

**GRAND PANAMA BEACH RESORT
OWNERS' ASSOCIATION, INC.
BOARD MEETING
September 29, 2018 @ 9:00 AM
MINUTES**

CALL TO ORDER: Jerry Kennedy called the meeting to order at 9:01 AM.

Jerry Kennedy certified meeting notice was posted per FL Statute 718.

ROLL CALL

Frank Boone, Glenn Holliday, Nancy Stovall, Peter Morreale, Jeff Gembitsky, Dean O'Reilly Chuck Rachke present.
Association Management: Jerry Kennedy present.

APPROVAL OF PREVIOUS MEETING MINUTES

Motion Nancy Stovall to approve June 25, 2018 Board of Directors meeting minutes. Second by Glenn Holliday.
Motion passed unanimously.

OLD BUSINESS:

Discussion about the need for fans in the elevators. Several Board members had been by Sterling Beach to check out the fans in their elevators. Motion by Glenn Holliday to accept a quote from Affinity Elevators to install fans in the 3 elevators in Tower 1 at a cost of \$1850.00 per elevator. Seconded by Dean O'Reilly. Motion passed unanimously.

Dog regulations start on October 1, 2018 for both tenants and owners.

COA Management. Emerald View Management's agreement is expiring on December 31, 2018 and they will not be bidding on an extension. Frank Boone stated that he appreciated all that Emerald View has done and will strive to have a good relationship in the future. He stated in January 2018 that Philip Sullivan asked for a one year extension of the current agreement. Chuck Rachke read a statement from Emerald View.

Regardless of what a small group of owners may say, we have worked hard at keeping this building in great condition over the last ten years and have kept the dues among the lowest on the beach. Ultimately, we decided not to send a proposal to continue management because it became clear that the certain members of the board and some owners were not satisfied with our performance. We have worked hard with the current board to execute the initiatives they set forth. If the job we are doing is not satisfactory, it is simply time for the board to select a different management company.

Philip Sullivan
Controller
Emerald View Resorts

Frank Boone presented management bids from Resort Collection and Burg Management. Resort Collection was for 3 years at \$127,000 1st year, \$132,000 2nd year, and \$137,000 3rd year. Burg Management was \$150,000 per year with a

administrative assistant. Motion by Peter Morreale to negotiate with Resort Collection for an acceptable agreement. Seconded by Dean O'Reilly. Motion passed unanimously.

NEW BUSINESS

Terms of the Board members. Board would like to see staggered terms as per the Declaration starting at the next election.

Limited Proxy. Motion by Glenn Holliday to accept and forward to the owners the limited proxy as written by Tim Sloan Association legal counsel. Seconded by Dean O'Reilly. Motion passed unanimously.

ADJOURNMENT

Motion to adjourn the meeting at 9:45 AM by Glenn Holliday seconded by Dean O'Reilly.