



Grand Panama Beach Resort
Condominium Association, INC.

Board of Directors Meeting
Thursday, December 11, 2025, 5:00pm CST
11800 Front Beach Rd | Panama City Beach, FL 32407

MINUTES

Board Members Present (in person):

Henry "Darrell" Caudill – Secretary
Louis "Brad" Coleman – President
William "Ron" Kibble – Director

Board Members' Present (VIA ZOOM):

James Eagleson – Vice President
Charles "Chuck" Knoll – Treasurer
Mary Swann – Director

FirstService Residential:

Lindsay Williams, Association Manager

Homeowners' Present (in person): 11

Homeowners' Present (VIA ZOOM): 39

CALL TO ORDER

Mrs. Williams called the meeting to order at 5:02pm CST.

QUORUM

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

PROOF OF NOTICE

Mrs. Williams did post notice on December 08, 2025, at Tower I and Tower II community message boards, as well as sent out a community wide email on November 08, 2025, to inform the owners about the meeting.

APPROVAL OF PRIOR MINUTES; 11.20.2025

Mr. Eagleson made a motion to approve the minutes of 11.20.2025. Mr. Knoll seconded the motion. The motion carried unanimously.

NEW BUSINESS

Pest Control Contract

Orkin has not followed through on the expectations of the contract and has repeatedly caused issues with the service and dates have had to be rescheduled multiple times due to Orkin not communicating with the management team. Mr. Coleman made a motion to approve the TruNorth proposal at \$10,584 annually. Mr. Caudill seconded the motion and the motion carried unanimously.

Landscape Contract

GreenEarth has consistently given poor service since the beginning of their contract in October even with counseling and correction multiple times by multiple people and board members. They have not made improvements to the property in a timely manner. The association has put the landscape contract out to bid again. Russell Landscape and H and L Outdoor Designs were the two companies that were put before the board. The board could not come to a decision during the board meeting so the decision was tabled until more information could be gathered from both companies.

Commercial Lease Approval

The final revision of the Lease Agreement between the new commercial space tenant provided by the attorney was discussed and agreed upon by all of the board members. Mr. Caudill made a motion to approve the final lease agreement. Mr. Eagleson seconded the motion and the motion carried unanimously.

Roof Repair 1-2101

The owner of this unit reported water intrusion into both the rooftop storage area and the living room wall. Bel Mac inspected the issue and recommended replacing the entire flat roof, providing a quote not to exceed \$12,000. The board agreed to approve the most favorable bid from any vendor, provided it did not exceed the \$12,000 limit.

Mr. Kibble made a motion that this approach be adopted for evaluating and approving the remaining roof repair bids. Mr. Caudill seconded the motion, and the motion passed unanimously

Window Cleaning

The East and West windows along the sides of both buildings have not been cleaned since 2018 so we asked for a quote from the only company in the area that does this type of repelling window cleaning, PSI. The proposal is for cleaning the windows and cleaning out the dryer vents that expel from that side of the building as well in the amount of \$19,130.00. This item was not budgeted for in 2026, but Mrs. Williams made note of it during the meeting that we could code the expense to Contingency. Mr. Knoll made a motion to approve the proposal as written. Mr. Eagleson seconded the motion and the motion carried unanimously.

ADJOURNMENT

With no further business to come before the board, Mr. Eagleson made a motion to adjourn the meeting at 6:31pm 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