

Golf Villas I Association, Inc.

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Meeting of the Board of Directors September 22, 2025

The meeting was called to order at 5:00 p.m. in the BPCA Conference Room and by Zoom videoconference. All Board members were present in person (Marcy Schneider, presiding, Kim Blocker, Dean Rook and Tommy O'Donnell) along with Martha Middleton, recording. A quorum was called. Owners present by Zoom were Barbara Huffman and Anita Scott.

It was moved, seconded and carried unanimously to approve the minutes of the 4/15/25 Board meeting.

1. Open Forum. No comments from owners.
2. Financial Report. Martha Middleton reviewed the August statements with the Board and answered a few questions. She was asked to contact the owner of unit 408 to discuss the past-due amount.
3. Old Business.
 - a. Unit 402 request. After discussing the request by the owner to replace the dining room door, it was determined that original construction had windows to the dining room and not a door. Therefore, it would be the owner's responsibility to replace the door.
 - b. Mrs. Schneider updated the Board on several maintenance repairs that have been made, including adding attic insulation and exterior trim replacement. Deck construction will begin on 436 in a few weeks.
 - c. Window Replacement. Mrs. Blocker reported that Southern Lumber has removed their bid from consideration. Window World wants to inspect the property to determine the exact type of window, and Area Glass has submitted an updated bid. Mrs. Blocker also will seek a bid from a contractor that can supply/install Anderson windows similar to the existing windows. Mr. O'Donnell volunteered to meet with any contractor or representative. Once this round of windows are replaced, all original windows and hurricane damaged windows will have been replaced.
 - d. Sidewalk Cleaning. Mr. Rook reported that Advance Fleet Washing has submitted a bid for \$1,950.00 to pressure wash all sidewalks. It was moved by Marcy Schneider and seconded by Dean Rook to accept the bid. During the discussion Mr. Rook and Mr. O'Donnell were asked to confirm that this process would clean all sidewalks in the manner of the test section and were given authority to accept the bid if they were satisfied with the answer. The motion carried unanimously. Owners will be advised when work will begin in order to move their cars out of the way.

- e. Landscaping Contract. Mr. Rook has received a bid from Gro Pro Landscapers in addition to the renewal contract with Lawn Masters. It appears the Gro Pro contract would save the association about \$12,000.00 per year, but the contracts need to be compared more closely. Mrs. Middleton stated she knew of another company that may be interested in submitting a bid and will give that information to Mr. Rook. The Board tabled any action until the Budget meeting in November when more information can be gathered.
 - f. Condominium Document Revision. The draft document provided by the attorney appears to be a template that would require significant Board/Owner input and revision. The Board expressed a preference for starting with the original documents using a strike through/underline approach incorporating the attorney's recommendations for change. Martha Middleton volunteered to work on that project at an hourly rate to be determined, and provide a draft to the Board for review before submitting to the attorney for approval. Once all parties are satisfied with the result, the document would be presented to the owners for approval with the goal of having a meeting in January, 2026 for a vote.
4. New Business. Parking Rule Violation. It was noted that the owners at 439 had 3 vehicles parked on the property. Mrs. Middleton was asked to notify him of the violation.

With no further business to come before the Board, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary