

GLADES OWNERS ASSOCIATION ANNUAL MEETING

FEBRUARY 8, 2003, 3:00PM, EDGEWATER CONFERENCE CENTER

MINUTES

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

ANNOUNCEMENTS BEFORE MEETING

Owners wishing to speak were asked to stand and state their name and address.

1. Reading/Approval of minutes of prior meeting.

Secretary Storck reviewed and summarized the minutes of the previous meeting held on January 22, 2004. They were approved by a vote of the board.

2. Counting of ballots.

Vice President and Nominating Committee Chairman Hansen departed to the side of the room to supervise ballot counting. Chairman Hansen thanked his Nominating Committee members: owners L. Hansen, H. Prentiss, and C. Cox. Chairman Hansen then recognized and thanked the ballot counters: owners C. Cox, L. Hansen, J. Walling, S. Walling, and J. Motley. The board also expressed their thanks to all these volunteers.

3. Audit Committee Report.

In the absence of Chairman McCarthy, member Bucholz presented the findings. The committee found no errors in the financial accuracy of the records. It noted that all the recommendations of the 2002 Audit report had been implemented, with the exception of a recommended change to the bylaws (which are still in progress of being updated). The committee also made three excellent recommendations which will be passed on to the new board for implementation.

4. Treasurer's Report

In the absence of Treasurer Wiggins, President McNitt presented the Treasurer's Report, including an overview of the 2004 budget. His report was approved by a vote of the board. Also during this time, an owner requested an update of the Glades II lawsuit. President McNitt explained our maximum liability will be the \$1000.00 deductible from our insurance policy. We have filed for dismissal; however, the plaintiffs continue to request additional information from the association, which takes precedence over any dismissal motion. He also pointed out that the Glades II budget was actually in the red this year due to the non-payment of annual assessments by two of the three plaintiffs.

5. Environmental Committee Report

Chairman Sullivan was absent, but, President McNitt noted there had been no additional activity since our last meeting.

6. Maintenance Committee Report

Chairman Lloyd thanked his committee members Tom Wilson, Dick Nabozney and Joe Limberg. He explained that work had once again been done on the Glades II ponds. New wiring and conduit was installed in one, a new timer and repaired motor in another, and the third has been turned off to accommodate Tierra Verde II construction. It was noted by the board the outstanding work Don and his committee members have done for the Glades II common areas at no cost, in a purely voluntary, yet professional manner. The members in attendance acknowledged the committee's efforts with a thunderous round of applause. Don discussed a proposal for new, low maintenance lighting at the Beckrich entrance that would also reduce electricity costs due to fluorescent lighting. The cost is estimated at \$850.00 and will be presented to the new board for approval. If approved, the plan is to install it at the Beckrich entrance and conduct a feasibility study to determine if the same plan should be implemented at the other two entrances. Don made an appeal for volunteers to help replace the Glades II ponds flood lights. Corrine Cox volunteered.

7. Publicity and Recreation Committee

Chairman Chambers had no report.

8. President's comments.

President McNitt began by thanking his wife Betty for her strong and unwavering support during his tenure on the board. He went on to thank the board members as well. He affirmed that the board had made a positive impact on the neighborhood this year and made some changes in the way we do business that will have a lasting effect. He suggested members refer to the letter (attached to the meeting agenda) for further details. He made an appeal to the neighborhood naysayers that have continued to beat the drum of discourse and animosity as a result of the previous lawsuit. He hoped these owners could get past their hatred and move on. President McNitt wanted to make it clear he thought it was totally inappropriate for a group of owners to organize a competing holiday party on the same night as the official Glades HOA function at the Edgewater Conference Center. While the cost had increased over previous years, as expressed by an owner, it was definitely in line with other comparable venues providing like amenities. Owner Corinne Cox confirmed observing this negativity and suggested the board appoint a Sergeant at Arms to act as an authority on Robert's Rules of Order and swiftly handle any inappropriate behavior. This will be suggested to the new board. President McNitt also praised owner John Bridges for his excellent work as the board accountant, preparing financial statements using generally accepted accounting principles and doing so at no cost to the association.

9. Open discussion from the floor.

President McNitt asked Tom Crusey, a Glades owner and professional insurance agent, to present an overview of the security issue as it pertains to our insurance policy and the liability to our association. Tom reviewed our insurance policy and stated emphatically that we, as an association, would be liable for lawsuits related to security as well as worker's compensation matters. It was reiterated that owner Rich Matthews, are neighborhood security chairman, had requested proof of insurance documentation from our part time security officers, but, had received none. If a lawsuit was filed against the association in one of these instances, Mr. Crusey stated that not only would the association's assets be at risk, but, also the personal assets (home, car, securities, etc.) of each Glades owner. The board had researched this issue extensively and as a result made the decision to suspend weekend

security. Tom indicated the preferred course of action is to contract with a private security firm (albeit at a much higher cost than what we are used to) if we are still convinced that security services are required, especially given the impending start of spring break. That would relegate the accountability for all of the associated risk to the security firm. This will be suggested to the new board. Tom also explained, with regard to the Hombre Golf Villas, that you can't mix homeowner's associations with condominiums. It was suggested the board continue to extend invitations for Glades sponsored social events to residents of the Golf Villas and Tierra Verde, at a nominal additional charge for each event.

10. Announcement of the new 2004 Board of Directors.

The new Board members, with votes received in parentheses, are: McNitt (117), Lloyd (105), Minga (103), Kinner (93), Clements (93), Baxivanos (90), and McCarthy (87). A total of 160 owners cast ballots.

11. Business meeting adjourned for five minutes.

New board members were asked to come forward.

12. Meeting reconvened to allow new board members to introduce themselves.

The new members introduced themselves to each other and planned to meet in the near future to discuss board structure and meeting dates.

The next year's meeting schedule will be announced at a future date by the new board.

Meeting was adjourned at 4:20pm.

Respectfully submitted,

Dennis D. Storck
Secretary

ADDENDUM TO THE MINUTES

As I complete my tenure of the board, I would like to say thank you to all the Glades owners who voted for me and gave me this opportunity, to those who supported me once elected, and to my fellow board members who did an outstanding job supporting the association. I'm proud of what has been accomplished as a team effort of board members and owners. This completes four years of service to the association for me: two years as a member of the Environmental Control Committee; and two years on the Board of Directors, one as ECC Chairman and one as Secretary. It's time for a break. Fortunately, there are many talented folks in our neighborhood who are more than willing to step forward and serve their neighbors. The association is in good hands and has my complete support, albeit from the sidelines. Please continue to give you're your support. Thanks again to all – it has been my privilege to serve you. DS