

GLADES OWNERS ASSOCIATION MEETING

November 20, 2003, 6:30PM, GULF BAPTIST CHURCH

MINUTES

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

1. Guest Speakers – City officials and General Contractor.

Mickey Mabry of Town and Country residences presented the lot plan for Tierra Verde II, a development of fifteen homes to be built behind Glades II. The plan was not up for negotiation or a vote of approval, it was presented to inform Glades Homeowners.

Gail Oberst, Panama City Beach Councilwoman, gave an informative presentation on what's happening on PCB. Included in her talk was an update on Pier Park and the Outlet Mall; recreation; equestrian, biking, and hiking trails, and greenways planned for our area; a nature park adjacent to Grand Heron (3000 acres); and the Aquatics Center planned for Frank Brown Park. Ms. Oberst also discussed the proposed widening of Churchwell (for 2005) and potential considerations for minimizing the impact on our neighborhood. She also updated us on the Home Depot and accompanying shopping centers to be built across Back Beach Road from the Glades, as well as the extension of Beckrich Road to the north. She explained there will soon be a traffic light at Back beach and Clara Avenue. A nine mile section of Front Beach Road, designated a Community Redevelopment Area (CRA) will include such amenities as sidewalks, curbs, gutters, underground utilities, center islands, and landscaping. Front Beach Road will not be four-laned due to the enormous expense of acquiring the right-of-ways. PCB now has water coming from Deerpoint Lake via lines along routes 388 and 79. PCB now has more water and sewer customers than Panama City.

Mel Leonard, PCB Planner, gave his presentation on a comparison of Glades Covenants and restriction and the PCB building codes. In some cases ours are more restrictive, in other cases they are not.

Note: feedback from the residents in attendance indicated these presentations, arranged by Hank Prentiss, were informative and worthwhile.

2. Reading/approval of minutes for prior meeting.

Secretary Storck reviewed and summarized the minutes of the previous meeting. The minutes were accepted by a vote of the board.

3. Treasurer's report

Treasurer Wiggins gave the treasurer's report. He noted that we are approximately \$4200 dollars better off than this time last year. Our largest expense is maintenance, approximately 45% of income. He stated we should not need an additional assessment this year. Additionally,

our reserve funds are now “fenced” for that purpose only. The board approved the Treasurer’s Report as well as a service provided by Amsouth Bank which will automate the payment of annual association assessment fees.

4. Environmental Committee Report

Chairman Sullivan discussed approvals for 122, 143 and 147 Hombre Circle. Also discussed was the requirement of our Covenants and Bylaws to prohibit outside storage of trailers, RVs, etc.

5. Maintenance Committee Report

Chairman Lloyd thanked his committee members Tom Wilson, Dick Nabozney, and Joe Limberg. He appealed to the Glades Homeowners to please pick up trash along our neighborhood roadways when it is noticed. He noted that Glades II ponds are now running from 3:00 – 9:00pm to conserve electricity.

6. Publicity/Recreation Committee Report

Chairman Chambers noted the Glades Christmas Party will be held on December 6, 2003, at the Edgewater Beach Resort Conference Center. The cost is \$30.00/person. If you know of a new resident in your area, please inform Art Chambers.

7. Reduce 2004 Board of Directors to five.

A proposal was made to reduce the number of Glades HOA Board members from seven to five. As you will note in the next agenda item, it has been a significant challenge to encourage Glades owners to seek board positions. The difficulty is that reducing to five does not eliminate the need to recruit an additional person for the vital and critical position of Environmental Committee Chair, who will still have to attend board meetings and present his report. As a result, not including this person on the board diminishes his prestige and status, while not reducing the time commitment necessary to complete his work. After considerable discussion, it was decided to maintain the current board structure of seven members.

8. Nominations Committee Report

Chairman Hansen and committee member Hank Prentiss distributed flyers soliciting nominations by January 13, 2004. To date, three homeowners have committed to run for the 2004 board and one has expressed interest. If we receive only seven volunteers, we will move to accept them by acclamation. Corrine Cox volunteered to join the nominating committee.

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

Concern was expressed that Tierra Verde residents do not contribute to the maintenance and beautification of our common areas, yet they use and enjoy them. It was noted that since these are public streets, there is no way we can prevent them from doing so. Additionally, the security issue was raised and the previous meeting minutes regarding this issue were read for clarification.

The next meeting will be held on Thursday, January 22, 2004, at 6:30pm at Gulf Beach Baptist Church.

Meeting was adjourned at 8:10pm.

Respectfully submitted,

Dennis D. Storck, Secretary