

The Glades
Board Meeting Minutes
January 17, 2006

Time: 6:30 am. - Meeting called to order

Location: Woodlawn United Methodist Church

Attendance: President: Ray Williams

Board Members: Dan Friess, Jonnie Venglik

Absent Board Members: Lee J Kinner, Gene Ursprung, Paul Churchwell

President's Report: Williams welcomes all in attendance, introduces the Board and guest Jodi Harless, who will be taking minutes and then offers an invocation.

Minutes: Williams handed out a copy of the minutes from December for review by the Board before the meeting and asks for any changes or deletions. A motion was made to approve them without changes. **Motion: Friess Second: Venglik Vote: approved**

Treasurer's Report: Williams gave a report on the financials in Ursprung's absence (report to file). A motion was made to approve the financial statements. **Motion: Freiss Second: Venglik Vote: approved**

ARCHITECTURAL REVIEW

Venglik reported that there is very little construction happening in the Glades. She stated that house plans have been submitted for a house on Hombre Circle. The Board has reviewed the plans and they have been approved. A motion was made to approve the Architectural Committee report. **Motion: Freiss Second: Williams Vote: Approved**

RECREATIONAL COMMITTEE

No report was made.

Old Business: No report made.

New Business: Williams offered thanks to Bill Freiss for putting up and taking down Christmas decorations at the Glades entrances.

Williams reported that after a lengthy search for a person to chair the By-Laws Review Committee, **Bill Henry** has graciously agreed to lead the charge. He asked that anyone interested in helping with the project, to contact Bill Henry or Ray Williams. He also expressed the hope that the new Board makes this a top priority for the coming year.

Williams stated that Jonnie Venglik has agreed to chair the Recreation Committee for the coming year, so residents should look forward to many upcoming events in which to get better acquainted with our neighbors.

Williams then presented a PowerPoint Presentation that outlines the Board's recommendation on how to better secure the neighborhood (Report to File). After the presentation, the floor was opened for discussion. **Williams** reminded everyone of "Roberts Rules of Order" and asked that everyone follow them.

DISCUSSION:

Bill Henry – Hombre Circle - Is there any indication that the city would be willing to abandon the streets. **Williams** - Not at this time. They have not been contacted and won't be until a vote is made.

Will the Golf Villas and Tierra Verde 1 & 2 be asked to join us in the gating of the neighborhood? **Williams** – We will ask, but cannot force them to join.

Tom Holmes – S. Glades Trail – Do the recommendations of the Board for gating have to go to a vote? **Williams** – Yes, it will take a 2/3 vote of the members to pass. **Holmes:** I will vote against it.

George McNitt – Where will the gates at the Middle Beach Road entrance be positioned? **Williams** - An engineering report has not yet been done as the Board did not see fit to spend the money until the vote was taken. GAC has said that they see no reason that the gate will not fit.

If the membership votes to accept the Board's recommendation, will the new dues structure go into effect immediately? **Williams** – Yes, and the annual assessment will be on top of current fees.

How many votes does it take to pass? **Williams** – 2/3 vote

Has any consideration been given to completely closing the Back Beach Road Entrance? **Williams** – No

Sylvia Simms – Hombre Circle – Has consideration been given to what will happen if there is an "Act of God" and roads and gates are destroyed? Are there insurance policies in place to pay for damage? **Williams** – That is a very good point. No, that has not been taken into consideration, but the Board will research the options.

Will the gates immediately affect what is paid in taxes? **Williams** – No.

Betty Mc Neil – Hombre Circle – She has a lot of family that comes and goes at will and I am concerned the gates will be a hindrance to them. **Williams** – That will not be a

problem because you can assign them a code and they can come and go with that code whenever they want. Their access will be completely controlled by you.

Betty Mc Neil – Hombre Circle – Closing the Back Beach Road entrance would be a major inconvenience to me.

Rich Venglik – Hombre Circle – He has always been against gated communities, but now understands the need for gating due to traffic flows and how that will be effected by future growth in Panama City Beach.

Joanne DelRay – Hombre Circle – Would it help to just gate Back Beach Road?

Gary Dunn – N. Glades Trail – The stuff stolen from my house will pay for the yearly dues increase for the next three years. He also reminded the group that it is not against the law for solicitors to come thru the Glades as long as the roads are owned by the City. He relayed stories of them coming to his house and causing problems on numerous occasions. He stated that he would be voting for the gates and asked where to send his check.

James Walling – He stated that he doesn't live in the normal flow of traffic, but has witnessed the issues others are seeing while traffic was held up by construction on Back Beach Road. One entrance being gated would not work.

Blanche Yearwood – Hombre Circle – Has anyone taken the cost of a City-wide vote into consideration. **Williams** – No. Wouldn't the City Council be all that is needed for that Vote? **Bill Henry** responded that he felt that a vote from the City Council was all that was needed, but that he would check with the City's attorney?

Gary Dunn – N. Glades Trail – reminded everyone of the incident that happened at the mailbox. While discussion has been centered on children and their well-being, we should also take into consideration the elderly population in our neighborhood.

Jonnie Venglik – Hombre Circle – A neighborhood watch could be considered, but it would mean that we would need a 100% participation from the community. **Williams** – The Sheriff's department has offered to address the group about that option.

Jodi Harless – N. Glades Trail – Has a seven year-old daughter and is concerned about the amount of sexual predators and their current access to our neighborhood. She stated that she was for gating the community for a lot of reasons, but most importantly it was for the safety of her daughter.

Joanne DelRay – Hombre Circle – Mentioned that on New Year's Eve she had someone ringing her doorbell at 4AM. She didn't answer it, but did call the police.

Bill Stumpfig – Stated that he did not think enough attention has been given by the group to our property values. Property values are extremely important and association members should consider that most future developments will be gated.

Panja Dunn – N. Glades Trail – If the vote for gates goes thru, what is the timeframe for completion? **Williams** – A timeline has not been set-up yet.

Williams asked for careful consideration of the information provided by the Board. He stated that the Board is asking for approval of the plan as proposed to gate the Glades. He asked that the association be good stewards of the community and do what is right for all involved.

Williams reminded the group that next month would also be when new Board members would be voted in. He asked that anyone interested in serving, contact him. He asked for any other questions or comments. A **homeowner** asked if anyone had any information on how to get a Glades license plate. **Dunn** suggested that she contact Gulf Glo Signs and Banners because they would probably have information on them. **Williams** asked that she report back what she finds because there may be others that would like to buy one.

Next Meeting: Annual Meeting – February 12, 2006, 2:PM - Edgewater Resort |

Meeting Adjourned: 8:00 pm

Minutes submitted by: Jodi Harless