

Queens Cove Board Meeting Minutes
Monday February 16, 2026
St. Lucie Schoolhouse
7p

Roll Call: Stephen Neill, Cindy Baron, Zane Berg, Danny Kern, Lorenza Thomas, Rodger Hahneman, Howard Marsch, Doug Baron, Mike Poslaiko via phone
Excused: Barbara Ramsay
Visitors: Mr. and Mrs. Rhodes of 97 Queens Rd.

Presidents Report: Rodger Hahneman - no report given

Acceptance of Board Meeting Minutes from January 19, 2026
Acceptance of Member Meeting Minutes from January 28, 2026
Both Board and Member Meeting Minutes Accepted by Queens Cove Board

Committee Reports

Architectural: Stephen Neill
12 Sovereign Way - Modifications were made regarding side setback
97 Queens Rd. Mr. & Mrs. Rhodes presented the blueprint for their new home. There were issues regarding the HOA By-Laws and square footage for the 1st floor.
Recommendations were to come back with the modifications for a final approval.

Financial: Mike Poslaiko
50% of residents have already submitted the HOA for 2026, more payments are still arriving
A new Queens Cove Mailbox was installed at 134 Queens Rd., this one is waterproof.
Numbers need to be applied to the mailbox

Compliance: Danny Kern
33 Majestic will be holding an Estate sale on March 6 & 7, 2026. A temporary gate code will be given for gate entrance this keeping the Queens Cove gates closed for security reasons
The Doogie Poop Station will be removed on the corner of Majestic and Queens Island.
Residents are asked to bring their bags home with them

Legal: Zane Berg
AT&T does not have an easement to move forward with their fiber project

Grounds/Beaches: Rodger Hahneman
The Beach walkway will be looked at this week
The hedges at the corner of Queens Rd. and Sovereign way will be trimmed by myself and Doug Baron since it was missed with the Greenwall trimming
Some FPL Lights are out on Regal Rd., FPL will be called

Electrical/Lights: Doug Baron

Landscapers hit and broke an electrical receptacle. This will be moved and placed in a better spot.

Will work with Rodger Hahneman on Regal Rd. FPL light issues

Cameras/Gates/Transmitters/Realtor Documentation: Lorenza Thomas

Transmitters are working better now with longer reach

Still working on the possibility of Starlink for the front gate and waterway camera

Waterway camera is still down at his point

Environmental: Howard Marsch

We are still working with the parties of 19 Sovereign and 17 Sovereign Way regarding variance request

Roads: Danny Kern

Nothing new to report on

North Beach Association: Barbara Ramsay

The Sea Palm Condo on A1A will be painted

Waiting on the FDOT regarding the Bike Path on A1A

Secretary/Website/Beach Stickers: Cindy Baron

Some website changes will be made this week

Old Business:

AT&T, reported under legal

New Business:

Variance request: 19 Sovereign Way, deferred until the March 2026, Board Meeting

Variance request: 97 Queens Rd., reported under Architectural

Meeting Adjourned: All present agreed

Next QC Board Meeting: Monday March 16, 2026, St. Lucie Schoolhouse, 7p

Next QC Member Meeting: Wednesday April 29, 2026, Ocean Harbour North Clubhouse, 7p

Respectfully Submitted: Cindy Baron

Queens Cove Secretary

February 17, 2026