

THE GLADES
Board Meeting Minutes 1-15-07

Time: 6:30 PM
Location: Gulf Beach Baptist Church
Attendance: President: Ray Williams
Board members: Dan Friess, Corinne Cox , Gaye Friess, Tom Easter and James Walling. Absentee: Jerome Keeble whose wife just had cancer surgery.

President Ray Williams opened the meeting and gave the invocation.

Minutes were given to Board members before the meeting. Motion made, seconded and approved unanimously.

The financial report was given by Corinne Cox that had been passed out to members attending the meeting. She said that there were overages on insurance, legal, room rental, and water. It seems that there is a problem with the water bills from a water meter at Middle Beach entrance, and James Walling is checking out. We have a deficit balance in Glades II of (\$507.49), and we have a balance of \$52,152.28 in the bank as of December, 2006. Motion made, seconded and unanimously accepted.

Since Jerome Keeble wasn't at the meeting, Ray said that a house on Hombre Circle had been approved for an additional room and garage. Motion made, seconded and unanimously approved.

There was no Recreation report so Ray asked for the Maintenance report. James Walling said that the Board needs to make the decision concerning Herbafox who does all our landscaping, etc. They are presently working without a contract for this year. The price last year was \$1197.00 and it has gone up about 3% this year to \$1233.00. Everyone agreed that they do a great job, and the contract covers everything from mowing, weeding, fertilizing, trimming palm trees, etc. After much discussion about some of the prices for different items such as pine straw, Dan said that he had previously talked to some of the contractors who had submitted bids before didn't have liability insurance, prices were about the same as Herbafox. Motion made, seconded and unanimous approval to remain with Herbafox.

James then proceeded to talk about the water bill situation. He had talked to the city, and they said that the meter at Middle Beach had been replaced - we hadn't had a bill for that location for awhile. The city did say that they had replaced the meter on June 6th, but apparently had forgotten to tell the meter readers. Tom Easter said that he would check into this matter - he has a friend in the water department. It was felt that since the meter hadn't been read was the reason for the high cost of the Middle Beach entrance.

Blanche Yearwood said that she was wondering why one big tree (what she considers a trash tree) is covering a \$1500.00 light at the mail box on S Glades Trail. There has been concern on safety in this area before.

Janet Williams asked about the dead bushes at Beckrich entrance, and Dan said that they had a disease which, after checking with HerbaFex, found out that the disease needs to run its course, and HerbaFex will give us a \$500.00 allowance to replace. It would be a waste of money at this time to replace them.

James said that there continues to be problems with the pumps and electricity on the ponds behind Glades II. The man who works on them for us has been on a mission to Honduras and just returned. He will look at them as soon as he can. James found a junction box filled with water and in order to take out the water, he drilled a hole in the top of the box. The wiring on all these pumps are a safety issue since electricity is involved. Ray said that we continually have trouble with these ponds and we need to get costs for replacing all the pumps and wiring according to code. George McNitt and James said that the cost could be about \$25,000.00 to \$30,000.00. The Board felt that we need to talk to the homeowners of Glades II. After learning that these pumps and wiring are not safe at this time, Tom Easter made a motion to shut them down until we know they are safe and in good working condition. Gaye will write a letter to all the owners in Glades II to explain the reasons for the shut down. Motion, seconded, and unanimously accepted this report.

After asking whether the Board had any new business, Ray said that the Audit Committee has been constituted and will be giving a report at our annual meeting. He said that the Treasurer's job is very time consuming and requires a very thorough knowledge of Quick Books. J. Bergman, Executive Director of Citizens for Justice, a lobbying group, said that most of homeowners associations as big as ours has been outsourcing their Bookkeeping services. We would still have a Treasurer which will be on the Board. He said that George McNitt had agreed to furnish these services for \$300.00 a month. Ray said that he, Dan, and Gaye would take bids. Gaye said she felt the new Board should make this decision. A motion made, seconded and unanimous approval for checking out the possibility of bids for outsourcing.

Ray adjourned meeting at 7:30 PM.