

GLADES OWNERS ASSOCIATION MEETING APRIL 19, 2007

In attendance: Cavaleri, Clements, B. Friess, Easter, Cox. Owners - 9.

Minutes of workshop held 3/27/07 were read. Motion to accept these made by Friess, 2nd by Easter. Motion carried. Minutes from annual meeting held 3/11/07 and new board meeting held 3/11/07, were presented. Motion to approved made by Clements, 2nd by Cox. Motion carried.

Treasurer's report - Seven owners have not paid their annual dues. This includes Lee, Seefluth and 5 others. Copies of first quarter report were distributed. Lawsuit involving Lee and Seefluth has been signed by these owners and are awaiting signatures by board officers. At that time all monies owed by them are to be paid. The pumps behind Glades II have been off for some time and the electric bills shown on this statement reflect charges from 2006. Some of the repair bills are also from 2006. The same is true of the water bills for Glades II. Owner, R. Williams, has questions concerning bills incurred monthly to keep the association books. This is being done by Gaye Friess. He is not questioning the accuracy of the books only indicating there may be an appearance of impropriety. There is a provision in the covenants for the bookkeeper to be paid. Maintenance for Glades I include chemicals and mowing and repairs to lights. Owner, Patterson, asks whether association dues depend on the budget or vice-versa. It was explained that dues are set and have been since the beginning and the budget is set within those confines. Motion to accept the proposed 2007 budget made by Easter, 2nd by Cox. Motion carried.

Maintenance report - Bert Hansen will give this report for Lloyd. Dumping along our roadways continues. We need to pass the word that the city of Panama City Beach will pick up this if requested. We need to be sure our lawn services need to be made aware of this. Beckrich Road entrance needs a good deal of work. Herbiflex has estimated \$6000 to complete this. David Jordan can do the same work for \$1947. Middle Beach entrance also needs work. We would also like to irrigate and take care of the church property along S. Glades Tr. This would be in compensation for use of their facility for our meetings. This work will cost \$2500. Glades II ponds have been temporarily repaired. The fence behind Glades II has had some minor repairs. Lloyd is investigating costs for this project. Owner, Patterson, has gotten estimates for this job. Home Depot will do 440 ft. of PVC fence for \$7800. His other estimates are \$2100, and \$1800. Hansen feels this should be done through the association. It may require a special assessment for Glades II owners. There is a need for action about the fence and it might be a good idea if all owners in Glades II could have a meeting so that we might have their input. When Glades II became part of the Glades it was made clear that the lawn, pump and fence maintenance would be the responsibility of these owners. The extra assessment of \$300, was established at this time. All of this is stated clearly in the Glades II covenants. Monies from the 2 separate areas cannot be combined. The water facilities at Beckrich have been capped and are not in use at this time. If there are streetlights out. The city must have the exact address in order to correct the problem. The Glades II pumps can be replaced for \$6100, each. For \$300, some repairs can be made and hopefully take care of the problem. The "pond doctor" will be called to make an evaluation after the pumps are running again.

Easter feels it would cost \$50,000, replace the pumps and the fence up to the new home at 225A S. Glades Tr. He questions where this money would come from. He

along with several other owners would like to replace their own portion of the fence out of their own pocket. There should probably be a reserve fund to cover capital improvements. Perhaps the Hombre would be amenable to covering part of the cost of replacing the fence since it also borders their property. Cavaleri will speak with Wes Burnham, owner of Hombre, about this. He will also discuss the need with Mickey Mabry, builder, and Rusty Hill, owner of the new home, since the fence also borders their property. Perhaps there should be a meeting of all Glades II owners concerning the possible assessment. Easter will look into this. Motion to accept this report made by Friess, 2nd by Easter. Motion carried.

Architectural and Environmental report - A letter has been sent to each owner listing the major points of the covenants. Owners are asked to assess their property and bring it into compliance. They will be given 30 days to comply before further action in the form of another letter listing specific violations is taken. There are a number of dogs running loose in the community. There has even been an incident where an owner was nipped by one of these animals. If this does not stop we will involve the city for enforcement of the leash law. This process is going smoothly. Owners are being cooperative for the most part. The next step will be a postcard indicating the specific violation. Motion to accept this report made by Easter, 2nd by Hansen. Motion carried.

Panama City Beach report - There is request in the works to build another motel on Beckrich Rd. and to made the entrance for this on Grand Heron Dr. The city planners have not received a request for this. When they do we as a community will put in a special protest which will send the matter to the Board of Adjustments. When this board meets we as a community will need to attend the meeting enemas in order to prevent this. An owner reminds us that Beckrich will be widened soon. As a community we will fight this matter. The fact that some of this land is a wetland may be of help to our cause.

Friess is asking for help with checking the information for the new directory. The website needs to be brought up to date. Paul Churchwell is keeping this up to date. The address for our website is www.gladespcb.org.

The meeting was adjourned at 8PM.