

# **Studio Villas II Association, Inc.**

## **dba Legend Villas**

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### Meeting of the Board of Directors March 26, 2024

The Meeting of the Board of Directors was called to order at 5:00 p.m. in the Bay Point Community Association Conference Room and by Zoom videoconference. The Board member present in person was Graham Clarke. Present by videoconference were Barry Parker, Bill Neketis, Patrick Hughes and Doug Reinshagen. Martha Middleton was present as recording secretary. Several owners also were present by videoconference.

1. Open Forum. Chris Oeland asked for some clarification of the short-term rental amendment. Mr. Clarke stated that the insurance company limit of 25% of units that can be rented has not changed. The association, through the amendment, has gone beyond that and said that only 5 rental periods are allowed during any one year. However, there are no clear court cases regarding current owners being grandfathered into the old declaration of condominium that doesn't restrict short-term rentals.
2. With no further comments from owners, the meeting was called to order. It was moved by Barry Parker, seconded by Bill Neketis and carried unanimously to approve the minutes from the Special Meeting of the Board of Directors on 2/10/24 and the Annual Meeting of the Board of Directors on 2/10/24.
3. Old Business.
  - a. Mr. Clarke stated there were no updates on hurricane preparedness, fire alarms, by-law edits, irrigation evaluation or door bell cameras.
  - b. Regarding road drainage and azalea maintenance, Mr. Clarke is still negotiating with BPCA.
4. New Business
  - a. Cash Flow statement. Mrs. Middleton presented the cash flow through 3/26/24 and will send the final statement to the Board after 3/31/24. Additionally, the accounting firm has not completed the compilation reports for 2023 or tax returns. Mrs. Middleton will continue to follow up.
  - b. Golf Carts. The current golf cart rules don't provide for renter's golf carts and only allows for carts if space is available.

c. Repairs & Maintenance.

- (1) Mr. Clarke reported on the plumbing problems in building 2 and stated that the blockage appeared to be in the floor and now has been scoped to indicate a failing pipe. It has been cleared and the plumber advised to leave the pipe in the floor alone to see if the problem worsens before more extensive repairs are necessary.
- (2) We have already reached our budget limit on repairs for 2024, so a special assessment may be needed later.
- (3) Regarding the 5 period limit for short-term rentals, Diane Reinshagen has suggested the association develop rules for management of the limitation. Mrs. Reinshagen has volunteered to serve on a committee to come up with proposed rules for the Board to consider. Bill Neketis volunteered to serve on the committee. Mr. Clarke stated they could invite other owners to join them and make a proposal at the next Board meeting.
- (4) It was moved by Doug Reinshagen, seconded by Bill Neketis and carried unanimously to install the same planters next to the benches on the upper deck as the ones downstairs.
- (5) The Board asked Mrs. Middleton to send them the website information for the Becker-Poliakoff law firm that provides free Board Certification classes. Owners are eligible to view the on-line classes as well.
- (6) The beam in building 3 has been replaced and some deck boards will be replaced.
- (7) Mr. Taft has been asked to evaluate all the doors, including the louvered and solid doors. The association has been replacing the louvered doors and owners have been replacing the solid doors. Mr. Reinshagen suggested that the assessments could be increased if the association wanted to replace all doors. This question can be discussed at a future meeting
- (8) Mr. Hughes stated that the storage door in building #1 can't be locked and there is also a lock box on another storage closet. Mr. Clarke will address both issues and encouraged all owners to contact any Board member about any repair or maintenance issue. Further, he asked that contractors not be approached directly, but all requests/reports should go through the Board.

5. Next Meeting. The Board decided to schedule the next meeting for the month of June.

With no further business to come before the Board, Barry Parker moved, Patrick Hughes seconded and it carried unanimously to adjourn the meeting at 6:00 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary

