



Board of Directors Meeting

February 26, 2026 - 6:30 pm Seven Oaks Clubhouse

Deed Restricted Community
Managed by Associa Gulf Coast

Jeanie Philbeck
Community Manager

jphilbeck@associagulfcoast.com

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

MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Public Comments – 3 minutes
- VI. New Business
 1. Collection/Fining Policy
 2. Violation Policy
 3. CD renewal
 4. Camera Maintenance Proposals
 5. Renters rights and support policies
 - Tracking (inventory/background/leases), gate setup/access, best practices
 6. Community Mailing
 7. Shark Coatings
 8. Seven Oaks Life Facebook Group
 9. Graduation/Military Signs
- VII. Old Business
 1. Paint Colors
- VIII. Treasurers Report
- IX. Managers' Report
- X. Adjournment