

BOARD OF DIRECTOR MEETING MINUTES

GULL AIRE VILLAGE

DATE: April 23, 2024

PLACE: Clubhouse

Board Members in Attendance

John Monser, President, Sal Chieffo Vice President, James Reinke, Director, Kathy Marro, Secretary, Timothy Farmer, Treasurer, David Fedash, Ameritech

6:31pm Start of Board Meeting

Pledge of Allegiance

Moment of Silence

Call to order/Establishment of Board quorum – John Monser @6:33 p.m. Roll taken by John Monser, 5 board members in attendance to form a quorum.

Approval of previous meeting minutes. Motioned by Tim Farmer, 2nd by Sal Chieffo, to dismiss the reading and approve the last meeting minutes. Approved by board by 5/0.

President's report John Monser

- Alligator signs have been posted around pond areas.
- Liaison positions board members:
 - Architectural Committee – Kathy Marro
 - Compliance Committee – Sal Chieffo
 - Landscape – James Reinke
 - Newsletter - Kathy
 - Orientation – Tim Farmer/John Monser
 - Ponds – John
 - RV Lots – John
 - Shuffleboard/Bocce – James
 - Website – Tim
 - Social Committee - Sal
- Rug on stage has been installed.
- Stay in your lane committee members and use the liaisons if you have questions or concerns first before going to other committees. Liaison will bring concerns to board for review.
- The handicap entry button has been moved at clubhouse front entry.
- St. Pete is having a team stake out the old water pipe this week.
- BOD will consider on a case-by-case basis residents who own RVs in the Salmon lot being able to park them at their home.
- Ceiling fan switches have been installed.

- Oldsmar Hurricane Expo is this Saturday. Flyer is posted on bulletin board.
- To put a wire fence along the canal walkway you must contact the city and request a permit.
- There have been reports of messes left in restrooms. If you see one, please report any accidents ASAP.
- We are moving the May Monthly meeting to May 7th.

Ameritech Management Report (Dave Fedash)

LEGAL STATUS REPORT

David reported we have four accounts with the attorney.

Total delinquent as of 03/31/2024 is \$14,207 of which \$12,000+ - are fines.

VIOLATIONS: April 2024 INSPECTION

17 New Violation Notices

2 Scheduled for CC Meeting in May

No April CC Meeting was needed.

Treasurer Report (Tim Farmer)

This report reflects the Association's financial status for the month of March and year-to-date.

Revenue: For the month of March, our revenue is below budget by a total of \$7,011, with an actual amount of \$26,489 received and a budgeted amount of \$33,500. The year-to-date revenue, however, is above budget with an actual amount of \$84,438 received and a budgeted amount of \$67,000. Thus, the above budget revenue variance is \$17,438.

Expenses:

For the month of March, our monthly expenses are below budget by \$6,598 or actual of \$24,447 spent with a budgeted amount of \$31,045. Year-to-date expenses are \$22,464 below budget with an actual expenditure of \$39,625 and a budgeted amount of \$62,090.

Operating Capital:

The Association's operating capital is \$191,664, excluding reserve funds of \$256,289.

Committee/Club Reports

Architectural Committee Peggy Allison advised Architectural committee is all caught up.

Social Club Dale Mathurin thanked Mary-Etta Stearns for taking such good care of our library. Mary-Etta would like to retire and do we have any volunteers.

In April we had the Comedy show on the 20th and will have free music in the clubhouse featuring Larry and Jeanne on the 26th.

In May we have Kentucky Derby Night at the Races on the 4th and Pancake breakfast on the 11th.

Our Social Club meeting in May has been moved from the 7th to the 14th.

Compliance Committee (Dave Fedash) This was covered in Dave's update.

Orientation Committee Sue Van Vessem reported that she has 6 in April. 3 already completed, will have 2 tomorrow and 1 next week. Also has 3 scheduled for May.

New Business:

- Have one quote for Card Readers for residents to access pool entrance to clubhouse doors. This is for gates from outside the pool area and access to ladies and mens rooms. David will help us to get 2 more quotes for this access system. Motion made by Sal to go forward with this and seconded by James.

Adjournment of Meeting at 7:05pm Motion made by Sal and seconded by Kathy.

Open to homeowners:

- James Weir – 257 Pelican Dr N received a letter on April 15 about clutter on his property. Had pictures of his house saying his toolbox is not in the yard. Paid a fine of \$1,000.
- Scott Snyder – 177 Dolphin Dr E would like to ask residents and lawn care companies not to cut grass after 5PM.
- Carl LaFrance – 350 Canal Way – reported that the shuffleboard courts have weeds and mold in the gutters. James will investigate.
- Eddie Hart - 374 Dolphin Drive N asked about installation of handicap chair lift to access pool. The board will take it into consideration.
- Dan Weekley – 358 Lake Way When he moved to Gull Aire, he signed a lease to store his boat in a Lot. When he got to the lot he helped another resident to move his boat to another spot and Dan wanted to use that vacated spot. Then the other resident changed his mind. Dan realized that the other boat was not licensed or tagged by the State. John advised that the boat owner has already been notified and we have 3 others being notified at this time.

Respectfully submitted,

Kathy Marro Board Secretary