



GRAND PANAMA BEACH RESORT OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING THURSDAY, MARCH 28TH, 2019 @ 4:00PM CDT MINUTES

CALL TO ORDER:

Lee Waller called the meeting to order at 4:01 PM CDT

ESTABLISH A QUORUM:

Present:

Glenn Holliday, Nancy Stovall, Jeff Gembitsky (Jeff came in during item #2 of new business)

Present on the phone:

Frank Boone, Peter Morreale, Chuck Rachke

Association Management: Lee Waller, CAM; Amy Ludlam, Director of Association Accounting; Danielle Boobyer, Association Accounting Manager.

Not Present:

Dean O'Reilly

6 of the 7 Board Members present, a Quorum was established.

CERTIFY MEETING WAS PROPERLY NOTICED:

The notice for today's Board Meeting was properly noticed per FL Statute 718 and Bylaws.

READING AND DISPOSING OF PREVIOUS MEETING MINUTES:

The meeting minutes from the January 26th, 2019 Board of Directors Meeting were approved.

NEW BUSINESS:

1. Beach Service Contract Addendum

Frank Boone gave introductory comments that the current beach service contract ran until 2021 and the Association was receiving \$35,000 a year while owners did not receive any

discounts, and pricing had actually risen. He proposed the addendum with Sun Harbor Ventures, LLC that would extend the new agreement to 2023, but would increase revenue for the association while also lowering pricing for owners. In the agreement Sun Harbor Ventures, LLC will pay the Association in the following years: 2019-\$45,000; 2020-\$50,000; 2021-\$60,000; 2022-\$61,000; 2023-\$63,654.00. For 2019 & 2020 the Annual Beach Chair Rate is set at \$1,075.00 with rates to be discussed between Sun Harbor and the Association in 2021. Owners will also receive a 25% discount on daily chair rentals and all water sport activities. ***Note this discount is for owners only and not for renters or guests of owners.**

MOTION:

Glenn Holliday made the motion to approve the Beach Service Contract Addendum, Nancy second the motion.

Chuck Rachke asked if we looked at other beach chair services for comparable pricing, Frank responding saying with the help of Management, we did and had that information to leverage when speaking with the beach service provider.

The motion passed unanimously with 5 yes votes and 0 no votes.

2. Discuss Smoking in Common Areas

Lee Waller brought up that smoking in common areas, particularly the walkway corridors, pedestrian crossover, and parking garages goes against the Florida Clean Indoor Air Act (ref. FL Statute 386.01). Lee also reference the fire that occurred at Laketown Wharf two weeks ago where a fire was started in a trash can by the elevator lobby. Frank asked to table this item and complete a survey of owner's opinions as well as locate a suitable designated smoking area for both towers over the next two weeks.

3. Discussion on Balconies

Lee wanted to bring up some owner comments in regards to the balcony conditions. Owners have commented on the balconies showing cracks, rusting, green stains, and overall needing painting. The Board discussed that there were previous bids provided. Lee will look into these

previous bids to confirm if these items brought up are addressed or if updated bids are needed.

4. Date for 2019 Annual Meeting and Board Elections.

Lee mentioned a date needed to be set for the 2019 Annual Meeting. The Bylaws state the meeting should be held every year on the first Tuesday in February, however this was not done in the recent past. The Board agreed to hold the **Annual Meeting on June 8th, 2019 at 10:00AM CDT. Location of the 2019 Annual Meeting will be sent out with the First Notice of the Meeting.**

5. Discussion on For Sale signs and other rental advertisement on property.

This item was added as it was brought up by an owner attempting to sell his unit. While doing so, the real estate company placed an Open House sign in the lobby advertising the unit and company. It has been contested that only Emerald View Real Estate may advertise on property. It was decided that Nancy Stovall would speak to the attorney for clarification.

Management Report

Lee Waller provided the management report:

- Maintenance Items Completed since the January 26th, 2019 Board Meeting:
Moved Peter Harris from Grounds to Maintenance, added Chris McAdams to Maintenance staff, Added Lance Clarke, and Garfield Blake to Grounds staff; Found and repaired T1 & T2 pool leaks (replaced pool filter multi-valves); FDOT replaced missing cross walk signs for Front Beach Road; Had tiki-bar roof leak repaired; BNP, LLC repaired the damaged street sign; staff painted elevator lobby baseboards and mid-rails for T1 1st floor, T2 P2, P3, P4 & P5 lobbies); Cintas installed new soap and paper dispensers in all bathrooms; staff pressure washed all brick paver areas around T2 pool deck and ground floor offices as well as T1 pool deck and walk ways; staff painted pedestrian crossover interior walls; UniFirst delivered new GP logo rugs to T2 ground & T1 1st floor lobbies; repaired and re-attached T2 W fence gate; Replaced broken pool gate latches; Found blue prints in digital format and saved to computer drives; T2 pool pump motor was replaced; Replaced T2 hot tub lights.
- Maintenance Items On Deck:

Still following up with individual owners on water intrusion issues; waiting on warranty work part for Cox Pools to repair T2 hot tub heater (has small leak); almost completed replacing all T1 pool deck bollard lights with LED; replacing and staining fence around T1 grill area; tightening all carts currently in inventory and purchasing 10 new carts; T2 metal roof missing ridge cap to be replaced; renting a lift to replace pole lights in stand-alone parking garage and P4-P5 ramp ceiling lights; T1 accent band on the NE side of building to be repaired; repairing stairwell doors.

- Security Issues

Responded to Rita Adkins and received signed release from her attorney; working to install T1 pool deck camera system, will also work to incorporate all cameras on site to one access system; have experienced some spring break issues like broken glass on pool deck thrown from balcony.

- Owner Report:

Owners have commented the property is looking cleaner overall; ongoing water issues brought up before RCAM take over that we are working to resolve and close out; some cracks and stains are showing up on balconies, investigating problems and looking for fixes; Owner 1-1208 has cracks in his dining room and kitchen areas and is asking the Association to repair; the Association is experiencing a lot of WOW cable box issues and working with WOW on resolving.

- ACCOUNTING ITEMS: Amy Ludlam provided an accounting update:

There are currently 16 units that owe 3 months or more, 5 units that owe 2 months, and 18 units that owe for March, RCAM has attempted to reach out to these units with the contact information available.

ADJOURNMENT:

Glenn Holliday motioned to adjourn the meeting. Jeff Gembitsky second the motion. The meeting was adjourned at 5:23 PM CDT.