

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

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Panama City, FL 32406

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850-624-9412

Meeting of the Board of Directors
March 10, 2026

The meeting was called to order at 5:00 p.m. in the BPCA Conference Room. Board members present in person were Graham Clarke, presiding. Present by Zoom videoconference were Bill Neketis, Patrick Hughes and Barry Parker. A quorum was established. Also present were owners John Conrad and Brenda Kroska. Also present by Zoom was Martha Middleton, recording.

1. It was moved by Barry Parker, seconded by Bill Neketis and carried unanimously to approve the minutes of December 2, 2025 Budget Meeting.
2. Open Forum. No comments from any owners.
3. New Business
 - Election of Officers. It was moved by Barry Parker, seconded by Patrick Hughes and carried unanimously to elected the following officers:

President	Graham Clarke
Treasurer	Bill Neketis
Insurance Chairman	Barry Parker
 - Director Vacancy. Mr. Clarke asked the Board for suggestions of someone to fill the existing vacancy, preferably an owner from building 2. Nominations will be voted on at the 2nd quarter Board meeting.
 - Mr. Clarke reported that due to changes in the lighting system throughout Bay Point, the association has 2 lights in inventory that can't be used and he has arranged to sell them to an associate for \$100.00. It was moved by Barry Parker, seconded by Bill Neketis and carried unanimously to sell these lights for the stated price of \$100.00.
4. Old Business.
 - Repairs & Maintenance. Mr. Clarke stated that work has begun on some of the maintenance items the Board authorized, primarily door and door jamb replacement. Doug Reinshagen is monitoring progress for quality assurance. Mr. Clarke also reported that decking and some flat roof areas may need some attention in order to maintain insurance coverage. Long term projects will include total roof replacement and possible moving the HVAC units. Mr. Hughes reported that he believes he has a roof leak that should be addressed before his door is replaced. Regarding additional door replacements, the Board agreed that units 4259 and 4265 may need to be added to the current list. Finally, Mr. Clarke reminded all owners that any maintenance issues should be reported to any Board member or Martha Middleton.
 - Hurricane Preparedness. Mr. Clarke reported that Zeb Taft has agreed to provide roof tarping services to the association in the event of a storm. No additional

contractors have been secured for repair work, however, lessons learned from Hurricane Michael will help the Board with future decisions regarding repairs.

- Insurance Renewal. The property policy renews in July and our agent will be shopping the policy for the best premiums, but we probably won't have quotes until shortly before the renewal date. This may require a special meeting to approve.

5. Next Board Meeting. The Board agreed to schedule the 2nd quarter meeting in late June. Martha Middleton will be polling the Board for possible dates.

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

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary