

Goose Creek Homeowners Association

Board of Directors Meeting & 2026 Budget Meeting – Oct. 14, 2025

Eastside Branch Library - 1583 Pedrick Rd., Tallahassee, FL 323217

Call to order 6:03

Quorum: Janice, Ginger, Jacek, Robert

Introductions among the Board members and association members

Motion to approve prior minutes - Robert – Second Jacek; Motion approved unanimously.

Financial report (Ginger) – As of Sep 30; the association is good financial standing. It has about \$58K in checking; CD at Truist is about \$22K. Regarding accounts receivable – made good progress, HOA has some accounts that are past due and on payment plans. This is about lowest balance for receivables Treasurer has seen. There is an expectation to have additional amounts into reserves. Alleyways expenditure is expected to be a large expenditure soon.

Profit and loss – about 50K in income from dues; 29K in expenses so far for the year; 21K in net income

Budget vs actual page shows activity through 10/10; revenue was only \$32 less than budget; negative categories show that funds were underspent; projections look good for spending under budget

Discussion regarding filling remaining term of secretary – Robert moved for Penny to be secretary; Jacek (second) passed unanimously

By-laws discussion – Dennis is no longer on board after he stepped down. His past proposals for by-laws revisions will be tabled. If members are interested in working on a committee regarding by-laws, they are encouraged to reach out to HOA.

A discussion of emails for meeting packages was had—Danny (manager) mentioned that he will send email notices by primary and secondary emails going forward.

A discussion regarding Alford Greenway access easement between 189 and 185 Northcutt was had. Homeowners on easement were provided communications from attorney and city regarding easement and its status following the City's removal of the sidewalk. There are questions about whether there was a separate access easement from the sidewalk easement that City may disclaim. Jacek discussed impression that the easement has existed since the neighborhood was built, and that greenway access affects the value of all homes in this section of the association, even for those members who do not use access regularly – all houses were purchased with expectation of greenway access where it is. Eliminating access would negatively affect property values of all nearby homes—various homeowners have mentioned expectation that there will remain access to greenway, and they have always known the access to be there. Also, City sidewalk easement appears to be separate from the pedestrian easement access that was initially platted through from Northcutt. The plat and initial subdivision indicated intent by developer to have easement access to greenway—the sidewalk easement was simply an additional easement for the City to maintain a sidewalk over the pedestrian easement to facilitate it.

Homeowners mentioned their understanding that if the City disclaims its easement, there is no other easement or right of access to the greenway through that location. Board invited homeowners to present any information or documentation they might have to support their understanding.

Budget (Ginger) – Ginger presented a proposed budget which includes a 5% increase in dues – Ginger mentioned there is likely to be an increase in insurance; increase in landscaping costs; increase in utilities. Expecting \$500 income from CD; expecting \$3800 increase in income without change.

Management fee rates did not increase; Treasurer is looking at all expenditures, does all the reconciliations; pleased with services received from management company; has been Treasurer for seven years; every year the budget is managed well; reserves being built;

Proposing a 5% dues increase to \$294 per year.

Motion to approve budget was made by Ginger; second Robert; passed unanimously.

(Janice) Tree-trimming discussion tabled until next week; concerns about trees near Leah Martin;

There was a discussion about parking; check payment questions from member regarding balance of specific account; more discussion about trees and tree maintenance.

Question about fidelity bond to replace theft insurance.

There were member comments about retention pond on Peyton Ct. Member mentioned it not having been cleared out; would like a no dumping sign in area on cul de sac on Peyton Ct (108 Peyton Ct)

Other member would like improvements to be made to entrance side; concern about Peyton Ct property and debris.

Motion to adjourn (Janice) second (Jacek) (7:05?)