

**GULL AIRE VILLAGE ASSOCIATION**  
Board of Directors

**Date:** Tuesday, Nov. 28, 2017

**Time:** 6:30pm

**Place:** GAVA Clubhouse  
151-B Gull Aire Blvd  
Oldsmar, FL 34677

Ken LaMarca, President  
Bob Lyttle, V.P.  
Bonnie Theal, Treas.  
TC Hite Sect.  
Sandy Fillipon, BOD  
Charles Freeman, BOD

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Board Members Present: Ken LaMarca, Bob Lyttle, TC Hite, Bonnie Theal, Charles Freeman.  
Absent: Sandy Fillipon  
Ameri-Tech Management: Janice Sofia, David Fedash

Meeting called to order by Ken LaMarca at 6:30pm  
Pledge of allegiance to the flag  
Ken made motion to accept the Minutes of the October 24<sup>th</sup> meeting, TCseconded, all in favor.

**RESIDENTS QUESTIONS/CONCERNS:**

Mickey Stewart wanted to thank GAVA for purchasing additional tables for the Craft Show and also for the Carts for the Kitchen.

Perry, stated that even though the sound system was fixed, it still is causing trouble. He believes it's an equipment problem and asked if he has permission to buy a new DVD. Ken asked if Perry could bring the DVD from the Clubhouse and check it out at his house to be sure that the clubhouse DVD is defective and get back to Ken with the answer. Perry will check it out. If it is defective, Bonnie made motion to purchase a new Blue Ray Player, Charlie seconded, all in favor.

**Q:** Alice Szczur ask who is responsible for the ponds? The one behind Canal Way is loaded with green algae. Fred Hobson said the one behind Dove Terrace gets the same way. Don't seem to know what the problem is.

**A:** The Board will look into this matter.

**TREASURER'S REPORT:**

General Checking Account.....	\$65,945
BBT Money Market Account.....	\$45,037
Cadence CD Balance.....	\$ 54,815
Cadence CD Balance.....	\$ <u>80,399</u>
Total Bank Balance.....	\$246,194

Delinquent Maintenance Fees.....	\$ 15,052
Pre-Paid Maintenance Fees.....	\$ 24,867

A check in the amount of \$15,000 was drawn for the completion of the roof and a check for \$1,052 for the completion of the Bocce courts.

**NON COMPLIANCE REPORT:**

Ameri-Tech did an inspection and came up with 13 new violations, 7 are going to the Fining Committee. Janice asked that the directors set a fee for these violations so that each month she would know what fees are to be paid. TC made a motion of \$25.00 across the board for these violations, Bob seconded – all in favor. Delinquencies, there were 19 letters sent out and 1 was sent for the third time and this one will be getting a lien. No accounts went to the attorney this month.

Looking for a couple of alternates for the Compliance Committee. If anyone is interested in getting on the Compliance Committee, either talk to Ken after the meeting, call him or e-mail him. There will be a meeting on the 21<sup>st</sup> so they will have time to correct the violations before the meeting.

**PRESIDENT'S REPORT:** When we had our budget meeting last year one of the things discussed for the Planning Committee was the irrigation around the clubhouse and concentrating on our storage problem. Since then, we have changed lawn companies and with the sprinkler system working good, the lawn is looking much better. Consequently, there will be no more vendor vehicles allowed to park on the lawn. It was suggested that maybe adding additional cement padding around the clubhouse so more golf carts or trucks could park when bringing in heavy equipment. There was a complaint that the maintenance man parks his golf cart on the lawn, Ken will talk to him regarding this. Ken did an overview of the budget and said that we were pretty much on target as to where we should be for this time of the year.

**COMMITTEE REPORT:** Larry Wolfe said the Architectural Committee met earlier this month due to the Thanksgiving Holiday. It was a fairly slow month with 6 applications being approved. Most of it was painting, a couple needed permits. Larry has put a notice in the monthly newsletter asking if anyone had any ideas regarding changing or updating the Architectural Guidelines. He said any suggestions would be greatly appreciated.

Ginny Johnson said she has done 50 orientation meetings so far this year. Sometimes there is a problem getting new resident orientated. Some haven't got down yet and some just don't answer her calls or come in for an interview. If residents don't respond after she has made three calls to them, she is just going to file their application. Ginny also feels that anybody renting under three months should not have to be interviewed because by the time they get back to her, their stay time is already half gone. Ken suggested that if there is no reply after three calls, their names should be given to Ameri-Tech so they can send a letter to the non-responders. Ginny also claims that both buyers and renters come to the Orientation Meeting and say they have never read or gotten a copy of the Rules and Regulations and the Covenants. That should be the responsibility of the homeowner or the realtor who is selling/renting the home

Bonnie made motion that anybody renting under 3 months does not have to be orientated, Charlie seconded it, all in favor.

**UNFINISHED BUSINESS:** Roof – Dave advised final payment on roof was made and a rebate of \$2,340 was submitted to TECO and approved. Final verification should be made within one

week and check should be forthcoming within a couple of weeks. Bob asked if the roofers took care of the spillage on the side of the building and the sidewalk. Keith came out and he and Chuck looked at it but Bob doesn't feel it was taken care of and final payment shouldn't have been made. Dave will look into it.

**Speed Limit** - Bonnie continues to follow-up the speed limit situation in Gull Aire. She received an e-mail from Mandi Clark, the Planning Technician for the City of Oldsmar which read as follows *"I have been informed that the city will be following up via letter in regards to the Gull Aire speed limit signs. If further discussion is necessary regarding the resolution of the speed limit sign as discussed by the technical review committee and sheriff's off, please feel free to reach out to our office"*.

**510** – At the Oct. Board Meeting there was a vote of 4 to 1 to send a letter to the owners regarding the fence. Ken went to look at the house and asked that we go to the attorney and ask his opinion regarding this situation. 539 had a similar problem a couple of years ago and nothing could be done about it. Bob spoke to the owner of 510 several times and he said he would do anything that GAVA asked him to do. The question here is, is it a railing or a fence. The attorney is classifying it as a railing and there is nothing in the covenants regarding railings. The owner said he would cut the railing down to make it even with the side of his house and paint it white. He also must fill out an Architectural form which he never did. TC suggested that she and the rest of the board discuss the probability of fining \$500.00 to anybody who does not go through the proper channels for architectural changes. She feels that this would eliminate the problems that they are facing now. When Janice does her inspections monthly, if she sees architectural offenses is it her responsibility to report it. If she sees anything that's not right, she will report it or send a letter. Next step for 510 would be mediation. It's a boards' decision. Ken made motion to table until the next budgetworkshop meeting in a couple of weeks, TC seconded, all in favor.

**Cameras** –Last meeting it was decided to buy 2 more cameras for the clubhouse. Bob cancelled meeting with ADT because it wasn't clear where they were to go. It's been decided to put one in the stage area and another one by the front door. Bob will call ADT and set up an appointment.

**Shuffleboard Courts** – Keith of Innovative Roofing said that they deal with a company that could put a custom metal roofing on with foam in between that would be wind and rain resistant. They will send pictures to Bonnie to see what it looks like and get back to Bonnie with cost.

A new clock was order for the pool area.

**Road Repair** – TC advised that the two road areas that needed repairing has been fixed.

**NEW BUSINESS:** The leak that is coming in the multipurpose room is not coming from the sink in that room. Chuck told Ken it is coming from the outside of the building. TC thinks that there is a broken pipe somewhere and suggest that a plumber check it out.

Ken also suggested that we look into getting a power surge installed to protect the electricity in the clubhouse. TECO can do this for an initial installation fee plus an addition monthly fee. It was also suggested that an electric company do the job. Ken will talk to Chuck to see which would be the better way to go.

**Pool Rules** – Because there has been several incidents at the pool lately, it was suggested that the pool and spa rules be put into our next monthly newsletter.

GAVA still has the right to ban anyone from the pool who does not obey all the rules and regulations stipulated on the signs.

**Storage Problem** – Solution is to buy/build a three sided cabinet that looks like a piece of furniture, two sides and a back with a front panel that opens. It would have wheels on it that would roll out and the tables would be stored in it. It would look like a buffet and could be placed anywhere. It would possibly hold 5 to 7 tables. TC would need board approval and then get a bid to have someone build it. Bonnie made motion to look into this, Bob seconded it – all in favor.

**ADJOURNMENT:** Ken made motion to adjourn, Charlie seconded, all in favor.