

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

## **dba Legend Villas**

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Panama City, FL 32411

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### Meeting of the Board of Directors June 17, 2024

The Meeting of the Board of Directors convened 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 and Doug Reinshagen. Board members absent were Patrick Hughes and Bill Neketis. Martha Middleton was present as recording secretary. Several owners also were present by videoconference. Mr. Clarke announced that a quorum of Board members were present.

1. Open Forum. There were no questions or comments from any owners that were present.
2. The meeting was called to order. It was moved by Barry Parker, seconded by Doug Reinshagen and carried unanimously to waive the reading of the minutes from the Meeting of the Board of Directors on March 26, 2024 and approve them as presented.
3. Old Business.
  - a. Hurricane Preparedness. No report at this time.
  - b. Road Drainage and Azalea Bed. BPCA is having a survey done to determine property lines and will report to the Board. The sprinkler heads have been repositioned to cut down on overspray in the parking lot.
  - c. Planters have arrived and Mr. Clarke will arrange for their installation.
  - d. Evaluation of the Doors. Zeb Taft is working on a survey of all doors and owners will be given a list of repairs/maintenance that needs to be done.
  - e. Storage Door. No report at this time.
  - f. Revision of Condominium Documents. Mr. Clarke reviewed some of the new statutes enacted by the FL Legislature that will require some changes to the association documents. There are also new laws dealing with web sites, Director education, official records, etc. No action is necessary at this time.
  - g. Cameras. Mr. Clarke stated that he has been advised not to install cameras controlled by the association. Board members present agreed that Owners wishing to install doorbell cameras should do so between the louvered door and the solid door. The Board will address at a future meeting, but it was acknowledged that specifications for the type of camera allowed should be adopted.
  - h. Irrigation Evaluation. One contractor has already declined to work on this project, and Mr. Clarke is still researching other contractors and scope of work.

4. New Business

- a. Cash Flow statement. Mrs. Middleton presented the cash flow through 6/17/24 and will send the final statement to the Board after 6/20/24. Additionally, the accounting firm has not completed the compilation reports for 2023 or tax returns but Mrs. Middleton expects them within a week.
- b. Insurance Report. The property policy will renew on 7/10/24 and another meeting will be necessary prior to that date to review the premium amount and approve the financing contract. It can be done completely by Zoom.
- c. Repairs & Maintenance. Aluminum wiring.  
In relation to a recent inspection for a unit sale, aluminum wiring was discovered that was never accepted as code when the units were built. This presents a problem for anyone with this type of wiring to obtain insurance coverage. The association is now on notice that at least 2 units have this type of wiring. Mr. Clarke recommended and Mr. Parker and Mr. Reinshagen agreed that the most prudent approach would be to work with Zeb Taft to hire an electrical engineer that can do an inspection and provide an opinion letter detailing the extent of the problem and recommendations for correcting. Mr. Clarke will report back to the Board as more information becomes available.
- d. Rental Rules. Mr. Reinshagen reported that Diane has been working on a report to the Board but he has no information at this time for the Board to consider. Mr. Clarke stated that the BPCA Board is also working on rental rules that may apply more to security/property access rather than the type of rules that Legend Villas is looking to enact but suggested they wait to see the final BPCA rules before drafting a Legend Villas rule.

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

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary