

Board Meeting – August 10, 2026 – 5:00pm – Zoom

Attendees:

Kathy Garchow, President
Jon Stevens, Second Vice President
Kevin Hughes, Third Vice President
Ashley James, Recording Secretary
Michael Lobianco, Treasurer

There were sufficient board members for a quorum.

Call to Order

The meeting was called to order by KG at 5:06pm.

Old Business

- KG reviewed edits to the May meeting minutes and approval by all on call
- Kathy and Jon met on July 23rd with Deputy Pullen with the **Pinellas County Sheriff's Office** and **Francis Robistelli** to check-in regarding the existing MOU and procedures surrounding Block M&N, trespassing, and enforcement.

Litigation Update-Jon gave the update

- Allison has begun drafting the legal response.
- The board will receive the draft with sufficient time for review.
- Exact submission deadline still needs to be confirmed.
- A special meeting with counsel can be scheduled if needed once the draft is received.

Financial Update

- **Expense Reimbursements**-Going forward, reimbursements will generally be issued through **Fifth Third Bank** rather than handwritten checks.
- **2026 Forecast** Original projected year-end balance: \$37,147.75
- Allison's estimated legal cost is approximately **\$30,000**. The board agreed that the forecast should instead reserve: **\$6,000/month × 5 months = \$30,000**. This would reduce the approximate projected year-end cash balance to: **\$32,000**
- Kathy requested approval for Door Hangers that will be distributed on homes advertising the August 20 membership meeting. Kevin made a motion to approve the \$86.01 receipt and it was unanimously approved.
- John will email the receipt for the Heavy-Duty Hinges for the gates

New Business / Other:

- Kathy reviewed the slide deck for the general membership meeting. Email with the agenda will be sent to homeowners. Attendance is limited because several board members will be traveling or unavailable. Mayor Tate will join the meeting.

Additional volunteers may be needed, particularly for:

- Sign-in
- Pizza/food
- General setup

Proposed Agenda

Mayor Tate

- City update
- Member questions/discussion

Financial Update

- Ed to provide financial information.

Capital Improvement Project Update

- Include Camden / city-related project updates.

Litigation Update

Fences / Gates

Rules / Bylaws Awareness

Community Discussion

Ask members for input on:

- Community priorities
- Projects
- Beach/property improvements
- Other initiatives members consider important

7. Bylaws & Rules

This was one of the more important discussions.

Bylaw Changes Under Consideration

Potential areas include:

1. **Number of required meetings**
2. **How meetings must be noticed**
 - Including whether physical signs should continue to be required.

3. Potential requirement concerning **meeting agendas/notices**.
4. Restrictions on use of Block M&N for **commercial or financial gain without board approval**.
5. Making homeowners responsible for costs caused by their actions, potentially including:
 - Fines
 - Legal expenses
 - Attorney fees

Rules vs. Bylaws

Important distinction discussed:

- **Rules** are established by the board.
- **Bylaws** are approved by the membership and therefore carry greater member authority.

The current rules may also benefit from cleanup because they contain:

- Repetition
- Overlap
- Unclear provisions

Renter Rules

Existing rules already address renters/tenants, but compliance has been inconsistent.

The larger issue may be **enforcement and notification**, rather than the absence of a rule.

8. Bylaw Amendment Timeline

The board clarified the process.

August Meeting

Use primarily to:

- Remind members that bylaws/rules exist.
- Direct members to the documents.
- Encourage members to begin reviewing them.

Upcoming Meetings

- Board Meeting: October 12, 2026 (Zoom)

Motion to adjourn by Kathy at 6:11pm. Passed by All.