

GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 27, 2023, 03:00 PM CT
Zoom Teleconference & GP Tower 2 Board Room, 11800 Front Beach Road
APPROVED MINUTES

- A. **CALL TO ORDER:** The meeting was called to order at 03:01 PM CT by Vice President, Glenn Holliday.
- B. **ESTABLISH QUORUM:** Quorum was established with Nancy Stovall, Glenn Holliday, Woody Junot, James Eagleson, Darrell Caudill and Jarod Triplett at 3:05 PM CT participating either in person or via Zoom teleconference. Derek Gilbert (CAM) was present in person on behalf of RCAM Florida Association Management and Stephen Kilcummings was present as the Building Maintenance Supervisor in person. Amy Ludlam, Director of Association Accounting with RCAM Florida Association Management attended via Zoom. Derek Gilbert recorded the minutes.

ALSO IN ATTENDANCE: Owners in person (3) Three. 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 James Eagleson to **approve** the meeting agenda, the motion carried unanimously.

On a **motion** by Nancy Stovall to move agenda line item G (Property Insurance Renewal-Coastal) to become agenda line item A and a second by James Eagleson, the motion carried unanimously.

On a **motion** by Nancy Stovall to add agenda new line item B regarding Frank Booke's resignation of President and from the Board of Directors and appointment of a new director to the Board of Directors and a second by Darrell Caudill, the motion carried unanimously.

- E. **APPROVAL OF THE APRIL 13, 2023 BOD MEETING MINUTES:** On a **motion** by Nancy Stovall a second by Darrell Caudill, the meeting minutes were **approved**. Motion carried unanimously.
- F. **OLD BUSINESS:** None.

G. **NEW BUSINESS:**

- A. **Property Insurance Renewal – Coastal:** Anthony Dubose with Coastal Community Insurance discussed the property insurance renewal for the Association coming on 5/1/23 and that the brokers and markets allow them to begin sending out applications and shopping 100 days out to the 27 markets. He noted the Association paid an estimated \$327,000 for 2022-2023 and was quoted \$565,093 with the same carrier Sigma. It was also noted that the majority of the carriers would not release quotes until days before the renewal date, including Sigma, as they are being very cautious due to the higher number of claims and amount of claims in recent years.

Amy Ludlam noted that the Association budgeted a 30% increase over the current premium which amounted to \$425,000 and over 8 months. The renewal policy for property is about \$140,000 over this amount. Board discussion continued for the decision to renew the property policy and consideration for the shortfall options. Anthony Dubose noted that payment for the renewal would not need to be made until 2-3 weeks after binding the renewal. On a **motion** by Nancy Stovall to approve the

renewal property insurance policy with Sigma for \$565,093 and table the discussion for the insurance shortfall of \$140,000 to a future meeting and a second by Woody Junot, the motion carried unanimously. Owner comments were regarding the insurance shortfall options and the monitoring of the market within Coastal, management and the Board of Directors. Additional questions were directed with Coastal Community on the reasons for the delay in quoting which were attributed to the carriers being cautious and Sigma specifically requesting to review the ongoing Valcourt contract for exterior repairs.

- B. Board President resignation and appointment of new director:** Glenn Holliday noted that Frank Boone had submitted his resignation via letter effective 4.27.23 as President and from the Board of Directors. He also noted that there would need to be a follow up meeting to fill the vacancy of President and any other required officer positions. Nancy Stovall recommended that to fill the vacant term expiring February 2025 departed by Frank Boone the Board appoint the next highest vote getter from the Annual Meeting election, Stuart Sanderson, if that individual was willing to accept. Glenn and Nancy added that the Board of Directors has typically done this in the past and while not specifically stated in the governing documents, the documents do state that the current Board of Directors may appoint the next director whether by election results or from the overall number of Owners. Discussion continued amongst the Board on whether the current terms that each director holds could be flipped and if Florida Statutes and the governing documents allowed it, the Board would consider doing so. On a **motion** by Nancy Stovall to appoint Stuart Sanderson to the open seat to the Board of Directors expiring February 2025 and a second by Woody Junot, the motion carried unanimously.
- C. Ratification of FPL agreement for new lot lights:** Derek Gilbert discussed the agreement which is \$2677.46 for the underground work to install the new parking lot lights and the timeframes as presented by FPL for installation of lights on both agreements by November-December 2023. On a **motion** by James Eagleson to ratify the FPL agreement for the new parking lot lights and a second by Nancy Stovall, the motion carried unanimously.
- D. Ratification of FPL agreement for existing property lights:** Derek Gilbert and Steve Kilcummins noted that while the timeframe is also November-December 2023, FPL will remove 8 existing lights on the property as part of an upgrade to LED lights and match the new lot lights. They noted that, per FPL, this will save the Association roughly \$500/month on billing and maintenance will also be completed by FPL. On a **motion** by Nancy Stovall to ratify the FPL agreement for the existing property lights and a second by James Eagleson, the motion carried unanimously.
- E. Ratification of Mr. Fence proposal for dog park fence:** On a **motion** by Darrell Caudill to ratify the Mr. Fence proposal for \$4,873.92 for a fence for the dog park and a second by James Eagleson, the motion carried unanimously.
- F. Ratification of RCI Irrigation Audit for dog park:** On a **motion** by Darrell Caudill to ratify the proposal for irrigation install by RCI for \$2,633.22 for the dog park and a second by James Eagleson, the motion carried unanimously.
- G. Ratification of Air it Cool HVAC condenser for the commercial area general store:** On a **motion** by Nancy Stovall to ratify the Air it Cool proposal for \$3,850.00 for condenser replacement in the commercial area general store and a second by Darrell Caudill, the motion carried unanimously.

- H. Ratification of Valcourt Change Order #2- Pergolas** – On a **motion** by Nancy Stovall to ratify the Valcourt Change Order #2 for pergolas to be painted for \$3,637.00 and a second by James Eagleson, the motion carried unanimously.
- I. Pickleball Liabilities Discussion:** Derek Gilbert briefly discussed some of the liability concerns as expressed by legal counsel and Coastal Community Insurance and noted in the agenda packet. The Board continued discussion but noted that the liabilities presented would hinder a permanent or mobile placement of a pickleball court pending further research or discussion with 360 Panama Flats on other viable areas.
- J. Hearing Committee Member Discussion:** James Eagleson noted that he would need to step down as a hearing committee member due to being on the Board of Directors. He opted to nominate Chuck Knoll in his place of which Chuck Knoll was willing to accept. On a **motion** by James Eagleson to appoint Chuck Knoll to the open hearing committee member position and a second by Woody Junot, the motion carried unanimously.
- K. West End Tower 2 Gate Discussion/Security:** Glenn Holliday noted that the Board had been looking for solutions and options to put a key lock pad on the gate but the quotes received were considered very high due to the way the gate was designed. He expressed that the solution would be to have the gates opened at 7:00 AM CT each day by security and locked at 10:00 PM CT except for special events when the gates would be kept locked. This would be in effect, pending signage placed on the gates and clearance of Valcourt in the area.
- L. 24/7 Kiosk for Parking Passes Discussion:** James Eagleson referenced his communication with CAMs at other Associations which have moved to a 24/7 parking pass setup through a kiosk, with multifunctional methods of revenue to sell packages, tours and excursions. He noted he has a contact who writes programs and would like to do a demonstration/presentation at a future meeting. The Board continued discussion and inquired to the cost which was estimated to be \$10,000 with the software. The Board agreed that a presentation could be made at a future meeting
- M. Vendor Parking Discussion:** Glenn Holliday stated the current policy is that vendors are not permitted to park on p4 and p5 in the Tower 2 garage. He noted this is more specifically directed for cleaning crews to consider parking outside the garages or in the back lot, whereas vendors doing installs for large items such as water heaters may need to still park closer. The Board agreed that no vendor parking would be allowed in the parking garages, current signage on p4 and p5 removed and new signage placed stating no vendor parking in garages with enforcement when the new signage is installed.
- N. Senate Bill 40 Discussion:** Nancy Stovall noted that the milestone inspections for properties on the coastline must be done every 25 years based on the certificate of occupancy dates which are 2007 with Grand Panama. She recommended that while the Association does intend to have a reserve study completed once the Valcourt work is done that the Association incorporate the structural integrity portion into the normal reserve study. This would possibly save the Association some money instead of having them done separately. The Board agreed to keep the reserve study on the radar to complete soon.
- O. Solicitation Discussion:** The Board discussed the recent security and unsightliness concerns with flyers being placed on unit doors, specifically by a local pizza company. Consideration was made to restrict unit door to door distribution or contacting beach

police to trespass in the future. The Board chose to look into signage for no door to door solicitation and all solicitation must come through the lobby.

P. Towing vs Boot System & Stickers vs Printed Ticket Discussion: James Eagleson discussed some of the considerations of the Association going to a boot system or putting stickers on windows. The Board agreed that they would need to weigh the pros and cons with other CAMs in the area. Items discussed were who would facilitate the booting, cost of each boot and how many, how revenue would be generated, added security to run the system and cost, damage to vehicle rims and training for security.

H. **ADJOURNMENT:** Darrell Caudill **motioned** and a second by James Eagleson to adjourn at approximately 04:53 PM CT. The motion was **approved** and carried unanimously.

Respectfully Submitted,

Derek Gilbert, LCAM

