



**Grand Panama Beach Resort Owners Association, Inc.
11800 Front Beach Road, Panama City Beach, FL 32407**

Notice of: Board of Directors Meeting

Date: Friday, July 26, 2024
Time: 03:00 PM CST
Location: Grand Panama Tower 2 Board Room & Zoom Teleconference
11800 Front Beach Road
Panama City Beach, FL 32407

Join Zoom Meeting

<https://us06web.zoom.us/j/89029819803?pwd=5bm0BlbqsfHthy04oISuspHESDwXSb.1>

Meeting ID: 890 2981 9803

Passcode: 572768

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Agenda

1. Call to Order and Determine Quorum
2. Proof of Notice
3. Approval of Meeting Agenda
4. Approval of the June 21, 2024 BOD Meeting Minutes
5. Management Report
6. Treasurer's Financial Report
7. Old Business
 - A. None
8. New Business
 - A. Architectural Request – Unit 1-1409
 - B. Special Assessment Paid-to-Date Discussion
 - C. Reserve Funding Discussion & Vote
9. Adjournment

Posted: July 24, 2024

By: Derek Gilbert – Association Manager

GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 21, 2024, 03:00 PM CT
Zoom Teleconference & GP Tower 2 Board Room, 11800 Front Beach Road
DRAFT MINUTES

- A. **CALL TO ORDER:** The meeting was called to order at 03:03 PM CT by Board President Glenn Holliday.
- B. **ESTABLISH QUORUM:** Quorum was established with Glenn Holliday, James Eagleson, Nancy Stovall, Charles "Chuck" Knoll, JPorter Share and William "Ron" Kibble participating either in person or via Zoom teleconference. Jarod Triplett was not present. Derek Gilbert (CAM) was present in person on behalf of RCAM Florida Association Management and Stephen Kilcummings, RCAM Florida, as the Building Maintenance Supervisor. Derek Gilbert recorded the minutes.
- ALSO IN ATTENDANCE:** Unit Owners in person (5) Five. On Zoom: Unknown number of Unit Owners present via Zoom teleconference. Anthony Dubose with Coastal Community Insurance was present in person.
- C. **PROOF OF NOTICE:** Derek Gilbert (CAM) verified Proof of Notice was posted according to Florida Statutes and Association Documents.
- D. **APPROVAL OF MEETING AGENDA:** On a **motion** by Nancy Stovall and a second by JPorter Share to **approve** the meeting agenda, the motion carried unanimously.
- E. **APPROVAL OF THE MAY 17, 2024 BOD MEETING MINUTES:** On a **motion** by Nancy Stovall and a second by Chuck Knoll, the meeting minutes were **approved**. Motion carried unanimously.
- F. **MANAGEMENT REPORT:** Derek provided a list of ongoing property updates dating back to May that he advised would also be emailed to Owners at the earliest opportunity and placed on the Owner website
- G. **TREASURER'S FINANCIAL REPORT:** Chuck noted total cash from the end of May balance sheet to be \$2,823,823.21, Owner Balances totaled as \$29,665.84 and Loan Balance as \$2,021,655.21. He stated from the end of May income statement that Total Owner Income month to date actual was \$332,519.66 with month to date budget of \$325,872.80 and Security Reimbursement month to date actual \$58,093.97 and month to date budget of \$52,000.00. Noted also was \$46,225.00 month to date actual in Rental Income and month to date budget of \$14,975.00. He added that the Total Operating Income for month to date actual was \$381,898.46 with the month to date budget being \$340,847.80. Also noted was that Total Operating Expense month to date actual was \$317,784.58 with a month to date budget of \$324,404.48 and a Net Operating Income month to date actual of \$64,113.88 and Year to Date of \$27,193.06. Derek read the questions and answers from the Board of Directors and RCAM Florida accounting regarding a prior Owner email related to the budget. Additional questions and answers were presented by Owners related to the budget, special assessment and purchase of the property by the Association and answered by the Board of Directors, RCAM Florida management or Owners.
- H. **OLD BUSINESS:** None
- I. **NEW BUSINESS:**
- A. **GL, Umbrella, Crime, D&O Insurance Renewal – Coastal Community:** Anthony Dubose, the Association's agent of record with Coastal Community Insurance, presented the GL, Umbrella, Crime & D&O insurance renewal quotes which would become effective on July 1, 2024 for 12 months. He noted that flood insurance is set

through the National Flood Insurance Program and is not able to be marketed as the rates are set by the federal government. Due to the new rating system 2.0 with NFIP, he added there was a slight increase. He noted Tower 1 last year was \$66,249.00 and \$77,748.00 in this year's premium, Tower 2 was \$21,914.00 last year and \$25,459.00 this year while the stand alone garage remained at \$1275.00. He advised the commercial general liability, crime and D&O are a package policy through which Grand Panama Beach Resort qualifies as a premier property in a special program under Coastal Community Insurance underwriting. He noted that this was the best policy coverage shopped against every available market with last year being \$78,523.20 and this year's premium to be \$89,377.05. Anthony also noted the umbrella coverage has always had \$15 million in coverage and is set with 3 different carriers at \$5 million levels each. He indicated he was still obtaining reductions on the premium and advised the umbrella coverage was still in motion with the coverage premiums possibly to be reduced more. He recommended the high premium of \$81,365.55 for this year to be accepted compared to \$65,307.90 from last year. On a **motion** by Ron Kibble and a second by Chuck Knoll to approve the total premium of \$840,317.60 as the maximum amount for all insurance policies for 2024-2025, the motion carried unanimously.

