



ANNUAL OWNERS' MEETING MINUTES

October 18, 2025 at 1 p.m. ET

Magnolia Road Clubhouse or Video Conference via Zoom

I. CALL TO ORDER

Meeting called to order at 1:01 p.m. by Buck Bolden, Board President with approximately 120 owners and staff in attendance.

II. PROOF OF NOTICE

1st Proof of Notice sent by CondoVoter electronically and by mail on August 18, 2025. Second Notice sent on August 26, 2025.

III. DETERMINATION OF MEMBERS PRESENT AND CERTIFYING OF PROXIES

Quorum needed – 247; Quorum count – 375.5

IV. APPOINTMENT OF VOTE COUNTERS FOR ELECTION

Owners appointed: Carl Adams, PEB24; Barak Frydman, SPM33; Tanya Downing, PLT67; Susan Weiksner PLT53. Assisted by staff members Amanda James, Architectural Review Manager, and Brenda Ash, Finance Contractor.

V. READING AND APPROVAL OF 2024 MINUTES

Jim Stueve made motion to approve the minutes, seconded by Dan Horton. Motion carried by unanimous vote.

VI. OFFICER REPORTS

- a. Introduction of Board of Directors & Administrative Staff by General Manager Michael Allen;
- b. President's Report presented by Buck Bolden, BOD President.
Buck recapped the past year, beginning with last year's BOD elections and subsequent board resignations, adding that three people were appointed to the board. He noted the board hired Michael Allen as new General Manager, and Michael recruited several new staff members. He noted litigation is in the hands of the court system and the attorneys.

VII. COMMITTEE REPORTS

- a. ARC, Andy Kohl, Chair – Has drafted an RFP for someone to head the consultant review process; ARC will meet next week on that and will be put RFP out Monday, Oct. 20.



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- b. **ArtSocial**, Claire Rice (Karen Curry), Co-Chairs – Recapped events and accomplishments, including updating RV Clubhouse.
- c. **FinCom**, Robin Cooper, Treasurer; Michael Allen, SGPOA General Manager; and Robby Hyche, Gnosis Consulting, Robin goes over finances, including what is being assessed for litigation. The budget is still being completed, with most of the expenses being finalized, waiting on September data to finalize 2026 budget. Michael talks about staffing, saying SGPOA still have two security positions to fill. Insurance premiums are going up to just under \$204,000. Upgrading to Caliber, from QuickBooks, which goes live March 15, 2026. Monthly expenses will be \$1,888 for FrontSteps. Robby speaks to Cyber Insurance, which is a new expenditure. Last year an employee's cell phone was hacked, and the scammer set up an email and scammed owners. Owners paid HOA assessments to the scammer. Lost about \$5,000. Will enhance employee phishing training. Utilizing his 30 years of experience, Robby has worked to make the system more secure. A network security monitor has been implemented. The number of attacks on small businesses has gone up 70 percent over the last two years.
- d. **Infrastructure**, Jim Wojcik, Chair – No report.
- e. **Natural Dune Restoration (NDR)**, John Williams, Chair – Presented detailed report with information from coastal restoration expert. Talks about effects of Hurricane Michael and restoration of dunes and installation of 10-foot fencing. We have good support on current board that is moving natural dune restoration forward. Gives history of progress the Committee is trying to accomplish, and says we are slowly seeing things turn with the support of the board. Shows action items that include 1) re-establishing annual sea oat planting, which will propagate on its own and hold sand in place; 2) hiring world-class expert; and 3) contract a professional dune restoration to restore and renourish common areas. Buck Bolden notes that some sand fences were not installed properly, as there are DEP guidelines although a different procedure has been recommended. There were multiple questions and comments from the audience. Buck noted that \$55,000 in expenditures have been approved by the board in September (items 1 and 3). Item 2, hiring an expert has been tabled. Buck said the project has been postponed by turtle season, which ends November 1. In 2024 fencing was put in without vegetation, so the fence did not hold the sand.
- f. **Recreation**, Deb Robertson, Chair – Gave a recap of improvements and many activities the group hosts.



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VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. ELECTION REPORT

Tally in alpha order:

Buck Bolden: 300.5

Robin Cooper: 257

Ed Gassman: 311.5

Harry Pierce: 140

Vote Counter Carl Adams reports there were more than a dozen write-in votes that could not be counted; he proposes SGPOA go to all electronic voting.

X. NEW BUSINESS

The following requested to speak and were allotted three minutes each, with Steve Maxwell, representing three separate properties (3 minutes per property), ceding his time to Greg Struble.

- a. Greg and Linda Struble: Present some details on why they filed suit with information on easements and mean water line. Asked for judge to review and clarify easement location. Hearing scheduled for Nov. 5. SGPOA has paid \$350,000 in legal fees. They want the easement restored to the original 1980 plat with a process for maintaining easement. Misconception: We are not trying to privatize the beach. Response: Buck Bolden responds that there is misrepresentation in the presentation. Ed Gassman responds about the shortcomings of the court system, and states that the plaintiffs in the case represent 1% of the 800 owners. Judge ruled earlier this month that he can't handle 800 defendants (owners) in court and said SGPOA may appeal his decision, which is being filed. The board's only legal option is to protect the historic use of the beach. The board cannot assume the property rights of individuals who are not plaintiffs. He encourages plaintiffs to drop litigation and work together as a team.
- b. Steve Maxwell – designated time to Strubles.
- c. Cathy Caddell – Reports how much beach has been lost.
- d. Zeeshan Aziz – Reports issues with homes facing the bay as well.

XI. ADJOURNMENT

A motion was made to adjourn the meeting at 3:15 p.m. by Ramona Read and seconded by Liz Rofley. Motion was approved by unanimous vote.

ORGANIZATIONAL MEETING TO BE HELD IMMEDIATELY FOLLOWING ANNUAL MEETING.