

**GRAND PANAMA BEACH RESORT  
OWNERS' ASSOCIATION, INC.  
Board of Directors Meeting  
March 2, 2018 @ 10:30 AM  
MINUTES**

**BOARD OF DIRECTORS:**

Frank Boone  
Chuck Rachke  
Glenn Holiday  
Nancy Stovall  
Jeff Gembitsky  
Phil Klaas  
Dennis Hetman

**ASSOCIATION MANAGEMENT:**

Philip Sullivan  
Jerry Kennedy

**ASSOCIATION LEGAL COUNCIL:**

Not Present

**CALL TO ORDER:**

Jerry Kennedy called the meeting to order at 10:34 AM.

Jerry Kennedy certified meeting notice was posted per FL Statute 718.

**ROLL CALL**

Jerry Kennedy called roll. Board members present were: Frank Boone, Glenn Holiday, Nancy Stovall, Chuck Rachke,, Phil Klaas, Dennis Hetman. Jeff Gembitsky was absent. A quorum present.

**OFFICERS REPORT**

Secretary Nancy Stovall has been working on a parking letter to be sent to the owners. Nancy Stovall along with Jerry Kennedy have been interviewing and hiring the parking pass coordinators.

**MANAGEMENT REPORT**

Jerry Kennedy stated that he will be meeting on Monday March 6th with a representative of "We can shade it" to look over shading an area of both pool decks.

**FINANCIAL REPORT**

Not given at this meeting

**NEW BUSINESS**

None

**OLD BUSINESS**

**PARKING UPDATE**

Letter to be sent to owners regarding the new parking rules and the \$20.00 per parking pass fee. Limit 2 cars. The parking pass coordinators began work on March 1<sup>st</sup> for the distribution of the parking passes and collection of the fees. A motion was made by Frank Boone "Any unit owner or guest that tries to circumvent or abuse the parking rules is subject to a fine of \$100.00 per day". Phil Klaas seconded the motion. Passed unanimously.

**NEW PARKING AREA**

Two bids were given for the additional parking area construction with one other company not turning in a bid. GAC bid was \$67,203.62 and L & R Contracting bid was \$90,050.40. Motion by Glenn Holiday to accept the GAC bid up to \$70,000 with any potential changes orders with the contract to spell out exact time frames for construction. Seconded by Phil Klaas. Motion passed unanimously.

**COMPACTORS**

COA maintenance is having ongoing issues with the compactors in Tower 1 and Tower 2. Management had been instructed to get bids for new compactors for both buildings. One company Compactor Services has turned in the bid of \$73,800.04 with sales tax for both compactors. Management is waiting on other bids to come in. Discussion centered on the very good possibility that one or both compactors may fail during the busy summer season. Motion was made by Glenn Holiday to authorize up to \$32,000 to purchase the Tower 1 compactor with the best bid that is received. Seconded by Dennis Hetman. Motion passed unanimously.

**REGION BANK ACCOUNTS**

Grand Panama COA has had several reserve bank accounts at Region Bank with small amounts of money. It was decided to close those accounts and move all funds to the Grand Panama accounts at Summit Bank.

**ELEVATOR CAMERAS**

Cameras will be installed in all elevators on Monday March 6, 2018. Media Communications will be doing the installation at a price of \$7501.14 and Otis Elevators doing the needed electrical work at a price of \$6,028.00.

**ADJOURNMENT**

The meeting was adjourned at 11:03 AM by motion by Glenn Holiday. Seconded by Dennis Hetman. Passed unanimously.