



Board of Directors Meeting
February 26, 2026 - 6:30 pm Seven Oaks Clubhouse

MEETING AGENDA

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

- 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. Camera Maintenance Proposals
 4. CD renewal
 5. Settled account cleanup as bad debt
 6. Associa staff December invoice - over payment remediation
 7. Renters rights and support policies
 - Tracking (inventory/background/leases), gate setup/access, best practices
 8. Community Mailing
 9. Shark Coatings
 10. Master Design Guidelines Text Modification
 11. Seven Oaks Life Facebook Group
 12. Graduation/Military Signs
- VII. Old Business**
 1. Paint Colors
- VIII. Treasurers Report**
- IX. Managers' Report**
- X. Adjournment**