

Studio Villas II Association, Inc.

dba Legend Villas

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Annual Meeting of the Members February 10, 2024

The Annual Meeting of the Members was held in the Bay Point Community Association Conference Room and by Zoom videoconference at 1:00 p.m. The Board member present was Doug Reinshagen. Board members present by videoconference were Graham Clarke, Barry Parker and Bill Neketis. Also present were Martha Middleton, recording and several owners by videoconference. After tabulating proxies and those present it was reported that no quorum was achieved so the meeting will be for informational purposes.

It was moved by Barry Parker, seconded by Doug Reinshagen and carried unanimously to waive the reading of the minutes of the 2023 Annual Meeting and accept as presented.

1. Financial Report. Martha Middleton presented the year-end financial statements for informational purposes. She reported that the accounting firm has begun the 2023 compiled financial statements and owners will receive copies of the statements when they are completed.
2. President's Report. Mr. Clarke stated that a recap of 2023 action had been distributed to the owners previously by e-mail. He reminded owners of several items including:
 - 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. Owners can contact any contractor they choose, but Zeb Taft can give them the approved door specifications as well as complete the work. He further but reminded owners that before replacing the interior entrance door, they need to contact the Board for approval.
 - b. He urged every owner to keep their drains clean, including sinks and HVAC lines. No diapers or wipes should be flushed and owners should not be using garbage disposals.
 - c. He anticipates the buildings will need new roofs in 10 years and re-painting in about 3 years.
3. Open Forum.
 - a. Diane Reinshagen encouraged the Board to create a method to document rental activity and not just rely on the BPCA office. Owners that rent could be required to submit a form to the Board or some type of parking pass to identify renters. She also asked the Board to consider placing planters on the 2nd floor of the buildings similar to those on the ground floor. Mr. Clarke asked her to serve on a committee to help implement her suggestions.

- b. Peggy Cox asked if the Board knew how many garbage disposals and smoke detectors were in the units and suggested the Board survey the units for same. Mr. Clarke stated that Panama City Beach and the State of Florida have requirements regarding fire alarms for rental property and the Board will take these suggestions for action in 2024 and address these issues with all owners.
- c. Patrick Hughes alerted owners to the issues he had with live wires left under his sink after a garbage disposal was removed. He also reported on a maintenance issue with the storage room door near his unit.
- d. Diane Reinshagen reported that the inner courtyards at building 1 and 2 are experiencing drainage problems that should be addressed.
- e. BPCA paid for the new Legend Villas sign but Mr. Clarke is still discussing with them and John Warren about adding and maintaining the plant material that had been removed.

With no further business to come before the Owners, it was moved by Doug Reinshagen, seconded by Barry Parker and carried unanimously to adjourn the meeting at 2:20 p.m..

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary