

Golf Villas I Association, Inc.

P. O. Box 27075
Panama City, FL 32411

(850) 624-9412
www.bpgolfvillas1.org

Budget Meeting of the Members and Meeting of the Board of Directors December 10, 2024

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 and Dean Rook. Present by videoconference was Kim Blocker and Justin Coles was absent. 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.
2. Reserve Funding Vote. Martha Middleton reported that 23 proxies or members present have met the 50% requirement to vote on reserve funding. After tabulating all the votes, 10 owners voted to waive reserve funding, 13 voted to partially fund and no owners voted to fully fund the reserves. Therefore, the 2025 budget will contain a line item for a partial reserve funding amount to be determined by the Board of Directors.
3. Budget Discussion. After reviewing the proposed line items, it was decided to make the following changes:
 - LawnMaster Services for \$37,398.00 includes the monthly lawn chemical treatment and irrigation chemicals. Therefore, \$3,800.00 for irrigation chemicals was removed from the 2025 budget.
 - Irrigation Maintenance was increased from \$1,500.00 to \$2,000.00
 - In accordance with the owner's vote to partially fund the reserve, it was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to add \$5,000.00 as a reserve line item to the 2025 budget.
 - These changes make the projected 2025 budget deficit at \$22,511.20.
4. Budget Adoption. After discussing several methods of balancing the budget including increasing regular assessments vs. special assessments, it was moved by Kim Blocker and seconded by Dean Rook to adopt the modified budget with a 10% increase in regular assessments with no special assessment which will give a projected excess of income over expenses in the amount of \$1,095.48. During the discussion, the Board pointed out that total quarterly assessments will actually decrease in 2025 because there is no special assessment added to the base assessment. The motion carried unanimously.

Therefore, the 10% increase changes the quarterly assessments for 2025 as follows:

A unit, 2 bedroom garden unit	\$1,565.93
B unit, 2 bedroom townhouse unit	\$1,715.53
C unit, 3 bedroom townhouse unit	\$1,868.59
E unit, 2 bedroom penthouse unit	\$1,614.90

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 Kim Blocker and carried unanimously to approve the minutes from the October 26, 2024 Board of Directors meeting as presented.
2. President's Report. Mrs. Schneider updated the owners on repairs made to the irrigation system and well, improvements to landscaping, and the new golf cart pad.

After a general discussion of proposed maintenance items, it was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to establish a prioritized list of general maintenance work to be done in 2025 out of the regular operating budget as money is available:

1. Cleaning and preserving of roofs
 2. Removing rust from the buildings, fences and sidewalks
 3. Gate and latch repairs
 4. Adding pine straw
3. Old Business.
 - Currently the board has 2 bids for the next round of window replacements, but would like to get a third because of the large difference in the 2 quotes. Mrs. Blocker will continue to work on this project together with Mrs. Schneider.
 - Regarding cleaning rust from the fences, Mr. Rook reported on a method of cleaning that should be less expensive than the bid received so far. He will continue to do more research to determine the best approach.
 - Mrs. Blocker will continue to work with the potential company identified to pressure wash the roofs, fences and sidewalks.
 - Mrs. Schneider has compiled a list of gates and fences that need to be repaired and will move forward with repairs with priority given to those gates that are inoperable.
 - Now that sprinklers have been repaired, owners will be asked to report any issues to Mr. Rook who is the liaison with the landscaping company. This would include broken sprinkler heads as well as re-directing spray.
4. New Business. Mrs. Middleton was asked to survey owners to determine how many owners have golf carts that will be parked on the existing pads, and what the level of interest is in providing a charging station. If charging stations are warranted, a fee schedule will need to be developed for those owners using them.

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