

# GULF STREAM COTTAGES HOA

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## 2026 1<sup>st</sup> QUARTER GSC BOARD OF DIRECTORS MEETING

Thursday, March 26, 2026

3:30 p.m.

Conference Call: Dial: 667.770.1411 Access Code: 281805

### AGENDA

1. Call to order date & time stamp into minutes.
2. Roll call of the Board of Directors and Property Manager
3. Has a Quorum been met of BOD: yes-no
4. Financial Reports: Reports & collections
5. Management, Maintenance & Old Business
6. New Business
7. Adjourn meeting date & time stamp

Meeting started at 3:29 pm

Roll call:

**BOD members:** Lorri Freifeld, Stephanie Hollywood, Mike Wittman

**Property manager:** Billy Rivera

All are in attendance

Quorum is met

### FINANCIAL REPORT

**Billy:**

Currently in operations account: 19,646.22

Currently in reserve account: \$69,055.66

Collections: No one is in Tier 2 collection with the attorney; there are only 3 people who have not paid fines (\$150 each) that Billy is chasing down. One person is late with HOA dues.

**Stephanie:** Please email the BOD the name of the person who is late on dues separately.

**Billy:** I'm waiting for Jennifer to do reconciles for February for trash cans, parking fines, etc.

Once those are done, February 2026 financials will post on the GSC Website after going to the BOD.

## **MANAGEMENT, MAINTENANCE, & OLD BUSINESS**

**Billy:**

- 3 trees were cut down behind Cassandra Lane across from Stephanie and the Deidas' units (Sand Dune drive). Stumps were grinded down to the bottom. Three new saplings were planted in the same area.
- The pool was closed 1 day last week to pressure wash the deck and another day to paint it.
- Taxes are done. CPA Nick Diaz is in the process of doing the GSC audit review.
- Still waiting on the court filings pertaining to the board terms and Annual Meeting date. Semper Fi had to resend everything back to the point of contact (Jennifer at the attorney's office) and e-mailed her again Monday or Tuesday to find out where it stands.

**Stephanie:** We want to know whether the documentation from the old property manager is sufficient for the court or if we need to put it to a community vote.

I want to get Docusign for our community to make it easier for the community to vote.

**Billy:** I've investigated that for other HOAs, and it would cost \$5,000 a month.

**Stephanie:** We'll put it on the agenda for our Q2 meeting to research other options for electronic voting. Maybe Survey Monkey or Google forms could be an option.

**Billy:** Proxies either have to be mailed in from owners' address of record, e-mailed from the e-mail address of record, or handed in in-person.

**Lorri:** Have we seen any erosion from where the rip-rap was installed in the canal?

**Billy:** No, everything looks good.

## **NEW BUSINESS**

**Billy:**

- Irrigation will be turned on mid-April.
- Carlos is doing weed and feed soon.
- Semper Fi will repaint the parking space numbers in the parking lot shortly.
- Billy will get estimates for 10-15 more feet of stone on each side of the main entrances and for the 2 entrances at Sailors Court.
- Palm trees will be trimmed as needed.

**Stephanie:** Any changes to Billy's contract that will be up for renewal?

**Billy:** Based on our attorney's recommendation, I redid my contract for collections for Tier 1 and 2. There is no change to my fee.

**Stephanie:** I saw Billy sent out the power-washing reminder to homeowners this week. We will also want to remind them to get their trash cans pressure washed toward the end of April.

Meeting adjourned at 3:45 p.m.