



**Board of Directors Meeting
June 3rd, 2025, at 5:00 P.M. Central
MINUTES**

BOARD OF DIRECTORS PRESENT:

**Brad Coleman
Charles Knoll
James Eagleson
Darrell Caudill
Mary Swann
Brenda Roberts
William "Ron" Kibble**

ASSOCIATION MANAGEMENT:

**Maxet Management Group
Gene Claseman, PCAM, AMS, CMCA
Rusty Stinson, LCAM, AMS, CMCA
Mark Huebner, LCAM
Hailey Tate, Operations Manager
Erin Ramsey, LCAM**

1. **CALL TO ORDER, QUORUM AND ROLL CALL**
RS called the meeting to order at 5:01 P.M. Seven (7) of seven (7) board members were present.
2. **PROOF OF NOTICE OR WAIVER**
RS confirmed a Proof of Notice was posted on property according to Florida Statute 718.112(2) c and governing documents.
3. **PREVIOUS MINUTES**
RS asked the board if there were any changes to the minutes provided for the May 19th, 2025, meeting that was provided, prior to approving. **JE made a motion to approve the minutes from the May 19th, 2025, meeting, as written, 2nd by CK, U, MC.**
4. **FINANCIAL REPORT**
RS spoke on the financial report, stated that they do not have financials to present at this time as financials are due on June 15th.
5. **MANAGEMENT REPORT**
RS presented the management report & spoke on recent issues with a power outage. Elevators are fully operational. The Tower 2 Spa is currently offline due to a failed contactor and parts on order. RS confirmed the irrigation system is fully repaired and operation. The Tower 1 lobby doors closures have arrived and are scheduled for installation. The Tower 2 Tiki Bar is scheduled for a deep clean and Coca-Cola is scheduled to relocate the vending machines. RS spoke on the additional signs to be placed around the resort and removal of old signs. HT spoke and stated they have not received the "No Pets On The Beach" A-Frame signs approval from BC. RS continued and stated that once the Handicapped spaces are empty, they will repaint the spaces. BC asked about the scheduling of this project. RS spoke on the 'car booting stickers' and stated they have arrived and security has not found a need to use them yet. RS spoke on the staffing for security and working with ASA and JE spoke on meeting with the ASA management team and they are confident that the concerns will be addressed promptly. BC asked about the current shifts for security and the number of personnel on property. HT, BC and RS discussed. JE spoke regarding splitting the ASA security personnel to split their locations of coverage. RS spoke on the landscaping with the Tower 1 walkway, HT sent a proposal to the board for consideration. BC

415 Richard Jackson Blvd, Suite 304, Panama City Beach, FL 32407
www.Maxet.net / 850-249-4470

Charles Knoll = CK, James Eagleson = JE, Ron Kibble = RK, Brad Coleman = BC, Mary Swann = MS, Brenda Roberts = BR, Darrell Caudill = DC
Rusty Stinson = RS, Mark Huebner = MH, Hailey Tate = HT, Gene Claseman = GC
U = Unanimous MC = Motion Carries MF= Motion failed





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stated to table the landscaping item due to expenses. CK stated to be sure to include it in the 2026 budget. RS spoke on the registration desk website; HT spoke on findings and is actively monitoring for further issues. BC stated they have disabled the submit button after you click it once and it should not be charging anyone double moving forward. RS spoke on the lobby beautification project with Brenda Roberts. RS went over work orders. BC spoke on a previous issue and the procedure associated with it. RS spoke on incident reports.

6. NEW BUSINESS

- a. RS spoke on the generator rental agreement from Taylor Power for Tower 1. The Board discussed. MH spoke on the generators. BR spoke on the generators. **BC made a motion to approve the rental agreement and preventative maintenance bid from Taylor Power, to be paid by from Reserves. 2nd by JE, no further discussion U, MC.**
- b. MH spoke on the 30-Day Review under Maxet's Management. BC spoke on concerns. DC spoke on concerns and apologizes to Rusty. **BC reiterated to the Board that he would like to move forward with the termination of Maxet Management Group effective July 1st as previously discussed.**
- c. RS spoke on signers for Bank Accounts. The Board discussed. CK stated he would like to have 3 board members as authorized signers and MS agreed. RS will send information over to the BOD for the change. MS discussed the Servis1st Bank Account. GC discussed. **MS made a motion to assign 3 officers from the Board to be signers on the accounts, Brad Coleman, President; Chuck Knoll, Treasurer; Darrell Caudill, Secretary. 2nd by JE, U, MC.**

7. OPEN FORUM

- BC discussed invoices and late payments reimbursed to Grand Panama.

8. MOTION TO ADJOURN

A motion to adjourn was made by JE, 2nd by RK, to adjourn the meeting, U, MC. The meeting was adjourned at 6:26 P.M. CST.

- A special meeting of the Board of Directors will be held on Friday, June 6th at 5:00 P.M. Central.