

GULL AIRE VILLAGE ASSOCIATION
Board of Directors Meeting

Date: Tuesday, April 25, 2017

Time: 6:30 pm

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

Ken LaMarca, President

Bob Lyttle, VP

Bonnie Theal, Treas.

TC Hite Sect.

Sandy Fillipon, BOD

Frank Chicollo, BOD

Charles Freeman, BOD

Board Members Present: Ken LaMarca, Charles Freeman, Sandy Fillipon, Bonnie Theal, TC Hite.

Absent Members: Bob Lyttle, Frank Chicollo

Ameri-Tech Management: Janice Sofia

Meeting called to order by Ken LaMarca at 6:30pm

Pledge of allegiance to the flag

Residents Questions/Concerns:

Q: When someone borrows the clubhouse tables does anyone keep track who takes them, how many and when are they to be returned? There were some damaged tables in the shed, who is responsible for damage done to the tables?

A: As a courtesy we allow residents to borrow tables. Chuck is responsible for lending tables to the residents. GAVA doesn't put the best tables out there. The board will talk to Chuck regarding this matter. Motion was made that a \$10.00 per table deposit be made with Alice, and tables must be reserved in advance. Motion carried, seconded by Bonnie, 5-0. Deposit will be refunded if no damage was done to the tables. Chuck will check tables when returned.

Q: Resident goes to the pool every day and claims that it is very dirty and there are some slippery spots on the steps. Who's responsible for keeping the pool clean?

A: Chuck

Q: Do we take any legal action against people who violate the rules of Gull Aire and how old is the oldest one? Do we place a judgement against them? Why doesn't the Board take action against the violators?

A: Some violations have been on the books for 2-3 years. The largest one is for \$4200. There is a process that we must follow. They have 90 days to respond to

the violation and after that there is a lien put on them. We have taken several violators to small claims court over the years. Total delinquent fees are \$16,814.00. Motion was made to bring outstanding delinquents to small claims court, all in favor – 5-0.

Q: How many people have a key to the shed where the tables are stored?

A: Chuck, shed sisters and a key in the office.

Q: People who have large trucks back into the parking space overlapping the sidewalks making it difficult for people walking to get around them. We either have to walk on the grass or in the street making it very dangerous.

A: We will notify the owners of these trucks about this situation.

Minutes of the March 2017 meeting was approved by Sandy and seconded by Bonnie.

TREASURER REPORT: General Checking account, \$78,990, BBT Money Market account \$30,150, Cadance CD account is \$54,815 which will be rolled over in April of 2018. and a CD for \$80,399 for a total balance of \$244,344.00. Delinquent fees \$28,880 what is owed to GAVA over the years, and prepaid maintenance fees \$42,955.

NON COMPLIANCE REPORT: Ameri-Tech – did not have a Non-Compliance meeting this month. Sending out 8 friendly reminders. Procedures have changed and management must get a fine amount for each unit to be decided by the Board. Letters will be sent out for each violation with a ten day grace period to answer the violation, if not it goes to the Compliance Committee and then to the attorneys for further action. Motion was made to fine \$25.00 per day for lawn cutting not to exceed a maximum of \$1,000. Seconded by TC -4-1 in favor. There are 19 delinquencies and 2 are going to the attorney.

PRESIDENT REPORT: Has nothing this month. Still needs alternate for Compliance Committee, Richard Poudrier was appointed. All in favor.

UNFINISHED BUSINESS: RV lots in the process of being updated. Still waiting for updated registrations. Would like to take the larger units and put them in the open lot and the smaller units in the gated lot. 25ft and under will go into the gated area. Would like a contractor to come in and clean up the old trash that are in the lots. Motion made to have a contractor come in and clean up lots, 3-5.

There was a Planning Work Shop a few weeks ago asking suggestions on how we should spend our money and some of the items discussed were the walkway leading up to pool where pavers need repair, expanding pad near pool for the golf carts, storage issues and the lawn around the clubhouse. In the meantime there was an emergency meeting regarding a leak in the clubhouse roof that couldn't be neglected. We got 5 roofing contractors come out, we received 3 bids the best was Innovative Roofing for \$32,000. There will be a 15 year warranty on the new roof. Will start within a couple of weeks. As a result of this, the board has decided to put off some of the items that we addressed. It was decided that we would take care of the lawn around the clubhouse in 2018 and the proper irrigation will be in place. The ramp to the maintenance shed will be repaired by Chuck for approximately \$200.00, and the storage problem will have to wait another year or two. Pavers by the walkway to the pool will be removed and replaced by cement. The golf cart pad by the pool, which was meant for the handicapped, will be enforced. Handicapped stickers will be available in the office.

Floor Maintenance: TC got 3 bids on maintaining the clubhouse floor. The best bid was given by CKC every 3 months for the price of \$400.00 which included cleaning, moving furniture, buffing and wax as needed. No contract needed. Motion was made to accept, it was seconded and 4-1 in favor.

Sound System: Perry called 5 folks for bids to upgrade our sound system. Found only one guy who gave us an estimate of \$250.00 just to come out. Called Jersey Jim and he came out and found out how to get sound in the back portion of the clubhouse and now we have sound back there. Also looked into the mic system. Wanted \$250.00 for eight cordless mics. Richard researched 4 mics systems and found the best was a Guitar Center that would charge \$399.00 to do the job. We would need 2 systems costing \$800.00 and would get a warranty. There would be no additional wiring needed. Motion was made to buy 4 new cordless mics, it was seconded, 5-1 in favor.

Pool Steps: Main step going into the pool is very slippery. Charlie will call the pool company who refinished the pool to see what can be done to remedy this situation. TC will try to come up with some kind of sign to warn the people of the slippery situation.

Lots 137 & 138: Several years ago 137 & 138 was considered one parcel with one house (137). When 137 sold, the new owners decided to tear down the house and turn it into a 2 lot piece of property. One new house was put on the property and the other lot remained vacant. Now the owner wants to turn it back into a one lot parcel. If the owner gets permission from both the county and the city, GAVA has no problem with it and would not force new owner to build a home on it. The question now is how much maintenance fee should be charged if the lots were combined. There was much discussion regarding this and it was decided the Board will let the attorneys interpret the covenants that refers to the lots in GAVA.

ADJOURNMENT: Motion was made to adjourn, it was seconded all agreed.