



Grand Panama Beach Resort
Condominium Association, INC.

Board of Directors Meeting
Thursday, July 17, 2025
11800 Front Beach Rd | Panama City Beach, FL 32407

MINUTES

Board Members Present (in person):

Louis "Brad" Coleman – President
Henry "Darrell" Caudill - Secretary

Board Members' Present (VIA ZOOM):

James Eagleson – Vice President
Charles "Chuck" Knoll – Treasurer
William "Ron" Kibble – Director
Brenda Roberts – Director
Mary Swann – Director

FirstService Residential:

Lindsay Williams, Association Manager
Andy Sorenson, Vice President Northwest Florida Region
Jason Bennett, Regional Director

Homeowners Present (in person): 5

Homeowners Present (VIA ZOOM): 3 6

CALL TO ORDER

Mrs. Williams called the meeting to order at 5:04pm CST.

QUORUM

Mrs. Williams stated a quorum was established with all seven of the Board members present.

PROOF OF NOTICE

Mrs. Williams did post notice on July 15, 2025, at Tower I and Tower II community message boards, as well as sent out a community wide email on July 15, 2025, and again July 17, 2025, to inform the owners about the meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Caudill made a motion to approve the June 25, 2025 Meeting Minutes. Mr. Eagleson seconded the motion. Mrs. Swann voted against. Motion carried 6-1.

OLD BUSINESS

Tower 1 Generator Update

Mrs. Roberts discussed the various issues with the generator at Tower I. Metro Power has stepped in and diagnosed that a repair needs to be made a load test completed to get the generator in working order. Mrs. Roberts made a motion to approve the generator invoice from Metro Power in the amount of \$4195.37 to remove and replace the gear driven diesel fuel pump. They will also need to perform a load test after this repair is completed and will be a \$700 cost. Mr. Kibble seconded the motion. The motion carried unanimously.

2024 Audit Review and Approval

Mr. Coleman discussed the previous board meeting topic regarding the 2024 Audit as well as confirmation from the CPA firm auditor affirming that from their professional perspective no fraudulent activities had been committed with association funds during the period reviewed. Mr. Knoll made a motion to approve the 2024 Draft of the Audit as presented by Ashleigh Lyons CPA with Carter & Company, CPAs, LLC.. June 19, 2025, board meeting, 600,000 of insurance equity that was moved to reserves fund July 2024. Remaining 300,000 to be paid back and was questioned by Mary Swann, video is up on website for owner's review. Mr. Eagleson seconded the motion. A roll call vote was taken Mr. Coleman – yes // Mr. Kibble – yes // Mr. Caudill – yes // Mrs. Swann – no // Mrs. Roberts – abstain. The motion carries with a 5-1-1 vote.

NEW BUSINESS

Emergency Protocols

The board, the CAM and owners discussed the upcoming emergency protocol SOPs and informed the group that we will be rolling out best practices very soon.

Rust Spot Project

Mr. Coleman reviewed the Valcourt exterior building project that was completed a number of years ago and the dissatisfaction with the performance of the team that was onsite as well as the outcome of their work. BECI only quoted Valcourt to perform the scope of work to make repairs to the rust spot repairs that need to be made to the building. Mr. Caudill made a motion to allow the CAM to rebid the Rust Spot Project with 3 new contractors via BECI. Mr. Knoll seconded the motion, and the motion carried unanimously.

Owner Requests

The board discussed various topics including U-haul trailers, trailers used for moving, moving trucks, BBQ area at Tower I, carpets in hallways and EV charging stations. Mr. Coleman made a motion to allow owners to park trailers, and U-haul moving trucks in the back parking lot for up to 48 hours with the prior approval of the CAM and the owner will park with the assistance of security personnel. Mr. Eagleson seconded the motion, and the motion carried unanimously.

Insurance Financing

This agenda item was no longer necessary; therefore, the item was tabled.

Security Contract

The Board has provided American Security Associates (ASA) with multiple opportunities to improve the quality of service and oversight at Grand Panama. Despite these efforts, the level of service has continued to decline over the past six months. Additionally, ASA failed to provide the requested increased coverage during the peak summer months. The Board President and the (CAM) consulted with the Association's attorney regarding the contract and service concerns. Based on this discussion, the attorney found no legal impediment to issuing a thirty (30) day termination notice for cause. Two of the board members and the CAM met with a security team, Lance Security. Lance Security provided a contract with similar pricing to our current budget for security and the other bids that were provided when the board previously bid it out were significantly higher. Mr. Caudill made a motion to approve the Lance Security proposal for Standard Staff at \$25/hour and Site Supervisor staff at \$27/hour. Mr. Knoll seconded the motion, and the motion carried unanimously.

NEXT MEETING

No future meeting date was set.

ADJOURNMENT

APPROVED

With no further business to come before the board, Mr. Eagleson made a motion to adjourn the meeting at 6:53pm CST. The motion was seconded by Mr. Caudill and the motion carried unanimously.

Presented by: FirstService Residential
Lindsay Williams,
Association Manager

APPROVED