

**GRAND PANAMA BEACH RESORT OWNER'S ASSOCIATION, INC. BOARD OF DIRECTOR'S MEETING
MONDAY, DECEMBER 20TH, 2021 @ 5:00PM CT MINUTES**

CALL TO ORDER:

The meeting was called to order at 5:01PM CT

ESTABLISH A QUORUM:

Board Members Present in Person:

Glenn Holliday, Treasurer

Nancy Stovall, Secretary

Board Members Present on Zoom:

Frank Booke, President

Woody Junot, Director

Pete Morreale, Director

Jarod Triplett, Director

6 of 7 Board Members Present, Quorum establish.

Board Members Not Present:

Dean O'Reilly, Director

Property Management Present:

Lee Waller, CAM

Property Management Present on Zoom:

Amy Ludlam, Accounting

CERTIFY MEETING WAS PROPERLY NOTICED:

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

READING AND DISPOSING OF MEETING MINUTES:

Mrs. Stovall made the motion to approve the meeting minutes as written and distributed to the Board of Directors before this meeting for the Board of Director's Meeting held on December 2nd, 2021.

Mr. Holliday seconded the motion, the motion passed unanimously.

NEW BUSINESS:

Budget Ratification

Mr. Holliday read the questions submitted to the Board regarding the proposed 2022 budget along with the answer given to the owner. Mr. Booke solicited comments from the board members. Although dues are increasing in other condominiums on the beach, some of the owners shared their concerns.

Mr. Holliday made the motion to ratify the proposed 2022 budget.

Mr. Triplett second the motion, the motion passed unanimously.

Property Management Contract:

Mr. Booke shared that the RC Property Management Contract was expiring December 31, 2021 and a new contract proposal was received from RC. Understanding our increases in 2022, RC proposed no increase for 2022 with the option to increase fees up to 5% in the following two years. The Association has been extremely pleased with the performance of RC.

Mrs. Stovall made the motion to approve the new RC Property Management Contract.

Mr. Holliday second the motion, the motion passed unanimously.

Mr. Waller shared that he has accepted another position effective December 31, 2021. He shared that the very capable staff will continue to provide the Association with the expected support.

ADJOURNMENT: Mr. Holliday made a motion to adjourn the meeting. Mrs. Stovall seconded the motion. Motion pass unanimously.

Meeting adjourned at 6:19 PM CT

Respectively Submitted,

Meeting Minutes were approved by a _____ vote on the _____ day of _____, 2021