

## **Florida Gardens Civic Association**

### **Meeting Minutes for Feb 12, 2026**

This meeting was called to order by Mike Misko (President) at 8:05p.m.

**Attendance:** All 5 Officers were present, 1 Directors at large, 3 Board Members and 1 Resident. We did not meet a quorum.

Officers: Mike Misko (President), Penny Spring (Secretary), Christine Curry (First Vice President), Sarah Harmes (Second Vice President), Keegan Gwin (Treasurer), Gary Oliwa (Director at large). Marian French (Cleveland), Angie Bermudez(Palmetto), Heather Zapf (Rubber Tree) and Lawrence Banks (Akron).

#### **Monthly Business:**

**Minutes:** Completed by Penny Spring (Secretary)

**Treasurer's Report:** Keegan Gwin (Treasurer). We have a bank balance of \$6,780.13 as of Jan 31,2026. Clubhouse rentals year to date are at \$2,025.00 for Jan 2026 compared to \$3,115.00 for Jan 2025. Contributions for Jan 2026 is \$0 compared to Jan 2025 \$90.00. In Jan 2025 we had an income of \$720.00 from newsletters compared to \$0 for Jan 2026. The total income for Jan 2026 is \$2025.00 compared to \$3,925.00 for Jan 2025. The Clubhouse expenses for Jan 2025 were \$2,129.42 compared to \$3,031.85 for Jan 2026. The Newsletter expenses for Jan 2026 were \$574.19 compared to \$1,301.10 for Jan 2025. The total Expenses for Jan 2026 are \$5,233.52 compared to \$10,433.11 for Jan 2025.

**Clubhouse Report:** Terry Crosby (Clubhouse Manager). We had 9 rentals for Jan 2026, (0 Residents, 0 Non-Resident, 9 Community Service events) providing a total of \$225.00 net income for the period. Rentals were down in Jan so Terry Crosby (Clubhouse Manager) used extra time to do some Clubhouse Maintenance. In Jan 2026 Terry Crosby (Clubhouse Manager) trimmed outside landscaping and trees. Pressure washed the Clubhouse, washed all the windows and screens. She touched up the paint inside and painted the exterior trim around the windows, doors and columns. Terry Crosby (Clubhouse Manager) also cleaned out the back room and storage area of the Clubhouse. She removed all unused items and swept out the area. She also cleaned out all the cabinets and drawers in the kitchen, bathrooms and bar area, removing items in the lost and found. Terry Crosby (Clubhouse Manager) and Keegan Gwin (Treasurer) worked together to clean all the mini blinds in all the windows. Mario Andres was hired to paint all 5 exterior doors and 1 interior door.

**Clubhouse Maintenance:** Gary Oliwa (Director at Large) reported there is an issue with the SE corner of the roof fascia which he has not had time to attend to yet. He repaired broken baseboard tiles in 3 areas and the weatherstripping on the front door. All 6 of the fluorescent bulbs in the Marquee have been replaced. The Marquee had to be rewired because the fluorescent bulbs used in

the past are no longer available. The street light behind the Clubhouse has been repaired and a credit will be given for the 5 months of payments we made while the light was out.

**Newsletter:** Gary Oliwa (Director at Large) reported the Jan 2026 Newsletter was completed. This Newsletter was only 4 pages and included Contribution Drive Announcement and return address envelopes. The Newsletters were passed out to Street Reps, added to the website and added on social media.

**Website:** Gary Oliwa (Director at Large) reported Jan 2026 Newsletter was added. Meeting Minutes for Nov and Dec 2025 were added.

**Taxes:** Gary Oliwa (Director at Large) reported the 1099-NEC forms for himself and the accountant we generated. The condensed data for the 2025 Federal and State Income Tax Returns were generated and passed along to Keegan Gwin (Treasurer) for review. Our actual operating loss for the year 2025 was \$8,545 and our bank balance drop for 2025 matches. Our taxable adjusted loss for the year 2025 was reported as \$19,712.

**Children's Events:** Kimberly Serio (Director at Large)

**New Business:**

Still in need of a Street Rep for W. Palm. Keegan Gwin (Treasurer) handed them out for Jan 2026

**Around the Room:**

No Applications have been submitted for Scholarships yet.

There being no other business, a motion was made by Mike Misko at 8:25p.m. to adjourn and it was accepted by unanimous consent.

Our next meeting is scheduled for the 12th March, 2026, at 8:00p.m.