

**GULL AIRE VILLAGE ASSOCIATION**  
Board of Directors

**Date:** Tuesday, April 24, 2018  
**Time:** 6:30pm  
**Place:** GAVA Clubhouse  
151-B Gull Aire Blvd.  
Oldsmar, FL 34677

Bonnie Theal, President  
Bob Lyttle, V.P.  
Jeff Hunt, Sec.  
Ken LaMarca, Treas.  
Charles Freeman BOD  
Donna Walston, BOD  
Tom Farkas, BOD

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Board members present: Bonnie Theal, Bob Lyttle, Jeff Hunt, Ken LaMarca, Donna Walston and Tom Farkas

Absent: Charlie Freeman

Ameri-Tech Management: David Fedash & Mike Perez

Meeting called to order by Bonnie Theal at 6:30pm  
Pledge of allegiance to the flag  
Determination of Quorum

**APPROVAL OF MINUTES:** Ken LaMarca made motion to approve minutes of the March/April meetings, Bob Lyttle seconded, motion passed

There was a session of Residents Questions and Concerns.

Revitalization was ratified on all amendments. Tiffany, the attorney, asked for motion to accept, **(didn't get name of person who accepted,)** Mickey Steward seconded.

**TREASURER REPORT:** Ken LaMarca did an overview and explanation of the treasurer's report. Charlie Freeman made motion to accept, Tom Farkas seconded, motion passed.

**MANAGEMENT REPORT:** Insurance Company did not pay for the wall yet. Restitution must be made by the person who hit the wall. Delinquencies - 3 Accounts went to the attorneys, 2 are in for foreclosure and there are several accounts that have an outstanding balance on the HOA fees. 13 past due over 30 days and 1 demand letter sent out. Ameri-Tech started a new system of inspections using a camera to take pictures of the violations that will be sent along with the friendly reminder letter. 18 new violations.

**ARCHITECTURAL COMMITTEE:** Doug Campbell and Larry Wolfe will meet. Everything is normal and nothing special going on.

**COMPLIANCE COMMITTEE:** There was no meeting this month as people are complying.

**ORIENTATION COMMITTEE:** No report this month

## **UNFINISHED BUSINESS:**

**Speed Limit Update:** Bonnie Theal meets with City Council next month, May 2<sup>nd</sup> at 7:00pm, regarding the raising of the speed limit in Gull Aire Village to 20mph. She invited all the residents to attend as the more people who are there showing their support the better the chances are in getting this passed.

**Cabinet:** Cabinet maker completed the cabinet as instructed. The only thing we need now is a revised invoice in order for him to be paid. Jeff Hunt made motion to pay for the cabinet, Tom Farkas seconded, five in favor, Bob Lyttle said no to payment.

**Smoking Signs for the Pool Area:** Signs will be delivered tomorrow, and Chuck will put them up in the designated area.

**Piper Fire Contract:** One company doing our fire box, ansul system in the kitchen and all the fire extinguishers. Bonnie Theal is looking into getting back a previous payment that was made to Tyco, the company that was previously monitoring our fire box.

## **NEW BUSINESS:**

Maryann Sieminski spoke about the possibility of replacing about 8 of the ceiling light panels with a decorative panel, costing approximately \$39.97 per panel. She also submitted a bill for \$27.44 for additional posters she bought for the clubhouse. Donna Walston made motion to pay Maryann the \$27.44, seconded by Bob, motion passed. It was suggested that Chuck paint the clubhouse ceiling or maybe volunteers if Chuck can't do it. The Board will take the sky panels condition under advisement and see what can be done to clean the a/c vents.

**POOL VACUUM SYSTEM:** This would be a system Chuck could use to clean the pool making it run more efficiently, time saving and would be cost effective. If Checkered Flag purchased this for us it would cost approximately \$1,000 otherwise the cost would run around \$1500. The Board will take this proposal under advisement and do some more research on it. The condition of the dark blue tiles also will need some attention.

**DRAINAGE BY GRILLS IN POOL AREA:** Due to flooding by the grills in the pool area, the Board will be looking into getting some kind of a draining tube to divert the water away from the clubhouse area.

**HOLE IN ROOF:** It's been noticed that there is a hole by the roof at the entrance to the clubhouse where birds are going in and out of. The Board will be looking into having that remedied.

## **ADJOURNMENT:**

Tom Farkas made motion to adjourn, Bob Lyttle seconded, meeting adjourned.

