

**Florida Gardens Civic Association  
Meeting Minutes for April 10th, 2025**

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

**Attendance:** Officers: Mike Misko (President), Christine Curry (First Vice President), Sarah Harmes (Second Vice President), and Kimberly Serio (Secretary) were present. Keegan Gwin (Treasurer) was absent. There were sufficient Board Members present (15) to achieve a quorum. There were 17 attendees on the sign-in sheet.

**Monthly Business:**

**Minutes:** March's minutes were distributed, and unanimously approved.

**Treasurer's Report:** Keegan Gwin (Treasurer) was absent, so Christine Curry (First Vice President) gave the Treasurer's report. We have a bank balance of \$15,467.00 as of March 31st, 2025. As of March 31<sup>st</sup>, revenue in 2025 was \$10,290.00 compared to \$8,645.00 in the same time period in 2024. As of March 31<sup>st</sup> 2025, contributions were up to \$6,817.00 compared to \$6,056.00 in the same time period in 2024. So far, 96 houses (approx. 13%) have donated. The largest street sum contribution is Akron with \$675.00. The highest street participation is Cleveland with 21%, and Coconut is a close 2<sup>nd</sup>. The largest single contribution was \$300.00 with an average contribution of \$71.00.

**Clubhouse Report:** Terry Crosby (Clubhouse Manager) gave the Clubhouse report for March. We had 19 rentals (3 residents, 2 non-resident, 10 Community Service events, and 4 Yoga Classes) providing a total of \$2,985.00 net income for the period. Terry noted that we don't have AC Ducts in the bathrooms. She contacted the AC Company that replaced our unit, and their estimate was \$1,100.00, as they have to cut through one concrete wall.

**Clubhouse Maintenance:** Gary Oliwa (Director at Large) reported he did some usual paint touchups. He also inspected all 80 chairs, replaced 75 broken plastic stacking spacers and replaced 27 missing chair cushion attachments screws which fall out over time. He noted that when the chairs are improperly stacked, the corners of the cushions get compressed and are subject to premature wear. He noted 30 chairs where at least once corner was either torn or severely wrinkled. Since it's a cosmetic issue only, no action is planned for now, but he may check to see if the company sells replacement cushions.

**Newsletter:** Gary Oliwa (Director at Large) reported that he hasn't started the May Newsletter. He is toying with proposing that we end the printed version of the Newsletter, and go with an online version which would be advertiser free. We have 11 advertisers that need to renew or be replaced, and he's having communication issues with our advertising coordinator. He noted he will update everyone next month.

**Website:** Gary Oliwa (Director at Large) reported he will remove the Easter Party info after Sunday.

**Taxes:** Gary Oliwa (Director at Large) reported the March Sales Tax Return, Q1 State Reemployment Tax Return and the Q1 Federal FICA Tax Return have been filed.

**Children's Events:** Kimberly Serio (Secretary) reported that the Children's Easter Party is Saturday from 10:30a.m. until 12:00p.m. We'll be prepping for the party Friday night, and so far, she has 3 volunteers signed up to help. Several Board Members offered to come help as well, and bring their kids. She confirmed with Alanna Harman that Danny Woods is setup as the bunny. Alanna noted he got a new bunny outfit for this year. She noted the total budget of the party came to \$700 which included breakfast, drinks, crafts, and candy and prizes to stuff over 2,000 eggs.

**Scholarship Program:** Marian French noted that she received one application from Sergio Mesa. She asked who she should turn the records over too, as well as needed a letter head for her to reply to the applications. Gary Oliwa (Director at Large) noted there is a file cabinet in the back with all the past records, and he will email her the letterhead.

**Speed Bumps:** Gary Oliwa (Director At Large) reported the Springdale speed humps situation continues to be flustering. It is obvious that there is no coordination between Mattamy Homes, the engineering firm they employ to generate and file permit applications, Caufield and Wheeler, Inc., and the County departments responsible for permit application review, approval and generation of the actual permit. On February 20<sup>th</sup>, 2025, Jim Peters at County wrote that he was putting the permit together and would submit it to his supervisor, Patrick Lear, on February 21<sup>st</sup>, 2025. However, instead he sent it back to Ryan Wheeler at CWI requesting more information, but Ryan never responded to it. Now 5-weeks later, Ryan is resubmitting it to County. No one at Mattamy was aware of this delay. So as of today, there is no approval permit from the County because CWI had not submitted another revised application addressing the County's Issues.

**Ohio Road Turn Lane:** Gary Oliwa (Director At Large) reported there was a report from an unknown source that the requirement for the turn lane from Ohio Road onto Columbia Road has been dropped. He has been told that is not true. The preliminary design was submitted by Mattamy to the Engineering Firm to generate the permit application, but apparently has not been done yet either. Mattamy has posted at \$31,000.00 bond for something related to the turn lane construction that he is yet to understand. He will continue to investigate.

### **New Business:**

**Akron Light:** A resident noted that she wanted to contact the county about the street light at Lake Worth and Akron, as it varies in the time that it allows cars to go through. Alanna Harman explained that the light is on a sensor, so if a car hesitates and doesn't proceed, the light will then change.

### **Around the Room:**

**New Resident:** Steve G. and his family just moved onto Rubber Tree and wanted to introduce himself, and come meet the Board of Directors. We welcomed him to the neighborhood.

There being no other business, a motion was made by Mike Misko at 8:20p.m. to adjourn and it was accepted by unanimous consent.

Our next meeting is scheduled for June 12th, 2025, at 8:00p.m.

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

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

May 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)
9. Scholarship Program (Marian French)

**Old Business Updates**

1. Speed Bumps (Gary Oliwa)
2. Turn Lanes (Gary Oliwa)

**New Business:**

**Around the Room:**