

**Florida Gardens Civic Association
Meeting Minutes for June 12th, 2025**

This meeting was called to order by Mike Misko (President) at 8:09p.m.

Attendance: Officers: Mike Misko (President), Sarah Harmes (Second Vice President), and Kimberly Serio (Secretary) were present. Christine Curry (First Vice President) and Keegan Gwin (Treasurer) were absent. There were insufficient Board Members present (7) to achieve a quorum. There were 8 attendees on the sign-in sheet.

Monthly Business:

Minutes: May's minutes were distributed and unanimously approved.

Treasurer's Report: Keegan Gwin (Treasurer) was absent so Justin Gwin gave the Treasurer's report. We have a bank balance of \$13,668.00 as of May 31st, 2025. We currently have a net loss of \$3,700 due to the \$5,000 we used for the Air Conditioner. Contributions are up to approximately \$8360.00 as of May 31st which is about the same as 2024. We received one contribution in the amount of \$400. He noted that contributions are submitted as follows; 70% by check in the mail, 5% by PayPal, 10% by Venmo, and 15% by Zelle. Kimberly Serio (Secretary) noted that we don't pay fees on funds submitted through Zelle, which Justin Gwin confirmed.

Clubhouse Report: Terry Crosby (Clubhouse Manager) gave the Clubhouse report for May. We had 17 rentals (6 residents, 1 non-resident, 10 Community Service events) providing a total of \$2,450.00 net income for the period. She noted that she's seen an increase in residents renting for non-residents. She came to an event and the resident who rented the clubhouse wasn't even present. She advised that due to that issue and the party going over the time slot allotted she will not be returning their security deposit. Mike Misko (President) confirmed not to do so. She also noted that Gary Oliwa (Director at Large) would email out a vote to increase the residential renting rate to \$400, as we did not reach a quorum.

Clubhouse Maintenance: Gary Oliwa (Director at Large) reported he fixed the rectangular table with the broken leg. We had our Fire Extinguisher and Emergency Sign inspections completed last week, as required by the Fire Marshall. The Extinguisher in the kitchen had to be replaced due to its age. Since we no longer have a connected stove, we replaced it with a smaller and cheaper version. He rebuilt the broken electrical outlet behind the drink cooler, and added an adapter to change to position of the plug so it won't get smashed behind it. He currently has 9 open items on his to do list.

Newsletter: Gary Oliwa (Director at Large) reported the May Newsletter was distributed to the Street Reps just before Memorial Day. We had 3/4 of a page of unsold ad space, so ad revenue did not cover the publishing cost of almost \$1000 per issue. He posted an article in the Newsletter about discontinuing it, and received no feedback. Mike Misko (President) noted that it may be time to discontinue the Newsletter, as most people toss it out anyhow. Gary noted that we aren't going to save \$1,000, but just the difference the ad revenue didn't cover. Justin Gwin noted, that ad revenue from 2024 was \$5,100, and our expenses were \$4,900. Gary noted he set it up that way when he took over, so ad revenue would cover the cost of the Newsletter. Justin also noted that 70% of our contributions are generated from the Newsletter, and that would be a substantial loss of revenue. Justin added that instead of doing the full Newsletter we could do a front and back flyer for contributions and upcoming events with a link to our social media. Justin added that the January Newsletter generates about 70% of contributions, March is roughly 30%, and in May we still get a few more. He added we could do the envelopes in just the January edition. Gary noted that it's the September, November, and January Newsletters that hold most of the ongoing activities in the community. After much discussion we will address in New Business part of the meeting.

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

Taxes: Gary Oliwa (Director at Large) reported the May's Sales Tax Return was filed.

Children's Events: Kimberly Serio (Secretary) reported no news until the fall.

Speed Bumps: Gary Oliwa (Director At Large) reported that Mattamy Homes has selected a contractor. The contractor is generating a Maintenance of Traffic Plan. The MOT Plan will specify to the county how the traffic will go through and around the construction areas. The MOT Plan must be approved by the County before the contractor can begin. There is no indication of how long that is going to take.

New Business:

Street Rep: Gary Oliwa (Director At Large) reported we need a new Street Rep for Mango. Mike Misko (President) noted he may have someone in mind for that.

Newsletter: Gary Oliwa (Director At Large) reported that he published an article in the last Newsletter to eliminate the paper copy of the Newsletter and move to an online version. He proposed that this would begin in January. He noted that we would need to find someone else to do the Newsletter as well as handle the advertising coordination. He noted that if we do that, he may still be able to create content for an online version. Mike Misko (President) encouraged Gary to see what happens after the summer, and possibly move to a single sheet format.

Household Limits: Heather Zapf asked if there was a maximum allowed occupancy to homes in Florida Gardens. Gary Oliwa (Director at Large) noted that Code Enforcement said these homes are listed as single-family residences, so if the residents are related there is no maximum cap on occupancy. Room rentals to non-family members may not be allowed, but Code Enforcement would need to confirm. Kimberly Serio (Secretary) noted that Code Enforcement would be the one to contact, and we have their contact information in the Newsletter. She added you can no longer make anonymous complaints. Gary Oliwa noted that they had to work with Code Enforcement on a previous issue, and the Officer was very nice and able to help them in their complaint.

Around the Room:

There being no other business, a motion was made by Mike Misko at 8:34p.m. to adjourn and it was accepted by unanimous consent.

Our next meeting is scheduled for September 11th, 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

September 11th, 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: