

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

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### Annual Meeting of the Board of Directors February 15, 2025

The annual meeting of the Board of Directors convened immediately following the adjournment of the Annual Meeting of the Members. Those newly elected Board members present were Marcy Schneider, Dean Rook and Kim Blocker. Also present was Martha Middleton.

Due to the lack of quorum at the Annual Meeting of the Members, the newly elected Board conducted the business that would have been covered at the member's meeting as part of their scheduled Board meeting.

1. It was moved by Kim Blocker, seconded by Dean Rook and carried unanimously to approve the minutes of the budget meeting as presented.
2. President's Report.
  - a. Gate Latches. Work is proceeding with replacing/repairing the gate latches.
  - b. Unit 418 Plumbing Issue. The Board has reviewed the video and report of the plumber regarding the back-up and determined that there was no evidence that this is an association responsibility. The bill will be referred to the owner for payment.
  - c. Roof and Gutter Cleaning. After discussing the estimates received from the contractors for roof washing, gutter cleaning, timing of the projects and impact on the sprinkler system, it was moved by Dean Rook, seconded by Kim Blocker and carried unanimously that All Pro Gutters be selected for gutter cleaning subject to confirmation that the bid for services received includes all seven buildings in Golf Villas I.
  - d. Window Replacement. Because the Board has received 2 bids for window replacement that vary greatly, it was decided to invite a representative from Window World to address the Board and possibly bring samples of windows to insure that they are aesthetically compatible with the existing windows. A tentative meeting date was set for March 7<sup>th</sup> pending BPCA room availability.
  - e. Parking Lot Lighting. Mrs. Schneider reported that she has been working with Florida Power and Light to replace all the parking lot lights with LED bulbs to increase visibility.
  - f. The Board noted that in reviewing the condition of the parking lots, it was determined that there was no evidence of repairs needed at this time.

3. Old Business
  - a. Marty Grogan, owner of unit 418, commented on the earlier Board discussion about the back-up in his unit. He stated he is willing to pay for the plumbing cost incurred in cleaning out the lines, but asked the Board to look into whether the clean out at his unit and other units need to be repaired/replaced. The Board will take his suggestion for future action.
  - b. Sprinkler Pump. Mr. Rook stated that the pump has been repaired under warranty after failing again. The landscapers are monitoring it and once it's determined to be working properly, the timers will be re-set and spray patterns adjusted.
  
4. New Business.
  - a. Election of Additional Directors. It was decided to wait until the March meeting to appoint additional Directors after determining interest from owners. A slate of officers will be elected at that time.
  - b. In response to an owner asking about the dog waste stations, the Board decided to ask the landscaping company to remove them since it seems they are not being used.

With no further business to come before the Board, it was moved by Kim Blocker, seconded by Dean Rook and carried unanimously to adjourn the meeting at 11:20 a.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary