

## **Golf Villas I Association, Inc.**

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### Meeting of the Board of Directors March 7, 2025

The meeting of the Board of Directors was called to order at 5:00 p.m. in the Conference Room of the Bay Point Community Association office and by Zoom videoconference. Those Board members present were Marcy Schneider, Dean Rook and Kim Blocker. Also present was Martha Middleton and guest James McKay of Window World. Present by Zoom were owners Wade McGeorge and Anita Scott. A quorum of Board members was called.

1. It was moved by Kim Blocker, seconded by Dean Rook and carried unanimously to approve the minutes of the Annual Meeting of the Members and the Annual Meeting of the Board of Directors held on February 15, 2025.
2. Financial Statements. Martha Middleton reviewed the most recent monthly statements and stated that the draft audit had been distributed to the Board. If they have no questions or corrections, the audit will be distributed to the owners within the week.
3. Old Business
  - a. Window Replacement. James McKay of Window World addressed the Board and answered questions about the next proposed round of window replacements. He also had sample windows for the Board to examine and stated that all windows carried a 10 year warranty. He explained the 3 different quotes that vary in price from \$97,000.00 to \$185,000.00, depending on the type of windows being considered such as single hung, awning windows, casement windows, fixed windows, and the need for egress in bedroom windows. After a lengthy discussion, the Board consensus was that the design needed to match the existing windows but the configuration of the living room and dining rooms could be fixed. The bedroom windows would need to have at least one upper casement window to allow for egress of a size that met building codes at a minimum. Mrs. Schneider volunteered to walk the property to determine how many units on the proposed list had bedroom windows that would need the casement window. She will also determine how many casement windows would be needed if the Board decided to add them to the living room/dining room windows instead of the awning style window. Once a final list and configuration is completed, it will be distributed to the 2 window companies being considered for an updated bid.
  - b. The Board discussed the request of Wade McGeorge to store a 100 pound propane tank in his courtyard to be used with his generator. The gas company would install it and fill it as necessary. Mr. McGeorge was asked to provide a description of the tank to include dimensions so that the insurance agent can determine if this is allowable under the insurance policy. The Board also discussed the use and condition of gas grills and propane tanks and decided a reminder needed to be sent to all owners about the insurance company requirements on the use of gas or charcoal grills.

- c. Roof Cleaning. Zeb Taft will be conducting the roof cleaning and will notify the Board when he is ready to begin. Mrs. Schneider will contact Mr. Taft to ask for at least a 4 day notice so that owners can be given plenty of time to move any outdoor furniture or belongings. That will also give the landscaper time to flag the location of all irrigation heads. She will also confirm with the contractor that if the flagged heads are damaged by the work crew, that Mad Craftsman Group will pay for repairs.
  - d. Irrigation Pump. Mr. Rook stated that the pump was now working properly however it had been turned off during the cold weather. He asked the Board to report any rust that they see on the fences so that the sprinklers can be adjusted. We have experienced a build up of algae in the tank due to sunlight, and Mr. Rook is working on a solution to prevent future blockages.
  - e. The Board decided to table the appointment of 2 new owners to the Board vacancies until the next meeting. Several owners were suggested and they will be contacted about their interest in serving before the next meeting.
4. New Business
- a. It has been noticed that a renter's work truck is being parked in front of unit 407. The owner has been contacted and told it has to be moved. If the problem persists, security will be notified to ticket the vehicle and the owner will be billed.
  - b. Mrs. Schneider reported to the Board that she gave permission to BPCA for the 3 temporary post office employees to park in the overflow lot between building 5 and 6. This temporary location is only expected to be in operation until 7/1/25.
  - c. It was noted that a car at unit 401 had a flat tire. Security will be asked to provide registration information so that the owner can be contacted.
  - d. Mrs. Schneider reported to the Board that a water spigot at unit 426 has leaked causing mold inside the storage room. This is an association responsibility to repair, and Zeb Taft has been asked to handle the problem. Additionally, it appears the owner has painted the sidewalk leading up to the unit. The owner will be contacted to remove the paint.
  - e. Gate Latches. It was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to replace all the gate latches that haven't already been replaced with the new style.
  - f. Mrs. Schneider stated she will do a walk-around of the property to determine if any rule violations exist. Any Board member can accompany her if interested.
  - g. Kim Blocker asked the Board to add her unit to the list of windows that need to be replaced. The Board agreed to add her unit to the list of windows for the updated bidding process.

With no further business to come before the Board, it was moved by Dean Rook, seconded by Kim Blocker and carried unanimously to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary