Tower 1: 11807 Front Beach Road, Panama City Beach, Florida 32407
Tower 2: 11800 Front Beach Road, Panama City Beach, Florida 32407
Front Desk Phone 850-238-8988, Security Phone 850-625-5960
Community Association Manager: Phone 850-866-9275
Email: gpcam@grandpanamacoa.com
Email the Board of Directors at gpboard@grandpanamacoa.com

WELCOME TO THE
GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION

Congratulations on your recent purchase at Grand Panama Beach Resort! On behalf of the Association and the Association's Board of Directors, we would like to welcome you to the Grand Panama community. Please address all correspondence to the Association as follows:

Grand Panama COA

11800 Front Beach Road

Panama City Beach, FL 32407

OVERVIEW OF YOUR ASSOCIATION

Grand Panama Beach Resort Condominium Association is a not-for-profit corporation whose purpose is to operate, manage, maintain and control Grand Panama Beach Resort Condominiums. As an owner in Grand Panama, you are a member of the Association. As a member, you are required to abide by the governing documents of the Association. Please be sure to visit the owner's website, www.grandpanamacoa.com for more information. You will need to email the Board of Directors at gpboard@grandpanamacoa.com to gain owner access to the webpage. On the webpage, you can view insurance coverages, documents and rules, contracts and bids, as well as any business for the association.

YOUR ASSOCIATION BOARD OF DIRECTORS 2026/2027

President: Brad Coleman

Vice President: James Eagleson

Secretary: Darrell Caudill

Treasurer: Phil Brogan

Director: Charles Knoll

Director: Ron Kibble

Director: Gary Middleton

VOTING CERTIFICATES AND OWNER INFORMATION SHEET
Please fill out and return the **Voter Authorization Certificate** and **Owner Information Sheet**, so we can update our records.

ASSESSMENTS
As a member of the association, you are required to pay a monthly assessment based on your condominium documents. The Association provides an online Owners Portal called ClickPay where you can make a one-time payment or set up auto pay. Once we have your email on file, an activation link will be generated and emailed to you (*please check your spam folder*). If you wish to utilize this platform and have not received an activation link, please contact our CAM at gpcam@grandpanamacoa.com or call 850-866-9275.

WHERE DOES MY ASSESSMENT MONEY GO?
The following items are paid by your monthly assessments:

- Water and sewer costs: units, irrigation, pools
- Common area electric utility: building lighting, pool equipment, elevators, etc.
- Natural gas utility: pool deck grills, heating Tower 2 outdoor pool and spas
- Basic satellite TV
- Internet and Wi-Fi
- Pest Control and Landscaping
- Building maintenance: exterior, common areas, pools, etc.
- Insurance on the structural part of the buildings: flood, wind, property
- Management and administrative expenses: accounting, legal, postage, etc.
- State required permits, licenses, and fees: elevator, pools and spa, etc.

Owner Parking
Each owner will be given access to Park N Spot, the parking registration system for all vehicles at the Grand Panama Resort. Owners will enter their family vehicle and pet information into the Park N Spot system. A license plate reader will be utilized to monitor owner and guest parking on our property.

Owner Wristbands
Wristbands are issued based on unit size:
• 1 Bedroom – 6 bands
• 2 Bedroom – 8 bands
• 3 Bedroom – 10 bands
• 3 Bedroom Penthouse – 13 bands
• 4 Bedroom Penthouse – 15 bands
Wristbands are provided by the CAM.

Mailboxes
Mailboxes are located on the ground floor of each tower. If the previous owner did not provide your mailbox key at closing, you will need to see the CAM or mailman for a new key.

FirstService Residential Account/Click Pay
FirstService Residential Accounts and Click Pay are used to pay monthly assessment fees. Please see FirstService Residential welcome letter or contact the CAM for more details.

Grand Panama Website Access
New owners can access the COA website at www.grandpanamacoa.com To view owner only documents, please enter the password TheGrand800807. The COA website provides important documents, rules, policies, contracts, bids, and other information about property operations and ownership.

Renting Your Unit
If you plan to rent your unit, please review the rental rules and guidelines carefully and provide the rules and guidelines to your management company. There is a document in the welcome packet on Property Management and Self-Managed Owners that explains the rules and guidelines.

Guest Registrations
All guests must register through Park N Spot, our guest and owner registration system. The hyperlink is www.theparknspot.com/grand-panama/ Guest packets include resort fees (a resort fee is $55 and includes 1 parking pass and wristbands based on occupancy levels).
Capacity limits (enforced per City regulations):
• 1 Bedroom – 6 guests
• 2 Bedroom – 8 guests
• 3 Bedroom – 10 guests
• 3 Bedroom Penthouse – 13 guests
• 4 Bedroom Penthouse – 15 guests
All guests can purchase 1 additional parking pass at $35. During off-peak seasons, guests may be allowed to purchase additional parking. Guests are allowed to bring up to two pets, if you allow pets in your unit. Please see the separate policies on guests and owners with pets.

Front Desk Services
Our front desk is operated by Panhandle Getaways daily from 7:00 a.m. to 11:00 p.m. The front desk can assist with property-related questions and parking registration. All Amazon packages are delivered there for owner pickup.

Owner Storage Options
Storage Closets are available for lease on each floor of Tower 1 and 2 (subject to availability). Leasing details and policies are available online for your review. Contact our CAM or gpboard@grandpanamacoa.com for more details.
Storage Cages are located on garage levels in each tower. These are ideal storage areas for extra chairs, coolers, or beach gear. Each cage is numbered and free for owners. Owners must register their storage cage with the CAM or gpboard@grandpanamacoa.com before placing a lock on an empty cage. All cages are first come, first serve. Storage cage rooms do require a door code access number provided by the CAM.

Beach Chair Program
An annual chair rental program is available for owners who rent their units. Contact CAM for pricing and availability.

Move In and Disposal of Large Trash Items
Any item too large to be disposed of through the standard trash compactor must not be left in garbage rooms. Please see the policy on Bulk Item Removal and the Bulk Item Removal forms to dispose of large trash items. You can contact the CAM or front desk for more assistance.

Please don't hesitate to email the Board at gpboard@grandpanamacoa.com with any questions.

Once again, welcome to Grand Panama Beach Resort—we're glad you're here!