

Florida Gardens Civic Association
Meeting Minutes for October 9th, 2025

This meeting was called to order by Christine Curry (First Vice President), at 8:00p.m.

Attendance: Officers: Christine Curry (First Vice President), Sarah Harmes (Second Vice President), were present. Mike Misko (President), Keegan Gwin (Treasurer) and Kimberly Serio (Secretary) were absent. There were insufficient Board Members present (10) to achieve a quorum. There were 12 attendees on the sign-in sheet.

Monthly Business:

Minutes: September's minutes were not available.

Treasurer's Report: Keegan Gwin (Treasurer) was absent so Justin Gwin gave the Treasure's report. We have a bank balance of \$15,207.00 as of September 31st, 2025. Rentals year to date are about \$3,000 higher in 2025 than the same period in 2024, and we are up about \$1,000 more in contributions.

Clubhouse Report: Terry Crosby (Clubhouse Manager) was absent so Gary Oliwa (Director at Large) gave the Clubhouse report for September. We had 18 rentals (6 residents, 1 non-residents, 11 Community Service events) providing a total of \$2,925 net income for the period.

Clubhouse Maintenance: Gary Oliwa (Director at Large) reported our Mini-split A/C unit has broken down. The main control board has gone bad. He has a repair estimate of \$1,625. The unit is about 5 years old but the repair cost is far cheaper than replacing the unit with a new one. He replaced a broken door stop on the front entry door again. This door stops breaks periodically, about once every 2-3 months, when a strong wind flings the door open. The alternative would be an unsightly spring-chain stop like we have on the kitchen door.

Newsletter: Gary Oliwa (Director at Large) reported that the September Newsletter was generated and printed. Keegan Gwin (Treasurer) has taken the responsibility of distributing the packets to the Street Reps, for which he thanks her. As we have discussed here, the November issue will be the last in its current form. Beginning in January, Ads will be dropped and he will generate the Newsletter content and post it on the website. Alanna Harman, our social media coordinator, can post it on our various social media outlets. He will need to issue just a few refunds to advertisers whose prepaid ads extended into 2026. He added in January we will print and distribute a simple 4-page brochure centered around our annual Contribution drive, then decide on what we do going forward.

Website: Gary Oliwa (Director at Large) reported September's Newsletter and August's minutes were added to the website.

Taxes: Gary Oliwa (Director at Large) reported that the September Sales Tax Return and the Q3 State and Federal Tax Returns were filed. As mentioned last month, the September Sales Tax Return was our final one since the Florida Legislature discontinued the sales tax on commercial real estate rentals effective October 1st.

Children's Events: Kimberly Serio (Secretary) was absent so Penny Spring reminded everyone that we still need volunteers for our upcoming Halloween party, and Kimberly Serio (Secretary) was unsure if she would be able to attend the event. Mike Misko (President) said he would help to get volunteers. Alanna Harman noted that she would post it on social media. Alanna also noted she won't be here either, and Danny Wood (Director at Large) will take care of her portion of the Trunk or Treat and parade. She noted she was still looking for someone to do the movie, but has all the items for it. Penny noted she would also be there to help. Several people offered to come setup for all of the events.

Speed Bumps: Gary Oliwa (Director At Large) reported that on September 24th, the 4-year saga of the Springdale Speed Humps came to an end with their installation. He has not pursued the Ohio Road to Columbia Road turn lane issue with the County. He will reach out and ask the Ohio Road North Street Rep, Cheryl Smart, to follow that issue. Mike Misko (President) noted he will get with Mr. Smart to take the lead on following up on that.

New Business:

Street Rep: Mike Misko (President) noted that we have a new Street Rep for Mango that everyone met last meeting, Mindy Hinderberger.

Director at Large: Spencer Palmer (Director at Large) noted he was relinquishing his post as Director at Large, as he is moving.

Crime Report: Penny Spring noted she had heard from the lady that provides the Crime Watch data to us which is used to generate the report in the Newsletter, and she has been away with her mom who is sick. She forwarded Penny the data that should have been in this Newsletter. She advised Penny that she is unsure if she will be able to get us the next one, but will let us know as the time gets closer. Gary Oliwa (Director at Large) advised we could take the data and the next one, if it comes, and combine it all into one report for the November Newsletter.

Around the Room:

Welcome: We had a new meeting member, who has lived in our neighborhood for 3 years on Cypress. We welcomed her to the meeting. She also asked who she should see for a contribution, and was advised Justin Gwin, as his wife Keegan Gwin (Treasurer) was absent.

There being no other business, a motion was made by Mike Misko at 8:08p.m. to adjourn and it was accepted by unanimous consent.

Our next meeting is scheduled for November 13th, 2025, at 8:00p.m.

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

Florida Gardens Civic Association, Inc.
Board Meeting Agenda

November 13th, 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

1. Springdale Speed Humps (Christine Curry / Gary Oliwa)
2. Street Rep for Mango (Mike Misko)
3. The Future of the Newsletter (Gary Oliwa)

New Business:

Around the Room: