

## GLADES OWNERS ASSOCIATION MEETING

July 24, 2003, 6:30PM, GULF BAPTIST CHURCH

### MINUTES

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

#### ANNOUNCEMENTS BEFORE MEETING

The Glades website can be accessed at: [www.gladespcb.org](http://www.gladespcb.org)

##### 1. Review/Approval of minutes of prior meeting

Secretary Storck reviewed and summarized the minutes of the previous meeting. They were accepted by a vote of the board. He also presented information on an incident at his home involving an unknown vehicle/individual parked in the driveway. This related to the presentation on "Neighborhood Watch" given by Officer Donald Nichols from the Panama City Beach Police Department, at the May 22, 2003, Glades Owners Board meeting.

##### 2. Treasurer's report

Treasurer Yearwood gave the treasurer's report. She stated the Association has spent considerable money on maintenance and repair and could find itself in a financial crunch as the year progresses. She requested the status of our bereavement fund. In the past, this program was administered by the Welcoming Committee. The Board will look into the bereavement fund options and determine a course of action. A question from the floor as to how much money was lost on the July 4, 2003, owners picnic, could not be answered definitively because Chairman Chambers was absent. What was known is that due to inclement weather on the day of the picnic, and the re-scheduling of the picnic for the next day, some who planned to attend were unable, and because participants "paid at the door," a loss was certain. The point was made that for future events, all money should be collected in advance. A side discussion ensued about overdue assessments and property liens. It was noted we were advised by the board attorney that in the future, liens will only be able to be filed by an attorney – which could cost \$300 each. Yearwood reported complaints about our security service. It was noted that these individuals are off duty policemen and are insured for liability. Rich Mathews will attempt to get "proof of insurance" in writing for the Association. The board members agreed that if we reach a point where expenditures will exceed revenues, the board will consider reducing costs before a decision is made to raise assessment amounts. It was accepted by a vote of the board.

##### 3. Environmental Committee Report

Chairman Sullivan presented a new approval form designed by his committee to foster better communication with owners on what is required by the covenants and bylaws. The board supported the committee's initiative. The committee had approved requests for: house paint

color change, solar panel heater for pool, backyard fence, new home and a screened enclosure. Additionally, they were working with owners to correct discrepancies of air conditioning, propane tanks, pool equipment and placement of real estate signs.

#### 4. Maintenance Committee Report

Chairman Lloyd thanked his committee members Tom Wilson, Dick Nabozney and Joe Limberg. The Beckrich Road entrance continues to be a problem with vandalism, including landscaping, lights and sprinkler systems. The well pump and control box were stolen – replacement costs were \$900.00. This continues to cost the association non-budgeted funds. Additionally, it was brought to the attention of the board that some maintenance and repair for Glades II is provided at no cost by committee members. When committee members no longer provide this free service, there may be a need to increase assessment fees for Glades II owners. The Maintenance Committee would like participation from Glades II owners in this endeavor. Currently, there are no Glades II owners on the committee. Chairman Lloyd once again reviewed the street lights out reporting procedure. He also asked all to report any unauthorized dumping of refuse on vacant lots in the Glades.

#### 5. Publicity and Recreation Committee Report

Art Chambers was absent – no report.

#### 6. Report on status of current lawsuit

The Glades Board moved for dismissal, however, plaintiffs requested additional information on Association expenses. President McNitt complied with their request. It was once again noted that the cost to the Association would be only the insurance deductible of \$1000.

#### 7. Open discussion from the floor

President McNitt addressed road paving in the Glades and noted was scheduled for 2004-2005. There will be no curbing due to drainage considerations and speed bumps (if desired) will need to be paid for by the Association. The new Glades Directories are published and distributed. The bylaws rewrite continues. The financial situation is expected to improve next year as legal fees diminish. The board is in discussion with our counterpart at the Golf Villas on Coyote Pass concerning possible annexation and assessment fees.

The next meeting will be held on September 25, 2003, at 6:30pm at Gulf Beach Baptist Church.

Meeting was adjourned at 8:05pm.

Respectfully submitted,

Dennis D. Storck, Secretary