



Board of Directors Meeting

January 22, 2026 - 6:30 pm Seven Oaks Clubhouse

MEETING AGENDA

Deed Restricted Community Managed by Associa Gulf Coast

Jeanie Philbeck, Community
Manager
jphilbeck@associagulfcoast.com

2025 Board of Directors

President
Gary Lemberg

Vice President
Mark McBride

Treasurer
Jon Tomsu

Secretary
Marie Joles

Director
Kimberly Bruce

Director
Jack Christensen

Director
Allen Luo

I. Call to Order

II. Roll Call

III. Adoption of Agenda

IV. Approval of Minutes

V. Public Comments – 3 minutes

VI. New Business

1. Edward Jones Update (5 min 6:45)
2. Violation/Fining Process (10 min 6:55)
 - a. CCR Compliance Direction & Expectations - frequency, areas to start addressing
 - b. SOPOA / Legal updating fining and collections process for Associa to align to; February goal
3. Fining Committee Members (5 min 7:00)
4. Collection Process (10 min 7:10)
5. Invoice Approvals (10 min 7:20)
6. Delinquencies (15 min 7:35)
 - a. Account Repayment Plans (see 2018 meeting minutes)
 - b. 5 year limit for collections, compliance fines bad debt TBD
7. Insurance Status - D&O / Fidelity-Bond (10 Min 7:45)
8. TownSq document maintenance - define owner and associated cleanup activities (10 min 7:55)
9. Camera Maintenance Contract Review/Approval (10 min 8:05)
10. Camera Networking Update (10 min 8:15)
11. CAM hours of operation (5 min 8:20)
12. Treasurer Report / Financials (10 min 8:30)
 - a. 2024 and 2025 Federal Tax Submissions - process and reimbursement
13. Resident Request (DRC) (10 min 8:40)
 - a. New Paint Scheme - Erika Bennett
 - b. New Driveway Coating - Shawn Saathof
14. Graduation/Military Signs & Mailing (2 min 8:42)

VII. Old Business

1. Paint Colors -Table

VIII. Adjournment

*A Not-For-Profit Corporation
Seven Oaks Property Owners' Association, Inc.*