

Florida Gardens Civic Association

Meeting Minutes for October 12th, 2023

This meeting was called to order by Mike Misko at 8:08 p.m.

Attendance: Officers: Mike Misko (President), Sarah Harmes (Second Vice President), Justin Gwin (Treasurer), and Kimberly Serio (Secretary) were present. Christine Curry (First Vice President) was absent. There were insufficient Board Members present (14) to achieve a quorum. There were 18 attendees on the sign-in sheet.

Monthly Business:

Minutes: September's minutes were distributed and unanimously approved.

Treasurer's Report: Justin Gwin (Treasurer) gave the Treasurer's report. As of 9/30/23 we have \$18,923.00 in the bank account. The rental year-to-date is \$20,200, similar to the same period in 2023 which was \$20,400.00. He reported we have received \$10,800 in Member Contributions this year similar to the same period in 2023 which was \$10,600.00. He noted we had several large expenses this year which were discussed at last month's meeting.

Clubhouse Report: Terry Crosby (Clubhouse Manager) gave the Clubhouse report for September. She reported that for September we had 13 rentals (3 residents, 1 non-resident and 9 Community Service events) providing \$1,854.46 net income for the period. She noted that October was booked for the first three Saturday/Sunday weekends and all Wednesdays, and Thursdays. The final weekend of the month is reserved for the FGCA Halloween events.

Clubhouse Maintenance: Gary Oliwa (Director at Large) reported that the mini-split is still having draining issues. Mike Misko (President) asked if it is still under warranty. Gary noted it's not a warranty issue. The company we use to maintain it re-piped it and did a clean out and said it shouldn't happen again. Gary noted it happened again last night. Mike Misko asked if we should look at replacing our maintenance company. Gary noted it was the way the mini split was piped, and it's been reworked numerous times. Terry Crosby asked if the board was in favor of adding an additional mini split on the north wall. Mike Misko noted that he's looking to see if our electrical panel will support it. A new panel will cost three times as much as the mini-split, and that's not a cost he's considering currently.

Newsletter: Gary Oliwa (Director at Large) reported that he delivered all the Newsletters to the Street Reps on Monday, and hopefully they got them all out.

Website: Gary Oliwa (Director at Large) reported that the September Newsletter has been added to the website.

Taxes: Gary Oliwa (Director at Large) reported that the September Sales Tax return, the Q3 FICA Federal Tax and the Q3 Florida Unemployment Tax returns have all been mailed.

Children's Events: Kimberly Serio (Secretary) advised that all orders for crafts and prizes have been paid for the Halloween Party. She noted that she had Justin break up the \$1,500 into two draws as needed, one for games and crafts and the second for food and drinks. She noted that having the funds in advance allowed her to save almost \$350 off the entire order using their sales and coupons, and the craft/prize budget came in \$100 less than forecasted. She noted she had reached out to Marisol from Little Caesars for the final purchase of pizza and drinks. She noted that Community of Hope church won't be attending this year with snow cones as they are doing their own trunk or treat and offering parking on Halloween night. She noted that Pastor David from Florida Gardens Baptist Church will be there with 2 bounce houses and popcorn and will provide enough popcorn for the movie. Mike Misko confirmed with Alanna Harman that she was ready with the movie for this year. Alanna confirmed she was ready and will do a run-through prior to the event. Kimberly also noted that Christmas items were in the stores and asked for a draw on the Christmas Budget of \$350 to cover the crafts and prizes for the games. Mike Misko approved it. Alanna noted that Danny will not be present for the Halloween Golf Cart Parade this year, so she will be leading it and went through the new path the carts will be taking.

Adult's Events: Brian Katz (Adult Event Coordinator) and Spencer Palmer (Director At Large) weren't present.

Old Business

Lucerne Lakes: Gary Oliwa (Director at Large) reported that he has the email addresses for representatives of Mattamy Homes as well as documentation of the commitments they had agreed to. He is going to be reaching out to them to remind them of these commitments.

Lake Worth Road / Ohio Road Intersection: Gary Oliwa (Director at Large) noted that he received a two sentence reply from the county stating the plans are being finalized and will be issued to the contractor in the next weeks. Then the contractor will have a few months to procure the materials and proceed with the installation.

