as presented, seconded by Marth Cook, approved by unanimous vote.** George also reported two home closings, a pending closing, and six homes or lots currently for sale in The Glades.

Maintenance Report: Rob Jager had no additional items to discuss.

Safety Committee Report: Bill McDaniel reported that Flock Safety Camera data did not reflect any significant changes in traffic counts since the last report outside of two known community events. In response to Facebook comments about speeding within The Glades, Tom Trossen presented a proposal for the committee to purchase a hand-held radar gun from Academy Sports so volunteers could collect actual speed data to justify increased speed enforcement activity by PCBPD, especially along South and North Glades Trail. After board and member discussion of upsides and significant downsides, the proposal was withdrawn from consideration as not in the best interests of community safety and cohesiveness.

Publicity Committee: Martha Cook proposed the acquisition of Constant Contact software through a contract to enable more efficient messaging to TGOA members about community events, activities, and other items of community interest. This software allows for messaging with up to 500 total emails. This would be in addition to the use of the cumbersome bulk Gmail messaging system she established and maintains. Constant Contact provides better interface, high quality graphics and newsletter-like capabilities, and is easier to implement rapid messaging. Cost would be \$144 per year with potential discount for a not-for-profit organization. **Rob Jager motioned to approve the acquisition of Constant Contact, seconded by Bill McDaniel, approved by unanimous vote.**

The Glades Welcoming Committee Report: Martha Cook reported that three baskets were presented to new owners since the last meeting. New owners were greatly appreciative of the welcome. Committee members try to greet new owners shortly after move-in and present a great image for The Glades.

Recreation Committee Report: Martha Cook noted the next Ladies Luncheon will be on 10 July at Uncle Ernie's Bayfront Grill, the Mens Luncheon will be 10 July at Beef O'Bradys, and the 4th of July celebration will be at The Dunes of Panama. Event announcements will be posted to Facebook and through bulk email system.

NEW BUSINESS

Three Minute Open Comment Periods for Members to Address the Board

ADJOURNMENT

The next meeting will be held on 27 July 2023 at The Gulf Beach Baptist Church at 6:30P.M.

Mr. Trossen made the motion to adjourn the meeting at 8:00pm. The motion was seconded by Bill McDaniel and passed unanimously.