



Board of Directors Meeting

March 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. AMR Approved Screen Enclosure Materials
 2. AMR Completion Time frames
 3. Gate Maintenance Agreement
 4. Delinquencies under \$36 Violation Policy
 5. Camera Footage Release
- VII. **Old Business**
 1. Paint Colors
 2. Shark Coatings Driveway Application Review
 3. Camera Maintenance Proposals
 4. Settled Account Cleanup as Bad Debt
 5. Renters Rights and Support Policies
 - a) Tracking (inventory/background/leases), gate
 - b) Setup/access, best practices
- VIII. **Treasurers Report**
- IX. **Managers' Report**
- X. **Adjournment**