



**River's Gate Homeowners Association
Board of Directors Meeting Minutes
Thursday May 21, 2026 @ 5:30pm
Location: Zoom Virtual Meeting**

Attendees: Christopher McNeil, President Jamie Yeha, Vice President
Kevin Climie, Secretary/Treasurer Helder Afonso, Vice President
Brett Smith, Vice President Triona Cosgrave, Manager, CCM
John Bodnar, Vice President Laura Olsen, Vice President(5:50pm)

Regrets: None

1. **Call to order** – Christopher McNeil – 5:38pm

2. **Approval of Meeting Minutes**

- Board Meeting Minutes – February 23, 2026
 - Motioned by John Bodnar, seconded by Jamie Yeha, Approved

3. **HOA Update**– Triona Cosgrave

- 2026 Maintenance
 - GSL will continue as the Landscaping contractor for the community for the 2026 season.
 - The Grass area used for set down to be addressed and reseeded.
 - Cosgrave Consulting & Management Ltd. to schedule a walkthrough with the Board and GSL.
- Fire Entry Feature
 - Brett Smith continues to communicate with HML on any required adjustments.
 - Cosgrave Consulting & Management Ltd. to request reduced operations during the summer months.
- Community Planters
 - Cosgrave Consulting & Management Ltd. to advertise for volunteers on Facebook to plant the planters.
- Entry gate
 - The Insurance company compensated the HOA in the amount of \$6,300. The funds have been deposited into the Association's account. The insurer will continue to pursue recovery from the landscaping contractor.
 - App issues have been reported to the company. Cosgrave Consulting & Management Ltd. will follow up.

4. **Financial**

- 2026 P&L YTD
 - Cosgrave Consulting & Management Ltd. reviewed and answered questions on the 2026 P&L YTD
- 2026 Collections
 - Cosgrave Consulting & Management Ltd. reported that 22 homes remain unpaid.
 - Cosgrave Consulting & Management Ltd. will send another reminder to the residents.
 - Elevon requested additional documents from their fraud prevention department, funds are on hold, Cosgrave Consulting & Management Ltd. has provided requested documents and will follow up to expedite release of the funds.

5. **Other Business**

- Community Address Signage
 - The Board would like to request another quote from Behrends for the signs to add 25122 Sturgeon Road.
- Community Website



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- Jamie Yeha & Cosgrave Consulting & Management Ltd. have completed the website updates.
- Cosgrave Consulting & Management Ltd. will follow up for the website to be published and go live.
- Security Cameras
 - Cosgrave Consulting & Management Ltd. will obtain a quote for adding security cameras to the community and compare it to the quotes obtained by Laura Olsen.
- Stop Sign
 - Laura Olsen was successful in working with the County on installing a stop sign, and it was installed in Spring 2026.

6. Next Meeting Date

- Doodle poll for Meeting in mid-July 2026
- Virtual Zoom Meeting

7. Adjournment – Christopher McNeil – 7:19pm