



**GRAND PANAMA BEACH RESORT OWNER'S ASSOCIATION, INC. BOARD OF DIRECTORS MEETING  
FRIDAY, JANUARY 15<sup>th</sup>, 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.**

**Association Management:** Lee Waller, CAM;

**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 1.8.21, Glenn second the motion, the motion passed unanimously.

**NEW BUSINESS:**

1. Dogs

Frank opened up about updating and improving the pet policy at Grand Panama. In 2020 the State of Florida made some clarifications on the description and regulations on an "emotional support animal," not to be confused with a "service animal." The state of Florida says that the guest or owner's doctor, psychiatrist, physician, must be able to provide a document to show that person's conditions require the need of an emotional support animal, and that this animal has the training to help support this persons conditions. This has been an issue in the past with Grand Panama because a guest will come on property, say the animal is an emotional support animal, then turn to get documentation from an on-line source. He would like to recommend to the Board to change the pet policy to require a guest or owner bringing an "emotional support animal" onto property to have documentation dated before their arrival to Grand Panama Beach Resort. Another separate item would be if the Board and owner disagree that the dog in question is a dangerous breed, then the owner would be required to pay to have a DNA test completed to prove that it is not. This would serve to clarify issues with mixed breed dogs / mutts. He then turns it over to Nancy.

Nancy begins by discussing the current policy. Under item B in the "Pet Policy," where it describes dangerous breeds, she proposes we add, "If any dispute of the breed of the owner arises, it shall be the owner's responsibility to supply the Association proof of the breed by a DNA report at the owner's expense." Nancy also wanted to discuss item C: "Owners must register dogs/cats with the Association prior to bringing the pet on the premises. The form will be supplied by the Association."

She suggested we change/add "ALL owners must register dogs/cats with the Association PRIOR to bringing the pest on the premises. The form will be supplied by the Association." She also suggested to add, "The form must be returned with proof of current vaccinations, and if registering an emotional support animal, a letter from the owner's healthcare provider stating that the owner has a disability and the need for the animal to alleviate one or more of the symptoms. This would need to be done before the owner/guest can bring the pet to Grand Panama.

Frank agreed, and asked that this new policy be sent out to all owners and rental agencies for their information. That way, no one can say that they were not notified.

Glenn asked if the guest should have the registration information turned in before their arrival. It was agreed that this was a good suggested, but not likely to be read or understood by guests. As long as guests have their paperwork with them on arrival with the healthcare provider's note dated BEFORE arrival, this would be acceptable.

Lee also added that this burden really needs to be put on the owners to make sure their rental management company has this information.

Nancy also wants to have a check-list put together so that management, security, and desk staff are on the same page.

Frank spoke to reassure security and staff that they have the support of the Board to enforce the rules and policies established.

**Glenn made the motion** to approve the changes in the Grand Panama Pet Policy.

Pete second the motion, the motion passes unanimously.

Frank had a comment that Nancy was going to get parameters put together for the two (2) non-residential Board Member positions. This would be sent to all owners and leasees of the commercial spaces. Once received there would be an interview process. These two positions can be selected by the Board per the Association Attorney.

There was an incident with a dog belonging to one owner leaving a mark on another owner. The process of what occurred was discussed between the Board Members. Frank states, if we have another cause similar to the one that occurred, the Board should be notified immediately, the Association should send a letter to both parties to explain what was done. If there is a second offense, then the animal would be removed. That way it is documented. If it was a severe case, then animal control would be called to have an animal removed.

**ADJOURNEMENT:**

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

Meeting adjourned at 5:06 PM CT.