

Minutes

The Glades Owners Association Annual Meeting

4 February, 2024, 1:00 PM CT

Location: Percival's Lair, 7550 Holley Wood Road, Panama City Beach, FL

Board of Directors: President Tom Trossen
Vice President Rob Jagger
Director Bill McDaniel
Director Daniel Darce
Director Martha Cook – Absent

Membership: 100 properties were represented by members present or represented by proxy. Sign in rosters and completed proxy forms are on file and have been audited.

President Trossen directed a quorum call at 1:00. Director McDaniel conducted a count of the proxy forms as well as the signatures of owners on the posted attendance rosters. Director McDaniel confirmed that the quantity was in excess of the minimum quorum call of 89.

President Trossen called the meeting to order at 1:12 PM. He welcomed the attendees and thanked them for taking the time to attend the meeting and aid in keeping The Glades The Best Place to Live in Panama City Beach!

Tom Trossen presented the January 2024 Board meeting minutes to the board and the members for reference. Tom noted to the members that the past six years of meeting minutes are available on The Glades website. **Rob Jagger motioned to approve, seconded by Bill McDaniel, approved unanimously by the Board.**

Bill McDaniel, Audit Committee Chairman, presented the results of the annual review to the board and to members. This is the fourth year he has conducted the review. Bill noted this year presented collection challenges for our Treasurer George McNitt. Under and over payments present accounting challenges and happened on both annual dues and the supplemental dues collected for trash collection. All checks were in sequence, and a couple written in 2023 will be cashed in 2024. All voided checks were accounted for and documented. Please pay the amount billed! Bill also noted that some of the reserve funds will be invested in a Certificate of Deposit in 2024. All insurance policies are in good standing and all changes in 2023 and 2024 leave the Association on solid financial footing.

George McNitt conducted a review of the budget expenditures of 2023 provided in the annual meeting packet. He reviewed the account balances and explained the movement of \$100,000 of the Reserve Fund to the CD. 8 months at 4.88% return for the CD. No questions from members on 2023 expenditures. George discussed the 2024 proposed budget in comparison to 2023 as shown on the spreadsheet provided in the annual meeting packet. He discussed reason and purpose for pond

maintenance on Phase II owners which includes maintenance cost and insurance cost based on 2023 expenditures. Question from member on insurance policy overall cost and why there are two policies – the general policy and pond liability policy. Reason for two policies: Phase II DCR requires costs for drainage maintenance to be borne only by Phase II owners.

Dennis Kirby, 237 South Glades Trail, asked about increase in fees for Phase II. Tom replied that the increased fee is for pond maintenance ONLY, based on actual costs of 2023, and that the shoreline lawn maintenance cost is paid for through the maintenance contract funded by base annual dues of all members. Tom noted that owners of Phase II have created some obstacles to the maintenance contractor including fences that should be removed. Far side currently being maintained by landscape contractor, but many owners taking care of near side shoreline. Rob Jagger pointed out that members need to contact him if Phase II maintenance is not being done or done poorly. Rob noted he anticipates the Phase II drainage maintenance assessment will increase annually based on inflation and actual costs. A member stated dues had “doubled” and Bill McDaniel pointed out that trash collection is now included in dues, so the statement of doubling dues was misrepresenting facts. Geri Laws asked for further clarification of Phase II landscaping maintenance payments and how Phase II funding is accounted for.

Tom Trossen noted the budget development process started in July 2023, resulting in the proposed budget presented in the annual meeting packet. He presented the proposed budget to the members for approval. **Stephanie Hatchett 148 Hombre Circle motioned to approve proposed budget as presented, seconded by Lydia Jagger 102 Heron Turn, voice vote Ayes carried unanimously as there were no Nays heard.**

George presented the Treasurer’s Report of current accounts. 35 people have not paid annual dues yet. A \$25 late fee will be assessed. In 30 days delinquent accounts will be processed for collection action through the Association’s attorney. 49 members took advantage of the split payment option for annual dues. 10 homes currently for sale. Two are under contract. Question about receipt of estoppel fees answered by Tom. Estoppel fee estimated receipts are part of budget estimate based on historical sales data. Fees are deposited in the general fund.

