

Minutes
Board of Directors Meeting

28 September, 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 11 owners present in person and 4 on Zoom.

Approval of 27 July Board Meeting Minutes: Tom Trossen presented the draft minutes for board approval. Bill McDaniel noted a required change in the first paragraph for approval of previous minutes date. **Daniel Darce motioned to accept minutes as revised , seconded by Martha Cook, approved by unanimous vote.**

OLD BUSINESS

Tom Trossen noted The Glades flag for Back Beach Road entrance is in production by Gulf Glo and is donated to the association by a benefactor.

Tom Trossen noted that he has not taken follow up action on the Florida Bar complaint against Brian Hess and will consult with the association's attorney prior to filing the proposed complaint.

BOARD AND SUPPORT STAFF REPORTS

Treasurer's Report: George McNitt provided funds account balances \$67,437.53 in checking and \$107,839.93 in the reserve fund for a total of \$175,277.46.

- Six homes are for sale, with one closing upcoming next week.
- In response to Daniel Darce, George reported one owner was delinquent on annual dues.
- In response to Bill McDaniel, George reported that the collections process has started with assessment of late fees and filing of lien, which is different from the fines process for DCR violations.
- No trash dues are outstanding.
- Tom Trossen introduced discussion of the 2024 budget. Solicited for any additional costs, any potential reductions, or other methods to balance the proposed budget presented by George.
 - Rob Jagger introduced the idea of investing our Reserve Funds in CDs or Money Market accounts, which are currently paying about 5% annual interest. Such investment could

yield up to \$5,000 in additional revenue. Investment strategy could include a monthly investment of a portion of the reserves each month in a CD in order to leave a liquid reserve fund available for immediate use.

- Bill McDaniel introduced JP Morgan Money Market Fund strategy based on minimum account balances to open, but fewer penalties / no penalties for early withdrawals.
- Tom Trossen proposed investment of \$15,000 per month for six consecutive months and asked if Bill would research strategies to brief at the next meeting.
- **Tom Trossen made a motion for Bill McDaniel to begin investigations into investment strategies for a portion of the Reserve Fund to get returns and report back at the November meeting. Seconded by Rob Jagger. Approved by unanimous vote.**
- Bill McDaniel distributed an enlarged copy of the proposed budget for illustrative purposes and to better understand George's proposed budget and potential shortfalls.
- Bill's chart demonstrated increases and decreases by percentage to drive discussion of "why is there this change."
- Landscaping costs a particular driver, including pine straw and palm tree trimming.
- Printing costs logically increased due to production of the phone books.
- Discussion about how trash fees are depicted on the accounting sheets. George clarified collections versus billing were as expected.
- Flock Safety Cameras cost included one time installation costs and have an annual cost of \$7,200.
- Additional discussion led by Bill illustrated that some of the accounting lines corrected to proper expenses and reserve fund expenditures demonstrates a lower shortfall, but a shortfall remains.
- Potential other income could include cost sharing Flock Safety Cameras for up to \$1000 at best.
- Cost reduction could include fewer palm tree trimmings, ceding grassed areas along Grand Heron Boulevard back to city for maintenance (which they do on Coyote Pass). City probably wouldn't like that. Palms on GHD purchased by Glades Owners years ago and convinced the city we'd take care of the area.
- Bill McDaniel pointed out that removing Flock cameras would be an initial significant savings, but likely would be detrimental long term because of the data provided to support The Glades against the city in arguments for traffic control efforts. Especially after the new housing is completed.
- Martha Cook and Renae Brown investigated the issue of charging estoppel fees. She found that only about 5% of properties sold in PCB don't charge estoppel fees. \$299 is the maximum fee allowed by Florida Statute, which is the standard amount for most associations in PCB. In 2023 The Glades could have made over \$5,000 based on home sales so far. This is a tax-free revenue stream TGOA has not pursued in the past.
- **Daniel Darce motioned that TGOA implement a \$299 Estoppel Fee for all home purchases beginning 1 November. Motion seconded by Rob Jagger and approved unanimously.**
- No estoppel fee will be charged for owners who refinance.
- **Daniel Darce motioned to accept the Treasurer's Report. Motion seconded by Bill McDaniel and approved unanimously.**

Environment Committee Report: Daniel Darce updated the board on 12 modification requests including roofing, painting, windows, driveway, deck resurfacing, and landscaping. All were approved, some were modified before approval.

- 13 violation notices were issued, garbage cans, illegal parking included.
- Thanked owners who went through city approval process first before bringing requests to ECC.

Maintenance Report: Rob Jagger had no additional information to report.

Safety Committee Report: Bill McDaniel reported that Flock Safety Camera data summary for comparison. Data reflected closed South Glades Trail entrance which impacted significantly the potential cut through traffic. Tom also provided a printout of daily data points for analysis by any members that are “data geeks” like him. Full data set has key event dates highlighted, including winery opening and grand opening. Martha questioned how much of the traffic count is generated by service contractors. Question from member – have we provided evidence to the police? Tom answered yes, four evidence reports were provided to PCBPD for investigation support. No feedback was provided by PCBPD on results.

Publicity Committee: Martha Cook noted the bulk email system is up and running. Numerous emails on current events so far have been sent. She asked the board for guidance on who is allowed on the Facebook page, the extent of the bulk mailing list, and the spread of information to members. Bill McDaniel commented that unless the other associations provide monetary support, they should be excluded from the Facebook page. Martha noted there is confusion of who “The Glades” people are – the other subdivision members sometimes think they are members of The Glades as they have been on the Facebook page. Administration of our Facebook page is becoming more difficult with three other associations wanting in. Daniel Darce stated only dues paying members of The Glades should be recipients of our information support efforts.

The Glades Welcoming Committee Report: Martha Cook 2 welcome baskets had been delivered this month. Several more upcoming. Daniel Darce asked if welcome baskets go to renters. Answer – no, with one exception to winery owner who donated wine for inclusion in the baskets. Baskets cost about \$30 each.

Recreation Committee Report:

- Mens Luncheon on second Tuesday each month.
- Recommendation that the second weekly happy hour might be moved to a member’s house / yard / patio / deck. Proposal received support.
- Garage sale upcoming 7 October.
- Bulk trash pickup will be after the garage sale event, second or third weekend in October.

NEW BUSINESS

Tom Trossen led a Glades Trail Traffic discussion and update. PCBFD and PCBPD have not responded to concept of closing North Glades Trail at Hombre Circle, with a focus on response times impacts. He also highlighted city manager has 17 options by city ordinances, half of which would be detrimental to The Glades. City Manager's options that benefit The Glades include directing increased traffic code enforcement by PCBPD in The Glades, placing stop signs on South Glades Trail at the three-way intersections with the Tierra Verdes, and making South Glades Trail a "no-parking" zone.

Floor opened for comment by owners. Joy Lewis 124 North Glades Trail noted concerns about cross through traffic, many exceeding the speed limit. Asked if NGT monument could be moved towards Hombre Circle so more people would understand there is a neighborhood past the winery.

After discussion, Tom said he would reach out to City Manager and PCBPD Chief of Police for increased traffic enforcement in The Glades.

Three Minute Open Comment Periods for Members to Address the Board

Dianna Holmes wanted to know when the fence and trees will be installed for the townhomes area south of Glades Turn. Tom noted construction progress and future plans for the area, but the fence would not be going in until after construction of townhomes begins.

Martha Cook asked for a motion to clarify authorized recipients of communications through Facebook, email, and mailings. After board discussion, **Martha Cook motioned that only Glades Members, Family Members, and renters be allowed to use The Glades Facebook page, receive emails, and receive The Glades Newsletter. Motion seconded by Bill McDaniel and passed unanimously.**

ADJOURNMENT

The next meeting will be held on 16 November 2023 at The Gulf Beach Baptist Church at 6:30P.M.

Bill McDaniel made the motion to adjourn the meeting. The motion was seconded by Daniel Darce and passed unanimously. Meeting adjourned at 8:20 pm.