

Golf Villas I Association, Inc.

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Budget Meeting of the Members and Meeting of the Board of Directors November 3, 2025

The Board of Directors met in person in the BPCA Conference Room and by Zoom videoconference at 5:00 p.m. (CST). Those Board members present were Marcy Schneider, presiding, Dean Rook, Kim Blocker and Tommy O'Donnell. Owners present by Zoom were Suzanne Clark, Carol Cass, Anita Scott, Barbara Huffman, Wade McGeorge, John Cheng and Zeb Taft. Also present was Martha Middleton, recording.

1. After tabulating those present and proxies, a quorum was called of the owners and the Board of Directors with 25 out of 39 units represented.
2. Reserve Funding Vote. Martha Middleton reported that 25 proxies or members present have met the 50% requirement to vote on reserve funding. After tabulating all the votes, 13 owners voted to waive reserve funding, 11 voted to partially fund and no owners voted to fully fund the reserves. Therefore, it was moved by Dean Rook, seconded by Tommy O'Donnell and carried to accept the owners vote to waive funding of the reserve account in 2026.
3. Budget Discussion and Adoption.
 - Landscaping Contract. Mr. Rook presented a summary of the bids he had solicited for a potential change to the landscaping contractor. After reviewing, it was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to accept the Gro Pro contract at an annual savings of approximately \$10,000.00. It was noted that the Lawnmasters contract requires a 30 day notice by certified mail to cancel. Mrs. Middleton was asked to provide the necessary cancellation notice.
 - After reviewing the proposed line items and editing the costs related to the change in landscaping contractor, an excess of income over expenses was projected in the amount of \$3,693.76. The Board agreed to add whatever excess there may be at the end of 2026 into the reserve fund.
 - It was moved by Kim Blocker, seconded by Dean Rook and carried unanimously to adopt the 2026 budget as modified and with no increase in regular assessments.

With no further business to come before the Owners, the budget meeting was adjourned and the Board of Directors meeting followed immediately.

1. It was moved by Dean Rook, seconded by Tommy O'Donnell and carried unanimously to approve the minutes from the September 22, 2025 Board of Directors meeting as presented.
2. Old Business
 - Sidewalk cleaning has been completed and looks very good.
 - An owner reported on several areas of the parking lot needing maintenance. Mrs. Schneider volunteered to get some estimates for the repair or resealing of the parking lot and will report back to the Board for action.

- Mr. Taft reported that the leak from the balcony at unit 419 has been repaired temporarily but will eventually need replacing the entire beam.
3. Window Replacement. After a lengthy discussion of the bids received for replacing the remaining windows, it was decided to develop a written and specific Scope of Work to be presented to the 2 remaining companies in order to make an accurate comparison. Mrs. Schneider also volunteered to try to get a 3rd quote and recommended that the Board meet again in December to make a final choice. Additionally, the Board will solicit references from all companies regarding quality of work.
 4. New Business.
 - Mr. Rook will get quotes on pressure washing the stucco.
 - Rot has been noticed on some of the back walls that needs addressing.

With no further business to come before the Board, it was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary