

GLADES OWNERS ASSOCIATION  
**MINUTES**  
March 15, 2005

The meeting was called to order at 6:30 p.m. by the President, Ray Williams. Board members present were Ray Williams, Gene Ursprung, Dan Friess, and Jonny Venglik. There were approximately 25 people (owners) in the audience. Past Board members present were introduced and thanked for their contribution to the Association by presenting them a certificate of appreciation.

The first order of business was to elect a set of officers for the present year. The President announced that the following owners had announced their desire to serve in the respective offices: Ray Williams, President; Lee J. Kinner, Vice President; Gene Ursprung, Secretary-Treasurer; Dan Friess, Director, and Chairman of the Maintenance Committee; Jonny Venglik, Director, and Chairman of the Environmental Control Committee. President Williams asked if there were any additional nominations, and there were none. A motion was then made, seconded, and passed that the slate of officers be elected. The President announced these additional appointments to Committees: Nominations, Lee J. Kinner; Welcoming, Ashley Friess; Audit, Ray Williams.

The President presented a thorough review of Board policies and procedures, in which he recognized some of the problems of the past, and introduced the wishes and expectations of the future. His central approach was that the Board and the owners should not rely on the Covenants as inflexible and a rigid source of enforcement, but should practice working and communicating with your neighbor as a first line of correcting a wrong, and that the Board will always make personal contact with a homeowner before writing a letter regarding a possible violation of the Covenants. Roberts Rules of Order will prevail at all meetings, and personal discussion will be limited to three (3) minutes each.

The minutes from the January 18, 2005 meeting were approved as written, and reading was waived. A copy of the Balance Sheet and Profit & Loss statement was distributed by the Secretary-Treasurer for the perusal of all interested. There were no questions or comments about the Treasurer's report.

The Architectural and Environmental Committee chairman, Jonnie Venglik, announced that David Flynn, Rich Venglik, Janet Hankins, and Jonnie Venglik comprise the committee. They have approved requests for Hurricane Shutters, a Garden, and Screened Porch, all of which have been completed or almost completed. Also, two new home construction plans have been approved. Some of the things the committee has been involved in are, color charts, mail boxes, uncovered propane tanks, curb drainage, and roofers being allowed to work on Sunday. With regard to the propane tanks, Jonnie reported that the local natural gas company, TECO, is interested in hearing from all owners about whether or not they would like to have natural gas piped to their home. If sufficient numbers justify the cost of installing the gas main, it will be installed sometime in the future. Those interested should contact a member of this committee. Discussion on the Sunday roofing indicated a possible approval for new construction, on a case

by case review. However, this matter was tabled until a standard routine request was received from a home owner.

Dan Freiss, Maintenance committee chairman, reported that his committee had been kept fairly busy this past period with: 1) Drainage problems at a new construction site. After reviewing the problem, the City promised to help get it solved temporarily until the project was completed, at which time the owner and contractor will have a permanent fix in place. 2) Another drainage problem that was resolved. 3) Extensive damage was done to the Back Beach Road entrance by a motorist. All of the necessary repairs have been made and the person responsible has been furnished with a bill, which will be paid by the motorist or his insurance company. 4) The committee is arranging to have all of the "entrance signs" repainted, to prevent decay and to keep the signs looking fresh and attractive. 5) The Middle Beach Road entrance is being re-landscaped with help from the adjacent property owners. 6) Lighting behind Glades II is being repaired as soon as the weather permits.

The President reported that one owner continues to be delinquent in her dues, and the Board is exploring a lawsuit to force compliance.

Jonnie Venglik introduced discussion on the formation of a Bereavement Sub-Committee in conjunction with the Welcoming Committee, whose job would be to keep up with sickness and distress, and follow up with appropriate expressions of sympathy, care, and concern. The discussion indicated that Association funds should not be used for this purpose, and that a "pass the hat" method of funding might be appropriate. Gene Ursprung made a motion to put this committee into effect, and without cost to the Association. The motion was seconded by Dan Fries, and passed without dissent.

The President proceeded with an extensive presentation on listing the priorities of the Board for this year. The list included Safety, Property values, and Community Spirit, and addressed "What to expect from the Board of Directors" and "What the Board of Directors expects from you."

Under general comments from the owners, Dan Shaffer suggested that the minutes and the agenda of the Board meetings should be included in a newsletter. The President said that the newsletter was going to be re-activated, and Dan's suggestions would be addressed. Tom Easter suggested that all owners should get to know their neighbors, and reported that he tries to make at least one new acquaintance each month. Also, Tom inquired about the legality of the Board making a \$1,000.00 contribution to the Panama City Beach Police Department, and if that was proper handling of fiduciary responsibilities, and recognizing that it was the previous Board that made that transaction.

There being no further business, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,  
Gene Ursprung, Secretary-Treasurer