

GLADES OWNERS ASSOCIATION  
BOARD MEETING, SEPTEMBER 28, 2004

Meeting was called to order at 6PM by vice-president, Allie Minga. Board members in attendance were M. Clements, G. McNitt, T. Baxivanos, B. McCarthy and D. Lloyd. There were 11 owners present. Invocation was given by McNitt. Motion made to accept minutes from July 20th meeting made by McCarthy, 2nd by McNitt. Motion carried.

Treasurer's report - McNitt distributed copies of the balance sheet and profit and loss statement as of Sept. 27th. Separate records are kept for the 23 homes making up Glades II. There has been a substantial saving by changing the light bulbs at the entrances and by changing the time the pumps are running behind Glades II. The pumps now run from 3PM to 9PM. Meeting room charge listed in the P&L is for the Feb. 2005 annual meeting at Edgewater Conference Center. There is no charge by Gulf Beach Church for our bi-monthly meetings. We do make a donation to them for their generosity. Lloyd has discussed improvement of an area along S Glades Tr. with members of the church and they wish to defer that action at this time. Motion to accept this report was made by Clements, 2nd by Baxivanos. Motion carried.

Architectural and Environmental committee report - The committee has compiled a list of all violations by owners. These are many and for the most part minor. Nothing will be done for a period of time because of the recent storms. There is a new owner of the property at 131 Glades Turn. A letter from the new owner, Diane Gregor, is included with these minutes. A portion of this letter was read. The committee responded to this letter and she was informed that the offensive party was not a member of the board or this committee and his actions were not sanctioned by them. These letters will be posted on our web site. The situation that was a concern has greatly improved since there is a new owner. Motion to accept this report was made by Lloyd, 2nd by Clements. Motion carried

Maintenance report - Lloyd stated the recent storms caused a lot of damage at Middle Beach Rd. entrance. Our landscape service has cleaned up that area and there will be a charge of \$250 for removal. Lloyd will check on the possibility of the city removing this debris free of charge. The pumps behind Glades II have been repaired and we are waiting for parts to repair one of them. Drainage and street lights are the problem of the city. These things have been reported. Downed light poles will be taken care of after power is restored to all Gulf Power customers. The fence behind Glades II has fallen and will be repaired. Lloyd will investigate a fence company to do this work. An owner asked about a special assessment to build a stone and/or brick fence there. It is felt that the owners of Glades II will not be receptive to this. Motion to accept this report was made by Baxivanos, 2nd by Clements.

The law suit brought by some Glades II owners has been dismissed without prejudice. This allows these people to file another suit regarding the insurance carried by this board or other matters. Some discussion followed regarding liens placed on the properties of those owners who have not paid annual assessments. The \$300 charge from our attorney to do this should be passed on to the owners involved in this matter. Interest is charged for late payment to these owners. At this time our covenants have limited provision for enforcement of this matter or any other. Bill McCarthy and James Walling will prepare a letter to be submitted to our attorney, Tim Sloan, requesting

him to review our Covenants and Restrictions and advise us on what needs to be done relative to enforcing past due assessment collection. The lien and foreclosure process is rather vague and may need to be rewritten, particularly when an owner withholds payment during litigation with the association. Motion to proceed with this letter was made by Lloyd, 2<sup>nd</sup> by Clements, carried.

Recreation committee report - B. Fraley has investigated having a Christmas party at Edgewater or at Saltwater Grill. The feeling seems to be that Saltwater would be the preference. She will proceed with this and distribute a flier as soon as possible. The date will be Dec. 4th or 11th. The idea of a block party will be tabled at this time. Motion to accept this report was made by Lloyd, 2<sup>nd</sup> by Baxivanos. Motion carried.

New business - Baxivanos reports that the city has rejected our proposal to lower speed limits on our streets. Limit will remain at 25 MPH and 15 MPH for the speed bumps. In order to avoid congestion, possibility of accidents and damage to owners property the road in front of the mailbox area on Glades Turn will be made one way west. Motion to accept this report was made by Lloyd, 2<sup>nd</sup> by McCarthy.

Meeting adjourned at 7:35 PM.

Respectfully submitted, Maureen Clements, secretary

## **LETTER TO ACCOMPANY MINUTES:**

July 21, 2004

### **Regarding The Glades Homeowners Environmental Control Committee**

First I would like to say that I will file a complaint with the Homeowners Association about Mr. Hank Prentice, living on Hombre Circle.

He has been harassing me and members of my family numerous time and was even escorted off the property at 131 Glades Turn by the Panama City Beach Police Department. He does regular drive-bys by my sister's and my house and stops to write down license plates and harasses our guests. This person has verbally harassed my guests, members of the United States Air Force and I do not appreciate that.

Mr. Prentiss has also been going around my neighborhood with a petition for the removal of my sister and me for neighbors to sign, which none of my direct neighbors did. I think this is absurd, and I will have to say that I will not tolerate practices like that. If this practice is continuing I will have to consult our family attorney to deal with this matter.

In regards to your letter:  
Article VIII, d1

We never have 6-8 cars parked in our driveway overnight, and our neighbor Pat Patterson can attest to that (living at 133 Glades Turn) This is an outright lie and I don't appreciate that very much. If you make claims like this again, I would appreciate if they were accurate and not exaggerated.

Article VIII, d6

The garbage container is not outside on the road 3-4 days prior to garbage pick up. Pat Patterson can also attest to that. (I move it outside on Sunday night) I know this because I am the only one that pulls the garbage can outside. As for the removal of the garbage can from the street in a timely manner, there are people that have jobs, and when I go to work before the garbage truck gets there, I cannot remove the garbage can Monday morning at 11 am. I always get it as soon as I get back home from work.

Article VIII, d11

There is no offensive activity on our part, as far as we know. I have talked to all of my direct neighbors, Diane, at 129 Glades Turn, Mr. Patterson at 133 Glades Turn and Patty Sneed from Century 21 and there are no complaints from any direct neighbors. It seems to me that you are trying to associate a lot more people and traffic with my house than I actually have.

As for the motorcycle, it has been stored in my sisters garage for the last 3 months and not been ridden, so I have to ask myself who is making up the story about the bike. I'm not the only one that owns a bike on the beach, so I would think that you shouldn't lay the blame for motorcycles on me. (I also doubt that there is an article in the Covenant that says specifically that no one in this neighborhood is allowed to have a motorcycle. Until then I will ride my Motorcycle as my given right. (If there is such a law within Covenant, I would appreciate a copy of the said article for my records.)

As for cars speeding down the road, I know how sensitive my neighbors are to speeding cars. The posted speed limit is 25 mph, speed bumps 15 mph, and that's the law we obey by.

I will do my best and everything in my power not to receive any substantiated complaints on this property.

Sincerely

Diane Gregor  
131 Glades Turn