

Gull Air Village Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
September 25<sup>th</sup>, 2018

Pledge of Allegiance to the flag

Meeting called to order at 6:51 PM by Bonnie Theal

Directors Present: Bonnie Theal (P), Bob Lyttle (VP), Jeff Hunt (S), Ken LaMarca (T) (Via Phone Conf.), Charles Freeman (D), Donna Walton (D) and Tom Farkas (D). Quorum was established by all members present.

Ameri-Tech Presence by Janice Sofia (CAM), David Fedash (CAM) and Alfonso Hernandez (CAM)

Meeting was posted according to Florida State 720.

**Minutes:**

Approval of Minutes for May

Motion made by Donna Walton, Second by Tom Farkas, all in favor of the motion. Motion passed.

Approval of Treasurer's Report

Motion made by Charles Freeman, Second by Bob Lyttle, all in favor of the motion. Motion passed.

Presidents Report was read by Bonnie Theal

Managers Report & Compliance Report was Read by DavideFedash and assisted by Janice Sofia  
Approval to foreclose on 333 Canal way after 10/06/2018

Motion made by Charles Freeman, Second by Tom Farkas, all in favor of the motion. Motion passed.

Approval to start eviction proceedings on 107 Dolphin for non-compliance CC&R's

Motion made Bob Lyttle, Second by Charles Freeman, all in favor of the motion. Motion passed.

David cited 10 violations during his last inspection.

Janice update on revalorization and amendments changes. Packets were passed out to the homeowners in attendance to signs and reviewed during the October meeting.

**Architectural Committee Report:**

There was no meeting in the month of September but will resume monthly meeting starting in October. The ARC requested for two (2) BOD signatures on approved applications and suggested that homeowners submit a notice of completion.

**Old Business:**

Waiting on city confirmation on swale A

David updated on #70 Pelican, owner must wait one (1) year prior to returning to property. Association legal fees to be recovered by the owner of 70 Pelican.

Clubhouse floor cleaning and waxing to be done prior to the elections. Board of Directors requested a proposal and a committee to be formed for this project.

Bob talked about dogs going onto others property and pet owners not picking up after their pets. He mentioned that the city has a code and an associated fine regarding public pet poop and owners not pick up after them.

Bob also talked about how some sheds are legal installed and others are not. If sheds are installed encroaching the setbacks, then the sheds are illegally installed.

It was also mentioned by Bob that parking issue on 63 Pelican is out of the hands of the association as they have no control of the street as they are public.

**New Business:**

Tom updated the membership regarding the foundation leak. He stated one vendors proposal suggested to dig 2' away and 2' deep from the foundation to seal the leak properly. The cost will average \$2,908 with a 20-year warranty.

Gutters at the clubhouse need to replace a 20' section at a cost of \$1,400

Charlie update the membership regarding the pool deck clean and seal. He suggested that it needs to be done every two years and Modern Design to provide a proposal. The last it was done it cost around \$7,000. The BOD would like a proposal for Acrylic seal with a grip assistance product.

Awning & Umbrella painting project to be done when the weather cools down. Hopefully in November.

Motion to adjourn the meeting made by Donna Walton, second by Bob Lyttle, all in favor of the motion. Meeting adjourn at 7:53 PM.

GULL AIRE VILLAGE ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
May 22, 2018

Pledge of Allegiance to the flag

Meeting called to order at 6:46 p.m. by Bonnie Theal

Present: Bonnie Theal (P), Bob Lyttle, (VP), Jeff Hunt (S), Ken LaMarca (T), Charles Freeman (D), Donna Walston (D), and Tom Farkas (D). We have a quorum.

Ameri-Tech presence: Janice Sofia, Community Association Manager and David Fedash, Community Association Manager

**CONFIRMATION OF PROPER MEETING NOTICE:**

~ Posted on Saturday.

**MINUTES:**

~ Jeff motioned to approve the April 2018 minutes, seconded by Tom and approved by all.

**TREASURERS REPORT:**

~ Ken shared the April financial report. We are \$21,000 over budget through April due to our insurance policy, administrative fees, and legal expenses. Everything else is in line. Donna motioned to accept the treasurer's report, seconded by Bob and approved by all.

**MANAGEMENT REPORT:**

~ David stated there are seven accounts with the attorney. Two are in bank foreclosure and one is ready for foreclosure, if approved by the board. As of May 16, 2018, one account is over 90 days delinquent, one account is over 60 days delinquent, and seven accounts are over 30 days delinquent.

~ As of May 9, 2018 there are 23 new violations, and seven notices for the Compliance Committee on June 18<sup>th</sup>. There is one fine notice from last night's meeting. Jeff motioned to approve a \$25 fine per day at 419 Dolpin, seconded by Donna and approved by all.

~ The HOA received \$2,769.50 from Ocean Casualty Insurance Company as a full reimbursement/settlement wall claim. Previously, a claim was filed with the HOA's insurance company and \$269.50 was received that was less than the \$2,500 deductible. A check in the amount of \$269.50 will be sent back to the insurance company to update the claim history.

**ARCHITECTURAL COMMITTEE:**

~ Larry Wolf completed nine applications. He received three more applications today for windows. Windows and doors (except storm doors) require a permit from the City of Oldsmar and a signed permit is needed before applications are approved. Also, it's important to submit

applications before starting work. Approvals will continue between now and the next board meeting.

#### ORIENTATION COMMITTEE:

~ Sue met with three new households last month and four this month. She is meeting with three more on Saturday. She gives all new owners a an architectural packet.

#### COMPLIANCE COMMITTEE:

~ There was a meeting last night. Bob said two of three people came into compliance. One did not fill out application for people living in the house and will be fined. Jeff motioned to approve a \$25 fine per day at 419 Dolpin, seconded by Donna and approved by all.

#### UNFINISHED BUSINESS:

~ We received a quote from Checkered Flag for a pool vacuum system slightly under \$900. The cost is \$1,600 if we buy it ourselves. Tom motioned to buy it from Checkered Flag, seconded by Charley and approved by all.

~ David recommended Innovative Roofing for the hole in the roof by the back left portico. He will give the contact information to Bonnie to schedule an appointment.

~ David sent notices to 11 owners to register their golf carts as required by Oldsmar Code Enforcement. Three owners have already registered their carts. Bob said information would be in the next newsletter regarding an inspector coming on June 13th at 10:00 a.m. in front of the clubhouse. You can also contact the City of Oldsmar and arrange your own inspection. Jeff said you could either use your handicap placards from your car or get a free sticker from Alice. Golf stickers should be displayed on the rear left fender.

~ Bonnie said a new speed limit of 20 mph was approved and signs were put up.

~ 137-138 Dolphin Dr. S. is a combined lot paying association fees for two lots.

~ 109-110 Dolphin Dr. E. is a combined lot paying association fees for two lots.

#### NEW BUSINESS:

~ Bonnie discussed having a stenographer at all of our meetings for legal purposes. Jeff motioned to use a stenographer, seconded by Bob and approved by all.

~ Janice stated the three-year Ameri-Tech contract expires December 31, 2018. Ameri-Tech is offering a new five-year contract. Bob said by signing a five-year contract the base price will not go up but miscellaneous administrative costs would go up slightly. In the past, we interviewed other communities that either wanted complete control or made promises they couldn't fulfill. Tom motioned to accept the contract, seconded by Donna and approved by all but Ken.

~ Bonnie talked about getting an anti-virus program for Alice's computer. Someone from Ameri-Tech's IT department will provide her with costs for anti-virus software.

~ There was a discussion about reducing the board back to five members. Bob said it was increased to seven because there weren't enough board members during the summer and Charley said there was more interest and they wanted more people for committees. Bonnie said three members have another year on their term and four members have terms that expire in February. She suggested only filling two of those positions. Bob thinks it runs more smoothly with a five-

person board and Ken said we have a lot of homes. Bob motioned to cut the new board back to five members in February, seconded by Jeff and approved by all but Charley.

