

**AQUAVISTA OF PANAMA CITY BEACH OWNERS ASSOCIATION**  
**2020 ANNUAL MEETING**

**DATE:** Saturday, October 10, 2020

**TIME:** 10:00 AM CDT

**PLACE:** AquaVista Owner's Lounge, 17155 Front Beach Rd, Panama City Beach, FL  
32413  
Call Dial-in Number: 1-515-606-5316 The Participant Access Code is:  
390262

**MEETING MINUTES**

**Call to Order:** The 2020 Annual Membership Meeting of AquaVista of PCB Owner's Association was called to order by Board President, Johnny Parker. Other Board members present Richard Dowdy, VP, Thomas Hildebrandt, Treasurer; David McIntosh, Director and Stephen Nesman, Director.

**Proof of Notice of Meeting:** Proof of notice was confirmed to be posted on 9/7/2020 and distributed in accordance with governing documents and FL statutes.

**Disposition of Previous Years Annual Meeting Minutes:** **Stephen Nesman** made a motion to dispose with the reading of the 2019 annual meeting minutes and approved as submitted. **David McIntosh** Seconded the motion and the motion carried.

**Establish Quorum:** A Quorum was established with 51 valid proxies received including 17 units represented in person and 19 owners via telephone. Martha Abt, CAM, with FirstService Residential was also present.

**The Limited Proxy Vote 1.** The Audit of the condominium financial records by a certified public accountant shall be waived for the current fiscal year? **This vote failed to pass with 18 yeses and 28 nos.** **2.** If there is an excess of membership income over membership expenses for the year ending December 31, 2020, should the excess be applied against the subsequent tax year member assessments? **This vote passed with 33 yeses and 12 nos.**

President, Johnny Parker began the meeting by informing the owners in attendance that there is an Executive Meeting of the Board of Directors at 2:00 pm this afternoon regarding the termination of the "Work Authorization" with Kent Deeb, Triad, Inc.

**A call for volunteers to count the election ballots:** Owners, Gene Christian, Betsy Hardacre and Harold Barrett.

**Reports of Officers:** Treasurer, Thomas Hildebrandt reviewed the current financial statement showing a \$50k overage due to increase in insurance premiums and explained expenses for reserve items that were paid out of operating and being reclassified to reserves. In addition to the excessive expenses to Bagby Elevators on the Kone elevator service that continues after the completion of the modernization of the controller.

**New Business:** Johnny Parker introduced the incoming property manager, Julie Johnson, with Beachycations. FirstService Residential will complete service on October 31<sup>st</sup> and Julie will begin on November 1<sup>st</sup> at 24 hours per week.

The Board has agreed to allow Greg Tober, with Gambrell and Sturges to shop the market for insurance at a savings to the Association.

**Unfinished Business:**

**Election Results:** Johnny Parker announced the results of the BOD election for the 2 seats terminating. The two candidates that received the highest number of votes are Thomas Hildebrandt and Stephen Nesman.

**Adjournment:** Richard Dowdy made a motion to adjourn, David McIntosh seconded the motion and the meeting adjourned at 11.50 am.

DRAFT