

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

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Meeting of the Board of Directors
April 17, 2025

The Board of Directors met by videoconference only at 5:00 p.m. All Board members were present including Graham Clarke, Barry Parker, Doug Reinshagen, Patrick Hughes and Bill Nektis. Martha Middleton was also present, recording, and no other homeowners were present.

The purpose of the meeting was to discuss the request from BPCA to sign the cluster box easement. Discussion included:

- The original draft easement has incorporated some of the changes Mr. Clarke recommended, but some language is still unclear.
- Mr. Clarke intends to delete the additional insured requirement language unless BPCA can explain why it is necessary. He also wants to add a termination date to the agreement.
- There was concern over Legend Villas' responsibility to defend a lawsuit with respect to the additional insured clause. After conferring with the insurance agent Bob Bell, he stated that the language about adding BPCA as an additional insured was no cause for concern to Legend Villas.
- The Board questioned what liability Legend Villas is assuming after construction is finished.
- Several suggestions were made about the proposed location, but the Board agreed on the currently proposed placement in front of building #2 since it would be optimally centralized for the convenience of all members.
- The Board discussed potential parking and traffic issues that can be addressed later if it becomes a problem.
- The proposal gives a width of 100" for the cluster box structure. It was noted that cluster box configurations work better if horizontal vs. vertical, but the exact design is unknown.
- A possible recall election of some BPCA Board members could affect the cluster box issue, and the Board discussed waiting for the outcome before signing an easement.

Mr. Clarke turned the meeting over to Mr. Parker to chair in order to make the following motion:

It was moved by Graham Clarke and seconded by Doug Reinshagen to authorize Graham Clarke to sign the cluster box easement if BPCA presented reasonable proof that they are going forward with the cluster boxes; and we have an understanding with our insurance carrier that it won't cause a problem to use the additional insured requirement language, and with the addition of a termination date on the easement. With those conditions along with notifying them that we not only have authorized signing but we also would prefer to have the postal service continue to be operated by BPCA.

During discussion it was clarified that the easement required Legend Villas to provide the space for the boxes. Mr. Clarke stated that an easement usually provides for access over a continuing period whereas this easement is only for the construction of the boxes which should only require a simple agreement to build the boxes. So a termination date gives them the legal right to be on the property. With no further discussion, the motion carried unanimously.

In closing, it was noted that by the next Board meeting on May 28th, more clarification and information should be available, and the easement may not need to be signed before then.

With no further business to come before the Board, it was moved by Barry Parker, seconded by Doug Reinshagen and carried unanimously to adjourn at 7:00 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary