

**GULL AIRE VILLAGE ASSOCIATION**  
Board of Directors

**Date:** Tuesday, October 24, 2017

**Time:** 6:30 pm

**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, Sandy Fillipon, Charles Freeman.

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 May 23<sup>rd</sup> meeting, Bob seconded, all in favor.

**RESIDENTS QUESTIONS/CONCERNS:**

**Q:** Sandy L. asked about the condition of the Bocce Ball Courts.

**A:** Bonnie spoke to the person in charge of the Bocce Courts to find out what it would cost to make them playable. He is going to get back to her with an estimate.

**Q:** Maryann S. asked about the hazmat pickup that was cancelled.

**A:** Bob said they never showed as was scheduled, and a reset date will be made sometime in March or April of next year.

**Q:** Joy L. Did we get a rebate from TECO on the roof?

**A:** Dave said when final inspection and final payment is made, the proper paper work will be submitted in order to get the rebate.

**Q:** Sandy L. How long will the camper be in the driveway at Blue Marlin & Cobia.

**A:** The owner has a spot in the RV area, and the Board Members will look into this situation.

**TREASURER'S REPORT:**

General Checking Account.....\$ 65,536

BBT Money Market Acct.....\$ 29,762

Cadence CD Balance.....\$ 54,815

Cadence CD Balance.....\$ 80,399

Total Bank Balance.....\$243,228

Delinquent Maintenance Fees.....\$15,209

Pre-Paid Maintenance Fees..... \$36,580

**NON COMPLIANCE REPORT:**

As of the middle of Oct, there are a total of 15 delinquencies, 10 are only one month late. No inspection last month because of Hurricane Irma. This month's inspection came up with 32

violations, most of them being weeds, trimming bushes etc. There won't be any Fining Committee Meeting this month. The next meeting will probably be in December.

### **PRESIDENT'S REPORT:**

Due to Hurricane Irma, Ken thought it would be a good idea to be able to communicate information to the residents on a timely basis, via the e-mail and our website. He talked to Vicky Mills about this and we are looking into getting a program in place that can do this. Bob reported that there is a guy that has done work in the community for several people and recently has stolen a check book from one of the residents, writing several checks amounting to thousands of dollars. The police were called and they know who he is but we don't know if he has been caught yet. His name is Thomas Serrento. Bob stressed the fact that you should be very careful of contractors you let into your home to do repairs.

### **COMMITTEE REPORT:**

Larry Wolfe announced that he is the new Chairman for the Architectural Committee as Pat Marietta has retired as Chairman. However, she is still a member of the Architectural Committee. This committee meets every 3<sup>rd</sup> Tuesday of the month at 10AM. When hiring a contractor to do work on your house, be sure that he is licensed because the City of Oldsmar, for certain jobs, requires that. Committee members are Larry Wolfe, Paul Craig, Lorraine Boorse, Donna Walston, Doug Campbell, Pat Marietta. Be sure that before any work is started you have filled out an application, found in the clubhouse, and submitted to the committee for approval.

Ken asked if we have enough members for the Compliance Committee. Bob said the last meeting that was held, they were short of members as most of them were away. Ken will talk to Dave Pacheco about recruiting new volunteers for the committee.

### **UNFINISHED BUSINESS:**

The roof is being completed this week, and once that is done final payment will be made and proper paper work submitted in order to get the rebate as promised. Question was asked, after the roof is completed will there be any routine inspections going forward. Not sure, Dave will look into that. When they were spraying some product got on the side of the building and on some pavers, the roofers will come back and pressure wash side of bldg. and pavers. Walkway to the pool has been done.

### **NEW BUSINESS:**

Speeding in Gull Aire Village has become a serious problem. Besides cars, UPS, Fed EX, garbage and recycle trucks are the biggest culprits. A concerned resident called UPS & Fed Ex regarding the drivers and she was promised that the drivers will be spoken to about their speeding. The city will also speak to the drivers of the garbage and recycle trucks. Bonnie has spent much of her time researching the speed limits and full stop signs in the community. The speed limits of 15mph were posted by the City of Oldsmar. Bonnie was told that the City will not ticket anyone going over the 15mph. She has written up a paper on the history of these signs which will be attached to these minutes. Also attached to these minutes is the e-mail that Bonnie

sent to the City Manager and their response. Ken feels because we are a golf cart community the City may make some concession.

