

Turtlegrass Villas Association, Inc.

P. O. Box 27075
Panama City, FL 32411

850-763-3620

Annual Meeting of the Board of Directors February 12, 2026

The annual meeting of the Board of Directors convened immediately following the adjournment of the Annual Meeting of the Members. Those newly elected Board members physically present were Vanessa Morris, Tracy Knowles and Ben Leverette. Present by Zoom videoconference were John Kline and Darren McDaniel. Also present was Martha Middleton.

1. Election of Officers. It was moved by Vanessa Morris, seconded by Ben Leverette and carried unanimously to elect the following slate of officers for 2025:

President	Tracy Knowles
Secretary	Martha Middleton

2. Unit Modification Request. The Board discussed the requests from owners of 308 and 326 to expand their patio areas onto the common elements. The Board will need to create specifications to include, but not limited to, architectural drawings, owner's cost and contractor approval. Mr. Knowles envisions a two-phase project/approval that would deal with the parking lot side and the water side separately. Once the Board has agreed to the plan, the attorney will need to draft a proposed amendment that the owners will have to approve by a 75% vote.
3. Condominium Documents. The Board discussed the need for a re-statement of the documents and how it could encompass several on-going issues relating to plumbing lines as well as the unit modification request. Mrs. Middleton offered to share the proposed condominium document drafts from Golf Villas I and Legend Villas for the Board to consider.

With no further business to come before the Board, it was moved by Vanessa Morris, seconded by Ben Leverette and carried unanimously to adjourn at 6:15 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Secretary