

**Glenlakes Unit One Property Owners Association
Board of Directors Meeting Minutes
March 13, 2025, 3:00 p.m.
Glenlakes Clubhouse**

Attendees:

- Kim Aldridge – Board Member
- Randy Allison – Board Member
- Barry Brown – Board Member
- Sara Filley – Board Member
- Robin Walker – Board Member
- Scott Wigington – Board Member
- Diane Zaragoza – Board Member
- Bob VanDeWege – Acting Secretary

Welcome and Call to Order – Sara Filley, Board Member, called the meeting to order at 3:00 p.m.

Board Member Positions Filled

- Sara Filley – President
- Diane Zaragoza – Vice President
- Robin Walker - Treasurer
- Barry Brown – Secretary

Motion to Allow Certificate of Deposit Purchase Exception

- Robin Walker - Made a motion to allow an exception of maximum maturity of 12 months, to purchase a 14 month, 4.5% Certificate of Deposit from Marcus (Goldman Sachs), in the amount of \$31,504 + March 2025 interest. Funds will be used from the Certificate of Deposit held at First Internet Bank, that will mature on March 18, 2025.
- Seconded by Sara Filley
- Motion Passed Unanimously

Lennar's Proposed Landscape Design for Lots 151 and 152

Lennar emailed their proposed landscaping design for the homesites adjacent to Carnoustie Drive. It was also provided to the City for review.

The Landscape Buffer Plan was part of the agreement on lots 151 and 152 during the On-site meeting on August 6, 2024 with the City of Foley and the Mayor.

Representing Glenlakes was David Vosloh, Sara Filley, and Robin Walker.

- **Motion to Approve Design with Modification to Add Irrigation, Power Source and Meter** by Robin Walker
- Seconded by Sara Filley
- Motion Approved Unanimously

Move Forward Under the Rules and Regulations of GLU1 Governing Documents

- **Motion to move forward for the POA Board to operate under the Rules and Regulations of GLU1 Governing Documents** by Robin Walker
- Seconded by Sara Filley
- Motion Approved Unanimously

Confidentiality & Board Fiduciary Responsibilities

Robin completed our annual training: Confidentiality and Board Responsibilities, How to Protect Yourself, Your Fellow Board Members and Your Community with the board. The purpose for this review is to educate and confirm our responsibilities to our community.

Probate Approvals

Items to be included in Probate Records per Property Owner Vote at Annual Meeting, held on March 11, 2025. The board unanimously approved probating:

1. Annual Meeting Notice via Email vs USPS Mail
2. Allow Annual Meeting to be Scheduled on Any Date in March
3. Limit Rental / Lease of Property to 5% of Total GLU1 Properties
4. Change Definition of Quorum to 25% of Property Owners

Board meeting dates:

GLU1 POA Board "Officer Election" meeting date March 13, 2025

GLU 1 POA Board quarterly dates

- June 17, 2025
- September 16, 2025
- December 9, 2025
- January 20, 2026

2026 Annual Meeting: Monday March 9, 2026, Alabama Gulf Coast Music Hall (The Big Red Barn) at 6pm

Adjourned – Sara Filley, at 4:00 p.m.

Signature: *Bob VanDeWege* Date: 3-13-2025

Bob VanDeWege, Acting Secretary