



Homeowner's Meeting
Annual Meeting
February 1, 2026

Agenda

- Welcome – Introductions & New Homeowners
- Thank you to board for 2025
- Officer Gallop
- 2025 HOA activities
- Recruit volunteers
- Property sales in 2025
- Treasurer's report
- Closing

**We value your support.
Questions or comments
are welcome at any time.**



Good neighbors are like stars.
You don't always see them,
but you know they're always there.

Author unknown

Sue Butler is one of our stars!
Thank for for supporting our community!

2025 Board Members

2 year commitment

Monthly meetings

All returning to serve 2026

Anne Dillard – President

Heather Winnie - Vice President

Greg Thompson - Treasurer

Ian Kress – Secretary

Members at Large

Jessica Zairo

Michael O'Brien

GCC HOA is a non-profit group

Florida laws concerning “HOAs” are limited to communities with mandatory assessments that could generate liens

We are a voluntary affiliation

GCC HOA is registered as a standard non-profit corporation

Our group aligns with Florida statute CH 617

Section 617.0604 exempts members from personal liability

Crime Prevention Deputy

Officer Cary Gallop

cgallop@acso.us

radKIDS / **RAD** Coordinator

Alachua County Sheriff's Office

HOA Activities

2025 goal met - Improve Communication

Establish website: GCCHOA.com

GCC directory (residents & contact info)

