

Golf Villas I Association, Inc.

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Meeting of the Board of Directors April 15, 2025

The Board of Directors met in the BPCA Conference Room at 5:00 p.m. and by Zoom videoconference. Those Board members physically present were Dean Rook and Kim Blocker. Present by videoconference was Marcy Schneider and a quorum was called. Martha Middleton was present, recording, as well as several owners, including Tommy O'Donnell, Sue Daigneault, Kathy Wan and Carol Ann Cass. It was moved by Dean Rook, seconded by Kim Blocker and carried unanimously for Mr. Rook to chair the meeting at Mrs. Schneider's request due to potential problems with her telephone connection.

1. Board Action. It was moved by Kim Blocker, seconded by Dean Rook and carried unanimously to appoint Tommy O'Donnell to one of the vacancies on the Board of Directors. Mr. O'Donnell immediately assumed his position on the Board.

It was moved by Kim Blocker, seconded by Marcy Schneider and carried unanimously to accept the minutes from the March 7, 2025 meeting as presented.

2. Open Forum. Mrs. Cass stated only half of her sidewalk had been cleaned. Mr. Rook will follow up.
3. President's Report. Mrs. Schneider stated that the window survey had not been completed, but she expected to be on the property this weekend and will finish it.
4. Old Business
 - a. Window Replacement. Mrs. Blocker and Mr. Rook met with Southern Lumber, another window supplier, and will obtain a bid from them once the window survey is complete, giving the Board three bids to choose from.
 - b. Building Maintenance. The roof cleaning is complete and owners will be notified when it is safe to return furniture to the patios and courtyards. The Board has asked the contractor to remove wasp nests and additional gate latches have been ordered to complete the latch maintenance.
 - c. Sidewalk Painting. Mr. Rook asked the Board to consider allowing owners to paint their sidewalks in order to improve the appearance. A lengthy discussion ensued involving paint colors, pre-treatment, changes to the common elements, potential liability and the association responsibility to do the work. Mr. O'Donnell then volunteered to create a list of specifications that would be required of any owner in the event the Board granted permission to owners. No action was taken and a decision was tabled until further research and specifications could be considered.

- d. Landscaping Update.
 - (1) Some damage was done to the irrigation system by a crane used for the roof cleaning. The repairs have been made and the roof cleaning contractor will share some of the cost. The chemical injector pump that is part of the irrigation pump was damaged and the water has been turned off until it can be fixed to prevent staining of the buildings.
 - (2) The spring pine straw application will begin now that the roofs have been cleaned and wasp nests removed.
 - (3) Mr. Rook stated he has obtained an estimate to replace sod and he will get more estimates so the Board can prioritize what areas may need sod gradually added. The budget includes money for miscellaneous lawn maintenance that can be used for this project.
- 5. New Business.
 - a. The Board agreed that owners need a reminder of those things they are responsible for like routine maintenance of HVAC systems, algae clean-out, hot water heater maintenance, grills and fire pit placement and suggestions on what condition to leave their units when not in residence. Mrs. Middleton will draft an e-mail for Board review.
 - b. Mrs. Middleton was asked to contact the local Fire Inspector for rules regarding propane tanks, grills and firepits in proximity to dwellings.

With no further business to come before the Board, it was moved by Marcy Schneider, seconded by Kim Blocker and carried unanimously to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary