

MINUTES OF
BID-A-WEE BEACH PARK, INC.
ANNUAL MEMBERSHIP MEETING
JUNE 9, 2018

The Annual Membership Meeting of Bid-A-Wee Beach Park, Inc. (BAWBP) was held at the Panama City Beach, FL Senior Center on Saturday, June 9, 2018. Eleven (11) directors present were David Smith, President; Kay Outlaw, Vice President; Dee Gibson, Secretary; Wanda Manning, Treasurer; Mack Carter, Parliamentarian; Tom Graham, Winston Griggs, Mark Lane, Wayne Middleton, Jo Ann Peak, and Lynda Sheets. Regina Merritt was absent.

The President called the meeting to order at 9:05 AM and the Secretary recorded the minutes.

The President introduced the Directors, welcomed new members of the community, reviewed the guidelines for the meeting and presented the agenda. Minutes of the June 03, 2017 Annual Meeting of Members were approved as distributed with a note of two minor errors regarding directors in attendance.

The members count was established at 352 with 105 (30%) required for a quorum. 74 paid memberships were in attendance, failing to establish a quorum for the transaction of business and 15 absentee ballots were returned, establishing a total member participation in election of officers at 89.

Regina Merritt, Nominations Chairperson, was absent and Mack Carter conducted the election for the Board of Directors. Section A-N had one vacancy for which Jo Ann Peak sought election for her first term; Seclusion had two for which Dee Gibson and Tom Graham sought election for their second terms; and BAW Lane/Court had one for which William Tillea was nominated from the floor to seek his first term. Since all four were uncontested, there being no objection, Mack called for their election by acclamation. No objection was made, and the election was declared valid.

Dee Gibson, Secretary, noted accurate, current BAW beach information may be obtained by only the following sources: facebook.com/bidaweebeachpark, www.bawbp.com, by phone at 850-319-4779, email at bidaweebeachpark@gmail.com, or any director that is currently serving on the board. Dee pointed out that all issues regarding the board should be sent to the BAWBP email address and will be considered by the entire board. She stated that hearsay within the community and the social network, 'Nextdoor', will not provide accurate information, regardless of who is commenting. No director on the board will post on Nextdoor.

Dee then reported a record 433 active members, 68% of our properties, were recorded on December 31, 2017; considering almost 100 vacant lots, we feel we are doing quite well. We received 440 paid memberships, but seven sold their homes and left the community. She reported a few days prior to the meeting, one property owner sent his dues for 2018-19 and paid for 2017-18 as well because he realized he had overlooked paying last year, which increased our active member count for 2017-18 to 434. Dee explained that beginning January 1 each year, memberships are posted to the upcoming fiscal year since the beach isn't used much in winter and our membership drives begin in March/April.

The Treasurer, Wanda Manning, reported the checking account balance of \$39,925 and the money market account balance is \$50,612 making total assets \$90,537. Wanda explained the Board prepares a budget each year and for 2017-18 we projected expenditures of \$29,332. We are happy to report we came in under budget, with expenditures of \$20,826 since June 1, 2017. A breakdown of expenditures was explained: Insurance \$1,717, 8% of expenses; Administrative expense \$5,074, 24% of expenses; and

Beach Access Expense was \$14,035, 68% of expenses. Wanda then reminded members she has a full breakdown of expenditures with her if anyone would like to review it following the meeting.

President's Report:

David Smith reviewed the work accomplished over the past year.

- #6, (now #5), was rebuilt. He recognized the volunteers: Frank Sheets, Don Rice, Al Gibson, Richard McMahon, Rodney Outlaw, Morris McCraw, Bob Stetson, Mark Roberts, David Smith, Kendall Taylor, Tom Graham, Ray Smith, Mike Dudley, Don Avery, Stan LeCain, Allen Place, Mark Weil.
- New numbers were purchased and installed so old boardwalks #4, #5 & #6 are now #3, #4 & #5.
- The west end project to remove the concrete and landscape was begun. However, we received a letter from Fontainebleau's attorney stating they would seek a restraining order since it was public parking. Our officers met with an attorney and learned membership must be notified and vote before going forward and legal fees could easily go over \$100,000 if we went ahead with the project. After long consideration and discussion, the directors voted to stop the project for the following reasons: 1) the property belongs to the state; 2) costs were going to top \$20,000 on property that does not belong to us; 3) legal jeopardy and potential litigation costs were extreme; and, 4) the parking spaces are the only parking our own residents have to park at night since the city passed the ordinance regarding night parking. David then explained we now have a neighborly, good working relationship with Fontainebleau HOA who will work with us to help maintain the area.
- Palms were trimmed and mowing four times each year to allow cars to park off the side.
- We hired a resident for \$25 each week to pick up trash along the road. He will not go down into brush along the boardwalks
- We removed the night parking signs and placed new private coded entrance signs. The vandalism and lock/gate breakage has decreased greatly.

The President then reviewed accomplishments of the past five years, naming and expressing appreciation to each director who served at least one full term.

- Issuing the final payment and insuring completion old #4 (now #3) by July 4th, 2013
- 2013 Renovate #6 (now #5) – limited funds so we turned over boards and made repairs to make it safe
- In 2014, we demolished the old #3 and placed sand dune building fencing around the flag pole area
- Rebuilt old #5 (now #4) from the road to the steps in 2014
- Installed approved roping at the drive down in 2014
- 2014-16 the vinyl coated fencing along the entire stretch of property was completed
- In 2015, we landscaped the areas where our Bid-A-Wee Beach signs are located
- Redesigned and installed new private entrance signs at each boardwalk in 2015
- Beginning in 2015 we began annual palm tree trimming and mowing along FBR
- In 2015, the state installed the pedestrian crosswalks on FBR for us
- From 2015-17, we completed our new gate and side panel design and installation on all boardwalks, to stop climbing over and jumping on gates which damaged locks/hinges/gates
- In 2016, our volunteers completely rebuilt #2 and new posts/supports were installed at the drive-down
- In 2017, our volunteers completely rebuilt #1 into a ramp, no steps. All rebuilds included seating areas.
- In 2017, we replaced the rusted fencing along the side sides of now #3 with lumber
- Fence was moved back the same distance as other fencing in the west end of the property, also 2017
- In 2016-17, the old locks were replaced with new locks and pull openers/turn knobs on the beach side. This has greatly decreased vandalism on the locks and gates

David then reviewed the costs involved in boardwalk replacement, showing the money saved by using volunteers: \$24,500 has been spent to repair old #6; renovate old #5 from the street to the steps; rebuild

#2; replace rusted fencing with wooden siderails all along both sides of old #4 (now #3); completely rebuild #1; completely rebuild #2; and completely rebuild old #6 (now #5). This compares to the old #4 (now #3) which was contacted out and cost more than \$50,000. The president expressed our appreciation for our great group of working volunteers.

The board believes all the projects were accomplished by raising the dues to \$100 after 19+ years @\$50; membership grew because property owners see where their money is being used; our commitment to only the protection and maintenance of our beachfront park amenity and our great group of volunteers.

David presented plans for future projects:

- Our volunteers claim they have become too old to build anymore boardwalks, but they want to renovate the old #5 (now #4) and make it a ramp with seating. After this boardwalk is rebuilt, all our boardwalks will be completely rebuilt and require only maintenance for many years.
- Review of articles and bylaws. If Directors recommend amendments, ballots will be mailed. He asked members to please promptly participate because articles require two-third YES vote of all members and bylaws require a majority YES vote of 30% of members.
- Continue palm tree trimming and mowing. The city and other communities within the city notice how beautiful our section of the city looks.
- We will be looking at ways to cut down on climbing over fencing and will budget for landscaping, planting of natural plants that are not friendly to people; fencing on the outside of boardwalks from side rails to fence and other ideas. We welcome suggestions from members as well.
- We will make sure liability insurance is maintained; maintain existing boardwalks, fencing, gates, & locks; and increase our emergency fund to a minimum of \$100,000 reserved by resolution of the board to rebuild crosswalks in the event of a major tropical system.
- Frames around the gates are rusting badly and will need to be replaced soon, which will be expensive.
- David also presented a slide for new residents explaining the sections of our Bid-A-Wee Community, the number of parcels in each section, and the board representation of each.

Following door prize drawings, the floor was open for discussion.

There being no further business, the meeting was adjourned at 10:25 AM.

/s/ Dee Gibson, Secretary

OFFICIAL BALLOT / ATTENDANCE RECORD

2018 Annual Meeting of Members

Held on June 9, 2018

9:00AM

Senior Center

Total Ballots issued at meeting: 74
Absentee Ballots Issued: 19 TOTAL BALLOTS ISSUED: 89
Absentee Ballots Returned: 15
Total Members as of beginning of business at meeting: 352
Number required for Quorum (30%) 106
Members in attendance/absentee ballots returned: 89 - Quorum was not present at meeting

BOARD OF DIRECTORS:

Table with 3 columns: A-N (VOTE FOR 2), SEACLUSION (VOTE FOR 1), BAW LN/CT (VOTE FOR 1). Rows include Jo Ann Peak, Dee Gibson, Will Tillea, and Tom Graham.

There being no objection, since all four who sought election were uncontested, they were elected by acclamation.

/s/ Dee Gibson
Dee Gibson, Secretary
BAWBP, Inc.

2018 OFFICIAL BALLOT

Board of Directors:

A-N - Vote for 1

___ Jo Ann Peak, current board member
Nominations from the floor

Seaclusion - Vote for 2

___ Dee Gibson, current board member
___ Tom Graham, current board member
Nominations from the floor

BAW Lane/Ct - Vote for 1

Nominations from the floor
___ Bill Tillea

June 1, 2018 - May 31, 2018

DUES #: _____