

**MINUTES OF MEETING  
OF BID-A-WEE BEACH PARK, INC.  
BOARD OF DIRECTORS  
Saturday, January 14, 2017**

The regular meeting of the Board of Directors of Bid-A-Wee Beach Park, Inc. was held at the public library on Saturday, January 14, 2017. Ten (10) directors present were: Jeannie Krohn, President; Dee Gibson, Secretary; Wanda Manning, Treasurer; Mack Carter, Parliamentarian; Debbie Brown, Tom Graham, Winston Griggs, Mark Lane, Lynda Sheets, and David Smith, creating a quorum for the transaction of business. Debbie Edmondson, Juddy Stephenson and Rob Tallent were absent. The President, Jeannie Krohn, called the meeting to order at 9:05AM and Dee Gibson, Secretary, recorded the minutes.

The President called for approval of the previously distributed minutes of the Board meeting held on September 10, 2016. The minutes were unanimously approved (No NAYS).

Jeannie then asked Dee Gibson to report on her research of multiple property owners and vacant lot count in the BAW Community.

**SECRETARY'S/MEMBERSHIP CHAIR REPORT:**

Dee distributed copies of her work and reported we have 637 parcels/lots in the community. 44 people own multiple lots totaling 117 parcels. 45 of those parcels are paid members. 18 of those pay no membership dues. 8 pay for all their properties. 17 have a house on a lot for which they pay dues but also have an extra lot for which no dues are paid. We have 92 vacant lots of which 21 pay dues and 71 do not. Overall, on December 31, 2016, for the 2016-17 fiscal year, we have a 63% participation. If we take out vacant lots, for which owners are not using the beach, we have 73% participation. Dee reported these are very good numbers. She also stated is a fluid count due to construction on lots.

In Debbie Edmondson's absence, Dee reported that we broke the all-time membership record with **400 members on December 31, 2016**. The second highest was in 2011 at 384 and last year (2015-16) was the third highest with 376. Dee stated membership has been steadily growing with 62 new members this year, indicating the growing support of our community for the work we are accomplishing. Residents are seeing the improvements to our beach access property.

**TREASURER'S REPORT:**

Wanda Manning reported a balance in the checking account of \$29,359.05 and total in the Emergency Fund Money Market account at BB&T is \$25,159.63

**PRESIDENT'S REPORT:**

Jeannie Krohn reported work was about ready to begin on boardwalk #1. She explained that we were required to have a licensed contractor obtain the permits and Terry Martin graciously agreed to take care of permitting for us. DEP and city permits (\$101.50) have been approved. She reported Dr. Mark Jones agreed to allow us to park the dumpster for construction debris on

their vacant property on the corner of Albatross and Millcole and expressed our appreciation for their contribution.

Mark Lane then explained that he, Frank Sheets, and Al Gibson met to review the plans and layout for the boardwalk. He explained the plans which include seating areas, installation of the required posts, and along with Tom Graham, answered questions from directors. Jeannie then explained that the Board had approved \$6000 for the construction but since some permit requirements have resulted in renting more equipment, she requested an additional \$500 to avoid going back to the Board. Following discussion, Dee Gibson made the motion to approve an additional \$1000, which Tom Graham seconded. The motion was unanimously approved (No NAYS).

Jeannie then reported that the gates and side panels were completed and Donovan has the gates to airbrush to top panels. We will install them on #6 as soon as they come back. #1 will be held until construction is complete.

The president then informed the Board that the west end naturalization project was moving along and is currently in the permitting process. She explained some questions and issues arising from the permitting process. Once permits are approved, we will go out to bid from a minimum of three sources before beginning work. There was discussion regarding questions from a few in the community about why the state would not pay for at least a portion of the project. It was explained that back in the 1960's, although against the beach dedication, a large parking lot was built & leased. The current remaining parking spaces are all that is left of that parking lot, which was destroyed by Hurricane Opal and remain our responsibility. That parking is used as Fontainebleau over-flow parking, people parking there and going through the Fontainebleau to get on the beach, and a convenient place to park recreational vehicles, trucks and abandoned vehicles. We are responsible for the right-of-way along our property, just as every property owner in the community takes care of the right-of-way at the street side of their yards. The state will not spend any funds because it is our responsibility. The drop-off has become hazardous and BAWBP, Inc. is liable for any damage or accidents that occur in the entire area of the parking spaces. We simply want to eliminate the parking, trash and abandoned vehicles and convert that area to natural beach, the same as the remainder of our beach-front property. Our Bid-A-Wee Beach sign includes that eye-sore area.

Jeannie then reported on a meeting she attended regarding Panama City Beach cleanup. City ordinances require that the property owners along the beach are responsible for maintaining clean-up on the property running alongside theirs. The ordinances also include trash on the beach, dogs on the beach, metal shovels, lighting, driving on the beach, etc. Jeannie also learned that rental properties are required to have a flag warning sign for their renters to observe and all property owners should have one as well. The ordinances will be included when we send out the annual letters.

The board also discussed the area roped off the last few years for bird nesting. It was explained that the toe of the first of the two dunes south of all our boardwalks is where state property begins. The dunes belong to the state, as does the beach. We obtained permits from FL DEP to

extend #4 past those state-owned primary dunes. Florida Fish and Wildlife determine where to place ropes and prohibit entrance due to endangered species nesting and we have no input on the matter.

Mark Lane suggested to continue our membership growth, this year we mail all the annual meeting / membership drive letters for every parcel. He suggested for about \$200-\$250 each, we include a smaller BAW sticker and a beach warning flag sticker since everyone should have one. The Board agreed unanimously, without objection, to purchasing the stickers and including them in the mailings this year to all property owners.

Following general discussion, there being no further business, the meeting was adjourned at 10:40 AM.

/s/ Dee Gibson, Secretary