~ Donna talked about the cost of Internet service. David was able to negotiate a better price that includes both TV and faster Internet.

~ Bob said the ceiling light panels provide too much light. Bob motioned to forego buying new light panels, seconded by Jeff and approved by all.

~ Bob talked about buying new cameras.

NEXT MEETING: Tuesday, September 25th at 6:30 p.m.

ADJOURNMENT:

~ Donna motioned to adjourn the meeting, seconded by Tom and approved by all. The meeting adjourned at 7:43 p.m.

## **GAVA BOARD MEETING MINUTES: OCTOBER 30, 2018 6:30PM**

### **GAVA CLUBHOUSE, 151 B GULL AIRE BLVD**

#### **PLEDGE OF ALLEGIANCE**

**RESIDENTS QUESTIONS AND CONCERNS 6:30 TO 7P** – Various resident concerns addressed. Proposal for new HDMI cable, cost of \$128.29. Ken motioned to purchase the HDMI cable, Bob 2<sup>nd</sup> the motion. All in favor.

#### **CALL TO ORDER**

**DETERMINATION OF QUORUM** – Board Members: Bob Lyttle, Ken LaMarca, Donna Walston, Tom Farkas, Charles Freeman as well as Janice Sofia from Ameri-Tech present.

**CONFIRMATION OF PROPER MEETING NOTICE** – Posted Saturday, October 27, 2018.

**APPROVAL OF SEPT 2018 MEETING NOTES** – Tom motioned to approve the meeting notes from the September 2018 Board Meeting, Charlie 2<sup>nd</sup> the motion. All in favor.

**TREASURER’S REPORT** – Budget is doing well. Dues will not be raised.

**PRESIDENT’S REPORT** – Jeff Hunt and Bonnie Theal resigned from the Board. Any residents who would like to be considered for potential Board Members to fill Jeff Hunt’s position should write up one page of why they would like to be on the Board as well as basic qualifications by November 9, 2018. Interviews will be set up after that time.

**MANAGEMENT REPORT** – 31 delinquencies (13 from just one month). Revitalized documents are now available.

**ARCHITECTURAL COMMITTEE** – Committee put together completion form and requests approval from the Board. Donna motioned to accept the completion form, Bob 2<sup>nd</sup> the motion. All in favor.

**ORIENTATION COMMITTEE** – Between June and October 12 new owners were met with and welcomed on property. Five new potential owners are to be closing within the next two weeks.

#### **OLD BUSINESS:**

- **UPDATE ON CLUBHOUSE LEAKS** – Root growth from palm trees caused holes but have been solidly patched. Gutters will be done in the next couple of weeks.
- **POOL DECK** – Tek Decks was chosen. Cost @ \$4190, tentative starting date January 7-11, 2019. Work will take approx. one week to complete.
- **SWALE UPDATE** – Work has been completed, letter will be sent as a thank you for excellent work.

- **DITCH BEHIND PELICAN DR AND TROUT LANE** – City engineer, city manager, etc. were met with and ditch was investigated. City officials said they would get back with best way to proceed.
- **FLOORS** - Still waiting on 3<sup>rd</sup> proposal and then there will be a vote.

**NEW BUSINESS:**

- **GOLF CART** – Board will look at replacing old golf cart. Suggestion for Ameri-Tech to purchase for Association.
- **BOOKCASES** – Four additional bookcases have been donated.
- **RV LIST** – Proposal for RV list and keys to be kept in the clubhouse, as well as \$50 refundable key charge. Board will discuss prior to any decision being made.
- **SIGNAGE** – Proposal for letter will be written to city manager requesting signs for both sides of the road at the location of homes 62-64, where Trout Lane comes out, to prevent parking. Donna motioned to approve the letter be written to the city, Tom, 2<sup>nd</sup> the motion. Ken abstained, motion approved 4-0.

**ADJOURN MEETING** – Donna motioned to adjourn the Board Meeting, Charlie 2<sup>nd</sup> the motion. All in favor. Meeting adjourned 7:42PM.