

APPROVED 10.11.19



**GRAND PANAMA BEACH RESORT OWNER'S ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING Saturday, August 24<sup>th</sup>, 2019 @ 12:00PM CT MINUTES**

**CALL TO ORDER:**

Lee Waller called the meeting to order at 12:03PM CT

**ESTABLISH A QUORUM:**

**Present:**

Frank Boone, Dean O'Reilly, Nancy Stovall

**Present on the phone:**

Glenn Holliday, Peter Morreale

**Not Present:**

Jeff Gembitsky, Chuck Rachke

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

Association Management: Lee Waller, CAM; by phone: Amy Ludlam, Director of Association Accounting.

**CERTIFY MEETING WAS PROPERLY NOTICED:**

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 May 18<sup>th</sup>, 2019 and June 29<sup>th</sup>, 2019 Board of Directors Meetings were approved.

**NEW BUSINESS:**

**1. ATM Machine in T2 Lobby**

**Nancy made a motion** to send another certified letter to provide 10 days upon receipt of the letter to remove the ATM machine from the T2 lobby, or have the machine moved behind Emerald View's front desk.

Dean second the motion.

**The motion passes unanimously.**

**2. Parking for Winter Months**

Nancy made opening comments on an email brought to the Board on parking passes in the winter months.

**Dean made a motion** to allow owners to request to purchase a 3<sup>rd</sup> parking pass no less than 14 days in advance between the dates Friday, September 13<sup>th</sup> 2019 and February 28<sup>th</sup> 2020, except for blackout dates for large area events such as Thunder Beach (October 19<sup>rd</sup>-November 2<sup>nd</sup> 2019).

Glenn second the motion

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**The motion passes unanimously**

**3. Balcony Repairs**

Lee made remarks about the balconies, particularly the railings. Owners have made remarks on this for multiple units. Frank agreed that we should follow through and get proposals for an engineer to look at and provide recommendations for repairs.

**4. Pool/Spa Resurfacing and Sand Filter Changes**

It is time to resurface and re-tile the Tower 1 pool, Tower 1 kiddie pool, Tower 2 pool, and Tower 2 hot tub. It is also time to complete the sand filter changes for the Tower 1 and Tower 2 pools. This will be paid out from reserves. Three bids were provided.

**Dean made the motion** to accept the proposal from Bright Blue Pools.

Nancy 2<sup>nd</sup> the motion

**The motion was amended** to include bright blue pools bid to do the sand filter change as well.

**The motion passes unanimously.**

**MANAGEMENT REPORT:**

Lee introduced Stephen Kilcummings as the new Building Supervisor. Management is happy to have Stephen on board. Owners wanting to report Association maintenance issues can email him at [GPmaint@resortcollection.com](mailto:GPmaint@resortcollection.com).

Amy provided an accounting update as of July 31<sup>st</sup>, 2019.

Frank, Dean, and Nancy made statements refuting accusations against the Board in the previous two Board Meetings.

**Dean made the motion** to allow the Association Attorney to file suit to resolve and have questions from the Board to Emerald View and the Developers answered.

Glenn 2<sup>nd</sup> the motion.

**The motion passes unanimously.**

**ADJOURNEMENT:**

Nancy made the motion to adjourn. Dean 2<sup>nd</sup> the motion.

Meeting adjourned at 1:26PM CT.