

GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 10, 2022, 4:00 PM CT
Grand Panama Tower II Board Meeting Room
APPROVED MINUTES

- A. **CALL TO ORDER:** The meeting was called to order at 4:00 PM CST, by Board President, Frank Booke
- B. **ESTABLISH QUORUM:** Quorum was established with Frank Booke, Nancy Stovall, Glenn Holliday, Woody Junot, JPorter Share, Jarod Tripplett meeting in person and Pete Morreale participating via Zoom teleconference. Jason Bennett (CAM) was also present on behalf of RCAM.
- ALSO IN ATTENDANCE: Owners in person:** Val Vecrumba (2-1404), James & Lois Eagleson (1-202), Vicky Andrews (2-805), James & Kathy Goodrich (2-504), Ron Kibble (1-1904), Lynn Bush (1-101), Garland Lewis (1-208) and Augusto & Valeria Marto (1-1702). Thirty-six (36) owners participated via Zoom teleconference.
- C. **PROOF OF NOTICE:** Jason Bennett (CAM) verified Proof of Notice was posted according to Florida Statutes and Association Documents.
- D. **APPROVAL OF MEETING AGENDA:** Glenn Holliday **MOTIONED**, seconded by Woody Junot to **approve** the meeting minutes, motion carried unanimously.
- E. **APPOINTMENT OF RECORDING SECRETARY:** Jason Bennett, CAM
- F. **APPROVAL OF DECEMBER 20, 2021 BOARD OF DIRECTOR MEETING MINUTES:** Jarod Tripplett **MOTIONED**, seconded by Glenn Holliday to **approve** the meeting minutes, motion carried unanimously.
- G. **APPROVAL OF DECEMBER 27, 2021 BOARD OF DIRECTOR MEETING MINUTES:** Jarod Tripplett **MOTIONED**, seconded by Glenn Holliday to **approve** the meeting minutes, motion carried unanimously.
- H. **MANAGEMENT REPORT:** Grand Panama Beach Resort CAM Jason Bennett presented the following to the Board of Directors and owners:

Correspondence received and/or mailed:

- Mass emailed owners regarding weekly pest control spraying.
- Mass emailed owners regarding Pool Area closure (1.14.22)
- Mass emailed owners regarding weekly pest control schedule. (1.21.22)
- Mass emailed owners regarding Tower 2 light outage floors 4-15 (1.26.22)
- Mass emailed owners regarding dedicated Maintenance phone number (1.27.22)
- Mass emailed owners regarding Annual Meeting 2nd Notice Information (1.27.22)
- Mass emailed owners regarding Unit Access Audit (1.27.22)
- Mass emailed owners regarding Voting Certificates (1.28.22)
- Mass emailed owners regarding Tower 2 water outage reminder (1.29.22)
- Mass emailed owners regarding Message from the Board President (1.31.22)
- Mass emailed owners regarding Message from the Board President recording (1.31.22)
- Mass emailed owners regarding Balcony Inspections (2.3.22)
- Mass emailed owners regarding Message from Board President (2.4.22)
- Mass emailed owners regarding 2nd Notice for Annual Owners Meeting (2.8.22)
- Mass emailed owners regarding Anonymous Letter to Board of Directors (2.8.22)

Mass emailed owners regarding Owners Who Rent Their Condo (2.11.22)
Mass emailed owners regarding Tower 1 Balcony Inspections (2.18.22)
Mass emailed owners regarding 2022-2023 Board of Directors Election Results (2.19.22)
Mass emailed owners regarding Annual Owners Meeting and Election Information (2.24.22)
Mass emailed owners regarding Tower 2 Balcony Inspections (2.28.22)
Mass emailed owners regarding Tower 2 Balcony Inspection Update (3.2.22)
Mass emailed owners regarding Tower 1 – Floors 11 & 12 Internet Outage (3.2.22)
Mass emailed owners regarding Balcony Railing Repairs (3.3.22)
Mass emailed owners regarding Storage Lockers (3.4.22)
Mass emailed owners regarding Tower 2 Balcony Inspection Update (3.7.22)
Mass emailed owners regarding Board of Directors Meeting Notice (3.10.22)
Mass emailed owners regarding Tower 1 Notice – Palm Tree Removal (3.8.22)

PROJECT UPDATE AND STATUS:

Administrative Projects:

Prepare invoices for payment and approved invoices during the month.
Approved time for team members.
Purchased new Security phone.
Utilizing Parking Coordinators to help with additional items per CAM direction.
Purchased new Maintenance On-Call Phone and established service.
Organization of Association records and Office.
Ordered and received 40,000 Grand Panama Armbands.
Researched and working on development of new guest registration system.
New fitness equipment ordered from Commercial Fitness Products (estimated delivery 2-3 weeks).
Organize, prepare 2nd Notice for Annual Meeting and attend Meeting.
Updated new owner welcome packets and initiated new protocol to schedule a meeting with all new owners to discuss Grand Panama COA.
Persistent work on gaining unit access for emergency and routine maintenance on behalf of the Association.
Coordinate and work with Anthony DuBose from Coastal Community Insurance in regard to sewer back-up claim.
Coordination of Balcony Inspections for developing scope of work for balcony repairs within the Hurricane Insurance Claim.
Ordered entry way doors from Assa Abloy Entrance Systems US, Inc. Doors are currently under fabrication and we are awaiting delivery date. Estimated deliver date is July 2022.
2-208 Bedroom window glass ordered from Area Glass. Estimated 6-10 weeks' delivery then schedule install with owner.
Ordered various property signs as well as new pool signs that were required by the Department of Health.
Ordered new violation books for security.
Received information from Watchfire and now have my computer set up with Watchfire software.
Addressed Tower 2 fire suppression system repairs with Hiller Fire and organized repair.
Addressed Tower 2 domestic water pump replacement and repairs.
Addressed Tower 2 floor 1 & 2 HVAC Condensers hanging within P5 parking garage.
Worked with Association Attorney in regard to a Hold Harmless Agreement and communicated HVAC condenser issues with owners via email.
Coordinating with HydroScout to smoke test Tower 1 Stacks 8 & 9. Deposit has been received and we are scheduling to where plenty of notice can be given to owners and their guests.

Address rodent issue with Florida Pest Control and installed bait boxes surrounding both Tower 1 and 2. The rodent issue has significantly improved. Maintenance has also applied (2) two rodent glue traps per unit throughout Tower 1 & 2. Complaints have significantly decreased and no reports of rodents have been reported lately from owners to Management or maintenance.

New Owners (2022):

UNIT	OWNER	PURCHASE DATE
2-1206	Anderson, Glenn & Olga	1.14.22
2-606	Andes, David	1.19.22
	Weiner, Ida & Wes	
	Farrar, Stephen & Margaret	
	Andes, Jerry	
	Miabear Properties, LLC	
	Virgin, Brett	
	Levinson, Peter & Helene	
	Colten, Steven & Robin	
	Malina, Whitney	
	Rickenbacker, Sarah & Scott	
	Levinson, David	
	Lebowitz, David	
	Jackson, Emma	
	Mezza, LLC	
1-307	Wright, Michael & Jennifer	1.19.22
1-1202	KC Beach Condos, LLC	1.24.22
2-1003	Solek, Kenneth & Phoebe	1.28.22
1-601	Fields, Roger	1.28.22
	Thomas, Mehgan	
1-504	Deitch, Jeremy & Molly	2.10.22
2-1203	Penmetsa, Ravindra & Sujani	2.10.22
2-107	Toth, Austin & Kerri	2.18.22
2-807	Tupelo PCB S Corporation	3.3.22

MAINTENANCE PROJECTS AND UPDATES:

Paint light bollards Tower 1 completed.
 Paint Tower 2 14th floor doors completed.
 Tower 1 elevator lobby door closure installed.
 Tower 2 pool concrete border installed around flower bed.
 New clock installed for Tower 2 pool deck.
 Waterproofed and painted (3) three walls in the Penthouse parking area due to ground water intrusion.
 Repaired electrical conduit for the old gate system at the stand alone garage.
 Repaired hydraulic door for the trash chute at Tower 1 – 8th floor.
 Repaired storage closet door at Tower 1.
 Replaced spider gaskets for the pool sand filters for both towers.
 Tower 1 Pool Heater Project is underway and various activities such as building x-ray, palm tree removal, etc., have taken place in preparation for new heater.
 Tower 1 Dog area improvement completed. Brick walkway installed by maintenance using existing bricks and re-sodded the area.
 Installed solar power lights at the dog stations to help with visibility, safety and security.
 Tower 1 Pool Heater installation is still on schedule to be installed late April into early May.

Installation of new umbrellas for Tower 1 pool area.
Re-installed mirror on parking garage that was blown down after an afternoon storm.
Tower 1 irrigation pump filter replaced and re-plumbed.
Maintenance has re-painted several trash can receptacles throughout the property.
Tower 2 pavement striping between the lobby and commercial units have been repainted.
Hiller will begin repairs to Tower 2 ground floor fire suppression piping on Monday, March 14, 2022. Until finished, we remain of Fire Watch for the ground floor which is provided and documented by Security.
Additional Dog Station has been installed on the west side of the standalone parking garage. Tower 1 Door Closure repair 1st floor west stairwell door.
Repair to Tower 2 Board Room door closure.
(17) Seventeen dryer louvers replaced between towers 1 & 2.
Maintenance shop reorganized to accommodate event center tables and chairs.

I. OLD BUSINESS:

- A. Hiller Fire Tower 2 – Ground Floor Repair** – On a **motion** by Nancy Stovall, and a second by Woody Junot, the Hiller Fire Tower 2 Repair estimate in the amount of \$59,151.00 will be paid for out the Association Reserve Account. All in favor. Motion carried unanimously.
- B. Matrix Gym Equipment** – On a **motion** by Nancy Stovall, and a second by Woody Junot, the Commercial Fitness Products estimate for Matrix Gym Equipment in the amount of \$10,126.50 will be paid for out the Association Reserve Account. All in favor. Motion carried unanimously.
- C. Flow Innovations – Domestic Water Pump Repairs** – On a **motion** by Nancy Stovall, and a second by Woody Junot, the Flow Innovations estimates for repair and replacement of Domestic Water Pumps in the amounts of \$3,882.86 and \$3,551.36 will be paid for out the Association Reserve Account. All in favor. Motion carried unanimously.

J. NEW BUSINESS:

- A. Car Boots** - Tabled
- B. Appoint Fine Committee Member** - On a **motion** by Glenn Holliday and a second by Nancy Stovall, owner James Eagleson (1-202) is appointed to the Grand Panama Beach Resort Owners Association Fine Committee. All in favor. Motion carried unanimously.
- C. Electric Car Charging Stations** – Board Secretary Nancy Stovall and Board Member JPorter Share addressed the Board and owners in regard to the formation of a group of owners to research electric car charging stations for Grand Panama Beach Resort. It was recommended to keep the group to around 6 members if interest is warranted. If owners are interested in participating within the group, owners are to contact Nancy Stovall through the Board of Directors email address gpboard@grandpanamacoa.com.
- D. Crosswalk Lighting** - Owner James Eagleson (1-202) addressed the Board of Directors and owners regarding safety concern over the Highway 98 crosswalk between Tower 1 & 2. Mr. Eagleson notified the Board of Directors and owners that after discussion with the Florida Department of Transportation, they will be providing (3) three sets of flashing lights that are button activated free of charge for the crosswalk. The Florida Department of Transportation will install and once items are delivered, will notify Management of an install date. The Board of Directors and owners thanked Mr. Eagleson for his time and effort to make this happen for the safety of all owners and guests.

- E. Insurance Update** – Board President Frank Boone addressed the Board and owners and provided an update to the Hurricane Claim funds. Mr. Boone stated that we are in the final stages of the Hurricane claim and that we are simply waiting the insurance company to complete the final approvals for payment. Once payment is received, the Association will have to wait (5) five days in or to process the funds. At the time of this meeting, we are anticipation of receiving the funds within the next few weeks.
- F. Condominium Declaration** – Board President Frank Boone addressed the Board and owners regarding the Grand Panama Beach Resort Condominium Declaration. Mr. Boone notified the owners that the Board will be moving forward with identifying items within the Declaration that are in need of amending. Mr. Boone stated that an amendment to the Declaration will take an approval of 80% of the owners. The Board and Management will work diligently on this topic and address in further detail at an upcoming Board of Directors Meeting.

K. **ADJOURNMENT:** Glenn Holliday **MOTIONED**, seconded by Woody Junot to adjourn at approximately 5:21 PM and the motion carried unanimously.

Respectfully Submitted,

Jason Bennett, CMCA, AMS

