

Studio Villas II Association, Inc.
(dba Legend Villas)

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Special Emergency Meeting of the Board of Directors
April 28, 2026

The special emergency meeting of the Board of Directors was held at 5:00 p.m. in the BPCA conference room and by Zoom videoconference. The Board member physically present was Graham Clarke. Board members present by Zoom videoconference were Barry Parker, Bill Neketis and Patrick Hughes. Also physically present were owner John Conrad and Martha Middleton, recording. Owner Melissa Caporella also was present by Zoom.

1. Purpose. The purpose of the meeting was to discuss the roofing issue in building 2. A portion of the roof that supports some of the HVAC units is rotting away and creating a hazard that was identified by the insurance inspector. Mr. Clarke stated that the insurance agent said it needed to be repaired before the policy renews in July. He is concerned that there isn't enough time to go through the bidding process because of the risk involved so he has arranged with Mad Craftsman Group to make the repairs beginning tomorrow.

After polling all Board members, it was moved by Barry Parker and seconded by Bill Neketis to proceed with emergency repairs as discussed due to insurance requirements. During the discussion Mr. Hughes asked for an explanation of the insurance renewal being jeopardized. Mr. Parker explained that due to the age and wood frame construction of the buildings, the current carrier, American Coastal, was the only company that has been willing to write the policy, so the association needed to repair the deficiencies outlined by their inspector. Mr. Conrad asked if the estimated \$10,000.00 repair was just for building 2 and Mr. Clarke confirmed that. The question was asked if the roof reserve money could be used for this repair. Mr. Clarke will look into whether we can take regular repair expenses from the reserve fund and report back to the Board. After no further questions, the Board voted unanimously to authorize the repairs.

2. Board Vacancy. Mr. Conrad indicated he would be willing to serve on the Board. The Board will consider his appointment at the next scheduled meeting to take place in June.

With no further business to come before the Board, it was moved by Barry Parker, seconded by Patrick Hughes and carried unanimously to adjourn the meeting at 5:30 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary

