

The ANNUAL MEETING of THURSTON GROVES HOA INC. was held Tuesday, February 3, 2026, AT 6:00 PM at THE SEMINOLE RECREATION CENTER - ROOM 210, 9100 113TH STREET, SEMINOLE, FL 33772

1. Brett Newby called the meeting to order at 6:06
2. Brett was appointed chairperson of the meeting
3. Proof of Notice of the Meeting
 - a. Mailed: January 6, 2026
4. Ameritech representatives counted attendance and proxies and certified a total of 22 represented households out of 86. We did not reach the quorum of 29.
5. Brett adjourned the meeting at 6:08

The Organizational Meeting for the new Board was held immediately following the Annual Meeting and owners present were invited to attend.

1. Brett called the meeting to order at 6:08.
2. Jamie was appointed Chairperson of the meeting.
3. Chris Walker resigned after completing his 2 years of service. Clayton Tieman was nominated and accepted as our new board member. TGHOA 2026 officers are:

President: Clayton Tieman

Vice President: Teja Karkare

Treasurer: Joan Littlefield

Secretary: Janet Dent

Director: Jamie Freda

4. The organizational meeting adjourned at 6:11.

Residents attending were invited to stay and participate in an open forum.

Bob Jahnke voiced his displeasure with the Board's ability to uphold the CC&R standards. He will meet with Clayton to review the list of grievances.

Residents voiced favorable agreement to spend \$5-\$6k on Christmas lights this year.

Camera operations were discussed and will be addressed by the Board.

Much discussion was held over amber vs bright white lights in our streetlights. The Board has been told by Duke that amber lights were being replaced by bright white lights.

Lee Rivas mentioned a palm on the NW side of the lake that needs trimming or removal. This will be discussed with Francisco.

Concern about the weeds at our front entrance was voiced but Clayton pointed out there was no need to spend money on an area that may be affected by the upcoming 102nd Ave widening project.