



Grand Panama Beach Resort
Condominium Association, INC.

Board of Directors Meeting
Thursday, August 07, 2025
11800 Front Beach Rd | Panama City Beach, FL 32407

MINUTES

Board Members Present (in person):

Henry "Darrell" Caudill - Secretary

Board Members' Present (VIA ZOOM):

Louis "Brad" Coleman – President

James Eagleson – Vice President

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): 2

Homeowners' Present (VIA ZOOM): 3 9

CALL TO ORDER

Mrs. Williams called the meeting to order at 3:04pm CST.

QUORUM

Mrs. Williams stated a quorum was established with six of the seven of the Board members present. Charles "Chuck" Knoll was out of the country and not available to join the meeting.

PROOF OF NOTICE

Mrs. Williams did post notice on August 05, 2025, at Tower I and Tower II community message boards, as well as sent out a community wide email on August 05, 2025, to inform the owners about the meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Eagleson made a motion to approve the July 17, 2025 Meeting Minutes. Mrs. Roberts seconded the motion. All were in favor, and the motion carried unanimously.

NEW BUSINESS

Pest Control Contract

We have had lackluster performance by Florida Pest Control, and the association is not under contract with them. I asked Orkin and Waynes Pest Control to bid for the quarterly service. Orkin came in with the best bid and service agreement. Mr. Coleman made a motion to approve Orkin's bid for an annual service agreement of \$13,527.00. Mr. Eagleson seconded the motion. All were in favor, and the motion carried unanimously.

Document Resolution

Mrs. Swann requested association documents from Michael Higer with Berger Singerman. Mr. Higer requested a resolution indicating that the board authorized the request. Mrs. Swann made a motion to approve the resolution as written, see attached. Mrs. Roberts seconded the motion. All were in favor, and the motion carried unanimously.

Hiller Contract

Hiller provided an updated contract for the service of both Towers. The board and many owners are not fond of Hiller and their service that they have provided the association over the years. The board asked that the CAM put the fire alarm, sprinkler, backflow, extinguisher servicing out to bid. Mr. Eagleson made a motion to table this agenda item. Mr. Kibble seconded the motion. All were in favor, and the motion carried.

BECI Exterior Proposal

Tower I and Tower II have some column restoration that needs to be completed as well as the skybridge. BECI submitted a proposal to the association to develop the scope of work documents, handle the contract administration, oversee the general contractor providing the services and the post construction services. Mrs. Swann made a motion to approve the BECI proposal in the amount of \$72,400.00. Mrs.

Roberts seconded the motion. All were in favor, and the motion carried unanimously.

NEXT MEETING

The next meeting will be held on Thursday August 21st at 5pm and there will be a planning and budget workshop meeting.

ADJOURNMENT

With no further business to come before the board, Mr. Eagleson made a motion to adjourn the meeting at 4:19pm CST. The motion was seconded by Mr. Caudill. All were in favor, and the motion carried unanimously.

Presented by: FirstService Residential
Lindsay Williams,
Association Manager

APPROVED