

GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 16, 2024, 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 03:00 PM CT by CAM Derek Gilbert.
- B. **ESTABLISH QUORUM:** Quorum was established with Glenn Holliday, James Eagleson, Nancy Stovall, Darrell Caudill, Jarod Triplett and JPorter Share participating either in person or via Zoom teleconference. Derek Gilbert noted that Woody Junot had stepped down in writing from the Board of Directors as of February 8, 2024. Derek Gilbert (CAM) was present in person on behalf of RCAM Florida Association Management and Stephen Kilcummings, RCAM Florida, was present in person as the Building Maintenance Supervisor. Derek Gilbert recorded the minutes.
- ALSO IN ATTENDANCE:** Unit Owners in person (5) Five. On Zoom: Unknown number of Unit 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. **MEETING GROUND RULES:** Derek read as attached.
- E. **APPROVAL OF MEETING AGENDA:** On a **motion** by Glenn Holliday and a second by JPorter Share to add the reading of a letter from the tenant of the tiki bar and Suite 300 to the beginning of Discussion items in New Business, the motion carried unanimously. On a **motion** by Nancy Stovall and a second by James Eagleson to **approve** the revised meeting agenda, the motion carried unanimously.
- F. **APPROVAL OF THE JANUARY 19, 2024 BOD MEETING MINUTES:** On a **motion** by JPorter Share and a second by Nancy Stovall, the meeting minutes were **approved**. Motion carried unanimously.
- G. **TREASURER'S FINANCIAL REPORT:** Derek recapped the end of year/December financials as initially provided to the Board of Directors and all Owners by Director of Association Accounting with RCAM Florida, Amy Ludlam. No additional questions were raised by the Board.
- H. **OLD BUSINESS:** None.
- I. **NEW BUSINESS:**
- Decision Items**
- A. **WOW! Cable Renewal RFP:** Derek discussed the available cable renewal options for WOW! as presented for bulk cable video at \$6,712.55/month (before taxes and fees) and dedicated internet circuit at \$1,300.00/month (before taxes and fees). He noted that WOW! had not been able to provide a renewal option earlier as they had intentions to upgrade their bulk cable video package and now that was not going to be possible for 2024. WOW!'s 24-month renewal offer to the Association was to keep the rates as is on the bulk cable video package with an increase of \$278.01/month to the dedicated internet circuit which is always sold with their bulk cable video package. On a **motion** by Nancy Stovall and a second by James Eagle son to approve the 24-month bulk cable video package for \$6,712.55/month (before taxes and fees) and dedicated

- internet circuit for \$1,300.00/month (before taxes and fees), the motion carried unanimously.
- B. Advertising:** Glenn noted that the Board had inquired with the Association attorney regarding stationary that could be placed in the library and Tower 2 lobby area including the Owners table. The attorney response would be emailed to all Owners but it was indicated the use of business cards in these areas was not a violation or a competition issue with the non-compete clauses for the leases with Panhandle Getaways and Life's A Beach. Glenn stated that advertising cannot be on unit doors or windows for the exception of approved stickers by the city of Panama City Beach for vacation rental certificates. The Owners table would be just for Owner related business card items.
 - C. Non-Residential Unit Loan Payoff:** Nancy discussed the presentation of the loan payoff notice and that if a special assessment is going to be considered, the consideration notice must be mailed out at least 14 days to all Owners before consideration/approval by the Board of Directors at a future meeting with date indicated on the notice. The discussion was opened up to the Board of Directors for further comments and then to all the Owners. On a **motion** by Nancy Stovall for approval of sending to the Owners the proposed special assessment of paying off the Non-Residential balloon payment (from the loan amount due on December 28, 2025) with two lump sum payments from each Owner as due no later than October 1, 2024 and October 1, 2025 and as identified in the condo assessment by unit with consideration by the Board of Directors at a future meeting outside 14 days of the notice being mailed and a second by James Eagle son, the motion carried unanimously.
 - D. Non-Residential Unit Director Requirements:** Questions from the Board of Directors were provided to the Association attorney regarding Non-Residential Unit qualifications. Those questions and answers were emailed out to all the Owners on February 19, 2024 and qualifications will be included on the Non-Residential election process.

Discussion Items

- A. Letter from Tenant of Tiki Bar and Suite 300:** Glenn read the letter to Owners from the tenant of the tiki bar and Suite 300. The Board of Directors advised the letter would be emailed out to all the Owners at the next opportunity.
- B. (Moved from A) 4th Amendment to the Declaration Proxy Results:** Derek indicated that this proxy to reduce the positive voting percentage in the Declaration from 80% to 66 2/3% did not pass. The proxy had 71 "Yes" votes versus 8 "No" votes with a minimum of 244 "Yes" votes needed to pass.
- C. (Moved from B) Residential Election Vote Recount:** Derek noted that due to some miscommunication with the election inspectors and RCAM Florida and this being the 1st time the electronic voting system was used, that the electronic voting counts were being doubled and should have only counted once. 2 of the 3 election inspectors recounted the manual votes for each candidate at 17 for each and added the certified results for the electronic vote (32-28 in favor of Chuck Knoll) to reflect a 49-45 vote in favor of Chuck Knoll for the Residential election position. Derek noted that this did not change the overall result of the winner of the election. Derek added that the results are available for viewing if any Owner would like to review.
- D. (Moved from C) Storage Cages:** Derek stated that of the 413 storage cages between Tower 1 and Tower 2 that 174 had been identified with 3 open, equating to 42.1% identification. He indicated that all items, except for bicycles in designated areas, have now been removed from open areas outside of the cages in the rooms and will continue to be removed by maintenance if not stored correctly in the cages. Derek asked the Board of Directors how they would like to proceed with almost 58% of the cages still unidentified. The Board continued discussion and decided to allow one more extension through March 31st, 2024 for the storage cages to be identified. As of April 1st, 2024, any unidentified storage cages will have locks cut by the Association maintenance team and contents removed to be donated or discarded.

E. (Moved from D) Management Report Topics: Derek provided a list of ongoing property updates dating back to January that he advised would also be emailed to Owners at the earliest opportunity and placed on the Owner website. Derek asked the Board of Directors if there were any additional items to be considered. The Board suggested to make sure if Owners have a work order or see something on property to be addressed or repaired that they place the work order through their Owner portals in Appfolio for Derek and Steve so they can be traced and documented.

J. **ADJOURNMENT:** James Eagleson **motioned** and a second by Nancy Stovall to adjourn at approximately 04:49 PM CT. The motion was **approved** and carried unanimously.

Respectfully Submitted,

Derek Gilbert, LCAM



Meeting Ground Rules

Condo Board meetings provide an opportunity for Board members to make decisions on behalf of the Association and to keep residents informed about important news and issues affecting the Association. To ensure the meetings are conducted efficiently and to respect everyone's time, the following rules will be enforced:

Agenda will include: Financial Report by the Treasurer with discussion to be open to Board members.

Decision items: The item will be presented and discussed by the Board members. Once a motion and second is made, it can be opened to questions from Owners. This is up to the Board to decide. After being recognized by the Board or management by each Owner raising his/her hand whether in person or on Zoom with the Owner identifying his/herself and unit, he/she may speak. The Owner will be allowed no longer than three minutes to ask any questions but must be limited to the agenda item.

Discussion items: The Board or management will discuss each item and since no decision is being made, if time allows (max 2 hours for meeting) after all agenda items have been discussed, each Owner, after being recognized by the Board or management and identifying his/herself and unit, will be allowed no longer than three minutes to ask any questions but must be limited to the agenda items discussed.

Please keep in mind if this is not adhered to, that that Owner will be muted for the remainder of the meeting if on the call and if in person, the Owner will be asked to exit the conference room.