

GLADES OWNERS ASSOCIATION MEETING

September 25, 2003, 6:30PM, GULF BAPTIST CHURCH

MINUTES

The following board members were present: McNitt (presiding), Chambers, Lloyd, Storck, Sullivan, and Wiggins.

1. Fill vacancy on Board of Directors

To fill the vacancy resulting from the resignation of Ms. Blanche Yearwood, Mr. Bert Hansen was nominated and unanimously approved. Hansen attended the meeting.

2. Reading /approval of minutes for prior meeting.

Secretary Storck reviewed and summarized the minutes of the previous two meetings (the regularly scheduled meeting in July and the special meeting in August). Both were accepted by a vote of the board.

3. Treasurer's report

Treasurer Wiggins gave the treasurers report. He noted that in the recently developed new financial statement format, Glades II now has a more detailed breakout of expenditures. This has been an issue in the past. It was noted that the Glades II ponds result in considerable additional maintenance expense. The association is in fairly good shape financially compared with last year because two extraordinary items disbursed last year are current expenses: the Prentiss lawsuit and curbing. Owner John Bridges was introduced as the association's new accountant. Bridges will prepare the association financial statements in accordance with accepted accounting principles at no charge. The treasurer's report was accepted by a vote of the board.

4. Environmental Committee Report

Chairman Sullivan discussed approvals for 147 Grand Heron, 251 South Glades Trail, and 138 Grand Heron. He also discussed the resolution of a Pons Construction Company violation.

5. Maintenance Committee Report

Chairman Lloyd thanked his committee members Tom Wilson, Dick Nabozney and Joe Limberg. The Beckrich Road entrance continues to be a problem with vandalism, including landscaping, lights and sprinkler systems. The well pump and control box were stolen – replacement costs were \$900.00. This continues to cost the association non-budgeted funds. Additionally, it was brought to the attention of the board that some maintenance and repair for Glades II is provided at no cost by committee members. When committee members no

longer provide this free service, there may be a need to increase assessment fees for Glades II owners. The Maintenance Committee would like participation from Glades II owners in this endeavor. Currently, there are no Glades II owners on the committee. Chairman Lloyd once again reviewed the street lights out reporting procedure. He also asked all to report any unauthorized dumping of refuse on vacant lots in the Glades.

6. Publicity/Recreation Committee Report

Chairman Chambers noted the Glades Christmas Party will be held on December 6, 2003, at the Edgewater Beach Resort Conference Center. The cost is \$30.00/person. The DJ for the evening is still being firmed up. All known newcomers to the Glades have been welcomed. If you know of a new resident in your area, please inform Art Chambers.

7. Bereavement Fund

This issue was previously discussed at the July meeting. Notification is key to the success of this program and it was noted that it is extremely difficult to be consistent in this regard. As a result, ill will is created among those not properly recognized. A motion was made, seconded, and approved, to discontinue the Bereavement Program.

8. Glades Security

A side discussion ensued about the status of the Glades II lawsuit and the insurance company's responsibility to pay costs above our deductible, if we discontinue their policy due to a drop in their "Best" rating. President McNitt stated his research of the situation concluded that the current carrier is bound to pay the costs since it occurred during their policy period. It was suggested the Board ask Tom Crusey, a Glades resident, to perform an independent evaluation.

The issue of Glades Security was then addressed. President McNitt explained the Association's liability, unless proof of insurance, in writing, is on file for all security employees. Currently there is no such proof of insurance on file with the Association. This would make the Association liable for security related incidents, something with the potential to cost the Association millions of dollars. To address this issue, the following motion was made, seconded, and approved by the Board: move the Board suspend security until certificates of insurance can be obtained for all security employees, to prevent exposing the Glades Homeowners Association to a potential funds exhausting and risky situation. The Board will explore the viability of other organizations to provide security. During the discussion of this issue, board member Don Lloyd departed the meeting.

9. Open discussion from the floor, i.e., questions/comments/suggestions.

(Members are asked to limit their time to 3 minutes on any issue. In the event a Board decision is required, the subject will usually be tabled and put on the agenda for the next meeting.) There was no further discussion from the floor, as all those in attendance commented when the agenda item was addressed.

The next meeting will be held on Thursday, November 20, 2003, at 6:30pm at Gulf Beach Baptist Church.

Meeting was adjourned at 8:05pm.

Respectfully submitted,

Dennis D. Storck, Secretary