

Goose Creek Homeowners Association

Tentative 2026 Annual Meeting

**AGENDA**

Date: Thursday January 15<sup>th</sup> 2026

Time: 6:00 p.m.

Location: East Side Library, 1583 Pedrick Road, Tallahassee FL 32317

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\_\_\_\_\_ 1. Call To Order

\_\_\_\_\_ 2. Establish Quorum

\_\_\_\_\_ 3. Review Minutes

\_\_\_\_\_ 4. Officers Reports

- President's Report
- Treasurer's Report

\_\_\_\_\_ 5. New Business

- Landscaping Updates

\_\_\_\_\_ 6. Open Floor to Members  
(Members may address the group and should limit their comments to three minutes.)

\_\_\_\_\_ 7. Elections

- Nominations
- Election of the board.

\_\_\_\_\_ 8. Adjournment

Goose Creek Homeowners' Association, Inc.  
3972 N. Monroe St.  
Tallahassee, Florida 32303

**MEMORANDUM**

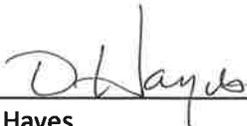
TO: Homeowners and Residents of Goose Creek  
FROM: Board of Directors  
DATE: Thursday, January 15, 2026 at 6:00 p.m.  
RE: 2026 Annual Members' Meeting Announcement

The "Annual Members' Meeting for fiscal 2026" of the Goose Creek Homeowners' Association, Inc., is scheduled for **6:00 p.m., Thursday, January 15, 2026,**

**Location:** Eastside Library on Pedrick Rd.  
1583 Pedrick Rd.  
Tallahassee, FL 32317

**Tentative Agenda**

Establish Quorum  
Review Minutes  
Officers Reports  
New Business  
Election

  
\_\_\_\_\_  
Danny Hayes  
HOA Manager

12/10/2025  
\_\_\_\_\_  
Date

# Affidavit

I, Danny Hayes, do hereby swear and affirm that notice of the 2026 annual members' meeting for Goose Creek H.O.A. to be held on:

Thursday, January 15, 2026 at 6 P.M.

at

Leon County Library on Pedrick Rd.  
1583 Pedrick Rd., Tallahassee, FL 32317

was mailed to 179 homeowners on or about December 10, 2025

  
Signed \_\_\_\_\_

12/10/2025  
Date \_\_\_\_\_

# Goose Creek Homeowners' Association Annual Meeting

January 28, 2025

1583 Pedrick Road – Eastside Library

## MINUTES

**Call to Order:** 6:03pm

**Quorum:** Established by members present (12); sign-in sheet retained by property manager. President Janice Porto presided as Chair over the meeting on behalf of the Association.

### **Review minutes from 2024 annual meeting:**

- Minutes amended to reflect that Board was previously elected by unanimous consent without opposition
- Motion to approve minutes was made by Jacek Stramski, seconded by Dennis Cohen and approved unanimously

### **President's Comments:**

- HOA is still trying to confirm whether city will fix sidewalk leading from Northcutt to the greenway trails; if the city does not, HOA will proceed with \$5,100 second bid that was received and previously approved.
- Bulk trash is still being placed out too soon; discussion followed.

### **New Business:**

Dennis Cohen presented the following items for consideration:

It was noted that website still needs to be updated to reflect all of the statutorily mandated information, including current board membership, agendas, contracts/bids.

He suggested revising various provisions of the management contract, including:

- Section 2.2 to provide for 3 members of the board to be liaisons with the manager
- Section 4.3 to require more details for invoices
- Section 4.4 to grant authority to at least two members of the board to sign checks
- Section 4.5 limiting the ability of the manager to advance any amount to cover association obligations
- Section 6.1 stating that it is the responsibility of the board to develop meeting agendas

He also proposed amendments to the Bylaws of the Association, and distributed a hard copy of the proposed amendments to the members present; a discussion of the proposals followed.

Dennis made a motion that at least two members of the association, at least one who is a board member, should have access to the website and domain information for maintenance purposes; the motion was seconded by Robert; Jacek suggested that this motion appeared to be in the nature of a Bylaws change, and so could not be properly considered; Janice, as chair, ruled the motion was not in order; Dennis withdrew motion.

Beth stepped down from maintaining the website and agreed to provide information to Dennis who graciously volunteered to maintain updates.

A general discussion among members followed regarding maintenance of association greenspace; the website; the management contract; documentation of budgeted items, including mailers and receiving electronic notices.

**Elections:** Beth nominated Penny to be a Member-at-Large of the Board to replace Mona; Jacek seconded and the motion was approved unanimously.

Jacek Stramski made a motion to that the remainder of the board members be re-elected and continue in office for the next term; Robert Benbow seconded the motions and is passed. Therefore, the 2025 Board membership was elected unanimously and without opposition.

**Meeting adjourned:** 7:33pm

DRAFT-NOT APPROVED

Goose Creek Homeowners Association  
Balance Sheet

01/14/26

Dec 31, 25

ASSETS	
Current Assets	
Checking/Savings	
CCBG Checking	48,505.69
Truist 6Mo CD 02/18/26	21,933.71
Total Checking/Savings	70,439.40
Accounts Receivable	
Accounts Receivable	740.79
Total Accounts Receivable	740.79
Other Current Assets	
12000 - Undeposited Funds (Funds received, but not yet deposited to a bank acc...	882.00
Total Other Current Assets	882.00
Total Current Assets	72,062.19
<b>TOTAL ASSETS</b>	<b><u>72,062.19</u></b>
<b>LIABILITIES &amp; EQUITY</b>	<b>72,062.19</b>

01/14/26

Goose Creek Homeowners Association  
Profit & Loss 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Finance charges received	964.98
Returned Check Charges	35.00
100 · Homeowners' Dues	
101 Homeowners' Dues	49,364.24
103 · Interest on Assessments	877.63
Total 100 · Homeowners' Dues	50,241.87
Total Income	51,241.85
Gross Profit	51,241.85
Expense	
Income Tax on Interest	100.00
300 · Routine Expenses	
310 · Insurance	3,092.68
325 · Legal	1,541.00
340 · Annual Report Filing	61.25
Total 300 · Routine Expenses	4,694.93
400 · Management & Administrative	
Tax Return	100.00
410 · Management Contract	7,800.00
420 · Office Expenses	300.00
425 · Member Mailings (All Members Mailing...	511.15
Total 400 · Management & Administrative	8,711.15
600 · Maintenance Expenses	
610 · Grounds Maintenance	
611 · Grounds Contract	24,000.00
612 · Tree Maintenance/Removal	1,850.00
614 - Misc Grounds Repairs	1,340.00
Total 610 · Grounds Maintenance	27,190.00
685 · Utilities	
687 - Main Utilities	1,027.28
686 - Backflow Testing	520.00
Total 685 · Utilities	1,547.28
Total 600 · Maintenance Expenses	28,737.28
Total Expense	42,243.36
Net Ordinary Income	8,998.49
Other Income/Expense	
Other Income	
KMG Collection Fee	225.00
Total Other Income	225.00
Other Expense	
KMG Collection Fee Paid Out	225.00
Total Other Expense	225.00
Net Other Income	0.00
Net Income	8,998.49

Goose Creek Homeowners Association  
Profit & Loss Budget vs. Actual 2025

01/14/26

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Finance charges received	964.98		
Returned Check Charges	35.00		
100 · Homeowners' Dues			
101 Homeowners' Dues	49,364.24	50,120.00	-755.76
103 · Interest on Assessments	877.63	466.48	411.15
Total 100 · Homeowners' Dues	50,241.87	50,586.48	-344.61
Total Income	51,241.85	50,586.48	655.37
Gross Profit	51,241.85	50,586.48	655.37
Expense			
Income Tax on Interest	100.00	125.00	-25.00
300 · Routine Expenses			
308 · Bank Supplies	0.00	50.00	-50.00
310 · Insurance	3,092.68	3,500.00	-407.32
325 · Legal	1,541.00	1,500.00	41.00
340 · Annual Report Filing	61.25	61.25	0.00
345 · Website & Domain	0.00	500.00	-500.00
Total 300 · Routine Expenses	4,694.93	5,611.25	-916.32
400 · Management & Administrative			
Tax Return	100.00		
410 · Management Contract	7,800.00	7,800.00	0.00
420 · Office Expenses	300.00	300.00	0.00
425 · Member Mailings (All Members Mailing (2))	511.15	1,100.00	-588.85
450 · Professional Services (Surveys and other Consulting)	0.00	1,000.00	-1,000.00
Total 400 · Management & Administrative	8,711.15	10,200.00	-1,488.85
600 · Maintenance Expenses			
610 · Grounds Maintenance			
611 · Grounds Contract	24,000.00	24,000.00	0.00
612 · Tree Maintenance/Removal	1,850.00	2,500.00	-650.00
614 · Misc Grounds Repairs	1,340.00	1,500.00	-160.00
619 · Other Ground Beautification	0.00	1,000.00	-1,000.00
Total 610 · Grounds Maintenance	27,190.00	29,000.00	-1,810.00
685 · Utilities			
687 - Main Utilities	1,027.28	1,600.00	-572.72
686 - Backflow Testing	520.00	350.00	170.00
Total 685 · Utilities	1,547.28	1,950.00	-402.72
Total 600 · Maintenance Expenses	28,737.28	30,950.00	-2,212.72
Total Expense	42,243.36	46,886.25	-4,642.89
Net Ordinary Income	8,998.49	3,700.23	5,298.26
Other Income/Expense			
Other Income			
KMG Collection Fee	225.00		
Total Other Income	225.00		
Other Expense			
Reserves Funding	0.00	2,000.00	-2,000.00
KMG Collection Fee Paid Out	225.00		
Total Other Expense	225.00	2,000.00	-1,775.00
Net Other Income	0.00	-2,000.00	2,000.00
Net Income	8,998.49	1,700.23	7,298.26