B. Ratification of Cavinder Proposal for Tower 1 #2 Elevator Car Governor, Tail Sheave assembly & Rope; Ratification of Cavinder Proposal for Tower 1 #2 Elevator Car Aluminum Sill Floor 2: Derek noted that both of the Cavinder proposals were for items already completed and for ratification to be through operating expenses or Reserves. On a **motion** by JPorter Share and a second by James Eagleson to approve both Cavinder proposals to come out of Reserves, the motion was not passed by unanimous vote. The Board of Directors elected to fund the expenses out of the operating budget in R&M Elevator.

C. RFPs – Crossover Bridge Survey Proposals Discussion & Vote: Derek discussed the three proposals received by the Association for a survey inspection of the crossover bridge by a structural engineer due to reported water intrusion at the joints. MK Weber was considered a no-bid as Derek indicated that they would not come to the property to do an assessment and provide a proposal without a \$600.00 charge and were 6-8 weeks for that. Additional proposals were presented to the Board of Directors from BE-CI for \$5,500.00 and RJH & Associates for \$8,975.00 for survey inspections without intrusion to determine the underlying conditions and provide recommendations for permanent repairs. The Board of Directors continued discussion regarding the proposals and scope of work. On a **motion** by Chuck Knoll and a second by James Eagleson to move forward with the proposal from BE-CI for \$5,500.00 with funding through insurance funds or Reserves, the motion carried unanimously.

J. **ADJOURNMENT:** Nancy Stovall **motioned** and a second by James Eagleson to adjourn at approximately 04:40 PM CT. The motion was **approved** and carried unanimously.

Respectfully Submitted,

Derek Gilbert, LCAM



Management Report 07.26.24

- **Diamond Landscape Management/City of PCB water** – Tower 2 irrigation except for the pool deck is inoperable and is attributed to damaged solenoids which open the valves and faulty wiring. Proposals have been requested from Diamond Landscape for boring/rewiring of the system and another option for battery powered nodes which would bypass the wiring setup. An inquiry has also been made to the city of PCB for an irrigation request to tap into the city line and have an irrigation meter installed which would stop the current setup of water usage from the pump and intake from the retention pond adjacent to the northwest lot. The city of PCB is in the process of determining the green space on Tower 2 so that they can accurately size the meter. The grounds areas are being manually watered until further notice and any areas of sod that did not survive the last install are not being replaced at this time until the irrigation can be rectified.
- **Cavinder Elevator Company**– Tower 2 Elevator #2 has been placed back in service after having the belts installed. A re-check state inspection date is still to be determined for all the elevators following completion of repairs from the initial state inspection. Tower 1 Elevator #3's fan has failed and the Association is still working on a cost estimate for replacement. The fans in the elevators are specialty and are not covered under the service agreement with Cavinder.
- **Tower 1 Bollards** – Tower 1 black light bollards are still set to be sanded and painted in-house with the remaining ones left located inside the pool area. This will be completed in the off-season, most likely in October.

- **Hiller** – Annual in-unit sprinkler repairs have been completed for Towers 1 and 2 for the exception of about 10-15 units that were unable to be accessed for various reasons. Those units are in the process to be rescheduled for a later date with Hiller and the unit Owners will be contacted individually. The 5-year inspection was completed this week.
- **Marquee sign repair** – The affected area of the sign has been primed. Stucco will be applied and the area painted in the coming days.
- **BE-CI Exterior Condition Survey for Tower 1 stacks 1 & 9 and Tower 2 stacks 7 & 8** – The inspection survey was completed on Wednesday 05.15.24 with the official report having come in on 6/13/24. The Association has been in communication with Structural Restoration & Coatings, Valcourt, Seashore Construction and C/Sharpe for site visits and bids for permanent repairs.
- **Tower 2 compactor winch** – The gear assembly is busted and is being rebuilt by AAG. The Association has been reaching out to AAG for a status on completion and installation.
- **Tower 2 garage repairs from vendor vehicle** – Gas line repairs have been completed and the gas is back on for the tower. Other repairs to the damaged light fixture, pipe straps and stucco have been completed.
- **Triple H handrail and Tower 1 Floor 6 railing** – The handrail in front of Tower 1 steps has been re-installed. New railing for Tower 1 Floor 6 at the elevator lobby area is in fabrication and installation set for roughly 2 weeks. A temporary barrier has been installed.
- **Fitness Center** – Leg extension curl cable broke and request was placed with Matrix Fitness for repair. The unit is not under

warranty and Matrix is working on a quote for repair. As the part is in stock, they advised it should be a turnaround of 1-2 weeks for shipment and installation.

