

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

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Annual Meeting of the Members  
February 14, 2026

The annual meeting of the members was called to order by President Graham Clarke at 8:30 a.m. in the Bay Point Community Association Conference Room and by Zoom videoconference. The Board members physically present were Graham Clarke and Barry Parker. Board member present by Zoom videoconference was Patrick Hughes. Absent was Bill Neketis. Also present were homeowners Doug & Diane Reinshagen, Chris Oeland and Martha Middleton.

1. Quorum called. Martha Middleton reported that after tabulating all proxies and members present, a quorum had been achieved with 22 out of 36 units represented.
2. Minutes of 2025 Annual Meeting. It was moved by Barry Parker, seconded by Diane Reinshagen, and carried unanimously to waive the reading of the 2025 Annual Meeting minutes and approve them as presented.
3. Election of 2026 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 4 owners self-nominated for the 5 positions. Board members for 2026 are Graham Clarke, Barry Parker, Bill Neketis and Patrick Hughes. They will have an organizational meeting at a later date to elect a slate of officers and discuss appointing an owner to fill the remaining position.
4. Martha Middleton reviewed the unaudited financial statements for 2025 that have been distributed to all owners. She also stated that the 2025 CPA compilation is currently underway and reports will be distributed to all owners when it is complete.
5. Open Forum.
  - a. Mr. Reinshagen discussed the decking material underneath the roof and suggested an engineer be consulted when re-roofing is being considered. Additionally, an inspector should be used to insure quality and compliance.
  - b. Doors. Mrs. Reinshagen raised an issue on whether the inner doors could be replaced by owners and whether a different style or personalizing of the inner door could be considered. Mr. Clarke explained that the Board does not have authority to change the style of the outer doors or allow each owner to decorate or personalize the outer door, but his interpretation is that a change in style of the inner door or personalized designs on the inner doors were within the authority of the Board to approve. He explained that owners do not have the authority to replace inner doors or decorate them without approval by the Board. Any owner who wants to modify, replace or decorate an inner door is free to apply to the Board. The Board general policy is to repair doors and replace them, depending on their condition. The Board asked owners twice, several months ago to report if they believed their door needed repair or replacement. Based on that response, the cost of those doors were included in the

Special Assessment. Work should begin by the end of the month. The Board will continue to consider repair or replacement of doors as owners report problems. Temporary Christmas decoration is the only exception to the general policy of uniformity of outer appearance of the Condominium.

- c. The Board thanked Mr. Reinshagen for his help in having the exterior pressure washed and discussed the possibility of purchasing a pressure washer for the association's purposes.
- d. The question of adding gutters to the buildings was discussed. The Board agreed to consider this when a re-roofing project was begun in conjunction with an engineer's report.

Mr. Clarke then expressed his appreciation to the outgoing Board, Martha Middleton and Mr. & Mrs. Reinghagen for their service to the association. With no further business to come before the owners, it was moved by Barry Parker, seconded by Diane Reinshagen and carried unanimously to adjourn the annual meeting of the Owners at 9:15 a.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary