

Minutes
Board of Directors Meeting

27 July, 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

5/5 Board members were present, with 6 owners present in person and 7 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 June 5th Board Meeting Minutes: Tom Trossen presented the draft minutes for board approval. **Bill McDaniel motioned to accept as written, seconded by Daniel Darce, approved by unanimous vote.**

OLD BUSINESS

Martha Cook of the Communications Committee presented an update on the Constant Contact software to be used by the committee to keep The Glades community informed with pertinent information via email service. Community members were given the opportunity to sign up by providing their email address(es) and property address. Constant Contact provides the ability to create a newsletter format email complete with photos and links. Intent is to have the first newsletter out in the next couple of months using the system. Contract cost is \$100 per year previously approved by the board.

BOARD AND SUPPORT STAFF REPORTS

- **Environment Committee Report:** Daniel Darce updated the board on numerous modification requests including roofing, painting, and landscaping. All were approved, some were modified before approval.
- There were several violations and complaints investigated by the committee. 3 homes are at the pending fine level for repeated trash can or visible air conditioner offenses. One \$50 fine for unauthorized modification was issued and fine paid.
- Facebook criticisms of the committee are not appreciated, especially when not backed by fact and specifics. Complaints should be lodged directly to the Committee, Daniel, or other board member – with specific rule violation, location of violation, length of violation, etc.

- Yard debris is to be placed on the grassed right of way in front of your home, NOT in the street. Depositing it in the street forces the collection truck driver to block the road while picking up the debris as he has to stop next to the pile in the open lane, thereby obstructing traffic. That is the difference between yard debris and a parked car are not the same obstruction.
- Yard debris produced by a contractor providing service is required by Land Development Code to be removed by the contractor.

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.

- George re—evaluated the value of physical assets since the sale of the eastern Bach Beach Road monument. Physical asset value calculated to be \$94,714, and the reserve fund is at \$104,985 thus exceeding state target for reserve funds.
- George noted that landscape cost increase was significant and will impact 2024 budget planning. Trash collection is also significant cost, but Daniel Darce commented that the cost is a wash as it is included and known and programmed in the annual dues.
- 5 Annual Dues payments are delinquent and are out for collection through legal proceedings.
- Board members had a protracted discussion of the proposed budget worksheets, the assumptions involved, corrections to some elements, and future revision required. One Glades Owner expressed frustration about the board’s internal deliberations taking too much time and all this discussion should have taken place before the meeting. Tom Trossen pointed out that no board proceedings are conducted in private, that open meetings law governs the board meetings, and the discussions were absolutely necessary in a public forum, and it is the Board’s meeting, not the member’s meeting.

Daniel Darce motioned to accept the Treasurer’s Report, seconded by Bill McDaniel, motion approved unanimously.

Maintenance Report: Rob Jager noted that the new landscape contractor had begun services. No additional information to report.

Safety Committee Report: Bill McDaniel reported that Flock Safety Camera data summary for monthly comparison by month and by entrance. No significant issues or trends noted. South Glades Trail entrance is the busiest, followed closely by North Glades Trail with Grand Heron drive a distant third.

Publicity Committee: Martha Cook noted her information was presented under Old Business.

The Glades Welcoming Committee Report: Martha Cook noted that Lydia Jagger had taken over the lead for the Welcoming Committee and delivery of Welcome Baskets. 3 or four had been delivered this month.

Recreation Committee Report: Martha Cook noted the next Ladies Luncheon will be on 10 July at Uncle Ernie’s Bayfront Grill, the Men’s Luncheon will be 10 August at American Charlie.

- Martha also announced a new event, The Glades Happy Hour, to be held Mondays and Thursdays at Duplin Winery for anyone interested.
- Tom Trossen noted that Jonathan Fussell of Duplin Winery offered the electronic marquee sign for use to announce Glades events, including such things as board meetings and community garage sales. Bill McDaniel opposed the use of the Duplin sign for Happy Hour, and Daniel Darce recommended not using the sign at all. Sense of the board was to not use the sign at all.

NEW BUSINESS

- Tom Trossen noted that Jonathan Fussell had offered the former Hombre Golf Course 30' flag pole to The Glades for use. Tom presented an estimate from Gulf Glo Signs to refurbish and install the pole for \$949 and remove 20' pole, or \$749 just to refurbish and install the 30' pole. George advised that funds were limited and board should restrain spending. **Bill McDaniel motioned to approve the installation of the 30' pole and retention of the 20' pole as illustrated in the photoshopped image provided using reserve funds. Daniel Darce seconded the motion, motion passed unanimously.**
- Tom Trossen noted that he would get a Glades flag designed and procured at no cost to TGOA for use on the 20' pole. Until then, a 3 x 5 foot American Flag would be flown on the short pole, and a 4 x 6 foot American Flag would be flown on the tall pole.
- Tom Trossen raised a proposal to file a complaint with the Florida Bar on behalf of TGOA and TGOA members due to unfounded threat to the Association by a local attorney acting on behalf of a TGOA member who had misled other TGOA members in a false pursuit of declaring TGOA illegal and demanding a return of funds collected to members and to cease operating as an association. Significant discussion ensued. **Daniel Darce motioned that Tom submit the complaint to the Association's Attorney for review and comment before filing. Bill McDaniel seconded motion, motion passed unanimously.**

Three Minute Open Comment Periods for Members to Address the Board

- Bill Henry noted that Burke & Blue had been the Association's legal firm, and that he would no longer be working as the Association attorney as he sold his house and will be moving. He appreciated the ability to serve The Glades. He also appreciated the efforts of the Board of Directors through the years in keeping The Glades in good stead.

ADJOURNMENT

The next meeting will be held on 28 September 2023 at The Gulf Beach Baptist Church at 6:30P.M.

Mr. Trossen made the motion to adjourn the meeting at 8:03pm. The motion was seconded by Bill McDaniel and passed unanimously.