**510 & 511 Fence or Railing** - Carl LaFrance thanks anyone who volunteers their time in Gull Aire Village. His complaint is the Board does nothing when the residents do something that's not in compliance with our Rules & Regulations and Covenants. Carl claims that there is a contractor working in 510 for several months, doing work without any permits. Larry Wolfe explained that certain projects require city permits. Carl claims that a retaining wall was put up on the property line and he brought this to the attention of at least 2 board members and nothing has been done to correct this situation. Bob had gone to the city and someone came out to see the wall, and the City said that they did not have a problem with that. Carl said we all live here and when we bought our homes we agreed to obey by the Rules & Regulations and Covenants. Carl also mentioned that last year the landscapers planted new flowers and shrubs at the front entrance and left canvas bags there and they were there over a week before anyone picked them up. He also said that the fence on the front wall is in desperate need of a power washing. Bob said that he has had this conversation with Carl several times and that other residents have complained about the fence. He doesn't necessarily pay much attention to the fence when he is driving. Another resident claims that we need to update our Rules & Regulations on fencing, gardening etc. She was wondering if a committee could be formed to change, update our Architectural Rules. 510 is trying to beautify his home, and we are beating him up for that. Ken said we are trying to follow the Rules & Regulations, Covenants as they are written, but if she feels they should be updated, then get a committee together and submit any new ideas to the board. 511 installed a fence that does not comply with our rules. It is black, metal and goes way beyond the perimeter of the house. Also 510 seems to have an illegal fence similar to that at 511. Sandy F. confirmed that both these houses are not in compliance. Motion was made to have Ameri-Tech send letters to the owners. Sandy approved, Bonnie seconded. All in favor – 3-1 to send letter, Ken abstained and TC, said No. TC's reason for voting NO was she believes he should get a letter for not going through the proper channels and submitting an Architectural form. She does not see a fence, she sees a railing and believes that he should not be asked to take it down as this is not a fence but a railing. Nowhere does it say that someone cannot put up a railing. Why should someone put up a fence and then another fence up just past that? Also, I see it as decorative and a safety measure because the deck is raised. Maryann S. said her neighbor had to pay \$400.00 to get a variance because she put in a patio that extended one foot beyond the perimeter of her house. She feels that someone should present this case to the City.

#### **Cameras –**

We have six cameras working now, pool area has 4, one in the kitchen and one in the stage area we still have room for 2 more cameras. Things have gone missing both in the clubhouse and the kitchen and we feel the need for more cameras. One facing the front entrance to the Clubhouse and another one in the stage area facing the back end of the clubhouse. Cost of these would be \$307 for each camera. Bob made motion to install new cameras in Clubhouse, Charlie seconded, all in favor.

**Jersey Jim** – About 5 times a year we use the big speakers in the back room. They were installed approximately in 2002 and unfortunately it was a bad wiring job. All we get out of the speakers is static. Jersey Jim can replace them for a cost of \$100.00 per wire. The entire job, new wiring and installation and they would also make sure all the wires are connected correctly would cost \$375 to \$400. TC made motion up to \$400.00, Bob seconded it, all in favor.

**Pool Umbrellas** - Tabled for now.

**Shuffleboard Court Damage** - Hurricane Irma damaged 9 vinyl blinds and also put a hole in the screen, roof leaks and plastic chair was broken. Courts were in terrible condition and many volunteers, Doug, Bear, Matt, Paul, Elaine, Phyllis and Eddie, offered to clean them up. They were swept and washed chairs and benches were also cleaned and they are now in good condition. Our first game is on Nov. 6<sup>th</sup> in Tarpon and on Nov. 17 game is at home. We need a president and captains for the A team. Hope that someone will step up and fill these positions.

**#of Tables for the Clubhouse** – When Vicky Mills had her craft show in 2015 she had a count of 36 tables to sell to vendors. For the year 2016 there were only 30 tables and she had oversold by 5 tables. Scrounging around she managed to get an additional 5 tables. This year count of tables to sell is only 30. Don't know where the rest of the tables went. Comes the week of the Craft Show, Chuck was told not to let any tables go out that week. Vickie would like to have GAVA purchase 5 more tables. Questions is where would we store them. TC will try and find a space to store additional tables and then get back to the board.

**State Door Demonstration** – This was done by TC

**Extension of Stage** – Bob's opinion is that we do not need to extend the stage. He understands that about once a year we have entertainment that could possible use a larger stage. Then again at some of the functions, we are so over crowded that people bump into one another just trying to get back to their table. He feels that we are over congested at times and that adding an addition to the stage would even make it more congested and how often do we really need it. Bob made a motion that we do not extend the stage, Bonnie seconded. 5 in favor carries, 5-1.

**Vicki Mills Website Demo** – Vicki gave a presentation on the new website which will enable information to be related to the residents on a timely basis. She strongly suggests that everyone sign up on the e-mail list.

**Roads** - Pelican South has a broken grate in the street. TC called the City and is still following up with this situation.

**ADJOURNMENT:** TC motioned to adjourn, Bonnie seconded, all in favor.