Tom Trossen asked for input from owners with homes for sale as to existing conditions of Caballeros Estates properties impacting sales. Known example was a potential sale of 101 Grand Heron was cancelled because of deteriorating cart path adjacent to home.

Tom introduced the Old Business portion of the agenda. The Nominations Committee solicited for multiple months for member volunteers or nominees to fill three board positions and the vacant Secretary position. So far no volunteers or nominees have been received. Martha Cook, Daniel Darce, and Tom Trossen have offered to continue for another two year term. While there is no requirement for an election, Tom sought a motion to accept the three current board members to continue in new two-year terms. **Motion made by Dennis Kirby 237 South Glades Trail to accept named volunteers for**

further terms, seconded by Jan Schott 117 Grand Heron Drive and co-seconded by Terry Seaborn of 100 Heron Turn, voice vote Ayes carried unanimously as no Nays heard.

Tom thanked Renae Brown for setting up and executing Zoom Meeting support for the TGOA Board of Directors meetings, enabling greater engagement of members in the association's business.

Tom Trossen then transitioned the meeting to New Business. This was an opportunity for members to present ideas, issues, proposals, and direction to the Board of Directors. No three minute limit was applied.

Dianna Holmes, 302 South Glades Trail, commented on the mailbox common area: Sago palms need to be replaced, a Dead End sign needs to be added on Glades Turn immediately by South Glades Trail, and Hannah Matherne 300 South Glades Trail added the large coral rock at the west end of the island needs to be removed.

A question about using Flock Cameras to track down offender was posed. Tom noted a general vehicle description (color, make, unique identifiers) is required for Bill McDaniel and Safety Committee to search Flock images to ID the vehicle by license plate for follow up with law enforcement officials.

A member asked for the stump on the Hutchison entrance island to be removed. Rob Jagger acknowledged and said he would get landscaper to remove it.

Another member noted that walking in from Hutchison on South Glades Trail was a hazard and asked if installing a sidewalk was possible. Answer was no, as telecommunications and water infrastructure is on one side and sewer lines are located on the other side and can't be covered by a sidewalk.

Janet Williams 151 Grand Heron Drive asked what the policy is for people selling vehicles out of their driveways as a business. Bill McDaniel answered the DCR prevents a home-based business to operate out of a home. Working from home or running a business that does not generate traffic at the residence is not considered a violation of the DCR by interpretation. Daniel Darce asked Janet to identify the address she was concerned about, which was 110 Grand Heron Drive. Owner Amanda Rucker identified herself as the owner of the home and provided explanation about the number of cars present on their property. Rich Rucker is a car enthusiast, not a car salesman, and recently the old PC airport cancelled their lease on a storage hangar due to development, and subsequently they modified their home to hold 4 cars in their garage and several in their driveway. They are attempting to reduce their fleet in the future, but in the mean time she offered a tour of their cars to anyone interested.

Carry Carothers Glades Turn asked about exterior sheds being allowed in The Glades. Tom noted the shed at 206 South Glades Trail is the only lot that can meet the restrictions of the DCR for separate storage shed due to its unique geometry. All other exterior sheds are prohibited, although DCR technically allows sheds in one specified block of the plat. Daniel Darce also noted that driveway expansions are governed and approved by the city, and that the city denied an expansion request on Hombre Circle and required modification of an expanded driveway on Grand Heron Drive due to too much driveway width for lot size. Tom Trossen commented that members should bring their

modifications request to the Environmental Control Committee for consideration. The ECC is not an automatic “no” answer based on experience and evaluation.

Another question was raised about fencing requirements for DR Horton development. Tom stated the only required fencing is between the multi-family housing and single-family homes on Glades Turn.

Ed Canright 100 Coyote Pass asked what criteria are for getting work done (landscaping) in your front yard. Daniel Darce replied that the owner must fill out a home modification request available at our website for any exterior work done on the home, including re-landscaping. Failure to submit the form to the Environmental Control Committee results in an automatic \$50 fine. ECC does quick turn-around on requests, but not next day requests! Any unapproved work done not in accordance with the DCR could be required to be re-done or removed.

