



**GRAND PANAMA BEACH RESORT OWNER'S ASSOCIATION, INC. BOARD OF DIRECTORS MEETING
FRIDAY JANUARY 8th, 2021 @4:30PM CT MINUTES**

CALL TO ORDER:

The meeting was called to order at 4:33 PM CT

ESTABLISH A QUORUM:

Present on the Zoom:

Frank Booke, Dean O'Reilly, Glenn Holliday, Nancy Stovall, Pete Morreale

5 of the 5 Board Members present, a Quorum was established. (Non-Residential Commercial Property closed 12/28/2020 and is now Association property. Because of this, Clair Pease, and Denise Hindes are no longer on the Board of Directors)

Association Management: Lee Waller, CAM; Amy Ludlam, Association Accounting

Additional: Ann Shanks-Panhandle Getaways, Mark Buhrman-Tiki Bar Lease

CERTIFY MEETING WAS PROPERLY NOTICED:

Today's Board Meeting was properly noticed per FL Statute 718 and Bylaws.

READING AND DISPOSING OF MEETING MINUTES

Nancy made the motion to approve the Board of Directors Meeting Minutes from 12.28.20, Glenn second the motion, passed unanimously.

NEW BUSINESS:

1. NRU 2 Commercial Space Lease

Frank opened up with a report of fantastic news about a new lease. And about how exciting it is to be able to move quickly and effectively in leasing these now Association owned spaces. He did want to be clear with owners that the Tower 2 lobby desk will continue to belong to the Association, and will be used as the owner's desk. Behind that desk will be Lee, the CAM and security. This will be used to handle Association business. Across the drive will be the space for Panhandle Getaways, and while the Association is not affiliated with them, we are encouraged to support them as they have some exciting things for the property. He introduced Ann Shank with Panhandle Getaways who will be leasing the NRU 2 space between the convention space and the real estate office. He also added that she has done impressive things in other areas such as 30A and at Calypso with operating a front desk and general store.

Ann Shank comes on and speaks about how excited she is to be at Grand Panama and complimented the Board and staff there. She then discusses her plan for her lease space which includes modifying to a front desk and general store. She also announced that Colby LaDuke will be the General Manager over the desk and general store, and that he is highly regarded in the area and wanted to take this on. Their area will be staffed from 7am-11pm every day. Someone from 7am-3pm and another shift 3pm-11pm. Her goal is to make the space pretty, and functional for all, even if they do not rent or use Panhandle Getaways as a rental management company. This plan is to include a seating area, business space, and include staff that are able and willing to help owners and guest, even if they are not with Panhandle Getaways. She wants everyone to know they will be "all as one" with the owners and guests on property. The general store will be on the street side of the commercial space, which will include selling items from flip-flops to sunscreen, beach towels, anything they need for the beach, also beer, wine, and other convenience items. They will also be tracking if there are requests for a particular item and will attempt to address those requests. Hopeful to be open within 60 days, at worst before Memorial Day.

Nancy added that she and Lee went to see one of Ann's general stores at Calypso and it was very classy.

Glenn made the motion to accept the lease and have it signed.

Dean second the motion, the motion passes unanimously.

Glenn made the motion to have Nancy Stovall, Board Secretary sign the lease on behalf of the Association.

Dean second the motion, the motion passes unanimously.

Frank also added as a reminder that her business will be an independent operation. The Association has leased the NRU 2 commercial space to them, and while the Association is not affiliated with them, we all should help support them. He included that Woody with Life's a Beach has 3 parking passes on the East side of Tower 2 and 3 spaces on the West side of Tower 2 for their employees. Ann will also have 3 employee spaces and 3 for the general store. Even with those spaces going with their leases, we are still gaining overall Association parking spaces, and also including the parking spaces 360 Residential have agreed to put in.

2. Tiki Bar Lease

Frank announced that a lease agreement was also reached with Mark Buhrman with A&W of PCB for the tiki bars located by the pool deck of tower 1 and tower 2. It will be greatly different than before. In this agreement the Association will receive a jump in payment from the previous agreement when the tiki bar was owned by BNP. Also included in the lease is the agreement to set times for tiki bar 1 (weather and staff permitting) 11am-7pm and modifying the menu which includes keeping the favorites but looking to add new menu items. Tiki bar 2 will be open from 6am-1pm, and look to expand to 10pm in the busy season.

Mark comes on and introduces himself and that his group has been serving at Grand Panama going on 3 years now. They will be doing everything they can to maximize that space to expand their menu options. They will be serving Bloody Mary's and mimosas at the Tower 1 tiki bar. Mark also explained that they will be opening up the Tower 2 tiki bar to serve as a breakfast and coffee bar, which will include Hershey's ice cream, smoothies similar to Tropical Smoothie. They will also serve in pre-packages squares of Calico Cottage fudge. They are looking into alcohol options for Tower 2 tiki bar to not compete with the Tower 1 side. They will continue live music on the Tower 1 pool deck. He appreciates feedback on what everyone liked, and disliked. In the future they will start offering snow cones on a professional cart on the pool deck. The tiki bar will be open from

Glenn made the motion to approve the lease for A&W of PCB and to have Nancy Stovall, Board Secretary to sign.

Dean second the motion, the motion passes unanimously.

Mark also added an upcoming program to offer gift cards to owners and guests. He described if there is an upset guest, that this is a great option to calm that situation by offering a gift card to them to the tiki bar. Frank also included that this would be a welcomed item for any guest checking in.

Nancy wanted to inform owners that they have access to the business conference room located in the Tower 2 lobby. It will be open while the Parking Pass Coordinator is present or if reserved. There will be a Tower 2 Business Center policy. It will be available to owners and the guest of the owner at no charge. Reservations will need to be taken on a first come, first serve basis. It can hold roughly 24 occupants. They are welcome to bring food and beverages, but must clean up and remove all garbage before leaving and could be charged a \$50 cleaning fee, plus any additional cost of cleaning that may occur. If an owner wants to use the business center, you must check with the Parking Pass Coordinator first. Frank included that if the room is abused, it will then be locked and available only by reservation. He then answered an owner question on the furnishing of the room, it is furnished with very nice, very expensive furniture. This includes a nice board room table and chairs.

Lee Waller, CAM, gave a quick update on the storage closet leases. There are roughly 52 owners interested that includes 18 owners who have current leases. An owner asked how much is the annual lease and how many closets are in each building. There are 4 closets per floor in Tower 1 except the 1st floor where there are 3 available and in Tower 2 there is 1 per floor. There is an adjacent housekeeping closet, but that is not available at this time. The annual lease amount is currently \$420.00, and is subject to change in the future.

3. Late Fees

Frank stated there was an owner that asked about removing their late fee. He stated that early on with COVID, the Board was very generous with waiving late fees. Once that period ended they removed the waiver. This particular owner was given bad information at their closing. He would like to add to the general assessment collection policy to be enforced by Resort Collection Association Management, who has done a great job in doing so, to forgive one (1) late fee, per owner, forever.

Nancy asked, there are some owners that were forgiven outside of COVID, does that count as there one-time forgiveness? The discussion was then on should this policy be started from henceforth.

Amy with RCAM association accounting stated the finance charges are automatically added, but will add the policy to their notes so that only one month, per owner can be waived. Frank also wanted to remind owners the assessments are due on the 1st of the month, so it is recommended to set up automatic payments ahead of time before the due date. Glenn also added to take advantage of the automatic payment option.

Glenn made the motion to add the one time waiver adjustment starting henceforth to the Association collection policy.

Dean second the motion, the motion passed unanimously.

OLD BUSINESS:

1. Discussion on Guard Shack (South one)

Frank brought up that the guard shack has never been manned, and never served a purpose. If the guard shack is removed, it will allow the Association to get the full allotment of parking spaces. The guard shack belongs to the Association, and is on the Association property. It will require a vote of the owners similar to Emerald View, but will require an 80% vote. If the guard shack is left, it is estimated the Association would lose 12-17 potential parking spaces. The Board is in favor of tearing it down, but it is an owner decision and will be going to them for a vote at the end of the month or next month. If we can maximize the potential for parking spaces, it could forever get rid of the parking issues that happen at Grand Panama.

Another item on parking, in the near future, the Association will be requiring all day-laborers such as cleaners, plumbers, or anyone coming to service a unit to park on the outside of Tower 2 and the stand alone garage, no longer will they be allowed to park inside the Tower 2 parking garage, these will be for the owners and their guests, so be on the lookout for that.

Nancy wanted to remind everyone that when the 360 apartment complex is complete, that owners will be able to access Hutchinson Blvd. by vehicle and by foot through their property, and the 360 residents will NOT be allowed to access Grand Panama by vehicle, but they do have pedestrian access to the East of the Association property.

ADJOURNEMENT:

Glenn made the motioned to adjourn, Pete second the motion.

Meeting adjourned at 5:33 PM CT.