

# GLADES OWNERS ASSOCIATION MEETING

MAY 22, 2003, 6:30PM, GULF BAPTIST CHURCH

## MINUTES

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

### ANNOUNCEMENTS BEFORE MEETING

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

#### 1. Guest Speaker on "Neighborhood Watch"

Officer Donald Nichols from the Panama City Beach Police Department gave a presentation on the effectiveness of Neighborhood Watch programs. He provided handouts to those in attendance. He emphasized to all that if you see someone in the neighborhood who doesn't belong, report it to police. Loitering and/or prowling charges could apply. He also provided the following information for the residents of the Glades. There have been no forced entries that he knows of. Of the recent thefts in the Glades, every one was a daytime incident. The average response time for PCB Police after receiving a call on 233-5000 is 2-3 minutes. Glades and Bay Point are the only neighborhoods on the beach with additional security. PCB patrolmen are permitted to use their squad cars when off duty. Finally, it's difficult for him to predict what our additional weekend security has prevented; however, he was supportive of the initiative. Everyone in attendance appreciated Officer Nichols taking time to meet with us.

#### 2. Reading/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.

#### 3. Treasurer's report

The audience reported a desire for copies to be available at the meetings. There was also a side discussion about use of passwords and how many people in the Glades had computers. No consensus was reached. Treasurer Wiggins gave the treasurers report. He stated the Glades is in better shape financially this year than in years passed. There are no red flags at this time. The Audit Committee must submit a written report to the Glades Board of Directors within sixty days of the end of the fiscal year. They must also approve the annual budget and balance sheet to be presented at the annual meeting. There were some questions about the Glades II lawsuit and what it might cost. It was restated that the most the Glades would have to pay is the \$1000 insurance deductible. The suit currently resides with the plaintiffs' attorney. The board will publish financial statements quarterly. McNitt explained what insurance policies cover. Dick Nabozney for asked for an account balance and Wiggins complied. The Treasurer's Report was approved by a vote of the board.

#### 4. Environmental Committee Report

Chairman Sullivan stated his committee had been working on fence and satellite antenna issues, as well as house plans. They were also working some minor discrepancies and mailbox issues.

#### 5. Maintenance Committee Report

Chairman Lloyd thanked his committee members Tom Wilson, Dick Nabozney and Joe Limberg. He stated that HerbaFex had fixed the Beckrich entrance pump at no cost. It took three weeks to fix a Beckrich Entrance street light reported out by security. The golf course cut some grass for us. Trash on the roads is under control and being picked up. Another plea was made to all residents to make sure landscaping contractors operating in the Glades do not dump grass clippings, etc., on vacant lots. The Glades entry sign will be refurbished. Don is coordinating with the PCB City Manger about drainage problems on Hombre Circle and their impact on mosquito breeding. Road re-paving is scheduled for 2004-2005 (there will be no curbing; speed bumps, if desired, would probably be expensed to the HOA).

#### 6. Publicity and Recreation Committee

Chairman Chambers announced the Association Christmas Party will be December 6, 2003, at Edgewater Conference Center and the contract had been signed. He needs suggestions for a band. There will be a July 4, 2003, picnic that will be for all association members, not just golfers. He suggested minutes, the newsletter and covenants/restrictions/by-laws be placed on the Glades website.

#### 7. By-laws Revision

Chairman Chambers compared ours to other HOAs for completeness and clarity. A special meeting(s) will be considered to inform Glades owners and vote on the changes.

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

Previously discussed – see item#3.

#### 9. Street Paving

Previously discussed – see item #5.

#### 10. HerbaFex Contract

The current HerbaFex contract was competitively bid (HerbaFex was the lowest bidder).

#### 11. Florida Statutes

McNitt passed out applicable portions of the Florida Statutes pertaining to Homeowners' Associations.

#### 12. Open discussion from the floor

All concerns were addressed at the time the question was raised. No further discussion ensued.

A motion was made to have Wiggins and Yearwood switch their board positions, due to time commitments. Wiggins was approved as Vice president and Yearwood was approved as Treasurer, effective immediately.

The next meeting will be held on July 24, 2003, at 6:30pm at Gulf Beach Baptist Church. Please note the time to facilitate greater attendance.

Meeting was adjourned at 8:00pm.

Respectfully submitted,

Dennis D. Storck  
Secretary