

Studio Villas II Association, Inc.

(dba Legend Villas)

P. O. Box 27075
Panama City, FL 32411

www.bplegendvillas.org
850-624-9412

Meeting of the Board of Directors March 11, 2025

The meeting was called to order at 5:00 p.m. in the Bay Point Community Association Conference Room by President Graham Clarke. The Board members physically present were Graham Clarke and Doug Reinshagen. Present by Zoom videoconference were Barry Parker, Bill Neketis and Patrick Hughes. Also present was Martha Middleton, recording. No additional owners were present.

1. Financial Report. There were no questions regarding the February financial statements that had already been distributed to the Board prior to the meeting.
2. Old Business
 - a. Hurricane Preparedness. No update
 - b. Road Drainage. Mr. Clarke has talked with BPCA who explained they will be cleaning up the roadway first and will then work with the landscape designer who will make a proposal regarding the azalea bed.
 - c. Door and Deck Evaluation. Mr. Reinshagen is working on a prioritized list of doors needing replacement/repairs, including louvered, main and storage doors. The Board discussed whether to use steel or fiberglass doors and if they should be fire-rated. Mr. Reinshagen will make a recommendation for the Board's consideration once all information and bids have been obtained. Additionally he is getting bids on the cost to replace the damaged upstairs decking on all 3 buildings. The bids will not include the railing. He will get a separate bid to paint the decking.
 - d. General Maintenance. Mrs. Middleton was asked to remind owners that they should have a pan installed under the hot water heater with a shut off valve, noting that owners are liable for damage caused to other units from leaks. They should check to see if their insurance policies have coverage for this type of damage.
 - e. Condominium Documents Review. No update.
 - f. Doorbell Cameras. No update.
 - g. Aluminum Wiring. No update.
 - h. Rental Rules. Mr. Clarke reported that Mrs. Reinshagen has been working on suggested rental rules and he will ask her if she could have them ready to present at the next meeting. He stated it could be given to the attorney to incorporate into the review and update of the condominium documents.
 - i. Board Certification. Mrs. Middleton reported that she needs the certification certificate from Mr. Reinshagen and Mr. Hughes to show they have completed the 4 hour course required by Florida. She has all other Board member certificates.

3. New Business:

- a. Mail Boxes. There was no update from BPCA on the most recent meeting regarding cluster boxes vs. the post office. Mr. Clarke has submitted his recommended modifications to the easement agreement for the cluster boxes, but there is still a question of providing insurance coverage and location of boxes. The Board acknowledged that since it was unknown what approach BPCA had definitely decided upon, the Board couldn't make any decision regarding location and an easement. A special meeting may be necessary at a later date.
- b. Mr. Hughes asked about repairs to his window. Mr. Clarke said he would contact Zeb Taft for an update.
- c. The Board agreed to hold the next quarterly meeting in May at a convenient date to be determined.

With no further business to come before the Board, it was moved by Doug Reinshagen, seconded by Barry Parker and carried unanimously to adjourn the meeting at 5:40 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary