

GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 3, 2022, 10:00 AM CT
Zoom Teleconference
APPROVED MINUTES

- A. **CALL TO ORDER:** The meeting was called to order at 10:00 AM CT by RC Association Management CAM, Derek Gilbert.
- B. **ESTABLISH QUORUM:** Quorum was established with Nancy Stovall, Frank Boone, J Porter Share, Glenn Holliday, Woody Junot, Pete Morreale and Jarod Triplett participating either in person or via Zoom teleconference. Derek Gilbert (CAM) was also present in person on behalf of RC Association Management and Amy Ludlam, Director of Association Accounting, via Zoom. Stephen Kilcummings was present as the Building Maintenance Supervisor in person.
- ALSO IN ATTENDANCE:** Owners in person (6) Six. On Zoom: Unknown number of Owners present via zoom teleconference.
- C. **PROOF OF NOTICE:** Derek Gilbert (CAM) verified Proof of Notice was posted according to Florida Statutes and Association Documents.
- D. **APPROVAL OF MEETING AGENDA:** On a **motion** by Nancy Stovall and a second by Glenn Holliday to **approve** the meeting agenda, the motion carried unanimously.
- E. **APPROVAL OF THE NOVEMBER 9, 2022 BOARD OF DIRECTORS MEETING MINUTES:** On a **motion** by J Porter Share and a second by Glenn Holliday, the meeting minutes were **approved**. Motion carried unanimously.
- F. **OLD BUSINESS:** Board President Frank Boone discussed the communication with 360 on the gravel lot and finalization of the deed for the land with the attorneys. He noted that the Association is also looking at the possibility of lights being installed for the land. Also discussed with the Association attorney Tim Sloan was the preparation of a proxy to have the governing documents voting requirement changed from 80% to 66 2/3%.
- G. **NEW BUSINESS:**
- A. **Valcourt Breezeways/Corridors Change Order Ratification** – Nancy Stovall noted that when the Valcourt contract was originally signed, it was anticipated for the Association maintenance staff to have the time to paint the breezeways/corridors and to require less cost with their involvement. Valcourt took \$180,000 out of the first proposal and the contract was renegotiated with the change order for a bid total of \$137,000. \$100,000 of the amount was with Valcourt and \$37,000 for the Association to supply paint through Coastal with all expenses also through insurance funds. On a **motion** by Nancy Stovall and a second by Glenn Holliday to ratify the \$137,000 Valcourt Change Order #1, the motion was **approved** and carried unanimously.
- B. **2023 Budget Ratification** – Amy Ludlam noted the changes from the initial budget mailing sent to the Owners compared to what would be ratified by the Board of Directors. This included the numbers for what was discussed at the prior Board meeting for assessment income, security reimbursement, security camera, garbage, office supplies, website hosting, uniforms and sales tax and would be reflected for the Owners on Appfolio and the website as a final version. She noted that the assessment change over prior year for 13.25% was the same as the prior mailing and the reserves

page was also the same. There were no questions from the Owners in attendance. On a **motion** by Glenn Holliday and a second by Jarod Triplett to ratify the 2023 Budget, the motion was **approved** and carried unanimously.

G. ADJOURNMENT: Glenn Holliday **motioned** and a second by Woody Junot to adjourn at approximately 10:14 AM CT. The motion was **approved** and carried unanimously.

Respectfully Submitted,

Derek Gilbert, LCAM

