



**GRAND PANAMA BEACH RESORT OWNER'S ASSOCIATION, INC. BOARD OF DIRECTOR'S MEETING  
SATURDAY, JULY 31<sup>ST</sup>, 2021 @11:00AM CT MINUTES**

**CALL TO ORDER:**

The meeting was called to order at 11:09 AM CT

**ESTABLISH A QUORUM:**

**Board Members Present in person:**

Glenn Holliday, Treasurer

Nancy Stovall, Secretary

**Board Members Present on Zoom:**

Frank Booke, President

Dean O'Reilly, Director

Pete Morreale, Director

Woody Junot, Director

Jarod Triplett, Director

**7 of the 7 Board Members present.**

**Association Management Present:** Lee Waller, CAM; Danielle Boobyer, RCAM 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 before this meeting for the Board of Director Meeting held on May 18<sup>th</sup>, 2021.

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

**Management Property Report:**

- Mr. Waller introduced Danielle Boobyer as the Director of Accounting for Resort Collection. Danielle replaces Amy Ludlam who has left RCAM to accepted another position.
- Only one (1) owner account is over 60 days past due.
- Our beach boardwalk walls in front of Tower 1 are being replaced as they were rotted and a safety hazard.
- New luggage cart corrals on P2-P5 are next to the elevators. The previous luggage storage areas were hard to find and very dark.
- Thirty (30) lounge chairs have been located around the pools.
- A new maintenance tech, Harris, has been hired. His prime job is to sand down rusting door hinges which will improve the appearance of our property.

**New Business:**

**1. Elevator Drive Refurbishment:** Mr.Booke provided information on the status of the elevators. Because of delamination of the rollers on the elevators, rollers were being replaced one elevator at a time. When one of the elevators was down for replacement a second elevator went down. It was found that the main drive mechanism on the second elevator needed to be replaced. The Otis part is obsolete and can only be refurbished. The part has been expedited to be refurbished and the goal is to have the part returned by the following weekend. The wear and tear on the elevators are definitely impacted by the salt air and the amount of usage. The plan is to take down one elevator at a time in the less busy season to refurbish each of the main drive mechanisms.

**2. WOW Bulk Video:** It was previously discussed that WOW would no longer provide bulk video, but after discussion with WOW they have offered a bulk package to the association. The rate is the same as our current package. The contract is 2 years, with the optional 3rd year. The service can be

terminated for chronic service failures and/or lack of significant channel offerings. Continuing with WOW, will allow more time for owners to pursue streaming options for their units.

Mrs. Stovall made to motion to accept the proposed WOW contract with the opt out option Mr. Boone designated Mrs. Stovall as the signee of the contract. Mr. Holliday seconded the motion. Motion passed unanimously.

**3. WiFi Upgrade/Contract Renewal:** With the increased usage of streaming devices and the speed of the association's current WiFi service, excessive buffering is occurring. Network Solutions has proposed upgrading our current speed by 5 times plus additional capacity dedicated to our security system and offices for an increase to the association of around \$10 a unit per month.

Mr. Holliday made the motion to accept the WiFi upgrade and renewal of the contract for 5 years. Mrs. Stovall seconded the motion. Motion passed unanimously.

**Note:** Network Solutions is offering individual unit owners a WiFi booster for their unit for a one-time cost of \$350. The unit would be paid for directly to Stephen Durr with Network Solutions.

**4. Security Cameras:** A proposal has been received from ProComm Solutions which would install and maintain seventy-four (74) security cameras and an integrated network system Terms of the contract is for five (5) years. All maintenance, upgrades, replacement and cleaning of the cameras and the system would be the responsibility of ProComm Solutions. The lease cost of the cameras and system is \$35 a month per camera. The association is recommending the lease options to avoid large upfront outlays and continued replacement and maintenance cost. Cameras will be installed throughout the property to include the new parking lot, and the stand alone parking garage. It will also be able to read license plates.

Mr. Holliday made a motion to accept ProComm Solutions proposal. Mrs. Stovall seconded the motion. Motion passed unanimously.

**5. Insurance Renewals:** General Liability and the Umbrella Insurance are due for renewal. Renewal costs are \$41K and \$24K. Mr. Waller stated this is within \$5K of the previous cost.

Mr. Holliday made a motion to pay the policies. Mrs. Stovall seconded the motion. Motion passed unanimously.

**6. Public Adjuster Update:** Mr. Boone shared that the association has received approximately \$440K over our deductible from the Hurricane Michael claim. The adjuster is working with the insurance company to resolve the remaining claims. It may be necessary to retain an attorney to resolve open items. Until resolution is reached, it is recommended by the public adjuster that funds received so far, not be spent. Mr. Boone will follow up with the public adjuster.

**7. Future COA Dues:** Mr. Boone shared information regarding condo association dues in Panama City Beach. Grand Panama is one of the lowest. Budget planning for 2022 will start in October and the Board will continue to look for opportunities to reduce cost. Once the budget is established, it will go out to all owners.

**Adjournment:** Mr. Holliday made a motion to adjourn the meeting. Mr. Triplett seconded the motion. Motion passed unanimously.

Meeting Adjourned at 12:13pm CT

Respectfully Submitted,



---

Lee Waller, CAM

Meeting Minutes were approved by a Unanimous vote on the 7<sup>th</sup> day of August, 2021