Memorial Day/4th of July Flags

Dispose-A-Thon - October

Luminaries/Holiday Decorations - December

Maintenance/Lighting- Front Entrances/islands

2026 goal - Improve Connection/recruit

Request for Volunteers

Board positions are open
Monthly meetings are open
We need your help

Our contact information

GCCHOA.com

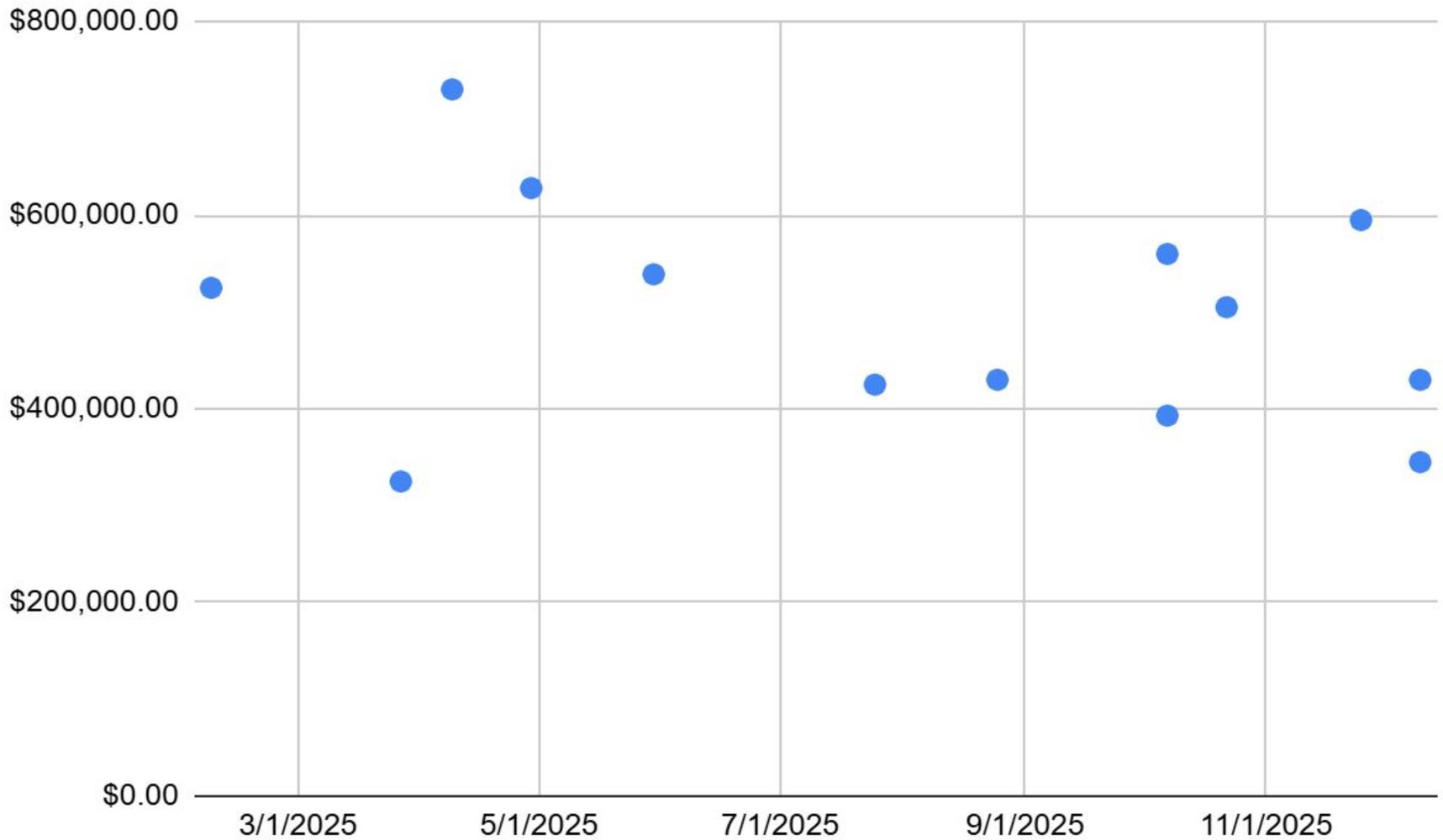
email: Gainesvillecchoa@gmail.com

Volunteer needed

Our beautiful neighborhood
has a sign that needs a
good (gentle) scrubbing

Anyone interested?





GCC 2025 Sales
Average sale - \$494,615

Treasurer's Report

	Previous year carryover	Dues collected	Total funds available	Expenses	Carryover to Next Year
2025	\$7,290	\$11,450	\$18,740	\$11,384	\$7,356
2024	\$6,902	\$11,350	\$18,252	\$10,961	\$7,290
2023	\$4,738	\$10,998	\$15,736	\$8,835	\$6,902
2022	\$5,121	\$10,410	\$15,531	\$10,793	\$4,738
2021	\$1,534	\$12,650	\$14,184	\$9,063	\$5,121
2020	\$1,642	\$10,275	\$11,917	\$10,383	\$1,534
2019	\$4,023	\$10,300	\$14,323	\$12,681	\$1,642
2018	\$3,232	\$8,264	\$11,496	\$7,473	\$4,023
2017	\$2,475	\$11,646	\$14,121	\$10,889	\$3,232
2016	\$3,560	\$10,463	\$14,023	\$11,548	\$2,475

2025 HOA Expenditures

Category	2025 Cost (\$)	2024 Cost (\$)
Landscaping maintenance	\$3,000	\$4,000
Dumpster for DISPOS-A-THON	\$705	\$777
Metal Signs & Inserts	\$868	\$80
Lighting (GRU)	\$1,412	\$892
Directory Printing	\$378	\$519
Operations (postage, envelopes) * Postcards, mailings	\$495	\$787
Post Office Box rental	\$268	\$256
Flags	\$427	\$102
Luminaries and Holiday Lights	\$646	\$543
Insurance	\$3,186	\$3,005

Biggest expenses for GCC HOA

- Landscape maintenance in 3 small locations and Lighting for our entrance ~ \$4500/year

Our board has reached out (certified mail) to defer these expenses back to club owners. No response.

- Insurance premiums continue to rise.

We cannot locate a better policy for our group.

2026 premium increase of \$1,020

2026 rate- \$4205.69

photo taken 1/26/26





Closing Remarks

Thanks for attending!

Home feels warmer
with
kind neighbors around.

Author unknown