



Grand Panama Beach Resort
Condominium Association, INC.

Board of Directors Meeting
Thursday, October 23, 2025
11800 Front Beach Rd | Panama City Beach, FL 32407

MINUTES

Board Members Present (in person):

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

Board Members' Present (VIA ZOOM):

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

FirstService Residential:

Lindsay Williams, Association Manager
Wayman Hunt, Maintenance Supervisor

Homeowners Present (in person): 11
Homeowners' Present (VIA ZOOM): 4 5

CALL TO ORDER

Mrs. Williams called the meeting to order at 3:05pm CST.

QUORUM

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

PROOF OF NOTICE

Mrs. Williams did post notice on October 21, 2025, at Tower I and Tower II community message boards, as well as sent out a community wide email on October 21, 2025, to inform the owners about the meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Eagleson made a motion to approve the September 04, 2025 Meeting Minutes. Mr. Caudill seconded the motion. All were in favor, and the motion carried unanimously.

NEW BUSINESS

Fire Suppression/Alarm Monitoring Bids

Three vendors were invited to bid for the property fire suppression/alarm monitoring contract due to poor performance from Hiller. The association was not under contract with Hiller at the time of the bid process, but allowed Hiller to bid, along with AFPS, and Century. Mrs. Williams disclosed that Century is a sister company to FirstService Residential. Mrs. Williams shared with the board that Century had performed various services at their own expense to prove that they were the better vendor and gain the trust of the board and show that they wanted the business. Mr. Knoll approved the Century bid in the amount of \$11,640.00. Mr. Kibble seconded the motion. All were in favor, and the motion carried unanimously.

DirecTV + WOW

The contract with WOW ends in February 2026. There are no positive things that can be said for WOW, the support, etc. The technology is growing in the streaming direction, and cable will no longer be supported soon, and Grand Panama wants to grow in the streaming technology. The board proposes that we allow the WOW contract to end without renewing it. ProComm, paired with Networx Solutions, will be offering the association a local channel cable (90+ channels) and steaming package that includes HBO, Paramount +, and Showtime for \$29.77/month per condominium unit. This cost includes 1box, 20-hour cDVR, up to 20 streaming devices on Directv app. Owners can also opt in or opt out at beginning of each year, which can offer cost savings to the association each year. Mr. Coleman made a motion to approve the offer from ProComm. Mrs. Swann seconded the motion. All were in favor, and the motion carried unanimously.

Treasury Bills

Mrs. Williams wanted the board to choose a dollar amount to set aside into a treasury bill account. The board felt that they did not have a good number in mind with some of the work that needs to be done soon with reserve funds, and they would like to wait and get a better understanding of that dollar amount first. Mr. Coleman made a

motion to table this agenda item for the next meeting. Mr. Caudill seconded the motion. All were in favor, and the motion carried unanimously.

Preventative Maintenance/Owner Responsibility

Owners need a comprehensive list of preventative maintenance and information on their responsibilities versus the association's responsibilities for certain issues within their condominium. Mr. Coleman received input from others, created a document and put together a comprehensive list of these items to share with the owners. Mr. Caudill made a motion to send out the document to the owners. Mrs. Swann seconded the motion. All were in favor, and the motion carried unanimously.

Amendment Change for Non-Residential Units Board Members

The Grand Panama documents contain language regarding non-residential unit board members. The use of this type of board member is no longer necessary now that the commercial spaces are owned by the ownership. Mr. Eagleson made a motion to contact Mr. Brandon Burg to create new language in the condominium documents that strike the old language regarding the Non-Residential Board Members and allow for sole ownership board members. Mr. Knoll seconded the motion. All were in favor, and the motion carried unanimously.

E-voting bids

The prior management companies used Appfolio or others for e-voting and the association did not have an e-voting platform for the 2026 Annual Election. Mrs. Williams submitted the 3 bids by VotingPro, Get Quorum, and eBallot. With all things being fairly equal the board asked which company Mrs. Williams liked the best. Mrs. Williams stated that she preferred VotingPro, but when it boiled down to it they all provided the same service and that Get Quorum was the cheapest. Mr. Knoll made a motion to go with the cheapest of Get Quorum. Mr. Caudill seconded the motion. All were in favor, and the motion carried unanimously.

Pet fee structure

The pet fee is currently \$25/per pet, per 7-night stay. Mr. Coleman recommended to the board that the association increases the cost to \$50/ per pet per 7-night stay, plus \$5 for each additional night, to go into effect 11.01.2025. Mr. Eagleson made a motion to approve Mr. Coleman's recommendation as stated. Mr. Knoll seconded the motion. Due to Non-residential board members not voting on this agenda item, Mrs. Williams took a roll call on the vote. Mr. Coleman – Yes / Mr. Eagleson – Yes / Mr. Knoll – Yes / Mr. Caudill – Yes / Mrs. Swann – Yes The motion carried unanimously.

Legal Fee Update

There was no motion made. Mrs. Williams shared the amount of expenses the association has paid year to date on legal fees as requested by Mr. Eagleson.

NEXT MEETING

There is no scheduled meeting at this time.

ADJOURNMENT

With no further business to come before the board, Mr. Caudill made a motion to adjourn the meeting at 6:18pm CST. The motion was seconded by Mr. Knoll. All were in favor, and the motion carried unanimously.

Presented by: FirstService Residential
Lindsay Williams,
Association Manager

APPROVED