Andy Bowden 206 South Glades Trail asked if the DCR can be changed to allow them to put in an 8’ fence due to the DR Horton lots being significantly elevated. Tom replied that this is a perennial question that arises and noted changes to DCR require significant association member participation (super majority in writing) as well as fully comply with current Florida Statute. The last effort to just change the By-Laws around 2012 barely met the majority requirements after months of dedicated door-to-door efforts of the committee members. Tom also noted the DCR were revitalized in 2019 for another 30-year period in accordance with Florida Statute. Tom cited the example of the addition of the pond on Hombre Circle barely met quorum requirements for a vote and did not meet majority requirements of the vote. George McNitt also commented that the Association’s prior attorney noted any change to DCR would also require the adoption of the Florida Zero-Landscaping policy requirements as an example of potentially detrimental changes to the DCR if revised.

Daniel Darce replied to a member question that the modification request form is located on The Glades website under TGOA Documents tab.

Danny Smith, 110 Heron Turn complimented the Board of Directors that the past several years has been the best performance of Directors he’s seen in his 29 years in The Glades.

Geri Laws 106 Hombre Circle commented that sign-up sheets and sign-up opportunities for committees should be posted at each meeting, especially the annual meetings, to increase member participation. She also volunteered to participate on a committee to do seasonal plantings in the common areas with other members in support of the Maintenance Committee. She asked for the establishment of a group to do that with funding provided by TGOA. She also questioned the current landscaping company sub-contracting tree pruning at a rate twice what she pays for her own tree trimming. Rob Jagger replied that based on last board meeting discussions, he’s requested mailbox island improvement plan and costs from our landscaping company and address at next meeting. There is trouble breaking out subcontracts from the landscaping contractor such as fertilizer, herbicide, grass cutting, tree trimming, irrigation repair as doing so would make Rob the landscaper vice the contracted company. Having one company responsible for all elements of landscaping services is the right thing to do. Rob welcomes starting the beautification committee in the spring especially that now the irrigation systems work at each entrance. Danny Smith noted that contractors are required by city code to haul away all yard

waste they generate and not to leave it streetside for the city to pick up. Bill McDaniel suggested that owners not pay the contracted landscapers they hire until all yard debris generated by the landscaper is loaded to be hauled away.

Tom Trossen then transitioned the meeting to the Directors Issues for any issues or comments.

Daniel Darce reminded members to fill out the entire home modification form – don't leave blanks especially the address or the date request submitted! Next day turnarounds are not possible. He also reminded members that Facebook is not the place to present ideas or complaints. Make comments at meetings or contact any director to communicate your ideas/issues/complaints/etc. He also encouraged members to initially address issues with neighbors to the neighbor first, then come to the directors if satisfaction is not received.

Rob Jagger noted the damage to R Jackson entrance cost over \$700 and has been repaired. He also noted the high failure rate of lightbulbs in the entrance fixtures and will focus on replacing bad bulbs. He also stated that the mailbox island improvements are in the budget and the beautification committee work will be appreciated.

Bill McDaniel commented that he has a proposal for a three-year rolling revitalization plan for common areas with recommended funding amounts.

Tom Trossen took the opportunity to compliment Martha Cook for her newsletter publication with Renae Brown. It is beautiful, informative, well written, and addresses timely subjects each month. Tom also recognized the leadership of Andy and Lori Bowden and the success of the Beach Access 36 Cleanup program. The Recreation Committee has become highly active with numerous association events and keeping the members informed of PCB and other local community events. Sign up for the newsletter using the electronic notification registration form also on The Glades Website.

Tom Trossen then transitioned to the final portion of the agenda and introduced the 2024 TGOA Board Of Directors – Rob Jagger, Bill McDaniel, Daniel Darce, Martha Cook, and Tom Trossen.

Tom closed out the meeting with distribution of The Glades vehicle stickers for those in attendance.

Meeting was adjourned at 2:45.