New Business:

Raise for Clubhouse Manager: Mike Misko (President) mentioned he would like to increase Terry Crosby's (Clubhouse Manager) pay by \$250 more a month. He noted that both Terry and Gary Oliwa spend a lot of time doing maintenance for the clubhouse. Being there is no quorum, Mike noted he will have it submitted as an E-Vote. Gary Oliwa noted that once he and Terry are no longer around, that managing the clubhouse takes two people; one to do the administrative portion and the second to do maintenance of the building. The board acknowledged all Gary and Terrys hard work.

BBQ Event: Mike Misko (President) noted that he postponed the discussion on the BBQ last month and is opening the floor to find someone to chair it. Alanna Harman noted that we've always had issues with food trucks as they require a minimum number of plates sold. Mike said he's willing to pay for them to set up and invite their own people, but not guaranteeing a plate number. Mike noted that we need to find someone to chair it, and they can reach out to the food trucks. Kimberly Serio stated that saving a date for this event would be a good idea with how far out the clubhouse is booked in advanced. Terry Crosby noted that she is booking for 2024 but doesn't have her calendar with her. Pat Buckley noted that New Year's Day was a Sunday and an event earlier in the day would work. Terry Crosby looked, and no one had booked that date. Pat also mentioned that maybe not doing food trucks and using that outdoor grill pit may be a better idea. Alanna noted that she will investigate food trucks to possibly do a combo deal. Currently we are looking for a chair to run the New Year's Party.

Around The Room:

Condolences: Gary Oliwa shared that Sue Guthrie who handles all the advertising as well as the crime report for our newsletter had two close family members pass away in a five-month period. The Board of Directors sends their condolences to Sue for the loss of her youngest daughter and her older sister. Terry Crosby also noted that Spencer Palmer (Director at Large) lost his mother this past month, and the Board of Directors sends our condolences to him as well.

Home In Need: Pat Buckley noted that a resident on his street asked him about a home on Barberton that is overgrown and not maintained, owned by two people with disabilities. Pat stated he advised the resident that we don't have an HOA here, so it's not something we would address. The resident asked him to mention it to the board to see if maybe we could help in some way. Megan Bauer noted they've been living here since 1975 with family, and their mom has since passed away. Pat noted he has tried to contact them, with no luck. Pat is hoping to find people to volunteer services to help them and find maybe someone who knows them to contact them about having volunteers come over. Megan is going to reach out to her neighbor who brings them dinner once a week to see if we can gather a list of what's needed.

Scholarships: Evelio Herrera suggested that we increase the amount of the Scholarship Award. It was noted that we had increased the award amount this year.

There being no other business, a motion was made by Mike Misko at 9:02 p.m. to adjourn and it was unanimous.

Our next meeting is scheduled for November 9th, 2023, at 8:00 p.m.

President – Mike Misko
1st Vice President – Christine Curry
2nd Vice President – Sarah Harmes
Secretary – Kimberly Serio
Treasurer – Justin Gwin

Florida Gardens Civic Association, Inc.
Board Meeting Agenda

November 2023

Social Media Coordinator – Alanna Harman
Newsletter & Website - Gary Oliwa
Clubhouse Manager – Terry Crosby
Scholarship Fund – Sandra Dale
Kid's Event Coordinator – Kimberly Serio
Youth Volunteer Coordinator – Needed
Adult Event Coordinator – Brian Katz

Monthly Business

1. Last Month's Meeting Minutes: (Questions/Approval)
2. Treasurer Report: (Justin Gwin)
3. Clubhouse Rentals: (Terry Crosby)
4. Clubhouse Maintenance: (Gary Oliwa)
5. Newsletter: (Gary Oliwa)
6. Website: (Gary Oliwa)
7. Taxes: (Gary Oliwa)
8. Children's Events: (Kimberly Serio)
9. Adult's Events: (Brian Katz)

Old Business Updates

1. Lake Worth Road / Ohio Road Intersection (Gary Oliwa)
2. Clubhouse Manager Raise eVote (Mike Misko)
3. New Year's Eve BBQ (Mike Misko/Alanna Harman)

New Business

Around The Room