

## GLADES OWNERS ASSOCIATION MEETING

January 22, 2004, 6:30PM, GULF BAPTIST CHURCH

### MINUTES

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

1. Reading/approval of minutes for prior meetings.

Secretary Storck reviewed and summarized the minutes of the previous board meeting held on November 20, 2003, and the Special Meeting held on December 30, 2003. The minutes were accepted by a vote of the board.

2. Treasurer's report.

Treasurer Wiggins gave the treasurer's report. He noted that annual assessments were reduced by \$25.00/owner for next year and stated we will still have an estimated \$30,000 surplus at the end of next year. He distributed copies of the account reconciliation as of December 31, 2003, and the proposed budget for 2004. His report and the 2004 budget were approved by a vote of the board. During this time, a side discussion ensued about Town and Country Builders (owned by Mickey Mabry) and the damage they were causing to property in Glades II, while preparing for the development of Tierra Verde II. Missy Mabry, representing Town and Country Builders, was summoned to the construction site and agreed to rectify the problem. The board will discuss using the Middle Beach Road entrance as an alternate entry point to reduce the distance/time spent transiting our neighborhood and keep dirt debris off of our streets.

3. Environmental Committee Report

Chairman Sullivan mentioned that owner Chuck Berberich requested permission to clear a vacant lot he owns, however, the committee was awaiting proposed house plans before doing so. He also mentioned that the Panama City Beach Police had increased patrols in our neighborhood as a result of the Glades HOA Board's request following the termination of weekend security. A discussion ensued from the audience, lead by owner Betty Catania, who was recently cited for failing to properly stop at the intersection of North Glades Trail and Hombre Circle. Cost of the violation was \$78.00. Betty stated her intention to fight the citation in court as two previous owners had been given warnings by the same officer.

4. Maintenance Committee Report

Chairman Lloyd thanked his committee members Tom Wilson, Dick Nabozney, and Joe Limberg. He stated he has been once again fixing the Glade II ponds, this time so they won't be affected by lightning storms. He received bids for maintenance of the Glades neighborhood common areas. They were as follows: Herbafox, \$18,185.00; Dave's, 20,920.00; and Evergreen, \$33,342.50. The board voted to accept the low bid and contract with Herbafox. Don will bring to the board at the annual membership meeting, a proposal with different options, to install new lighting at all three entrances, which will reduce maintenance costs.

## 5. Publicity/Recreation Committee Report

Chairman Chambers reviewed the neighborhood social events for the past year and noted that they have been poorly attended. He suggested that if this continues, perhaps the board should discontinue all such events, or, consider subsidizing events with budgeted funds to encourage greater participation.

## 6. Nominations Committee.

Board Vice President and Nominations Committee Chair Hansen stated that he and committee members Hank Prentiss and Corrine Cox had completed their work and the results were twelve qualified candidates agreeing to run for election to office. The ballots were written, formulated, assembled, and mailed. Seven board members will be elected; perhaps those not elected will serve in committee positions.

## 7. Open discussion from the floor, i.e., questions/comments/suggestions.

Concern was expressed about the board providing mailing lists to other owners wishing to contact the association membership. An owner requested that her name/address not be given out to others and be used only for official board mailings/business.

Discussion ensued about the authenticity of a letter, sent to Glades owners, expressing support for certain candidates for election to the board. No documentation was presented to specifically implicate a person or persons. Only speculation was provided. The board emphasized that each owner has a first amendment right to self expression and free speech, although sometimes doing so at his/her own peril.

The security issue was brought up by owner Bob Friess. He advocated it be reinstated and was especially concerned about the upcoming spring break. Several members of the Board explained to him the reason for the board's termination of the security contract, specifically, legal opinions from our attorney and a separate opinion from our insurance agent, not the cost of the security program. Mr. Friess did not seem convinced. The board is convinced that one unfortunate incident resulting in injury, or perhaps even the loss of life of a security officer, would result in litigation against the association that, by itself alone, would rapidly deplete all resources on hand. President McNitt will send a letter, fully explaining the security decision to Glades owners. Additionally, Glades owners are advised to immediately call the Panama City Beach Police Department to report violations. Their response time is usually less than five minutes.

The next meeting will be our annual membership meeting, held on Sunday, February 8, 2004, at 3:00pm in the Edgewater Conference Center.

Meeting was adjourned at 8:20pm.

Respectfully submitted,

Dennis D. Storck, Secretary