



Grand Panama Beach Resort
Condominium Association, INC.

Board of Directors Meeting
Thursday, November 20, 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
Brenda Roberts – Non-Residential Director

Board Members' Present (VIA ZOOM):

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

FirstService Residential:

Lindsay Williams, Association Manager

Homeowners' Present (in person): 3

Homeowners' Present (VIA ZOOM): 33

CALL TO ORDER

Mrs. Williams called the meeting to order at 5:06 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 November 18, 2025, at Tower I and Tower II community message boards, as well as sent out a community-wide email on November 18, 2025, to inform the owners about the meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Knoll made a motion to approve October 23, 2025, meeting minutes as written. Mr. Eagleson seconded the motion. The motion carried unanimously.

NEW BUSINESS

KINGS III ELEVATOR

Mrs. Williams discussed the current life safety issue with the current elevator call button process. When someone is trapped in the elevator currently, and they press the call button, a WOW phone line calls the security cell phone, not 911 or an emergency responder. Mrs. Williams proposed that the association change out all the elevator call buttons with an emergency response company called Kings III. Kings III will also add emergency response call boxes to both pools. The monitoring for all 6 elevators and both pools will be \$6,700 for the year. Mr. Caudill made a motion to approve the proposal for Kings III to be installed on the property. Mr. Eagleson seconded the motion. The motion carried unanimously.

GUEST REGISTRATION SOFTWARE

The association piecemealed a website together at the beginning of the year to accept guest registration and it is somewhat disjointed and creates a lot of extra steps for the front desk team, security and the CAM. The association sought solutions to this issue and was able to view 4 different platforms to use for guest registration. Mr. Kibble made a motion to approve the Park N Spot proposal with the caveat that some of the verbiage in the contract would need to be re-written in the favor of the association. Mr. Knoll seconded the motion. The motion was put before a vote. Mr. Kibble – Yes / Mr. Knoll- Yes / Mr. Eagleson – Yes / Mrs. Roberts – No / Mr. Coleman – Yes / Mr. Caudill – Yes. The motion carries 5 Yes – 1 No.

TOWER I SPA HEATER

The Tower I Spa Heater was installed incorrectly in the ground level of the building and was a residential heater. The fire department shut the SPA down due to the damaged exhaust expelling gas fumes into the exterior of the building. After discussion with various vendors, it was unanimously agreed that the spa heater should be moved to the exterior of the building. To salvage the heater, it will be moved to Tower II as a backup. Tower I will be supplied with a new commercial grade

exterior spa heater to be placed next to the pool heaters on the West side of the building. The motion before the board was to approve a turnkey quote close to 20k. Mr. Coleman made a motion to approve the motion before the board. Mr. Eagleson seconded the motion. The motion carried unanimously.

PROPERTY INSURANCE RENEWAL

The property renewal came back with a significantly reduced rate. Mr. Caudill made a motion to approve the property insurance renewal that was quoted at a better price by Acentria after making sure it was marketed properly by reaching out to FirstService Insurance team for review. Mr. Eagleson seconded the motion. The motion carried unanimously.

OLD BUSINESS

TREASURY BILLS

Mr. Caudill made a motion to approve a 3-month 3.74% Treasury Bill to be completed by the FirstService Financial team in the amount of \$2 million. Mr. Knoll seconded the motion. The motion carried unanimously.

NETWORK CONTRACT

The Networkx contract had to be renewed and all of the original owner access points were to be replaced in 2026. Mr. Knoll made a motion to approve the updated Networkx contract. Mr. Caudill seconded the motion. The motion carried unanimously.

ADJOURNMENT

With no further business to come before the board, Mr. Caudill made a motion to adjourn the meeting at 6:13pm CST. The motion was seconded by Mr. Eagleson. All were in favor, and the motion carried unanimously.

Presented by: FirstService Residential
Lindsay Williams,
Association Manager