- **Tower 2 trash chute rebuild** – Completed by Liberty on 7/4
- **Tower 2 lintel repair at compactor entrance** – Completed by Valcourt on 7/18
- **Panhandle Getaways (NRU2) Lease Option 1** – Panhandle exercised their option 1 for lease extension into 2027.



Re: Renovations to my Condo

Tue, Jul 2, 2024 at 11:31 PM

To: GP Board <gpboard@grandpanamacoa.com>
Cc: Derek Gilbert <derekg@rcamflorida.com>

Thank you for the clarification on the requirement. I am asking for board approval to install a door in my primary bathroom right past the tub in order to create a closet (picture of the space attached). This door appears to be present in the floor plans within the Condo Declaration so I assume some units already have this door installed (see attached screenshots).

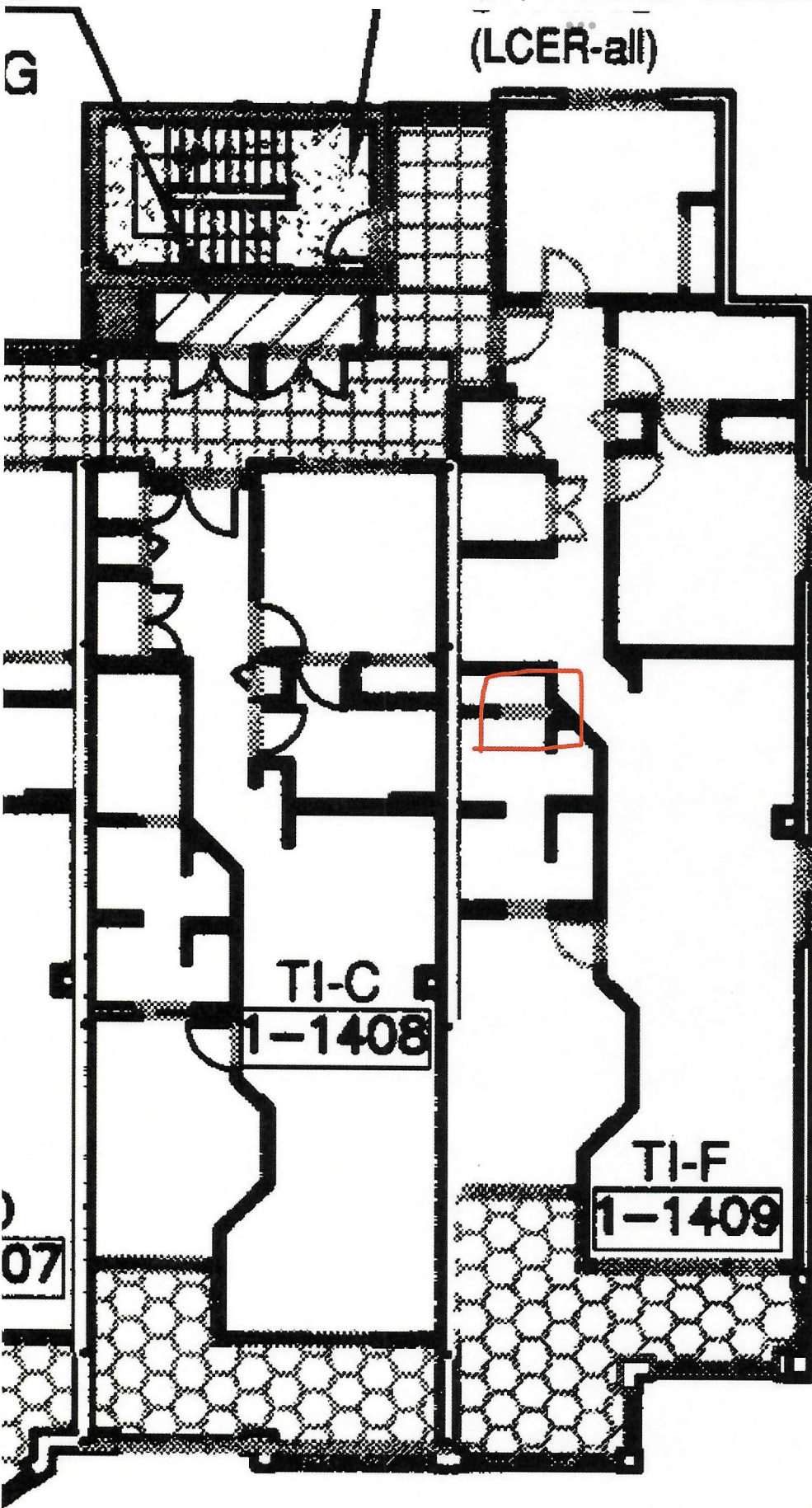
Our intent is to install a preframed, left hand door (24x80) within the existing wall frame in order to create a closet that can be locked.

Please advise if further details are required.

1409



(LCER-all)



07

TI-C
1-1408

TI-F
1-1409

1-F UNITS:

- 1-109
- 1-209
- 1-309
- 1-509
- 1-609
- 1-709
- 1-809
- 1-909
- 1-1109
- 1-1209
- 1-1309
- 1-1409
- 1-1509
- 1-1609
- 1-1709
- 1-1809
- 1-1909
- 1-2009

