THE CLUB & RESIDENCES OF
RIVER'S GATE

River's Gate Homeowners Association
Board of Directors Meeting Minutes
Monday February 23, 2026 @ 6:00pm
Location: Zoom Virtual Meeting

Attendees:	Christopher McNeil, President	Jamie Yeha, Vice President
	Kevin Climie, Secretary/Treasurer	Helder Afonso, Vice President
	Brett Smith, Vice President	Tríona Cosgrave, Manager, Cosgrave Consulting & Management
	Laura Olsen, Vice President	John Bodnar, Vice President (6:31pm)

Regrets:

1. **Call to order** – Christopher McNeil – 6:03pm

2. **Approval of Meeting Minutes**
   - Board Meeting Minutes – October 15, 2025
   - AGM Meeting Minutes – November, 2025
     - Motioned via email on March 4, 2026 by Kevin Climie, seconded by John Bodnar, Approved

3. **HOA Update–** Tríona Cosgrave
   - Enhanced landscaping
     - GSL will continue as the Landscaper for the community for the 2026 season.
     - The Board and GSL will schedule a walkthrough in the spring of 2026.
   - Fire Entry Feature
     - Brett Smith continues to communicate with HML. The cold weather is having an impact on the left sided fire feature.
     - Cosgrave Management shared the monthly gas bills from November 2025 to Feb 2026.
     - Gas and Electric Utilities to be separated in the future.
   - Community Planters
     - Cosgrave Management to confirm if GSL can include the planters at no charge.
   - Entry gate
     - JR's Lawn Maintenance did not pay the costs to fix the gate. RGHOA paid Duraguard the full amount of $9100.
     - Cosgrave Management filed a claim with the Insurance company and recovered $6300 of the costs. The insurance company will seek to recover the costs from JR's Lawn Maintenance.
     - The Board will discuss signage options in the spring of 2026.

4. **Financial**
   - 2025 P&L YTD
     - Cosgrave Management reviewed and answered questions on the 2025 P&L YTD
   - 2024/2025 Collections
     - Cosgrave Management reported that there is 1 home in collections with Field Law.
   - 2026 Collections
     - Cosgrave Management reported that there are 87 Homes unpaid for 2026. Christopher McNeil requested a reminder. Cosgrave Management will send a reminder to the residents at the end of the month.
     - Elevon requested additional documents from their fraud prevention department, funds are on hold, but they have confirmed they will be released by 27 February 2026.

5. **Other Business**
   - Community Address Signage

- The Board would like to request another quote from Behrends for the signs to match the existing signs in the community.

- Community Website
  - Jamie Yeha & Cosgrave management have reviewed the website and relayed changes to IVRNET. Once the changes have been made, the website will be shared with the Board for input and feedback.
- Security Cameras
  - Cosgrave Management 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 will be installed in Spring 2026.

6. Next Meeting Date

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

7. **Adjournment –** Christopher McNeil **– 7:19pm**