

The Glades
Board Meeting Minutes
February 12, 2006

Time: 2:00 pm - Meeting called to order

Location: Edgewater Beach Resort & Conference Center

Attendance: President: Ray Williams

Board Members: Dan Friess, Jonnie Venglik, Gene Ursprung

Absent Board Members: Lee J Kinner, Paul Churchwell

President's Report: Williams welcomed all in attendance, introduced the Board and then offered an invocation.

Minutes: Williams handed out a copy of the minutes from January for review by the Board before the meeting and asked for any changes or deletions. A motion was made to approve them without changes. **Motion:** Venglik **Second:** Freiss **Vote:** Unanimous

Treasurer's Report: Ursprung gave the financial report (report to file). He also said that all but twelve resident's fees have been received. A motion was made to approve the financial statements. **Motion:** Freiss **Second:** Venglik **Vote:** Unanimous

ARCHITECTURAL REVIEW

Venglik reported that two houses are currently being painted. She asked that all residents submit the appropriate forms when making changes to their house or property. Williams added that if no one is following the proper protocol, it is much harder to enforce when someone makes a change that is contradictory to the covenants and restrictions and reminded the group that these rules are in place to protect all property values within the association. **Motion:** Ursprung **Second:** Freiss **Vote:** Unanimous

RECREATIONAL COMMITTEE

Williams reported that Venglik has agreed to take on the recreational committee. Venglik asked for any ideas for fun community activities. She encouraged anyone who would like to help, to call her.

Old Business: Williams reported that at the last meeting, Blanche Yearwood suggested that a City-wide referendum would be needed to obtain the roads from

the City. He thanked her for bringing it up and reported that he is looking into the costs involved. **Yearwood** stated that the City could waive the fees. **Williams** said he would look into it further.

Williams reported that he received a call from David Harless about the City's plans for improvements to Front Beach Road and Churchwell. **Williams** asked **Harless** to explain the changes being made. **Harless** said that at a recent Chamber meeting, a plan was rolled out to make improvements to Front Beach Road and in that same plan, Churchwell Road (the road leading into The Glades from Front Beach Road) is slated to be three-laned to allow better access to public beach access areas.

Barbara Printice – What are legalities involved in regard to gating the Glades with other gated communities within the community. **Williams** said that the Board will be meeting with the other Associations to work on the issue with them.

Blanch Yearwood – Will Antiqua have an entrance to the Glades? No, the community will butt up to the golf course, but will not have an entrance into the Glades.

Williams presented the budget for 2006. He asked that comments and questions be held until after the report was complete. He pointed out an increase in the repairs and maintenance section. He said the increase is for added speed bumps, and repairs to an entrance that need to be made. He asked the audience if there were any questions about the budget.

Tom Holmes – Is there a reason for the jump in legal fees? **Williams** said that the figures in the far right column are correct. He noted that there was a column inserted in error.

A motion was made to approve the 2006 budget. **Motion:** Ursprung **Second:** Venglik **Vote:** Unanimous

Williams reported that the covenants and by-laws committee is already hard at work. After review of the by-laws, they contacted **Williams** and notified him that proper protocol was not followed to allow for elections at the annual meeting. The committee advised that the Board should follow the rules to the letter as not to have problems arise in the future. In accordance with the by-laws, ballots must be provided fourteen days prior to an election. He reported that the ballots would be mailed the following day and a special election meeting would be held on March 5, 2006 at 2pm at Edgewater. **Freiss** was asked to handle the nominating committee.

Barbara Prentice – Why was there no mailing to let homeowners know about the vote? **Williams** said he would offer no excuses, but wanted everyone to know that the Board is working to rectify the situation.

Art Chambers – The notice is usually put in with the dues invoice.

Barbara Prentice – Will we get ballots with names or will there be space for write-ins. Will there be a resume for each candidate? **Art Chambers** will research to find out if it is required. Prance asked who the candidates are? **Freiss** announced that the following have agreed to serve if elected:

Dan Freiss
James Walling
Corrin Cox
Jerome Keeble
Ray Williams

The Board thanked everyone for their patience in the matter and apologized for any inconvenience it might have caused. It was suggested that a letter be sent out asking for volunteers. Anyone interested, should provide a bio.

Maggie Lillo - She said that she just wanted to point out that the Board did ask for volunteers at last month's Board meeting.

Rick Nelson – Announced that the tax assessor's office has just reassessed the value of property in The Glades and now all lots are valued at \$300,000, so if you are not homesteaded yet, your taxes have doubled if not tripled. He was asked if there is an appeals process? He stated that there is and that the deadline to homestead is March 1st.

Williams then opened the floor to discussion about gating the community.

Blanche Yearwood – Have schematics been done of where the gates will go? **Williams** said the Board has not elected to spend money until there is a decision by the community to move forward.

Tom Holmes – What liabilities do we face by gating?

Dick Nabozne – There are several financial issues that weren't included in the Board's report (report to file).

- 1.) We are vulnerable to hurricane damage. Would there be enough money to repair or replace roads and lights? Is there insurance that we can purchase to help with that liability?
- 2.) Will we be required to maintain lift stations? Tierra Verde had an issue with their lift station and they were responsible for the \$6,000 it cost to repair it. Williams said that they were responsible for the costs because they had not yet turned the lift station over to the City. Once the lift stations are turned over, they are the responsibility of the City and that does not change if we gate.

- 3.) The street lights will have to be leased or purchased from the power company. Have those costs been considered? Williams said that they were already in the budget numbers provided.
- 4.) Has the gating issue been discussed with Tierra Verde and the Golf Village? What plan do you propose to incorporate them and is there a potential for a lawsuit there?
- 5.) What is the procedure for voting on the gates? A 2/3 vote is required to pass gating The Glades.
- 6.) Tierra Verde currently pays about \$1,000 in annual dues. We are proposing about half that much. What are other gated communities paying in dues?

Gerry Winkler – Hombre Circle – He stated that he has been in the community for 14 years and is not in favor of gating The Glades. He also stated that he is scared to death that the Board is going to vote this in even though residents may not want them. **Williams** said that it is not the Board's place to force anything on anyone. Their job is to present the facts and make a recommendation based on those facts.

Art Chambers – What will it take to pass? According to the by-laws, because it exceeds the two-year deadline, there must be 30-day notice and 2/3 vote to first get the money and then to assess the residents.

Chuck Berberich – He complimented the Board for doing such a great job. He then asked why gating the community was being discussed? Williams explained that this Board was tasked with offering ideas on improving the safety and security of the neighborhood. **Berberich** asked if it would be of benefit to send out a letter and ask for feedback from the community about whether it is something they want to further address.

Barbara Prentice – Suggested putting police officers at the stop signs because it is not only outside people that are the problem.

Joe Doyle – Shared with the group that someone had pushed their way into his house on New Year's Eve and that he tracked the person and called the police. It took the police two hours to find the person.

Tom Easter – He said that the City would not pay for a referendum and if it goes to referendum, 51% of the people that vote that day would have to vote yes for us to get our streets back.

Williams reiterated that the Board is not here to force this down anyone's throat. Their only job is to make a recommendation and let the community decide what to do after that. He asked if anyone had another idea to offer?

Blanche Yearwood – She reminded everyone that each person needs to take responsibility for their own safety.

Williams agreed that gating or roving security was not the total answer to all problems, just one solution to help deter problems.

Judy Lee – She asked if the Board saw that \$11,000 has been spent on this issue in the past? Will there be added security during Spring Break? It was suggested that we have off-duty police officers during Spring Break.

George McNitt – He explained that a letter went out in 2003 that explained why the Association had to discontinue security patrols. They were not covered by the Association's insurance and liability was too high.

Williams thanked **McNitt** for all of the time he put in during the course of the year to help the Board with various things.

David Jones – What about a neighborhood watch? The cost is minimal.

Maureen Clemmons – There used to be a neighborhood watch.

Williams said that no one would say that they don't want a secure neighborhood, but everyone needs to decide what they are willing to do to have one. It is each person's responsibility to keep yourself safe and secure. **Williams** went over again what has been done to research this plan as well as the options that are available.

Tom Easter – He suggested asking Wes Burnham to move the Back Beach Road entrance 200 yards to the east.

Janet Williams – Could we put some kind of identification on cars that belong here so that we are at least aware of those that are here that aren't supposed to be.

Corrin Cox – She stated that she is not for or against gating, she just wants to encourage everyone to listen to the Board and keep an open mind so that they can reach an informed decision.

Fred McKorkel – He suggested that if anyone is traveling, they should call 233-5000. There is a service available where the police will send by officers to check on your house.

Blanche Yearwood – How many times would the gates have to be opened for tournaments?

Morganson – Maybe we should put in more speed bumps.

Williams thanked the group for coming out and maintaining a civil conversation about the issue. He also reiterated that the Board is always grateful for input.

Next Meeting: Voting Meeting – March 5, 2006 - 2:PM - Edgewater Resort |

Meeting Adjourned: 3:30 pm

Minutes submitted by: Jodi Harless