01/14/26

Goose Creek Homeowners Association  
Expenses by Vendor Summary

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	<u>Jan - Dec 25</u>
Anderson, Givens & Fredericks, P.A.	1,541.00
Auto Owners Insurance	2,642.82
Border 2 Border	24,000.00
City of Tallahassee	1,027.28
Department Of Treasury	100.00
Earl Bacon Agency	2,419.36
Florida Dept. of State	61.25
Fraser Electric	1,340.00
Keith McNeil Plumbing	520.00
Kirby Management	8,936.15
Lumberjacks Tree Removal	1,850.00
TOTAL	<u>44,437.86</u>

Goose Creek Homeowners Association  
Delinquency Report

01/14/26

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
129 - Goose (AGF)	0.00	0.00	0.00	0.00	1,769.24	1,769.24
154 - Leah (AGF)	0.00	0.00	0.00	0.00	650.13	650.13
122 - Goose (AGF)	0.00	0.00	0.00	0.00	650.13	650.13
6149 - Jason (AGF)	159.49	0.00	0.00	0.00	395.10	554.59
142 - Goose	0.00	0.00	0.00	0.00	330.40	330.40
141 - Northcutt	0.00	0.00	0.00	0.00	330.40	330.40
129 - Northcutt	0.00	0.00	0.00	0.00	50.00	50.00
TOTAL	<u>159.49</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,175.40</u>	<u>4,334.89</u>

01/14/26

Goose Creek Homeowners Association  
2026 Approved Budget

Jan - Dec 26

Ordinary Income/Expense	
Income	
100 · Homeowners' Dues	
101 Homeowners' Dues	52,626.00
106 · Interest/Investment Income	500.00
Total 100 · Homeowners' Dues	53,126.00
Total Income	53,126.00
Gross Profit	53,126.00
Expense	
Income Tax on Interest	150.00
300 · Routine Expenses	
308 · Bank Supplies	55.00
310 · Insurance	3,500.00
325 · Legal	2,500.00
340 · Annual Report Filing	61.25
345 · Website & Domain	538.74
Total 300 · Routine Expenses	6,654.99
400 · Management & Administrative	
410 · Management Contract	7,800.00
420 · Office Expenses	300.00
425 · Member Mailings (All Members Mailing (2))	1,100.00
450 · Professional Services (Surveys and other Consulting)	1,000.00
Total 400 · Management & Administrative	10,200.00
600 · Maintenance Expenses	
610 · Grounds Maintenance	
616 - Irrigation Repairs	325.00
611 · Grounds Contract	25,020.00
612 · Tree Maintenance/Removal	2,500.00
614 - Misc Grounds Repairs	1,500.00
619 · Other Ground Beautification	1,000.00
Total 610 · Grounds Maintenance	30,345.00
685 · Utilities	
687 - Main Utilities	1,680.00
686 - Backflow Testing	220.00
Total 685 · Utilities	1,900.00
Total 600 · Maintenance Expenses	32,245.00
Total Expense	49,249.99
Net Ordinary Income	3,876.01
Other Income/Expense	
Other Expense	
Reserves Funding	2,000.00
Total Other Expense	2,000.00
Net Other Income	-2,000.00
Net Income	1,876.01