



## MANAGER'S REPORT

### GRAND PANAMA BEACH RESORT CONDO OWNERS' ASSOCIATION, INC.

Lindsay Williams, PROPERTY MANAGER

PERIOD ENDING:  
February 20, 2026

Brad Coleman	President	gpboard@grandpanamacoa.com
James Eagleson	Vice President	jameseagleson@yahoo.com
Darrell Caudill	Secretary	Dcaudill52@gmail.com
Phil Brogan	Treasurer	phil.brogan.home@gmail.com
Gary Middleton	Director	gmiddleton329@gmail.com
Chuck Knoll	Director	cknoll49@yahoo.com
Ron Kibble	Director	ronkibble1@gmail.com
Jason Bennett	Regional Director	Jason.Bennett@fsresidential.com

#### ❖ Administrative

- Received full building plans from Century and stored in association documents.
  - Reviewed multiple Common Area Cleaner and Maintenance Technician applications and sent to Randy to reach out for interviews
  - Put together board packet and quotes for various agenda items
  - Requested various bids from multiple vendors that we have been waiting on for months, Preventative Maintenance, water filter installation, electrical repairs, generator, etc.
  - 4 new vendor add requests
  - Requested that a PM to create emails for two units due to lack of response from owner, they will not have cable for guests
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- Updated owner files 2-1306, 1-309, 1-2005, 2-503
- Set up calls with SWS and Seashore for 03.04 interviews with BOD; town hall meeting
- I received two certified letters from Mary Swann, mailing replies to her via certified mail next week.

❖ **Maintenance/Repairs**

- Current came to repair various conduit lines that were hanging down in the Tower 2 parking garage, changed high reach lights, broken terminal adapter
- Requested B&C Fire to quote panel replacement due to expense
- Sent approved generator quote to ESP and requested COI

❖ **Landscaping**

- N/A

❖ **Ongoing Projects/Upcoming Tasks**

- Century, SS&E, ASP and Home Improvement Store are all working on bids for various projects and repairs going on at the same time, electrical panels on P2, AC brackets on P5, duct work on all parking garage floors, insulation of the domestic and fire lines and both towers, multi-port valve at the Tower 1 pool, heat exchanger, etc.

❖ **Security**

- N/A

❖ **Meetings/Webinars/Training**

- Quarterly Manager Meeting 02.19
- Meeting with Century management 02.20 & 02.16
- Town Hall for Exterior Project 02.17
- Meet with Twin Palms CAM & BOD pres
- Meet with Home Improvement Store vendor
- FSR committee meeting
- Various owner drop-in meetings 1-502, 2-704, 1-2202

❖ **New Owners**

- 2-704
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❖ **Community Emails**

- Pest Control Email
- Board Meeting

❖ **Legal**

- N/A

❖ **Insurance**

- N/A

❖ **Finance Detail**

- Sent over prior reserve item, vending money, and Jan variance report information to Phil
  - Bank balance request for additional funds transfer into reserve if requested by BOD
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**Insulation needs to be replaced at both Towers**



**Kiddie Pool leak at Tower I**



**All of the stairwell ductwork needs to be replaced at Tower II because of the rusted out panels have let birds in and they have nested in all of them on each floor**



**We are replacing the gym and lobby water station with these**

**Elkay LZS8WSLK ezH2O Bottle Filling Station, Refrigerated, Filtered, Light Gray**

Model #: WBB384182N MPN #: LZS8WSLK



**These are located on P2 along with rusted out electrical panels that need to be changed out and removed.**



**These are located on P5 and need cross brackets added**



The outdoor ice machine and junk were removed and hauled off



1-402 repair was made by Taylor



**Tower I 8<sup>th</sup> floor fire door needs push handle replaced**



**This heater at Tower 2 needs a heat exchanger replacement**



