

Golf Villas I Association, Inc.

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Meeting of the Board of Directors April 24, 2026

The Meeting of the Board of Directors was called to order at 5:15 p.m. in the BPCA Conference Room and by Zoom videoconference. Those Board members present were Marcy Schneider, presiding, Dean Rook, Tony Blocker and Tommy O'Donnell. Also present was Martha Middleton, recording. Owners Wade McGeorge and Carol Cass were present by Zoom.

1. It was moved by Marcy Schneider, seconded by Tommy O'Donnell and carried unanimously to approve the minutes of the February 26, 2026 annual Board of Directors meeting as presented.
2. Open Forum. Wade McGeorge asked the Board to consider prohibiting short-term rentals within Golf Villas I. He has experienced issues with short term renters and explained that security cannot handle some of the issues because it required local law enforcement. Mrs. Middleton stated she had been in touch with the owners who provided the name of the property manager to contact with problems. The Board asked Mrs. Middleton to be the point of contact with the manager and owners if problems continue to exist, and owners should let her know about any issues. Mrs. Cass stated she was in agreement over banning short-term rentals and only long-term rentals should be allowed. Additionally, the Board will consider options of dealing with short-term rentals when they begin the process of amending and restating the condominium documents.
3. Financial Report. Mrs. Middleton stated that the 2025 audit has been completed, and explained there were no discrepancies found.
4. President's Report. Mrs. Schneider updated the Board on several things:
 - a. She has spoken with the landscapers and asked them to clean up the area behind building 7. The property line in this area extends further than they have been maintaining.
 - b. There was a question regarding black vs. bronze window frames for the Winco window quote. The representative said even though the existing windows were bronze, the black-framed Winco window was a better match than their bronze.
5. Old Business
 - a. Window Replacement. Continuing the discussion on window replacement, Mr. Rook stated he has also found a source in Pensacola that can provide a quote on purchasing and installing Anderson windows but they want to do a presentation to the Board before giving a quote. Mr. Rook volunteered to contact the company and try to set up a time for their presentation tentatively in late May.

To review, Area Glass quote was approximately \$186,000.00; Window World was \$127,000.00 and Better View was \$153,000.00. Once the Anderson quote is received and a final list of windows needed, the Board will be able to finalize the purchase and installation.

A lengthy discussion ensued regarding the history of the window replacement following Hurricane Michael, the status of replacing the modified windows at unit 412, the FL Statutes that speak to insurance coverage, the total funds received from insurance and how they are to be spent, inspection reports and more. Mrs. Schneider stated the discussion will be tabled until the Board is able to meet with the attorney to clarify what the association's responsibility is with respect to replacing the damaged windows on any modified unit and specifically the modified unit 412.

- b. Landscaping Report. Mr. Rook reported that there have been no more reports of carpenter bees since the work has been done. The irrigation system is operating now and asked if anyone sees signs of rust, to please let him know. Regarding the wasps at unit 405, the exterminator has said the bushes are too dense for spraying to be effective. Another option is for the owner to spray the bushes or to remove them. Mr. Rook also reported on a palm tree growing beside a patio at 419 that is causing the pavers to buckle. The owner is responsible for any needed repairs. Finally, irrigation lines had to be re-routed around the golf cart pad at building 2.
 - c. Condominium Documents. Mrs. Middleton passed out copies of the original documents and the proposed restatement provided by the attorney. She has cross-referenced the 2 documents for the Board's convenience in comparing wording. Mrs. Schneider recommended that the Board study these documents and call a workshop or special meeting to refine and/or edit. Mrs. Schneider moved, Dean Rook seconded and carried unanimously that the Board pay Mrs. Middleton \$500.00 for the additional work on this document comparison.
6. New Business. Due to the late hour, no new business was discussed.

With no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary