

Studio Villas II Association, Inc.

(dba Legend Villas)

P. O. Box 15232
Panama City, FL 32406

www.bplegendvillas.org
850-624-9412

The 2nd quarter meeting of the Board of Directors will take place on **Monday, June 15, 2026** at 5:00 p.m. in the BPCA conference room. All owners are eligible to attend. The proposed agenda is listed below and includes discussion of a special assessment for roof repairs and new rule related to approval for modifications:

AGENDA

1. Call to Order
2. Establish a Board quorum
3. Open Forum for Owners
4. Financial Report
5. President's Report
6. Old Business
 - a. Hurricane Preparedness
 - b. Board Appointment-John Conrad
 - c. Board Certification Update
 - d. Slated roof repair and shingle replacement and rebuild of flat roofs- Initial evaluation and planning
7. New Business
 - a. Repair report
 - b. Discussion of Special Assessment for Roof repairs. Current bill for \$11,425.00 for removing and resetting 3 HVAC systems, remove/replacing TPO roofing, partition wall and painting to match. Estimated special assessment of \$320.00 per unit.
 - c. Consideration of website wording: The umbrella association is BPCA. Its dues are approximately \$1500 per year, but new management is evaluating 50 years of deferred infrastructure maintenance and estimates \$15m....how it is financed, phased and how dues will increase is being discussed. Legend Villas quarterly dues are \$1450, with special assessments most years for unanticipated repairs....one so far this year was \$1k. We are evaluating a rebuild of 50 year old flat roofs which we anticipate will be in about 5 years unless insurance requires earlier....costs may be above \$300k and how it is financed and how dues will be affected will be discussed. Anyone buying in Baypoint Legend Villas should know that they will likely be paying for costs associated with 50 year old buildings and infrastructure.
 - d. Consideration of reimbursement to Board for FL Statute required training.
 - e. Consideration of Emergency Rule: Owners are prohibited from making any alterations, modification, additions, repairs or any other changes to wiring of plumbing within a unit or affecting a unit without prior written approval of the Association. This includes all changes other than adding fixtures or appliances. However, if any wiring or plumbing change is required for adding a fixture or appliance, prior written approval is required.”
8. Adjourn