

Studio Villas II Association, Inc.

(dba Legend Villas)

P. O. Box 27075
Panama City, FL 32411

www.bplegendvillas.org
850-624-9412

Annual Meeting of the Members February 8, 2025

The annual meeting of the members was called to order by President Graham Clarke at 3:00 p.m. in the Bay Point Community Association Conference Room and by Zoom teleconference. The Board members physically present were Graham Clarke, Patrick Hughes and Doug Reinshagen. Board members present by Zoom videoconference were Barry Parker and Bill Neketis. 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 19 out of 36 units represented.
2. Minutes of 2024 Annual Meeting. Mr. Clarke stated that he wanted to make a correction to the 2/10/24 annual meeting minutes. He proposed the following change in paragraph 2 (a):

~~Owners are responsible for the interior entrance door and the association is responsible for the louvered door. He has noticed that many interior doors need repairing or replacing.~~ The Association is responsible for repairing or replacing both the interior entrance door and the louvered door if not functioning properly. Owners can replace doors for cosmetic purposes with Board approval.

It was moved by Doug Reinshagen, seconded by Barry Parker and carried unanimously to approve the 2024 annual meeting minutes with the proposed change.

3. Election of 2025 Board of Directors. Mr. Clarke announced that the new Board of Directors are automatically appointed to the Board and no election was needed because only 5 owners self-nominated for the 5 positions. They are Graham Clarke, Barry Parker, Doug Reinshagen, Bill Neketis and Patrick Hughes. They will meet following the owner's meeting to elect a slate of officers. Mr. Clarke stated that no owner from building 2 is currently serving on the Board, and he encouraged owners that if someone is interested in serving on the Board, the Board can consider adding another Director, or they can self-nominate for the 2026 Board.
4. Martha Middleton reviewed the unaudited financial statements for 2024 that have been distributed to all owners. She also stated that the 2024 CPA compilation is currently underway and reports will be distributed to all owners when it is complete.
5. Open Forum.
 - a. Mr. Reinshagen asked the Board to consider repairing/replacing the decking on building 2 that is in bad shape. Mr. Clarke asked him to work on a prioritized list of what needs to be done for the Board to consider at a future meeting.

- b. Mr. Clarke informed the Board of the Bay Point condo president's meeting from this past fall that he organized and will follow up with in the next few months. The purpose is to learn from each group and discuss the common maintenance issues and trusted contractors being used.
- c. Mr. Reinshagen informed the Board that he had a problem with some of the Jeldwyn windows that were installed after the hurricane. The company honored the warranty and he suggested owners be asked of any problems that the warranty may cover before it runs out. He volunteered to help follow up with this project.
- d. John Conrad asked what the Board policy was for obtaining bids for maintenance work. Mr. Clarke stated that the Board's intent was to follow the Florida Statutes for large projects which addresses obtaining bids absent an emergency. Further, he encouraged all owners to attend the meetings when large projects are being discussed.
- e. Peggy Cox asked the Board to consider striping the parking lot to help with some parking issues. Mr. Clarke stated the Board will take this for future action when paving/resealing projects are considered.
- f. Mr. Clarke stated that attorney Brian Hess will be reviewing the condominium documents and By-Laws with the intent of bringing them into updated compliance with the Florida Statutes.
- g. Mr. Reinshagen asked for an update on the financing charge on the insurance premium. Mr. Parker stated that it will be part of the renewal negotiations with the agent.
- h. The Post Office/Cluster Mail Box situation within Bay Point is still being negotiated. If the BPCA Board adopts the cluster box option, the new Board will be tasked with approving the location. The USPS has certain requirements that also have to be met which may influence the location of the boxes. No action was taken and the location decision will be addressed by the new Board.

With no further business to come before the owners, it was moved by Barry Parker, seconded by Doug Reinshagen and carried unanimously to adjourn the annual meeting of the Owners at 3:50 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary