

GOOSE CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD MEETING

JULY 7, 2026

6:00 PM – EASTSIDE LIBRARY

1583 Pedrick Road, Tallahassee, FL 32317

- **Call to Order**

- **Establish Board Quorum and Introductions**
- **Review Minutes – April 30, 2026**
- **Financial Report**
- **New Business**
 - Updated Border 2 Border Contract

 - Formation of Landscape Beautification Committee

- **Adjournment**

Homeowners may request to speak on agenda items once recognized by the Board

Goose Creek HOA Board Meeting Minutes

Date: April 30, 2026

Time: 6:04 p.m.

Location: Pedrick Public Library

Call to Order

The Goose Creek HOA Board meeting was called to order at 6:04 p.m.

Approval of Prior Meeting Minutes

October 2025 Minutes

Jacek Stramski moved to approve the October 2025 meeting minutes. Ginger Harris seconded the motion. The motion was approved by the Board.

February 4, 2026 Minutes

Jacek Stramski moved to approve the February 4, 2026 meeting minutes with a correction to the spelling of his first name. Ginger Harris seconded the motion. The motion was approved by the Board.

Budget and Financial Discussion

Ginger Harris provided an overview of the current budget. The Board discussed the Delinquency Report and the need to work out the kinks of the current online payment option that allows members to pay by credit card.

Jim Taylor suggested Zeffy as a possible online payment system that allows members to pay with little or no cost for a processing fee. It was noted that 19 units are currently outstanding.

The following budget items were discussed:

The Association paid taxes on interest income this year for the first time, which was noted as a positive reflection of interest earned.

Insurance had been budgeted slightly higher than actual costs. The next payment for the theft insurance policy is expected in November. Mary Holmes stated that the board budgeted far less than the insurance amount from last year. Janice stated that she expects the amount to go down from last year's amount. Mary Holmes asked that the Board consider purchasing a fidelity bond instead as a possible cost saving measure.

Line Item 410, Management Contract, appears higher than normal. Ginger suggested was that some expenses may have been inaccurately included in this line item. She mentioned it was possibly the two mailings that should have been charged to Line item 425 Member Mailings. Danny agreed to clarify and rectify.

Tree maintenance and removal is currently \$1,000 over budget. The Board discussed the need to move funds from another budget category to cover this expense.

Mary Holmes requested that the Truist 12 Month CD be identified as the HOA Reserve fund. Ginger Harris made a motion for management to make a journal entry to bifurcate and identify the equity portion as the HOA Reserve. Janice seconded the motion. The motion was approved by the Board.

Greenway Access Letters

Janice handed out letters addressed to three Goose Creek property owners from Jerry B. Honey II, Esq. regarding three properties that have historically been linked to neighborhood member access to the greenway by way of an easement.

Board members were asked to review the letters and provide responses within the next few days so these drafts can be finalized and mailed.

Alleyway Patching

The Board discussed alleyway patching, primarily for Plow Trail. Only one quote had been obtained from a vendor able to perform the work. Apache Asphalt, Inc., which specializes in this type of patch work, provided a quote of \$1,100 for the Carol Ann/Plow area.

The Board discussed the need to complete the work as soon as possible. Ginger Harris recommended that the funds be taken from Line Item 614, Miscellaneous Grounds Repair.

Jim Taylor recommended that the vendor provide a guarantee for the patch work. Danny stated that he would ensure a one year guarantee.

Communication to Members

The Board discussed improving communication with members regarding board meetings and agendas. Janice and Danny stated that the Board can establish a rule that communications will be provided by email and website rather than U.S. Mail. The process discussed was to notify homeowners that this communication rule will be voted on at the next meeting, and then hold the vote at the next meeting.

Trail Sign with Post

Ginger Harris made a motion to purchase two trail signs with posts, one for the Fields and one for Meadow, at a cost of \$670 each, to be installed. The motion also included the purchase of two pop up signs for noticing HOA meetings.

Jacek Stramski seconded the motion. The motion was approved by the Board.

Neighborhood Social

The Board discussed interest in hosting a neighborhood social in honor of the 250th birthday of the United States.

A tentative date of June 27, 2026, at 5:00 p.m. was discussed. Janice will take the lead on planning the event. Ginger Harris and Penny agreed to help secure additional planning members and assist with distributing flyers.

Adjournment

The meeting was adjourned at 7:32 p.m.

Goose Creek Homeowners Association
Balance Sheet

07/02/26

	<u>Jul 2, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
CCBG Checking	47,880.20
Truist 12 Month CD 03/09/27	<u>42,369.25</u>
Total Checking/Savings	90,249.45
Accounts Receivable	
Accounts Receivable	<u>-380.43</u>
Total Accounts Receivable	<u>-380.43</u>
Total Current Assets	<u>89,869.02</u>
TOTAL ASSETS	<u><u>89,869.02</u></u>
LIABILITIES & EQUITY	
Equity	
31000 · Reserves (Capital Expenditures)	42,369.25
32000 · Unrestricted Net Assets (Other Income)	25,358.05
Net Income	<u>22,141.72</u>
Total Equity	<u>89,869.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>89,869.02</u></u>

Goose Creek Homeowners Association
Profit & Loss

07/02/26

	Jan 1 - Jul 2, 26
Ordinary Income/Expense	
Income	
Finance charges received	1,375.89
100 · Homeowners' Dues	
101 Homeowners' Dues	52,257.14
103 · Interest on Assessments	435.54
106 · Interest/Investment Income	25.01
100 · Homeowners' Dues - Other	0.00
	52,717.69
Total 100 · Homeowners' Dues	
Total Income	54,093.58
Gross Profit	54,093.58
Expense	
Income Tax on Interest	309.00
300 · Routine Expenses	
308 · Bank Supplies	88.90
310 · Insurance	2,509.19
325 · Legal	3,036.00
340 · Annual Report Filing	61.25
345 · Website & Domain	45.98
	5,741.32
Total 300 · Routine Expenses	
400 · Management & Administrative	
Tax Return	100.00
410 · Management Contract	4,550.00
420 · Office Expenses	207.40
	4,857.40
Total 400 · Management & Administrati...	
500 · Community Events & Meetings	
510 · Community Events	215.46
	215.46
Total 500 · Community Events & Meeti...	
600 · Maintenance Expenses	
610 · Grounds Maintenance	
Asphalt Repairs	1,100.00
616 - Irrigation Repairs	175.00
611 · Grounds Contract	12,600.00
612 · Tree Maintenance/Removal	3,500.00
614 - Misc Grounds Repairs	570.00
619 · Other Ground Beautification	1,895.90
	19,840.90
Total 610 · Grounds Maintenance	
685 · Utilities	
687 - Main Utilities	567.78
686 - Backflow Testing	420.00
	987.78
Total 685 · Utilities	
Total 600 · Maintenance Expenses	20,828.68
Total Expense	31,951.86
Net Ordinary Income	22,141.72

Jan 1 - Jul 2, 26

Other Income/Expense	
Other Income	
KMG Collection Fee	75.00
Total Other Income	75.00
Other Expense	
Reserves Funding	0.00
KMG Collection Fee Paid Out	75.00
Total Other Expense	75.00
Net Other Income	0.00
Net Income	22,141.72

07/02/26

Goose Creek Homeowners Association
Expenses by Vendor Summary

	<u>Jan 1 - Jul 2, 26</u>
Anderson, Givens & Fredericks, P.A.	3,036.00
Apache Asphalt Inc.	1,100.00
Border 2 Border	12,775.00
City of Tallahassee	567.78
Department Of Treasury	309.00
Earl Bacon Agency	2,509.19
Florida Dept. of State	61.25
Goose Creek	20,000.00
Keith McNeil Plumbing	420.00
Kirby Management	6,963.18
Lumberjacks Tree Removal	3,500.00
Parker Atkins	570.00
TOTAL	<u>51,811.40</u>

BORDER 2 BORDER

Your pleasure Is Our Priority

B2B

Contract

Effective Date:07/01/2026

To:
Customer: Goose Creek HOA
Address:

From:
Border2 Border
11025 East Mahan DR.
Tallahassee, FL 32309

Office
850 - 877 - 4550

David Cook
850 - 508 - 7894

Matt Odom
850 - 508 - 1826

Purpose:

Provide lawn care maintenance services to Goose Creek HOA in Tallahassee
Fl. 32317

Services to be provided by Border 2 Border:

Landscape maintenance shall include the care of all trees, shrubs, ground
covers, flower beds, and grass *cutting around Fences as laid out in the landscaping
map provided by the HOA*

Specific Services:

Hedges and shrubs will be maintained in a uniform fashion. All weeds and
underbrush will be pulled from underneath to ensure a quality appearance when
needed or when asked upon request. We will provide all weed maintenance by
hand under each plant, within each flower bed and under and around each tree
and shrub on the areas we maintain when needed. At times throughout the year
the weeds may require a minimal eco-friendly weed killer to help maintain the
appearance.

Trees shall be trimmed to maintain a 7-foot ground clearance with evenly
cropped limbs. This will be done quarterly or as needed. By providing this
service you will maintain the vista look of your current yard.

Ant killer will also be spread to park and entrance way when mounds are

visible. Weed and feed will be applied to park and entranceway only when needed 2 times a year. Pine straw will be laid 2 times a year at both entrance ways. Weed and Feed, and pine straw are extra charges

Note: Landscape Map provided by the HOA

Scheduling:

We are always willing to adjust our scheduled workdays, upon request, to accommodate you should you need services throughout the year not included in this contract. We will also contact you by phone when we arrive and leave the property.

During the Spring and Fall *when* new growth is becoming more apparent, we would provide 2 cuts for each of the following months: March, April, May, August, September, October

During the summer months we will provide 2 – 3 cuts each of the following months: June and July depending on the weather and depending on how fast the grass grows.

During the winter months as grass and shrubs are growing slower, we will provide 1 cut for the following months: November, December, January, February.

In the event of Hurricane, severe flooding, lightning, or other weather-related incidents, Border 2 Border can provide services needed outside this contract.

Terms for this contract are valid for one year of service. This contract is automatically renewed with a possible 5% increase.

Keep in mind we are a full nursery and landscaping company family owned and operated should these services not fit your needs please allow your family to accommodate your needs in any way we can.

Cost of services will be: \$2100.00 per month

Border 2 Border:


Signature

Kirby Management:


Signature