

Florida Gardens Civic Association
Meeting Minutes for September 11th, 2025

This meeting was called to order by Mike Misko (President) at 8:00p.m.

Attendance: Officers: Mike Misko (President) and Sarah Harmes (Second Vice President) were present. Christine Curry (First Vice President), Keegan Gwin (Treasurer) and Kimberly Serio (Secretary) were absent. There were insufficient Board Members present (12) to achieve a quorum. There were 17 attendees on the sign-in sheet.

Monthly Business:

Minutes: June'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 \$17,318 as of September 1st, 2025. Contributions thus far are around \$10,800 compared to \$9,800 in 2024. The breakdown of how people contribute is 60% check, 20% Zelle, 10% Venmo and 10% through PayPal.

Clubhouse Report: Terry Crosby (Clubhouse Manager) was absent so Gary Oliwa (Director at Large) gave the Clubhouse report for Jun, July, and August. We had 47 rentals (12 residents, 7 non-residents, 28 Community Service events) providing a total of \$9,320.39 net income for the period. Gary noted that the month of July was low because we didn't have any outside rentals that pay \$1,000 compared to inside rentals that pay \$250. In January 2026, inside rentals will now be \$400, and outside rentals will remain the same.

Clubhouse Maintenance: Gary Oliwa (Director at Large) reported that besides the usual wall paint touch-ups, he installed an air conditioner vent in the large bathroom. There never was one and the space got hot in the late afternoon. Unfortunately, we cannot easily put a vent in the small bathroom because all the walls there are concrete floor-to-ceiling. He replaced a broken light sensor on the south-west outside floodlight. He repaired a broken 8' rectangular table. He contracted with a Florida Gardens resident to pressure wash the building and surrounding concrete surfaces and also cleaned a section of the pvc fence. Gary also trimmed the low-hanging branches of the orchid tree at the back of the property.

Newsletter: Gary Oliwa (Director at Large) reported we would take up this topic under new business.

Website: Gary Oliwa (Director at Large) reported that the information on the Halloween events has been posted. He also noted that the Website does get a significant amount of traffic. We have averaged 868 visits per month over the past year. Unfortunately, we don't have a way of tracking which pages on the Website are looked at but the assumption is that the vast majority of inquiries are regarding the rental of the Clubhouse.

Taxes: Gary Oliwa (Director at Large) reported that the Q2 State and Federal Tax Returns and the June, July and August Sales Tax Returns were filed. This month's Sales Tax Return will be our last since the Florida Legislature has discontinued the sales tax on commercial real estate rentals effective October 1st. Since we have always incorporated the sales tax into the base Clubhouse rental fee, its elimination will save us about \$100/month plus the incidentals of filling out the return, generating the check and sending it by certified mail every month.

Children's Events: Kimberly Serio (Secretary) was not present.

Speed Humps: Gary Oliwa (Director At Large) reported that the signs for the speed humps have been placed. On the Invisible Springdale Speed Humps, the County rejected the contractor's "Maintenance of Traffic" permit. A revised permit application was submitted and the contractor is awaiting approval, which could take up to 40 days, before scheduling the work. Christine Curry (First Vice President) added that the first application had been rejected because only one speed hump was noted on it. Nothing to report on the Ohio Road to Columbia Road turn lane.

New Business:

Street Rep: Mike Misko (President) reported we still need a new Street Rep for Mango. A resident on Mango, Mindy Hinderberger noted she will be getting with Mike after the meeting as she may have some interest in doing it.

Newsletter: Gary Oliwa (Director At Large) reported that he has had it with this newsletter, but the hardest aspect for him was coordinating the advertising. He tried unsuccessfully to find someone who would take over the advertising section. As we discussed here back in June, it was felt that there were two main benefits of a physical Newsletter. The most important was its role in financial contribution generation from our residents. The January and March Newsletters contained the plea for contributions. He and Keegan Gwin (Treasurer) talked about this, and came up with an idea. We are going to change the Newsletter from 12 pages down to 4 pages, eliminating the 6 pages of advertising. Anyone who has paid for advertising into 2026 will be refunded. A four-page Newsletter still cost \$449.00 per copy, about half the price, and it will still allow us to put envelopes for contributions. He noted that Keegan has offered to take over the distribution portion of the Newsletter, making sure it gets out to all our Streep Reps. Keegan will take over receiving the 800 Newsletters, sort out and pack up them by Street Rep, and do the same with the envelopes for those two months we add them. He will continue to make up the content which will include announcing our events, annual contributions, and things like that. Someone asked why don't we just move it to digital, and just publish January and March. Gary noted that our main events are announced in our September and November Newsletters to let everyone know about them. He noted that the May one is undecided and could be eliminated to go down to 4 issues instead of 5 per year. Christine Curry (First Vice President) noted we could bring it down to 2 pages, eliminating the crime report, just highlight the main events, and letting people know to check the website for further details. After much discussion, Gary noted, he is going to do our standard one in September and November, and going forward we can experiment with how we do it.

Around the Room:

There being no other business, a motion was made by Mike Misko at 8:22p.m. to adjourn and it was accepted by unanimous consent.

Our next meeting is scheduled for October 9th, 2025, at 8:00p.m.