

GLADES OWNERS ASSOCIATION  
ANNUAL MEETING FEB. 6, 2005

Meeting was called to order at 3PM by Lee J Kinner, President. Members in attendance, Kinner, Minga, Clements, Lloyd, McCarthy and Williams.. Owners in attendance 47. Invocation given by Kinner.

Minga told of the need for 5 board members to serve on the board for the coming year. At this time we have only 3 volunteers. The floor was opened for nominations. Ray Williams and Gene Ursprung volunteered to serve. Motion to accept these nominations and nominations be closed made by McCarthy, 2<sup>nd</sup> by Lloyd. Motion carried. Minga stated since there are 5 candidates for 5 positions, there is no need for an election. Motion to accept these candidates by acclamation made by Tom Easter, 2<sup>nd</sup> by Dick Nabozny. Motion carried.

Since all board members have a copy of the Jan. 18, 2005 minutes, it is not necessary for them to be read. Motion to accept these minutes as written made by McCarthy, 2<sup>nd</sup> by Williams. Motion carried.

Audit given by Kinner in the absence of John Bridges. This committee suggested improved documentation be made for accounting procedures. Other matters seem to be in order. Liens have been made against 2 owners who are well over 2 years in arrears. Motion to accept this report made by Williams, 2<sup>nd</sup> by McCarthy. Motion carried.

Treasurer's report given by McCarthy in the absence of McNitt. Copies of this report were distributed. An owner questioned the high year-end balance. Kinner explained the upcoming extra expenses for speed humps, improvement of the mail box area at Middle Beach entrance, painting the 3 entrance signs and landscaping in conjunction with Gulf Beach Baptist Church of the area by their parking lot entrance that adjoins our Glades II common area. It was also mentioned that The City of PCB is doing some work at the Middle Beach entrance and will also be installing sidewalks on Beckrich Rd. up to our Beckrich entrance. At that time, improvement of the Beckrich entrance will be considered. Motion to accept this report made by Lloyd, 2<sup>nd</sup> by Williams. Motion carried.

Copies of the 2005 Budget were distributed to all in attendance. This budget was approved at the last board meeting. Glades II will be in the red until the 2 owners in arrears are paid in full. McNitt has done a great job as Treasurer in the past year. Motion to ask McNitt to be our legal liaison for matters between our board and the association attorney, Tim Sloan made by Lloyd, 2<sup>nd</sup> by Clements. Motion tabled with the stipulation that this be recommended to the incoming board.

Kinner reports the Architectural and Environmental Committee has done an excellent job in the past year. There are several construction requests to be forwarded to the incoming board for consideration and approval. Kinner approved a few minor requests in the recent past. Motion to

accept this report made by Lloyd, 2<sup>nd</sup> by Williams. Motion carried.

Lloyd reports the Maintenance Committee has only one outstanding problem at this time. There are several ditches between homes that are owned by the Hombre Golf Course who is responsible for maintaining them. There is some erosion causing partial blockage which is causing problems. Lloyd is working with The Hombre and the City of PCB to correct this situation. Motion to accept this report made by McCarthy, 2<sup>nd</sup> by Williams. Motion carried. It was announced that this will be the final report from Don Lloyd. He has served as our Maintenance Chairman for the past 6 years and has done a superb job.

Minga reported there have been over 30 new owners greeted by the re-formed Welcoming Committee. She hopes this work can be continued by the new board.

Kinner stated the Holiday Party was a great success. He is optimistic this will be continued in the future, along with other events.

There is no publicity report at this time. Dan Shaffer is interested in filling this position. The new board will take this into consideration.

There was some discussion about the proposed additional speed humps to be put in place when the rest of our streets are paved by the City. Some owners are concerned about height and placement. It was suggested perhaps they could be placed at an angle or curbs installed to make them more effective. It was also pointed out that emergency vehicles could have difficulty navigating the streets if the speed humps are built too high. One owner suggested that everyone make a concerted effort to pick up trash as we are walking in the community to improve the appearance. Perhaps a committee should be formed to investigate gating the community although we know some of the trash is caused by construction workers or our own residents.

Each incoming board member introduced themselves to those in attendance. They are Dan Friess, Lee J Kinner, Gene Ursprung, Marijon Venglik and Ray Williams. Williams stated that by the next meeting this board will make it known what you can expect from them. At the same time, you will all know what the board expects of you. We should be getting along as neighbors and be cooperative with one another. The priorities are safety and protecting the value of our investments, but there may be more. These ideas received a great ovation from those in attendance.

Motion to adjourn made by Lloyd, 2<sup>nd</sup> by McCarthy. Motion carried. Meeting adjourned at 4PM.

Respectfully submitted,  
Maureen Clements, Sec.