

Turtlegrass Villas Association, Inc.

P. O. Box 27075
Panama City, FL 32411

850-624-9412

Meeting of the Board of Directors May 7, 2025

The meeting of the Board of Directors was called to order at 5:30 p.m. in the BPCA conference room and by Zoom videoconference. All Board members were present by videoconference including Tracy Knowles, presiding, Vanessa Morris, Darren McDaniel, Ben Leverette and John Kline. Also present by Zoom were Davis Malone and Buddy and Emily Williams. Martha Middleton was present in person. A quorum was called.

1. It was moved by Vanessa Morris, seconded by Darren McDaniel and carried unanimously to accept the February 7, 2025 minutes of the annual meeting of the members and Board of Directors.
2. President's Report. Mr. Knowles stated he would work on an e-mail to all owners reminding them of dock and vehicle rules, golf cart usage and safety, pet etiquette and keeping the gates closed between buildings. He also reported that he is working with the landscaping about the scheduling of the sprinkler system, cutting the grass at the seawall and trimming or removing the palmetto bushes between the buildings. Other items he is addressing are the black streaks on the roofs and plumbing repairs that could be affected by the construction at the old post office. Additionally, he will be discussing several old business items with the attorney to make sure the Board understands their responsibility on windows, plumbing costs and skylights.
3. Financial Report. Martha Middleton stated that the next loan payment was coming up on June 10, 2025 and invoices would be going out by May 10, 2025. She also stated that the insurance renewal increased about \$1,500.00 for the next year primarily due to the ordinance of law coverage which guarantees that damages for insurable events be repaired up to current building codes.
4. Old Business.
 - a. BPCA Cluster Box Easement. Mr. Knowles reminded the Board that the proposed location is on Kingfish Lane between buildings 2 and 3, and 4 CBU clusters will be placed on a 12' x 6' concrete pad. This will all be constructed at no cost to Turtlegrass, and once completed, it will be turned over to Turtlegrass for maintenance. The association attorney has reviewed the easement and is in agreement with the latest draft that has been presented to BPCA for approval.

Therefore, it was moved by Ben Leverette, seconded by John Kline and carried unanimously to authorize Tracy Knowles to sign and execute the latest easement draft as approved by the association attorney.

- b. Fences. No action was taken regarding fences at building 1 and the point until more information can be obtained regarding cost and future construction on the old Bay Town property.
- 5. New Business
 - a. Gutters. Mr. Leverette suggested that the gutters be cleaned out. Mr. Knowles stated he will discuss it with Zeb Taft.
 - b. The Board asked about the pest control and termite vendors. Mrs. Middleton was asked to find out the schedule for pest control as several Board members questioned if they were providing the service as contracted for.

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

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary