

**Florida Gardens Civic Association**  
**Meeting Minutes for December 11th, 2025**

This meeting was called to order by Christine Curry (First Vice President) at 8:05p.m.

**Attendance:** Officers: Christine Curry (First Vice President), Sarah Harmes (Second Vice President), Kimberly Serio (Secretary) and Keegan Gwin (Treasurer) were present. Mike Misko (President) was absent. There were insufficient Board Members present (13) to achieve a quorum. There were 13 attendees on the sign-in sheet.

**Monthly Business:**

**Minutes:** November's Minutes were not available.

**Treasurer's Report:** Keegan Gwin (Treasurer) gave the Treasure's report. We have a bank balance of \$10,001.00 as of November 30th, 2025 compared to \$20,300 in the same period in 2024. She noted the reason for the difference is the advertisement revenue loss of \$4,000 as well as the new A/C that was installed this year.

**Clubhouse Report:** Terry Crosby (Clubhouse Manager) gave the Clubhouse report for November. We had 18 rentals (9 residents, 0 non-residents, 8 Community Service events) providing a total of \$2,350.00 net income for the period. She noted that the non-residential rentals are what bring in the most money, and the new rates will begin in 2026.

**Clubhouse Maintenance:** Gary Oliwa (Director at Large) reported our mini-split A/C unit has finally been repaired. He repaired the broken lock on the Marquee but two others now need attention. He reported the streetlight behind the Clubhouse is still out. He followed up yet again and spoke with the supervisor in charge of streetlight repairs. She apologized and indicated, just as the customer service representative had, that these streetlights are obsolete and repair parts are no longer available. He told her that it was an unacceptable response and it presents a safety hazard to people who park back there for events. She promises action but still nothing has been done. He will call yet again since he now has her personal cell phone number and will try to prevent this situation from turning into another saga like the Springdale speed bumps.

**Newsletter:** Gary Oliwa (Director at Large) reported the November Newsletter was distributed. He will send out an email to the Street Reps inviting them to recognize the best decorated house on their street for publication in January, but he will publish only what he receives and will not be chasing after those who don't respond.

**Website:** Gary Oliwa (Director at Large) reported the Christmas events info, the Halloween event pics, the November Newsletter and the September and October Meeting Minutes were posted.

**Taxes:** Gary Oliwa (Director at Large) reported there was nothing to file until January.

**Children's Events:** Kimberly Serio (Secretary) reported that the Christmas party is set for December 13<sup>th</sup>, and we'll need volunteers for the party and the party prep tomorrow night from 6pm to 8pm. Parents are able to drop off toys for their kids at either the prep or before the party. Alanna Harman confirmed that Corey Wood would be The Grinch. Penny Spring confirmed that Wesley Spring would represent Santa in the golf cart parade. Alanna noted she tried to reach out and even went to the Fire Station to see if they would join the parade and hadn't heard back. She is going to try and go again tomorrow.

**New Business:**

**Open Carry law:** Gary Oliwa (Director At Large) reported that in September the Florida Legislature passed a law called the Open Carry Fire Arm Law, which allows people to openly carry and display firearms. Organizations such as ours can prohibit attendees from open carrying or displaying fire arms if we put it into our By-Laws that it is prohibited, and post a sign during a meeting or event. He asked if we wanted to be proactive and do anything or wait to see what happens. A Board member noted that this was just for open carry, and that in Florida, concealed carry is legal. Another member noted that we haven't had many incidents in the county with people open carrying at this point, as she is familiar with the reporting. Gary noted that is was for the meetings as well as our kid's parties. Everyone agreed that we don't want to see anyone open carrying at our events. Another member noted

that most people who conceal carry are doing it for a reason, and aren't going to want to draw attention to that fact. We were all in agreement that we will wait to see, and if we ever see it, we will immediately prohibit it at future events. A member asked what the procedure is if we find someone open carrying after it's been prohibited. Gary noted that we would first ask them to leave, and if they don't, then call the police. They could be cited for trespass with a firearm. Another board member noted, that we haven't had any issues before, and that a sign isn't going to stop someone who wants to bring in a gun.

**Around the Room:**

There being no other business, a motion was made by Christine Curry at 8:26p.m. to adjourn and it was accepted by unanimous consent.

Our next meeting is scheduled for January 8th, 2026, at 8:00p.m.

**Elections:** Gary Oliwa (Director at Large) reported that since we didn't have a quorum we are supposed to have another meeting by the end of the month. Christine Curry (First Vice President) asked if this is something we can do by e-vote. Gary agreed, and said we would try that. Christine asked if anyone was being contested. Christine, Sarah and Keegan indicated they were willing to continue in their positions for another year. Gary Oliwa indicated that Mike Misko had indicated the same. Kimberly Serio (Secretary) noted that due to her health she would be happy to step down as Secretary if someone was willing to take it over, and if Mike Misko (President) would allow her to take Spencer Palmer's Director at Large spot. Penny Spring said that she would consider becoming Secretary instead of being a street rep. Everyone agreed that Penny would make an excellent Secretary. There was no one else who indicated a desire to run for Secretary. Penny noted she didn't want to agree to be a Secretary for the next 15 years. Everyone advised her that it's voluntary, and she can finish anytime. Penny agreed to be Secretary. Gary noted he would incorporate that into the e-vote email. Kimberly noted she'd get with Mike Misko (President) to confirm he'd be ok with her being a Director at Large. All the board members agreed that would be fine.

There being no other business, a motion was made by Christine Curry at 8:36p.m. to adjourn and it was accepted by unanimous consent.

President – Mike Misko  
1<sup>st</sup> Vice President – Christine Curry  
2<sup>nd</sup> Vice President – Sarah Harmes  
Secretary – Penny Spring  
Treasurer – Keegan Gwin

## **Florida Gardens Civic Association, Inc. Board Meeting Agenda**

January 8th, 2025

Social Media Coordinator – Alanna Harman  
Newsletter & Website - Gary Oliwa  
Clubhouse Manager – Terry Crosby  
Scholarship Fund – Marian French  
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: (Keegan 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)

### **Old Business Updates**

Election Results: (Gary Oliwa)

Directors at Large for 2026: (Mike Misko)

### **New Business:**

### **Around the Room:**