

## **Turtlegrass Villas Association, Inc.**

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P. O. Box 27075  
Panama City, FL 32411

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### **Annual Meeting of the Members February 7, 2025**

The annual meeting of the members was called to order by President Page Todd at 5:00 p.m. in the Bay Point Community Association Conference Room and by Zoom teleconference. The Board member physically present was Vanessa Morris. Board member present by Zoom videoconference was Page Todd, and absent were Gary McGowan, Scott White and George Loyed. Also present were other homeowners and Martha Middleton.

1. Quorum called. Martha Middleton reported that after tabulating all proxies and members present, a quorum had been achieved with 32 out of 48 units represented.
2. Minutes of 2024 Annual Meeting. It was moved by Page Todd, seconded by Nancy Malmo and carried unanimously to waive the reading of the minutes and approve them as presented.
3. Election of 2025 Board of Directors. Mr. Todd announced that the new Board of Directors are Tracy Knowles, Ben Leverette, Vanessa Morris, Darren McDaniel and John Kline. They will meet following the owner's meeting to elect a slate of officers.
3. President's Report.
  - a. Mr. Todd stated that all construction and repairs from Hurricane Michael that are association responsibility have been completed.
  - b. The Board has approved the addition of a fence at the end of building #1 but it hasn't been constructed yet. The new 2025 Board will continue working on this project.
  - c. The Post Office/Cluster Mail Box situation within Bay Point is still being negotiated. If the BPCA Board adopts the cluster box option, two proposals have been received for the Turtlegrass location. The USPS has certain requirements that also have to be met which may influence the location of the mailboxes, including access to a sidewalk and handicap parking. Several owners expressed concerns about adequate parking, parallel parking and increased traffic. No action was taken and the location decision will be addressed by the new Board.
4. Martha Middleton reviewed the unaudited financial statements for 2024 that have been distributed to all owners. She also stated that the 2024 audit is currently underway and reports will be distributed to all owners when it is complete.

With no further business to come before the owners, it was moved by Andy Malmo, seconded by Edward French and carried unanimously to adjourn the meeting at 5:30 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Secretary