

Golf Villas I Association, Inc.

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Meeting of the Board of Directors May 28, 2024

The Board of Directors met at 5:00 p.m. in the Bay Point Community Association Conference Room. Those members present were, Marcy Schneider, presiding, Kim Blocker and Jeff Ferrell. Present by Zoom videoconference were Justin Coles and Dean Rook. Also present were Martha Middleton, and owners Zeb Taft, Mr. & Mrs. Don Walker, Anita Scott, and Wade McGeorge, either in person or by Zoom.

It was moved by Jeff Ferrell, seconded by Kim Blocker and carried unanimously to waive the reading of the minutes of the 2024 annual meeting of the members and Board of Directors and accept them as presented.

1. Owner's Comments

Anita Scott asked the Board to consider her request to allow owners to add awnings to the buildings. This could be something included in the upcoming re-writing of the condominium documents. The Board discussed the types of specifications that would be required as well as determining the impact on insurance costs. They will continue researching the subject and table action to a later meeting.

2. President's Report

- Mrs. Schneider updated the Board on several maintenance items and rule violations.
- The Board was updated on the status of the foreclosure action against unit 427.
- The Board was updated on the status of the re-writing of the condominium documents and rules. Several items were mentioned that needed to be addressed and included.

2. Financial Statements. Martha Middleton presented the reports projected through 5/31/24 and answered questions from the Board. The reports were accepted as presented.

3. New Business

- Mrs. Schneider presented 2 bids for a new landscaping contractor, Diamond Landscape Management and Lawn Masters. She reported that Lawn Masters works for Harbor Villas and Marina Club Village and she has received good recommendations from both associations. It was moved by Jeff Ferrell and seconded by Kim Blocker to accept the Lawn Masters bid. During the discussion several questions arose about the scope of the work and price comparisons to the existing contract with Coastal Bay Lawn Care. The motion failed due to the Board desiring additional information before making a decision and action will be tabled until a future meeting.

- Regarding protecting and preserving the property, many projects were discussed including cleaning gutters, roofs, sidewalks and stucco. The Board also discussed how to determine if any additional windows need to be replaced. Dean Rook suggested that a list of all projects be compiled and prioritized with respect to present and future needs. The Board agreed to work on that list with the intent to wait until after hurricane season before attempting any large projects now. However, the Board agreed that the roofs should be inspected now for any deficiencies.
- The Billfish Tournament is scheduled for June 26 - 30. Mrs. Schneider will contact BPCA for any assistance they need from Golf Villas I.

4. Old Business

- Mr. Taft reported on several maintenance items he is working on.
- The Board noticed that additional dirt is needed in several areas.
- Mr. Taft will be asked to assess what windows he believes still need to be replaced.

The Board discussed scheduling a future Board meeting for either July 12th or July 19th based on the availability of the BPCA Conference Room. Martha Middleton will schedule the meeting and report back to the Board with the final date.

With no further business to come before the Board, it was moved by Jeff Ferrell, seconded by Kim Blocker and carried unanimously to adjourn the meeting at 6:40 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary